

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

3

**DUFFERIN VISTAS LTD.**

**The Committee of the Whole (Public Hearing) recommends:**

- ### Recommendation

1. THAT the Public Hearing report for File Z.16.016 (Dufferin Vistas Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

## CITY OF VAUGHAN

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#### Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

#### Economic Impact

This will be addressed when the technical report is completed.

#### Communications Plan

- a) Date the Notice of a Public Hearing was circulated: May 27, 2016. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 200 m and to the Eagle Hills Community Association.
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

#### Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.016 respecting the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RT1 Residential Townhouse Zone (minimum 6 m/unit lot frontage) and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #3 to facilitate a proposed residential plan of subdivision for 105 townhouse units within 18 blocks and 1 open space block as shown on Attachment #3.

Background	-	Analysis	and	Options
Location	▪	North of Rutherford Road and west of Dufferin Street, municipally known as 230 Grand Trunk Avenue, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.		
Background	▪	At the Committee of the Whole Public Hearing held on April 5, 2016, Council considered and received the staff report on the related Draft Plan of Subdivision File 19T-16V001 (Dufferin Vistas Ltd.) for the residential plan of subdivision shown on Attachment #3. Several residents spoke and/or submitted written comments for consideration at the Public Hearing, and for further review and consideration by staff in the technical review. The subject Zoning By-law Amendment application and the Draft Plan of Subdivision application will be considered together in a technical report at a future Committee of the Whole meeting.		

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<p>City of Vaughan Official Plan</p>	<ul style="list-style-type: none"><li>▪ The subject lands are designated “Low-Rise Residential”, “Low-Rise Residential Special Study Area” and “Natural Areas” by Vaughan Official Plan 2010 (VOP 2010).</li><li>▪ On October 14, 2015, an OMB Hearing was held, wherein, the Appellant (with the support of the City, the Toronto and Region Conservation Authority and the Eagle Hills Community Association), on consent, sought a redesignation of the subject lands from “Natural Areas” to “Low-Rise Residential”, “Low-Rise Residential Special Study Area” and “Natural Areas”. The OMB reserved its decision at the Hearing and on March 9, 2016, issued a Decision/Order approving the redesignation of the subject lands to “Low-Rise Residential”, “Low-Rise Residential Special Study Area” and “Natural Areas”.</li><li>▪ The “Low-Rise Residential” designation permits residential development, which consists of buildings in a low-rise form no greater than three-storeys. The designation permits a townhouse building form, subject to the Urban Design and Built Form and the Building Types and Development policies of VOP 2010.</li><li>▪ The “Low-Rise Residential Special Study Area” designation permits development in accordance with the “Low-Rise Residential” designation and policies outlined in 9.2.2.1 of VOP 2010, provided that the following studies are submitted in support of a development application:<ul style="list-style-type: none"><li>- A natural heritage evaluation that defines the natural features, functions and linkages within and to a reasonable extent adjacent to the site, defines appropriate buffers and demonstrates that the impacts of development are appropriately mitigated and/or compensated, where appropriate, including the subject lands and to a reasonable extent those abutting to the south;</li><li>- A geotechnical slope stability analysis, including cross-sections, detailed grading plans;</li><li>- A hydrogeological study/analysis;</li><li>- A water balance analysis;</li><li>- Landscape restoration plans;</li><li>- A Functional Servicing Report (FSR) that:<ul style="list-style-type: none"><li>• Considers the alignment, design and extent of grading of the proposed extension of Grand Trunk Avenue;</li><li>• Reviews the development opportunities within the context of the Block Plan and Master Environmental Servicing Plan (MESP); and,</li></ul></li></ul></li></ul>
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	<ul style="list-style-type: none"><li>• Detailed consideration of the subject lands and to a reasonable extent the lands to the south, respecting stormwater management, slope stability and the alignment of Grand Trunk Avenue.</li><li>- A Planning Report including the Oak Ridges Moraine Conservation Plan conformity requirements.</li></ul> <p>The identified studies must demonstrate that the development can accommodate and maintain the following “Natural Areas” features, if present on the subject lands, to the satisfaction of the City and in consultation with the TRCA: Draw/Valley, Hazard Slopes, Headwater Drainage Feature, Groundwater seepage areas of the Oak Ridges Moraine, Wetlands, Significant Wildlife Habitat and Endangered Species.</p> <ul style="list-style-type: none"><li>▪ The easterly portion of subject lands are designated “Natural Areas” by VOP 2010. Natural Areas perform many functions that benefit ecological and human health and provide habitat for a wide variety of species that ensure biodiversity in the City. The designation permits land uses that are related to ecological and environmental education, conservation, protection and enhancement.</li><li>▪ The proposed Zoning By-law Amendment to facilitate a residential use conforms to the in-effect site-specific amendment to VOP 2010, as approved by the OMB in their Decision/Order issued on March 9, 2016, subject to demonstration through the supporting studies received and required to be submitted as identified by the OMB that development can proceed in the manner proposed on Attachment #3. Should development not be possible on any portion of the property, then the proposed subdivision plan and zoning will need to be amended accordingly.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88, as shown on Attachment #2. The proposed residential uses are not permitted by Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan, and Ontario Municipal Board (OMB) Decision	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies, and the OMB Decision/Order issued on March 9, 2016.</li> </ul>
b.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the subject lands to permit the townhouse development proposal, will be reviewed in consideration of the surrounding existing and planned land uses and particular consideration given to land use compatibility, built form and the review of the studies and reports submitted in support of the application.</li> <li>▪ The Owner is not proposing any site-specific exceptions to the RT1 Residential Townhouse Zone development standards in Zoning By-law 1-88.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the applicable Block 18 Urban Design Guidelines and Architectural Design Guidelines.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City of Vaughan and/or the respective approval authority: <ul style="list-style-type: none"> <li>- Transportation Impact Assessment</li> <li>- Environmental Impact Statement</li> <li>- Hydrogeological Study and Water Balance</li> <li>- Phase 1 ESA (Environmental Site Assessment)</li> <li>- Functional Servicing and Functional Stormwater Management Report</li> <li>- Geotechnical Investigation</li> <li>- A Natural Heritage Evaluation that defines the natural features, functions and linkages within and to a reasonable extent adjacent to the site, defines appropriate buffers and demonstrates that the impacts of development are appropriately mitigated and/or compensated, where appropriate, including the subject lands and to a reasonable extent those abutting to the south</li> </ul> </li> <li>▪ In accordance with the OMB Decision/Order issued March 9, 2016, the Owner is required to submit the following additional studies/reports: <ul style="list-style-type: none"> <li>- A Landscape Restoration Plan</li> <li>- A Planning Report including the Oak Ridges Moraine conformity</li> </ul> </li> </ul>

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e.	Extension of Grand Trunk Avenue	<ul style="list-style-type: none"><li>▪ The Owner is proposing to extend Grand Trunk Avenue, which must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department. The review will include the lands required to facilitate the extension, which may impact the size and configuration of the Blocks abutting the road and the proposed zoning for the subject lands.</li></ul>
f.	Block 18 Plan	<ul style="list-style-type: none"><li>▪ The approved Block 18 Plan identifies the subject lands as a “Woodlot” and “Non-participating Land Owner”. The development proposal will be reviewed in consideration of the Block 18 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 18 Plan to the satisfaction of the City, should the application be approved.</li><li>▪ The Owner must satisfy all obligations, financial or otherwise of the Block 18 Developers Group Agreement, to the satisfaction of the Block 18 Trustee and the City of Vaughan.</li></ul>
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The subject lands fall within the regulated area of the TRCA as described within Regulation 166/06. The application has been circulated to the TRCA for review and comments, which will be taken into consideration by the Vaughan Development Planning Department. The Owner must satisfy the requirements of the TRCA.</li></ul>
h.	Sustainable Development	<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc., will be reviewed and implemented through the subdivision approval process, if appropriate.</li></ul>
i.	Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the related Draft Plan of Subdivision application is approved. Should servicing capacity not be available, a Holding Symbol “(H)” will be placed on the subject lands, through the zoning process, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.</li></ul>

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k.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"><li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the zoning and subdivision applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.</li></ul>
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**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

**Regional Implications**

The application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Concept Location Map
2. Location Map
3. Proposed Zoning File Z.16.016

**Report prepared by:**

Mary Caputo, Senior Planner - OMB, ext. 8215

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**Bellisario, Adelina**

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**Subject:**

FW: Dufferin Vistas Ltd. 230 Grand Trunk Avenue, Lot 17, Concession 3, Planning Block 18 - File Number Z.16.016

<b>C 3</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21/16</u>
ITEM - <u>3</u>

**From:** Francis Chan [<mailto:fkhchan@gmail.com>]

**Sent:** Thursday, June 16, 2016 9:07 AM

**To:** Caputo, Mary; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Ref: Dufferin Vistas Ltd. 230 Grand Trunk Avenue, Lot 17, Concession 3, Planning Block 18 - File Number Z.16.016

To Whom It May Concern,

We reside at 11 Princess Isabella Court and are writing to request the City of Vaughan to reject the Zoning By-law Amendment Application detailed in File Number Z.16.016.

Our objections are based on the conflict with the VOP 2010 since townhouses are not compatible with the character of the surrounding single family houses.

These objections are in addition to our request for the City of Vaughan to reject the Draft Plan of Subdivision (File 19T-16V001).

Having resided here since October 2009, we are confident this amendment is not in the best interest of the citizens of Vaughan and we strongly urge you to reject this application.

Sincerely,

Francis Chan

Winnie Chan

Thomas Chan

11 Princess Isabella Court, Maple, Ontario L6A 4B3



**Subject:** FW: 230 Grand Trunk Ave townhouse proposed zoning by-law amendment application (File number: Z.16.016)

<b>C 4</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21 / 16</u>
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**From:** Caputo, Mary  
**Sent:** Friday, June 17, 2016 2:14 PM  
**To:** 'Orient XiaoDong Li'; Racco, Sandra  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: 230 Grand Trunk Ave townhouse proposed zoning by-law amendment application (File number: Z.16.016)

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Orient XiaoDong Li [<mailto:orient.xiaodong.li@gmail.com>]  
**Sent:** June-16-16 12:19 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Racco, Sandra  
**Subject:** 230 Grand Trunk Ave townhouse proposed zoning by-law amendment application (File number: Z.16.016)

Dear Officer / Mrs. Sandra Racco,

We as the residents of close by community, believe that we are stake holders of the above mentioned development project. We would like to express our concerns as below:

1. The proposed 18 blocks of townhouse is too dense, they would add extra burden to our already cramped traffic in Peter Rupert. We would like to see the extension of Grand Trunk.
2. This proposed development will further erode into our already scarce green land. We noticed that the proposal change the Open Space 5 into residential area.
3. Some of existing premium ravine lots would be downgrade to regular lots.

The overall impact of this amendment to our community is negative.

We appeal that the City would execute discretion to protect the interest of existing residents, provide informations to address the above concerns, push the Developer to revise their proposal to reflect our concerns.

Regards,

XiaoDong Li

**Subject:**

FW: Public Meeting of June 21, 2016 regardin 230 Grand Trunk Ave

**From:** Caputo, Mary**Sent:** June-17-16 2:11 PM**To:** 'Coco Papoi'; Racco, Sandra**Cc:** Domi Papoi**Subject:** RE: Public Meeting of June 21, 2016 regardin 230 Grand Trunk Ave

Coco,

By way of this email, I have copied the Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.**Senior Planner - OMB**905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)**From:** Coco Papoi [<mailto:cpapoi@gmail.com>]**Sent:** June-16-16 9:48 AM**To:** Caputo, Mary; Racco, Sandra**Cc:** Domi Papoi**Subject:** Public Meeting of June 21, 2016 regardin 230 Grand Trunk Ave

Dear Mary,

We are going to be away for the June 21 public meeting but wanted to go on record that we oppose the development for the reasons already communicated to the City through previous correspondence and during previous public meetings.

We were made aware that following the meeting of June 13 between the City's representatives, the developer and a group of residents, a deadline of July 10 was imposed to the residents regarding negotiations.

Please be advised that we are only supporting the working group to bring up to discussions the land exchange. We believe that this is the best solution for everybody and would kindly ask our local Councilor to bring a motion forward and have the Council look into this possibility.

We do not wish for the working group to represent our interest in any other type of negotiations.

Thank you.

Best Regards,

Papoi Fam.

85 Maverick Cres

<b>C 5</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21/16</u>
ITEM - <u>3</u>

**Subject:**

FW: Dufferin Vista Ltd. 230 Grand Trunk Ave, Lot 17, Consession 3

**From:** Marina Dykhtan [[mailto:marina\\_dykhtan@hotmail.com](mailto:marina_dykhtan@hotmail.com)]**Sent:** Friday, June 17, 2016 2:17 PM**To:** Caputo, Mary; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Council; MacKenzie, John**Subject:** Dufferin Vista Ltd. 230 Grand Trunk Ave, Lot 17, Consession 3

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<b>COMMUNICATION</b>
CW (PH) - <u>June 21 / 16</u>
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City of Vaughan Planning Staff:

I reside at 43 Princess Isabella Court. I am writing this letter to voice my opposition to the Re Zoning By-Law Amendment Application (file number Z.16.016) before the City. The City of Vaughan's position in the past was to always protect these lands. We expect the City Planning Department to advise Council of the Eco-Sensitive features of these lands and the environmental damage that will result if development is granted. Vaughan Council must remain true to its word that it is committed to protecting environmentally sensitive lands.

The residents object to this proposed development because it also is contrary to the Vaughan Official Plan of 2010. The proposed 106 town houses are not compatible with the existing homes that are in the area.

The TRCA is in the process of writing reports and recommendations on the studies that have been submitted by the applicant. We expect that City staff and Council will take the proper time necessary to review these recommendations and implement these recommendations made by the TRCA.

We find it hard to understand that with all the illegal activity that has been taking place on these lands in the past (chopping of tress and destroying a woodlot) that the city would reward this applicant with rezoning. These lands should be rehabilitated as ruled in the OMB case PL011168 issued on November 18, 2003. It states that, "the woodlots with moderate to high environmental function were to be protected, maintained, and rehabilitated to ensure that the ecological function would endure. No development or site alteration in the woodlot was permitted." We need to know why these land were not monitored and made revisited to make sure that the rehabilitation took place.

We must remember that it is the responsibility of the municipality to protect and conserve environmentally sensitive lands. I feel that the Municipality is failing in this respect. We urge you to take the right steps moving forward and deny this re-zoning application at the Draft Plan of Subdivision (file 19T-16V001)

I hope the city has the best interests of the residents moving forward.

Please accept this letter and include it in the agenda package for the June 21, 2016 Public Hearing.

Thank you,

Marina Dykhtan  
43 Princess Isabella Court  
[marina\\_dykhtan@hotmail.com](mailto:marina_dykhtan@hotmail.com)  
416.562.3505



**Subject:** FW: Zoning Application (file number Z.16.016)

**From:** Caputo, Mary  
**Sent:** Friday, June 17, 2016 2:32 PM  
**To:** 'Gagan Nijjar'  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** RE: Zoning Application (file number Z.16.016)

<b>C 8</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21/16</u>
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Thank you, by way of this e-mail I have copied the Clerks Department for official record.

Thank you,

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Gagan Nijjar [[mailto:gagan\\_75@hotmail.com](mailto:gagan_75@hotmail.com)]

**Sent:** June-17-16 2:20 PM

**To:** Bevilacqua, Maurizio; Council; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; ECDEV; [Building@vaughan.ca](mailto:Building@vaughan.ca); Policyplanning; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Environment, Mailbox; Caputo, Mary; MacKenzie, John; Peverini, Mauro

**Subject:** Zoning Application (file number Z.16.016)

### **Re Zoning By Law Amendment Application (file number Z.16.016)**

To the city staff,

We want to go on record that we encourage the city and staff to reject the zoning application for the reasons already communicated to the City through previous correspondence and during previous public meetings. The townhome plan put forth is simply incompatible with what is presently there.

Furthermore, we were made aware that following the meeting of June 13 between the City's representatives, the developer and a group of residents, a deadline of July 10 was imposed to the residents regarding negotiations.

Please be advised that we are only supporting the working group to bring up to discussions the **land exchange**. We believe that this is the best solution for everybody and would kindly ask our local Councillor Racco to bring a motion forward and have the Council look into the land swap.

**We do not wish for the working group to represent our interest in any other type of negotiations.** We are also opposed to artificial deadlines on anything of such importance particularly when the TRCA reports are not even available yet.

Thank you,

Gagan, Sarb and Avtar Nijjar  
1 Princess Isabella Court

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**Subject:**

FW: In opposition to the proposal of Dufferin Vi  
Concession 3, Planning Block 18- File # Z.16.016

<b>C 9</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21</u>   <u>16</u>
ITEM - <u>3</u>

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**From:** Shaul Wisebourt [<mailto:swisebourt@gmail.com>]**Sent:** Saturday, June 18, 2016 9:59 AM**To:** Caputo, Mary; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)**Subject:** In opposition to the proposal of Dufferin Vista Ltd. RE 230 Grand Trunk Ave, Lot 17, Concession 3, Planning Block 18- File # Z.16.016

Hi,

We are writing to you to express our opposition to the proposed Zoning By Law Amendment Application (file number Z.16.016)

We ask the City Council to vote against the proposed development of townhouses on the subject lands.

Regards,

Shaul Wisebourt and Margarita Makovenko

79 Maverick Crescent

**Subject:**

FW: Dufferin Vista Ltd. 230 Grand Trunk Ave, L  
Z.16.016

<b>C 10</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21/16</u>
ITEM - <u>3</u>

**From:** Richard Lorello <[rlorello@rogers.com](mailto:rlorello@rogers.com)>

**Sent:** Monday, June 20, 2016 10:10 AM

**To:** Abrams, Jeffrey

**Reply To:** Richard Lorello

**Cc:** Bevilacqua, Maurizio; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Shefman, Alan; Noor Javed; MacKenzie, John; Furio Liberatore; Anthony Percaccio; Coco Papoi; Adam Martin-Robbins; Craig, Suzanne

**Subject:** Dufferin Vista Ltd. 230 Grand Trunk Ave, Lot 17, Concession 3, Planning Block 18- File # Z.16.016

Happy first day of summer Mr. Abrams

Please post this communications in advance of the public hearing to be held on the evening of June 21

I am writing to express my opposition to this application on the basis that it is inconsistent with the City's long standing position on this property that it be preserved as environmentally sensitive green space. It is also contrary to Vaughan's Official Plan. The residents continue feel betrayed by Council's decision to support the applicant at the OMB to redesignate the property for low density development.

Nothing has really changed to support the City's position on these lands other than with the property's ownership. Many questions remain unanswered with this application due to the fact that leading up to the OMB hearing, most if not all meetings were held in closed session meetings regarding this property, leaving residents out of the loop to fend for themselves. This is totally unacceptable in a city that maintains that it values community engagement. We would still like to understand what Planning Staff's position was on this land. Did Council act contrary to Staff's advice or did Council over rule Staff's advice with a political decision?

Should council choose to support the applicant yet again to re-zone the property to accomodate 100 plus townhouses, it will further undermine the City of Vaughan's reputation to protect enviromentally sensitive lands and further promotes the negative image that the City of Vaughan and several members of council supports the development sector at all costs, to the detriment of existing residents and our natural heritage.

I ask Council to reject this re-zoning application and act responsibly for the residents and our natural heritage.

Sincerely  
Richard T. Lorello

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**Subject:**

FW: oppose the draft town house plan - file 19  
Trunk Ave.

C 11
COMMUNICATION
CW (PH) - June 21/16
ITEM - 3

**From:** frank huo [mailto:frankhuo6@gmail.com]

**Sent:** Monday, June 20, 2016 2:15 PM

**To:** Council; Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; ECDEV; [Building@vaughan.ca](mailto:Building@vaughan.ca); Policyplanning; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Environment, Mailbox; Caputo, Mary; MacKenzie, John; Peverini, Mauro; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Re: oppose the draft town house plan - file 19T-16V001 Dufferin Vistas Ltd; 230 Grand Trunk Ave.

Dear Councillor and Planning Staff.

I reside at 19 Princess Isabella Court. I am Writing this letter to voice my opposition to the Re Zoning By Law Amendment Application (file number Z.16.016) before the city. The City of Vaughan's position in the past was to always protect these lands. The history can trace back to 1980. We expect the City Planning Department to advise Council of the Eco-Sensitive features of these lands and the environmental damage that will result if development is granted. Vaughan Council must remain true to its word that it is committed to protecting environmentally sensitive lands.

We residents object to this proposed development because it also is contrary to the Vaughan Official Plan of 2010. The proposed 106 town houses are not compatible with the existing homes that are in the area. This proposed town houses will totally destroy this physical wood Valley, we will lost this valley for ever.

The TRCA is in the process of writing reports and recommendations on the studies that have been submitted by the applicant. We expect that City staff and Council will take the proper time necessary to review these recommendations and implement these recommendations made by the TRCA.

We find it hard to understand that with all the illegal activity that has been taking place on these lands in the past (chopping of tress and destroying a woodlot) that the city would reward this applicant with rezoning. These lands should be rehabilitated as ruled in the OMB case PL011168 issued on November 18, 2003. It states that, "the woodlots with moderate to high environmental function were to be protected, maintained, and rehabilitated to ensure that the ecological function would endure. No development or site alteration in the woodlot was



permitted.” We need to know why these land were not monitored and made revisited to make sure that the rehabilitation took place.

We must remember that it is the responsibility of the municipality to protect and conserve environmentally sensitive lands. I feel that the Municipality is failing in this respect. We urge you to take the right steps moving forward and deny this re-zoning application at the Draft Plan of Subdivision (file 19T-16V001)

I hope the city has the best interests of the residents moving forward.

Thank you

Frank Huo

A resident of 19 Princess Isabella, Vaughan

**Subject:** FW: Dufferin Vista Ltd. 230 Grand Trunk Ave, Lot Z.16.016

<b>C13</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21/16</u>
ITEM - <u>3</u>

**From:** Furio Liberatore [mailto:[furiol@rogers.com](mailto:furiol@rogers.com)]

**Sent:** Friday, June 17, 2016 1:54 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); MacKenzie, John; Caputo, Mary; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Cc:** Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Iafrate, Marilyn; Rosati, Gino; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Noor Javed; Adam MartinRobbins

**Subject:** Dufferin Vista Ltd. 230 Grand Trunk Ave, Lot 17, Concession 3, Planning Block 18- File # Z.16.016

City of Vaughan Planning Staff.

I reside at 7 Princess Isabella Court. I am Writing this letter to voice my opposition to the Re Zoning By Law Amendment Application (file number Z.16.016) before the city. The City of Vaughan's position in the past was to always protect these lands. We expect the City Planning Department to advise Council of the Eco-Sensitive features of these lands and the environmental damage that will result if development is granted. Vaughan Council must remain true to its word that it is committed to protecting environmentally sensitive lands.

The residents object to this proposed development because it also is contrary to the Vaughan Official Plan of 2010. The proposed 106 town houses are not compatible with the existing homes that are in the area.

The TRCA is in the process of writing reports and recommendations on the studies that have been submitted by the applicant. We expect that City staff and Council will take the proper time necessary to review these recommendations and implement these recommendations made by the TRCA.

We find it hard to understand that with all the illegal activity that has been taking place on these lands in the past (chopping of tress and destroying a woodlot) that the city would reward this applicant with rezoning. These lands should be rehabilitated as ruled in the OMB case PL011168 issued on November 18, 2003. It states that, "the woodlots with moderate to high environmental function were to be protected, maintained, and rehabilitated to ensure that the ecological function would endure. No development or site alteration in the woodlot was permitted." We need to know why these land were not monitored and made revisited to make sure that the rehabilitation took place.

We must remember that it is the responsibility of the municipality to protect and conserve environmentally sensitive lands. I feel that the Municipality is failing in this respect. We urge you to take the right steps moving forward and deny this re-zoning application at the Draft Plan of Subdivision (file 19T-16V001)

I hope the city has the best interests of the residents moving forward.

Please accept this letter and include it in the agenda package for the June 21, 2016 Public Hearing

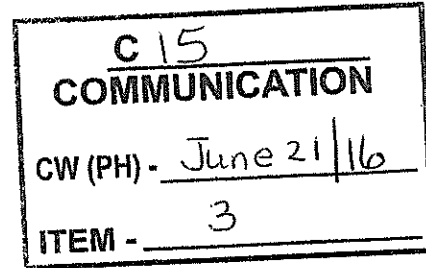
Thank you,

Furio Liberatore p: 416.822.3592 e: [furiol@rogers.com](mailto:furiol@rogers.com)

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**Subject:** FW: Dufferin Vista

**From:** Marina Dykhtan [[mailto:marina\\_dykhtan@hotmail.com](mailto:marina_dykhtan@hotmail.com)]  
**Sent:** Friday, June 17, 2016 11:31 AM  
**To:** MacKenzie, John; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Council  
**Subject:** Fw: Dufferin Vista



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**From:** Marina Dykhtan <[marina\\_dykhtan@hotmail.com](mailto:marina_dykhtan@hotmail.com)>  
**Sent:** June 17, 2016 3:12 PM  
**To:** [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)  
**Subject:** Dufferin Vista

Dear Mary,

We are going to be away for the June 21 public meeting but wanted to go on record that we oppose the development for the reasons already communicated to the City through previous correspondence and during previous public meetings.

We were made aware that following the meeting of June 13 between the City's representatives, the developer and a group of residents, a deadline of July 10 was imposed to the residents regarding negotiations.

Please be advised that we are only supporting the working group to bring up to discussions the land exchange. We believe that this is the best solution for everybody and would kindly ask our local Councilor to bring a motion forward and have the Council look into this possibility.

We do not wish for the working group to represent our interest in any other type of negotiations. We are also opposed to artificial deadlines on anything of such importance particularly when the TRCA reports are not even available yet.

Kindest regards

Marina Dykhtan and family

June 21, 2016.

CFN 55728  
E X-Ref CFN 43408.08

**BY E-MAIL (Jeffrey.abrams@vaughan.ca & mary.caputo@vaughan.ca)**

Mr. Jeffrey Abrams, Clerk &  
Ms. Mary Caputo, Senior Planner  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Abrams & Ms. Caputo:

**Re: Draft Plan of Subdivision Application 19T-16V001  
Zoning Amendment Application Z.16.016  
230 Grand Trunk Avenue  
Planning Block 18 – Lot 17, Concession 3  
Northwest of Dufferin Street and Rutherford Road  
(Dufferin Vistas Ltd.)**

<b>C</b> <u>16</u>
<b>COMMUNICATION</b>
<b>CW (PH)</b> - <u>June 21/16</u>
<b>ITEM</b> - <u>3</u>

This letter follows receipt of Draft Plan of Subdivision Application 19T-16V001 for 230 Grand Trunk Avenue, in the City of Vaughan, submitted on March 29, 2016. In addition, staff at the Toronto and Region Conservation Authority (TRCA) have also received a copy of Zoning Amendment Z.16.016, received on May 26, 2016. A listing of submitted documents is provided in Appendix I.

TRCA staff have completed a review of the subject applications and technical documents and provides the following comments:

#### **Section 1 - Background:**

It is our understanding that the purpose of the applications is to re-zone the subject lands in order to facilitate the development of 18 Street Townhouse Blocks (105 units). The property is located within Planning Block 18; northwest of Dufferin Street and Rutherford Road. The site is east of Peter Rupert Avenue and north of District Avenue. The property contains a watercourse, wetland areas, and other potential Key Natural Heritage/Hydrologically Sensitive Features such as groundwater seeps, valley features, significant wildlife habitat and endangered species. The proposal involves the filling of the valley, removal of vegetation and wetland/ground water seep areas, and development on slopes and retaining walls to support the roads and townhouses.

#### **Section 2 - Policy Framework**

Under a Memorandum of Understanding (CO/MNR/MMAH, 2001) between Conservation Ontario and the Ministry of Natural Resources and Forestry (MNR) & the Ministry of Municipal Affairs and Housing (MMAH), TRCA has delegated responsibilities to represent provincial interests regarding natural hazards encompassed by Section 3.1 of the Provincial Policy Statement 2014 (PPS). In addition, in 2006, the MNR approved TRCA's "Development, Interference and Alteration" Regulation (Ontario Regulation 166/06), as amended, empowering TRCA to regulate development and activities in or adjacent to river or stream valleys, hazardous lands and wetlands. Development taking place on these lands requires



permission from the Conservation Authority to confirm that the control of flooding, erosion, pollution and the conservation of land are not affected.

Under a Memorandum of Understanding between TRCA and The Regional Municipality of York, TRCA provides plan review, technical clearance expertise and advice for development applications relating to the definition of natural features/functions in accordance with the PPS and natural heritage matters for the Region.

The relevant policy documents were refined through the OMB process, culminating in the official plan policies approved by the OMB March 9, 2016, Case PL111184. The approved policies outline the requirements essential to making a decision that conforms to, and is consistent with, relevant policy as it relates to a plan of subdivision for this site.

### **Section 3 – Review Summary**

The material submitted to date does not meet the requirements of the OPA and the development limits on the property have not been satisfactorily determined based on the following:

- Hazardous lands have not been addressed as the Long-term-stable top-of-slope has not been determined to the satisfaction of TRCA staff and a 10 metre buffer has not been established from the long-term-stable top-of-slope.
- Consideration has not been given to the adjacent lands to the south which is essential to the development of this property from a natural heritage and natural hazards perspective.
- The assessment and analysis of potential KNHF/HSFs has not been completed, is deficient or has not been submitted for review.
- Conformity with the Oak Ridges Moraine Conservation Plan has not been demonstrated.
- The habitat of endangered species has not been defined with the Ministry of Natural Resources and Forestry.
- The limits of the Natural System need to be determined with TRCA in consultation with the municipality and, where required, the Ministry of Natural Resources and Forestry (MNRF), based on the outermost limits and required buffers of the components of the Natural System identified through:
  - Natural heritage system policies and schedules in municipal official plans;
  - TRCA Terrestrial Natural Heritage System Strategy mapping;
  - Technical reports prepared by the proponent in accordance with municipal requirements, TRCA Standards and Provincial Standards; and,
  - Site staking and mapping.
- The proposed stormwater management scheme details on a site level water balance assessment and issues regarding storage measures remain deficient at this time. These issues may have impacts on the proposed layout of the development and may impact adjacent natural features with respect to meeting water balance requirements.
- A Planning Report on the proposed development including an analysis and discussion of how the requirements of the ORMCP have been met along with the additional OMB approved policies of March 9, 2016 has not been received.

At this time, the submitted studies are either incomplete, deficient with respect to meeting standard requirements for the subject technical discipline or have not been submitted (*i.e.*, geotechnical slope stability report/Planning Report). In the absence of the supporting documentation and completed studies consistent with industry standards, TRCA staff cannot confirm that the application is consistent with: the OMB Approved Official Plan Policies, Provincial Policy Statement 2014 and related technical manuals, the York Region Official Plan 2010, the City of Vaughan Official Plan 2010, the TRCA's Living City Policies; and the tests of a Permit Application under Ontario Regulation 166/06, as amended.

**Section 4 – Recommendation:**

Based upon the above, TRCA staff cannot support Zoning Amendment Application Z.16.016 and Draft Plan of Subdivision 19T-16V011 as submitted. The proposed development pattern does not meet the policy tests outlined in the OMB Approved Official Plan. Detailed comments responding to the information submitted are included in Appendix II. Please provide a response numbered accordingly and submit revised reports, as well as the required reports not submitted to date.

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



June Little, MCIP, RPP  
Senior Manager, Planning, Development and Regulation  
Extension 5756

Copy by email:

Glenn Lucas, Lucas & Associates – [gjlucas@rogers.com](mailto:gjlucas@rogers.com)

John Mackenzie, Deputy Manager, City of Vaughan – [john.mackenzie@vaughan.ca](mailto:john.mackenzie@vaughan.ca)

Furio Liberatore, Residents Contact – [furiol@rogers.com](mailto:furiol@rogers.com)

TRCA: Chair Maria Augimeri – [councillor\\_augimeri@toronto.ca](mailto:councillor_augimeri@toronto.ca), [maugime@toronto.ca](mailto:maugime@toronto.ca), Deputy Chair

Michael Di Biase – [michael.dibiase@vaughan.ca](mailto:michael.dibiase@vaughan.ca), Brian Denney, Carolyn Woodland, Kathy Stranks, Dan Hipple, Ali Shirazi, Leslie Piercey, Don Ford,

Councillor Sandra Yeung Racco – [sandra.rocco@vaughan.ca](mailto:sandra.rocco@vaughan.ca)

**Appendix I****May 26, 2016 Submission:**

- Request for Comments – Zoning Amendment Application Z.016.016, City of Vaughan, dated May 13, 2016.

**March 29, 2016 Submission:**

- Request for Comments – Draft Plan of Subdivision 19T-16V001, City of Vaughan, dated March 16, 2016;
- Preliminary EIS – Dufferin Vistas, prepared by Savanta, dated January 2016;
- Draft Plan of Proposed Subdivision – Part of Lot 17, Concession 3, City of Vaughan, prepared by Lucas & Associates, dated March 4, 2016;
- Functional Servicing & Stormwater Management Report (for Subdivision) – 230 Grand Trunk Avenue, prepared by Schaeffers Consulting Engineers, revised dated January 2016;
- Hydrogeologic Study and Water Balance – 230 Grand Trunk Avenue, prepared by Terraprobe, dated January 25, 2016; and
- Geotechnical Investigation – Proposed Residential Subdivision 230 Grand Trunk Avenue, prepared by Terraprobe, dated February 16, 2016.



## **Appendix II**

### **A. Geotechnical/Slope Stability Comments:**

1. The slope stability analysis should be conducted to delineate the position of the Long-Term Stable Top of Slope (LTSTOS) for the existing slope. The slope stability section of the geotechnical report was prepared based on the premise that the filling of this area is presupposed and the LTSTOS does not need to be determined.

TRCA staff requires that a detailed slope stability analysis be performed for the existing slope and the position of the LTSTOS be determined for the slope as required in the OPA (OMB Decision – March 9, 2016). Please submit this study including the requisite cross-sections and grading plans. These grading plans should also include the extension of Grand Trunk Avenue along with cross-sections illustrating the extent of grading into the Special Study Area as well as lands to the west in order to accommodate the road.

2. It is noted that the slope segment between the Block 13 and 14 is quite steep (about 2H:1V). A cross-section in this steep area should be also considered for the slope stability assessment to determine the LTSTOS.
3. The geotechnical report should also include a section addressing the excavation/grading that is required on the neighbouring lands to the south as a result of the proposed development. Please also include a discussion as well on the interface between the proposed development and the existing residential lots, specifically Princess Isabella Court.

### **B. Ecology Comments:**

#### **General:**

1. The submitted report is identified as an EIS – however, as the property is located on the ORM, the report must meet the requirements of a Natural Heritage Evaluation (NHE) as per the ORMCP, and as more fully detailed in the ORM Technical Papers. This is also consistent with the requirements of the OPA, approved by the OMB on March 9, 2016.
2. As the report is preliminary due to the lack of some necessary supporting technical studies, comments on the report should also be considered preliminary, pending completion of the required studies, and addressing the deficiencies noted in comments below. As noted in the OPA (Section 13.x.4.4), a staking of the valley feature is required to support any proposed development on the site. The draft plan of subdivision as provided with this submission is considered premature at this time. Generally, the proposed plan of subdivision is unacceptable as it does not respect the limits of key natural heritage features (KNHFs) located on the site including significant wildlife habitat and wetlands, as identified in the Preliminary EIS.

Further assessment of the features on site is also required to address the limits of existing woodland on the site with regard to significance due to their association with other key natural heritage and hydrologically significant features (HSFs) on and off the site (as per the ORM Technical Paper #2). Establishing buffers is also required. Surveying and mapping of all KNHFs and HSFs and their associated minimum vegetation protection zones (MVPZ) on the site is required prior to further review of the plan of subdivision, servicing or grading plans.

3. The hydrogeological report provided with the submission (but not utilized in the Preliminary EIS) is deficient (see comments below). The need to provide a feature based water balance assessment for the existing wetlands and watercourse is identified in the EIS, however the information provided to date does not suggest this has been initiated. We advise that a satisfactory water balance assessment cannot be completed without background data collection to establish existing wetland hydrology. Please refer to TRCAs Wetland Water Balance Monitoring Protocol. A Terms of Reference



for TRCA review and approval for the study is recommended to support any proposed development on this site.

### Preliminary EIS

4. Section 1.1:

TRCA staff finds the general description of the study area and general character of the site which are stated as 'facts' are in actuality, details that have not been confirmed through appropriate study, and does not provide sufficient landscape context. For example, how was the intermittent nature of the watercourse confirmed? Why are the adjacent woodlands described as "isolated pockets"? Why are the wetlands and open water features identified on the "eastern margin" of the site? A more unbiased description of the site that includes discussion of the connectivity of the site to important downstream natural features would be appropriate.

5. Section 1.2:

The purpose of the report is not to evaluate the significance and sensitivity of the site features "in the context of the proposed development". The significance and sensitivities of the features on the site are to be established based on criteria identified in the ORMCP technical papers, while the impacts to these features are to be assessed in the context of any proposed development for the site. Constraints to development need to be defined based on delineation of KNHFs and HSFs, and their required buffers (MVPZs). This has not been fully completed to date, as the limits of several potential KNHFs have not been established/confirmed, including woodlands, wetlands, wildlife habitat and valleylands.

6. Section 1.3.1:

We do not agree with the statement that only three natural heritage elements as defined by the PPS occur or potentially occur on the site. An assessment with regard to woodland and the valley land is needed to confirm that these are present on the site. Similarly, the wetlands on the site have not been evaluated for significance as per standard protocols. The report needs to address these items as well.

7. Section 1.3.2:

This section should note that Redside Dace (*Clinostomus elongatus*) occupied habitat has been confirmed for the watercourse downstream of the site. The features on the site that support or contribute to the habitat for this species need to be addressed. Reference to other potential ESA species as identified by the Ministry of Natural Resources & Forestry (MNR) should also be noted.

We also refer the applicant to contact MNR to determine potential permit requirements. We ask that a copy of any correspondence between MNR and the applicant be provided to TRCA for file completeness and information purposes.

8. Section 1.3.3:

- a. This section should note that the site may also provide habitat for Rare, Threatened or Endangered (RTE) species, specifically Redside Dace, and possibly bats as listed in the correspondence from MNR.
- b. The presence of significant woodlands as per the ORMCP (and supporting technical paper) needs to be more fully assessed. The woodlands adjacent to the site extend onto the site and the boundary of the woodlands on site needs to be confirmed.
- c. The presence of seeps has been identified in previous EIS reports for the subject lands. Their presence has been confirmed, and should be identified as such. The evaluation of the seeps via additional study is to better understand their functions to direct mitigation rather than to confirm if they are seeps or not. The location and protection of these important ORM features need to be addressed in the final NHE.

9. Section 1.3.4:  
It should be noted that Map 5 of the York Region Official Plan (YROP 2010) identifies woodland on the property.
10. Section 1.3.6:  
We suggest that this section clearly identify that there are features on the subject lands that are regulated by TRCA under O. Reg. 166/06, amended, and that a permit from TRCA will be required. Further, that it has been confirmed that there are hazards, watercourses and wetlands on the subject lands. Reference to TRCA's Living City Policies should be provided, as these policies will form the basis for TRCA's review and comments on the proposed development. A discussion of the relevant policies should be provided.
11. Section 2.1.2:  
For the final NHE, please ensure to include the data assembled from the NHIC database as an appendix.
12. Section 2.2:  
TRCA previously provided comments on the Terms of Reference (ToR) for the EIS. Please revise or remove the statement to the contrary.
13. Section 3.1  
The discussion regarding financial compensation for habitat or woodland removal is inappropriate in this report, and should be removed, especially within this section which is intended to describe the existing site features and functions. Detailed description of what remains on the site, within the area identified as the "Special Study Area" and how it relates to the broader landscape with regard to natural heritage features and functions is what is required. Section 3.1 repeats information previously provided. Conclusions regarding "protection" should be removed from this section.
14. Section 3.2.2
  - a. The scale of mapping for the AECOM 2010 study makes the assessment of "low hydrogeological sensitivity" for the subject lands somewhat irrelevant in the context of this NHE, especially as detailed hydrogeological and geotechnical studies have been completed to more accurately describe the site.
  - b. Flows within the watercourse are from more than just the upstream stormwater management pond. Groundwater discharge, seepage contributions and surface flows in headwater drainage features to the west of the watercourse on the valley slopes should also be discussed more comprehensively. Connectivity to the downstream watercourse should also be discussed.
15. Section 3.3.1  
We suggest that the current function of the site, with its naturalized cover and valleyland connections should be more fully discussed. The current condition of most of the lands provides habitat and natural cover that connects the East Don subwatershed to the West Don subwatershed through undeveloped lands and parklands, in an east-west orientation. The woodlands to the south and north of the subject lands are connected through the subject lands to the broader natural systems associated with the East Don subwatershed. The function of the site within the broader landscape should be accompanied by a figure which illustrates the site within the natural system context.
16. Section 3.3.2
  - a. Please include TRCA rankings for Species of Conservation Concern as well as a list of any ORM Rare habitats or species found on site.
  - b. Why is the westerly swamp unit described as "isolated"? Please consider use of unbiased terminology or utilize standardized assessments for determining if a feature is "isolated"
  - c. Why is it noted that the west swamp is in an area previously disturbed? The entire site has been previously disturbed, along with most of the natural systems within TRCA jurisdiction. Undue emphasis on previous impacts to natural features should be avoided.



- d. TRCA staff does not agree with the opinion that the west swamp is due only to historic disturbance. It is as likely that the disturbances occurred within a pre-existing wetland feature, and previous disturbances were intended to remove the wetland feature.
  - e. Why was delineation of the west swamp not completed at the same time as delineation of the east swamp unit? Delineation of this feature is required.
17. Section 3.3.5:  
MNRF identified potential habitat for several bat species protected under the ESA. Evaluations of the site with regard to habitat for these species should be provided.
18. Section 3.3.6:  
a. The discussion of wildlife habitat should be consistent with the guideline for identifying significant wildlife habitat on the ORM (Tech. Paper #2), and include habitat for species identified as species of conservation concern on the ORM.  
b. Amphibian habitat will need to be addressed.
19. Section 4.0:  
a. An assessment of features and functions under the ORMCP is also required as the site is within the ORM Planning area. Where PPS and ORMCP policies and guidelines may conflict, the more protective policy is applicable. All assessments of a feature's importance must be consistent with the ORMCP technical papers.  
b. Figures 2 and 3 as referenced do not adequately identify the locations of significant natural features on the site. Wetland boundaries have not be fully defined or staked; limits of the valley have not been defined; limits of woodlands have not been properly delineated; significant wildlife habitat assessments have not been completed; and seepage areas are not identified. Field delineation according to standard protocols is required.
20. Section 4.1:  
The significance of the wetlands on the site needs to be evaluated, as they are considered "unevaluated". Classification as "Significant" can only be established on the basis of study, and in consultation with MNRF. Lack of evaluation does not equate to "not significant", but rather requires that the wetland be considered as Significant, until proven otherwise. As the wetlands on the site may be considered as habitat supporting redbreasted dace, their potential to be defined as Provincially Significant increases. Additional consultation with MNRF is recommended.
21. Section 4.2:  
a. It should be noted that butternut has no habitat protection provisions; rather, the individuals are protected where they are deemed retainable. A butternut health assessment is required to establish protection requirements for these trees. The required protection areas need to be appropriately delineated on the site.  
b. The stream corridor should be considered as supporting habitat for redbreasted dace, as per the habitat regulations under ESA for this species.
22. Section 4.3:  
It should be identified that the subject lands provide at least indirect fish habitat, if not direct fish habitat. Seasonal habitat on site is possible also.
23. Section 4.5:  
TRCA staff does not agree with the assessment of significant woodlands provided. As per the ORMCP Technical Paper #7, the woodlands both on adjacent to the subject lands are located "within or intersecting with a key natural heritage feature or hydrologically sensitive feature or their vegetation protection zone" and thus the 0.5ha size criteria, rather than the 4.0ha criteria **is applicable**, regardless of where the feature is located on the ORM. Further evaluation of the site with regard to woodland designation and delineation under ORM is required. Based on the information provided to date, significant woodlands are present on and adjacent to the site.

## 24. Section 4.6:

With regard to significant valleylands designation, the status of the site with regard to the limits of the valley needs to be confirmed through standard processes. A staking exercise with the TRCA has not been completed to date. As per the direction provided in the Natural Heritage Reference Manual (NHRM - MNR 2010), procedures established by Conservation Authorities for determining the limits of valleys should be used to first define valleys. Significance of the feature would then be determined on the basis of the features and functions within the valley feature. Steep slopes are not the only defining valley feature present on this site, and the presence of ORM KNHFs could be interpreted as making the valley and stream corridor on the site Significant, consistent with the direction provided in the NHRM. Regardless of its formal designation as significant or not, delineation of the valleyland is required.

## 25. In section 4.8 under seeps and springs:

- a. Please identify when the seep was first noted and timing of the subsequent site visits that failed to find it. The vegetation surveys appear to confirm the presence of a seep associated with the westerly wetland areas. TRCA staff do not agree with the conjecture that the seep first observed is associated only with the "historic removals of materials". As noted earlier, the disturbance in this area may have perhaps have had an impact/removal of the feature itself.
- b. Please identify what criteria was used to determine that the seep is "not connected" to the eastern wetland and discuss its role in the formation and function of the westerly wetland.

## 26. In Section 4.8, under Species of Conservation Concern (CC), a discussion specific to species of CC on the ORM is required, as outlined in the ORM Technical Paper #2. Please also revise Table 4 to include the observation codes for all species including eastern wood-pewee, brown thrasher, pine warbler and field sparrow, provide a legend for the codes used, and include local status based on TRCA Ranking, and ORM species of concern. Please also confirm if the calling of the eastern wood-pewee on the subject lands was during breeding season surveys, or incidental. Inclusion of field data sheets/records within the appendix is requested.

## 27. Constraints mapping defining the limits of natural features and areas that are protected under ORMCP, PPS or O.Reg 166/06, as amended is required. The proposed development as identified in Figure 7 is not acceptable as appropriate limits of development have not yet been established or agreed upon. Detailed comments on the proposed development or the assessment of impacts cannot be provided without complete and acceptable delineation of features on site.

## 28. Please ensure that the next EIS/NHE includes a discussion regarding how the proposed development is consistent with the PPS, ORMCP and TRCA Living City Policies.

**C. Water Management Engineering Comments:**

## 1. Section 2.2:

Please include the following TRCA stormwater management criteria for the site:

- a. Water Balance – site level water balance assessment is required, with best efforts shown to match post-development water budget to the pre-development water budget; and
- b. Erosion Control – provide on-site retention of the first 5mm of rainfall on the study area.

## 2. Figure 2-1 – The plan provided in the report is difficult to read due to the size and print quality. Please provide full size plans with the next submission so that staff can confirm the information provided in the report.

## 3. Section 2.4:

The report provides that a Jellyfish oil/grit separator is proposed for development. While TRCA has acknowledged that filtration units such as the Jellyfish provide the 80% TSS removal when properly sized, staff continue to encourage a treatment train approach to quality treatment, either through source controls or end-of-pipe Low Impact Development (LID) measures. Further, these measures will assist in meeting the water balance and erosion treatment criteria. Please consider updating the



report to incorporate these measures.

4. Section 2.5:  
The report states that the storage measures required to achieve the necessary target volumes will be designed at the detailed design stage. TRCA staff would like to see conceptual level designs at this stage to confirm that the storage volumes required are achievable, and to confirm that the outlet design shown is feasible; this ensures that lands that may be required to implement these measures are appropriately set aside, if required. Please update the report to include this information.
5. Section 2.6:  
The report states that the water balance measures will be provided as part of the detailed design stage. Please note that TRCA staff believe that this needs to be conducted at this stage, as the LID measures required to meet the pre-development water balance consist of stormwater management infrastructure that requires property allotments that need to be outlined prior to detailed design to ensure adequate function, no different than other stormwater management measures. Please incorporate a water balance assessment into the design and report, using at a minimum a monthly precipitation based assessment to calculate the water budget.
6. The report did not include measures to address the erosion treatment criteria of retaining the first 5mm of rainfall on-site. Please update the report to incorporate these measures. As a suggestion, TRCA recommends that the proponent investigate options such as incorporating infiltration storage options for portions of the trunk storm sewer to promote infiltration. Other options, such as Silva Cells in the boulevard assist with boulevard tree growth and enhance evapotranspiration and infiltration within the ROW, should also be considered. These options will also help the design meet the water balance and treatment train targets discussed previously.
7. TRCA staff will defer review of the sanitary sewer and watermain to the City of Vaughan staff.
8. Appendix B: The storage calculations for the report are based on a runoff coefficient of 0.55 for the townhouses. This value is low compared to more recent development neighbourhoods, and a more appropriate value of 0.75 has been used to represent townhouse developments in surrounding municipalities, such as the City of Pickering. Please update the post-development runoff coefficient to be more reflective of the proposed land-use.
9. Appendix B: TRCA staff would like to confirm the proposed outlet design. Please provide a conceptual design of the outlet orifice plate and orifice pipe combination, including plan and profile views.

#### **D. Hydrogeology Comments:**

Overall, the hydrogeologic report (prepared by Terraprobe, dated January 25, 2016) fails to provide an adequate assessment of the hydrologic and hydrogeologic conditions in the "Low-Rise Residential: Special Study Area (SSA)" designated in approved OPA. Therefore, any proposed development in the SSA is premature. The water balance is not adequately defined, and the assessment of a hydrologic linkage (if any) between the SSA and Block 10 is inadequate.

We provide the following detailed comments:

1. The geology and hydrogeology sections of both reports are deficient and should be revised. We would encourage the author(s) of the report to read Kassenaar and Wexler, 2006, which can be obtained from: oakridgeswater.ca. To understand the site hydrogeology, and the potential effects on the natural environment, the site must be properly placed within the regional context.
2. The site is on the Oak Ridges Moraine, and is **not** within the South Slope Physiographic Region, as stated on page 5 of the hydrogeologic report.
3. On page 11 of the hydrogeologic report, it is mentioned that "additional groundwater elevation data is required to confirm groundwater flow directions". We agree with this statement. On the same page, it is stated that "infiltration appears to be moderate resulting in fair amount of ground water recharge"

(sic). This does not constitute an assessment of recharge. As such, please ensure that groundwater flow directions are confirmed.

4. On Page 12 of the hydrogeologic report, textbook values of hydraulic conductivity values are stated. These have limited utility for a site-specific water balance.
5. The assessment of the hydrologic regime on Pages 13 and 14 is simplistic and insufficient to confirm the presence or absence of key hydrologic sensitive features. This assessment does not meet the requirements of the ORMCP. The consultant is directed to the ORMCP Technical Paper #12 that can be found at: [www.mah.gov.on.ca/Page4807.aspx](http://www.mah.gov.on.ca/Page4807.aspx).

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**From:** Caputo, Mary  
**Sent:** June-21-16 11:02 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Dufferin Vista Ltd. 230 Grand Trunk Ave, Lot 17, Concession 3, Planning Block 18- File # Z.16.016

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

<b>C 17</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21/16</u>
ITEM - <u>3</u>



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**From:** Nello DiCostanzo [mailto:[nello@sympatico.ca](mailto:nello@sympatico.ca)]

**Sent:** June-21-16 10:20 AM

**To:** Furio Liberatore; Maria Liberatore; furio Liberatore; Coco Papoi; Serguei Lifchits; Akila Fazal; Frank Huo; Marina Dykhtan; Anthony Percaccio; Susan Poch; Enza Mirasola; Mel Raskin; yousif abachi abachi; i.deluca@capreit.net; jimk@sympatico.ca; Harry Xiao; Jia Asianova; Joseph Barrotta; Sarb Nijjar; Joe and Sandra D'Addio; Frank Bellec; Sergey Polak; Silvia Di Corte; Robbie Raskin; Richard Lorello; Domi Papoi; Elham Shekarabi; John Senisi; Connie Zheng; babak kheiltash; Mike Smirnov; Nick Shlepov; Raymond Su; Wayne Li; Margarita Makovenko; Gagan Nijjar; Rofi Zhou; francis chan; melissa jones; terry liu; winnie chan; Antonella Percaccio; natasha falzon; matthew iaboni; Grace sevazlion; Gary Gorelik; Lora Gorelik; Tania michelangelo; john karkoutlian; oleksandr ksyendzov; shaul wisebourt; gleb gadyatskiy; rubin zak; deb schulte; darren gradus; david atkinson; Caputo, Mary

**Subject:** Re: Dufferin Vista Ltd. 230 Grand Trunk Ave, Lot 17, Concession 3, Planning Block 18- File # Z.16.016

To Vaughan City Council, Vaughan Planning Staff

I have been living at 33 Princess Isabella Court in Maple for the last 7 Years. The reason we chose this part of the Vaughan to live is that we were told that the land behind our house would never be developed according to various planning officials at the City Of Vaughan. We paid a premium a significant premium on our house because it backed onto a ravine lot.

I am writing this letter to state my oppositon to the re zoning by law application Z.16.016.

The City of Vaughan has disapointed me with not notifying residents of Princess Isabella Court of the proposed development by Dufferin Vistas of 106 Townhomes not until after the OMB decision was mailed to residents. How can this happen?

Not to mention the fact that we were falsely represented by a Ratepayers Group who stated to the OMB that residents of Princess Isabella were in favour of development when this was not the case.

These 2 reasons should be enough for the City of Vaughan to write a letter to the OMB stating that the the decision for development by Dufferin Vistas was impaired due these 2 crucial pieces of information being not included in the OMB hearing for development of 106 Townhomes by Dufferin Vista's.

We not approve of this development because it is contrary to the Vaughan official plan of 2010. These 106 Townhomes are not compatible with the existing homes on Princess Isabella Court.

We ask you to deny this rezoning application at the Draft Plan of Subdivision, File 19T-16V-001.

Sent from my BlackBerry 10 smartphone on the Rogers network.

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**From:** Furio Liberatore

**Sent:** Friday, June 17, 2016 1:55 PM

**To:** Maria Liberatore; furio Liberatore; Coco Papoi; Serguei Lifchits; Akila Fazal; Nello DiCostanzo; Frank Huo; Marina Dykhtan; Anthony Percaccio; Susan Poch; Enza Mirasola; Mel Raskin; yousif abachi abachi; [i.deluca@capreit.net](mailto:i.deluca@capreit.net); [jimk@sympatico.ca](mailto:jimk@sympatico.ca); Harry Xiao; Jia Asianova; Joseph Barrotta; Sarb Nijjar; Joe and Sandra D'Addio; Frank Bellec; Sergey Polak; Silvia Di Corte; Robbie Raskin; Richard Lorello; Domi Papoi; Elham Shekarabi; John Senisi; Connie Zheng; babak kheiltash; Mike Smirnov; Nick Shlepov; Raymond Su; Wayne Li; Margarita Makovenko; Gagan Nijjar; Rofi Zhou; francis chan; melissa jones; terry liu; winnie chan; Antonella Percaccio; natasha falzon; matthew iaboni; Grace sevazlion; Gary Gorelik; Lora Gorelik; Tania michelangelo; john karkoutlian; oleksandr ksyendzov; shaul wisebourt; gleb gadyatskiy; rubin zak; deb schulte; darren gradus; david atkinson

**Reply To:** Furio Liberatore

**Subject:** Fw: Dufferin Vista Ltd. 230 Grand Trunk Ave, Lot 17, Concession 3, Planning Block 18- File # Z.16.016

Hello all,

Please read what i sent to the city. Please do the same and be sure to include your name and address.

Furio Liberatore p: 416.822.3592 e: [furiol@rogers.com](mailto:furiol@rogers.com)

On Friday, June 17, 2016 1:54 PM, Furio Liberatore <[furiol@rogers.com](mailto:furiol@rogers.com)> wrote:

City of Vaughan Planning Staff.

I reside at 7 Princess Isabella Court. I am Writing this letter to voice my opposition to the Re Zoning By Law Amendment Application (file number Z.16.016) before the city. The City of Vaughan's position in the past was to always protect these lands. We expect the City Planning Department to advise Council of the Eco-Sensitive features of these lands and the environmental damage that will result if development is granted. Vaughan Council must remain true to its word that it is committed to protecting environmentally sensitive lands.

The residents object to this proposed development because it also is contrary to the Vaughan Official Plan of 2010. The proposed 106 town houses are not compatible with the existing homes that are in the area.

The TRCA is in the process of writing reports and recommendations on the studies that have been submitted by the applicant. We expect that City staff and Council will take the proper time necessary to review these recommendations and implement these recommendations made by the TRCA.

We find it hard to understand that with all the illegal activity that has been taking place on these lands in the past (chopping of tress and destroying a woodlot) that the city would reward this applicant with rezoning. These lands should be rehabilitated as ruled in the OMB case PL011168 issued on November 18, 2003. It states that, "the woodlots with moderate to high environmental function were to be protected, maintained, and rehabilitated to ensure that the ecological function would endure. No development or site alteration in the woodlot was



permitted.” We need to know why these land were not monitored and made revisited to make sure that the rehabilitation took place.

We must remember that it is the responsibility of the municipality to protect and conserve environmentally sensitive lands. I feel that the Municipality is failing in this respect. We urge you to take the right steps moving forward and deny this re-zoning application at the Draft Plan of Subdivision (file 19T-16V001)

I hope the city has the best interests of the residents moving forward.

Please accept this letter and include it in the agenda package for the June 21, 2016 Public Hearing

Thank you,

Furio Liberatore p: 416.822.3592 e: [furiol@rogers.com](mailto:furiol@rogers.com)

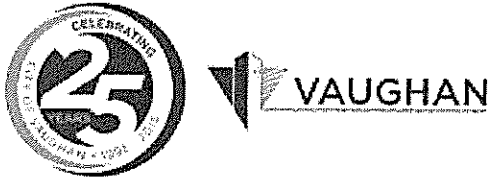
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**From:** Caputo, Mary  
**Sent:** June-21-16 4:58 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Dufferin Vistas rezoning application - file number Z.16.016

**Mary Caputo** Hons. B.A.  
**Senior Planner - OMB**  
905-832-8585 ext. 8215 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

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[vaughan.ca](http://vaughan.ca)

<b>C 18</b>
<b>COMMUNICATION</b>
CW (PH) - <u>June 21/16</u>
ITEM - <u>3</u>



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**From:** Rubin Zak [<mailto:zakrubin@hotmail.com>]  
**Sent:** June-21-16 4:51 PM  
**To:** Caputo, Mary; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** re: Dufferin Vistas rezoning application - file number Z.16.016

City of Vaughan Planning Staff.

I reside at 115 Maverick Court. I am Writing this letter to voice my opposition to the Re Zoning By Law Amendment Application (file number Z.16.016) before the city. The City of Vaughan's position in the past was to always protect these lands. We expect the City Planning Department to advise Council of the Eco-Sensitive features of these lands and the environmental damage that will result if development is granted. Vaughan Council must remain true to its word that it is committed to protecting environmentally sensitive lands.

The residents object to this proposed development because it is contrary to the Vaughan Official Plan of 2010. The proposed 106 town houses are not compatible with the existing homes that are in the area.

I also believe that building 106 townhomes on adjacent courts with only one exit is a safety hazard to the residents of the community.

It is the responsibility of the municipality to protect the residents of the community. We urge you to take the right steps moving forward and deny this re-zoning application at the Draft Plan of Subdivision (file 19T-16V001)

I hope the city has the best interests of the residents moving forward.

Please accept this letter and include it in the agenda package for the June 21, 2016 Public Hearing

Thank you,

Rubin Zak

**3.     ZONING BY-LAW AMENDMENT FILE Z.16.016**

**P.2016.26**

**DUFFERIN VISTAS LTD.**

**WARD 4 - VICINITY OF DUFFERIN STREET AND MAURIER BOULEVARD**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1.     THAT the Public Hearing report for File Z.16.016 (Dufferin Vistas Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)     Date the Notice of a Public Hearing was circulated: May 27, 2016. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b)     Circulation Area: 200 m and to the Eagle Hills Community Association.
- c)     Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.016 respecting the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RT1 Residential Townhouse Zone (minimum 6 m/unit lot frontage) and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #3 to facilitate a proposed residential plan of subdivision for 105 townhouse units within 18 blocks and 1 open space block as shown on Attachment #3.

## **Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>North of Rutherford Road and west of Dufferin Street, municipally known as 230 Grand Trunk Avenue, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Background	<ul style="list-style-type: none"><li>At the Committee of the Whole Public Hearing held on April 5, 2016, Council considered and received the staff report on the related Draft Plan of Subdivision File 19T-16V001 (Dufferin Vistas Ltd.) for the residential plan of subdivision shown on Attachment #3. Several residents spoke and/or submitted written comments for consideration at the Public Hearing, and for further review and consideration by staff in the technical review. The subject Zoning By-law Amendment application and the Draft Plan of Subdivision application will be considered together in a technical report at a future Committee of the Whole meeting.</li></ul>
City of Vaughan Official Plan	<ul style="list-style-type: none"><li>The subject lands are designated "Low-Rise Residential", "Low-Rise Residential Special Study Area" and "Natural Areas" by Vaughan Official Plan 2010 (VOP 2010).</li><li>On October 14, 2015, an OMB Hearing was held, wherein, the Appellant (with the support of the City, the Toronto and Region Conservation Authority and the Eagle Hills Community Association), on consent, sought a redesignation of the subject lands from "Natural Areas" to "Low-Rise Residential", "Low-Rise Residential Special Study Area" and "Natural Areas". The OMB reserved its decision at the Hearing and on March 9, 2016, issued a Decision/Order approving the redesignation of the subject lands to "Low-Rise Residential", "Low-Rise Residential Special Study Area" and "Natural Areas".</li><li>The "Low-Rise Residential" designation permits residential development, which consists of buildings in a low-rise form no greater than three-storeys. The designation permits a townhouse building form, subject to the Urban Design and Built Form and the Building Types and Development policies of VOP 2010.</li><li>The "Low-Rise Residential Special Study Area" designation permits development in accordance with the "Low-Rise Residential" designation and policies outlined in 9.2.2.1 of VOP 2010, provided that the following studies are submitted in support of a development application:<ul style="list-style-type: none"><li>A natural heritage evaluation that defines the natural features, functions and linkages within and to a reasonable extent adjacent to the site, defines appropriate buffers and demonstrates that the impacts of development are appropriately mitigated and/or</li></ul></li></ul>

	<p>compensated, where appropriate, including the subject lands and to a reasonable extent those abutting to the south;</p> <ul style="list-style-type: none"> <li>- A geotechnical slope stability analysis, including cross-sections, detailed grading plans;</li> <li>- A hydrogeological study/analysis;</li> <li>- A water balance analysis;</li> <li>- Landscape restoration plans;</li> </ul> <ul style="list-style-type: none"> <li>- A Functional Servicing Report (FSR) that: <ul style="list-style-type: none"> <li>• Considers the alignment, design and extent of grading of the proposed extension of Grand Trunk Avenue;</li> <li>• Reviews the development opportunities within the context of the Block Plan and Master Environmental Servicing Plan (MESP); and,</li> <li>• Detailed consideration of the subject lands and to a reasonable extent the lands to the south, respecting stormwater management, slope stability and the alignment of Grand Trunk Avenue.</li> </ul> </li> <li>- A Planning Report including the Oak Ridges Moraine Conservation Plan conformity requirements.</li> </ul> <p>The identified studies must demonstrate that the development can accommodate and maintain the following “Natural Areas” features, if present on the subject lands, to the satisfaction of the City and in consultation with the TRCA: Draw/Valley, Hazard Slopes, Headwater Drainage Feature, Groundwater seepage areas of the Oak Ridges Moraine, Wetlands, Significant Wildlife Habitat and Endangered Species.</p> <ul style="list-style-type: none"> <li>▪ The easterly portion of subject lands are designated “Natural Areas” by VOP 2010. Natural Areas perform many functions that benefit ecological and human health and provide habitat for a wide variety of species that ensure biodiversity in the City. The designation permits land uses that are related to ecological and environmental education, conservation, protection and enhancement.</li> <li>▪ The proposed Zoning By-law Amendment to facilitate a residential use conforms to the in-effect site-specific amendment to VOP 2010, as approved by the OMB in their Decision/Order issued on March 9, 2016, subject to demonstration through the supporting studies received and required to be submitted as identified by the OMB that development can proceed in the manner proposed on Attachment #3. Should development not be possible on any portion of the property, then the proposed subdivision plan and zoning will need to be amended accordingly.</li> </ul>
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Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88, as shown on Attachment #2. The proposed residential uses are not permitted by Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan, and Ontario Municipal Board (OMB) Decision	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable City Official Plan policies, and the OMB Decision/Order issued on March 9, 2016.</li> </ul>
b.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning of the subject lands to permit the townhouse development proposal, will be reviewed in consideration of the surrounding existing and planned land uses and particular consideration given to land use compatibility, built form and the review of the studies and reports submitted in support of the application.</li> <li>The Owner is not proposing any site-specific exceptions to the RT1 Residential Townhouse Zone development standards in Zoning By-law 1-88.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>The proposed development must conform to the applicable Block 18 Urban Design Guidelines and Architectural Design Guidelines.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City of Vaughan and/or the respective approval authority: <ul style="list-style-type: none"> <li>- Transportation Impact Assessment</li> <li>- Environmental Impact Statement</li> <li>- Hydrogeological Study and Water Balance</li> <li>- Phase 1 ESA (Environmental Site Assessment)</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- Functional Servicing and Functional Stormwater Management Report</li> <li>- Geotechnical Investigation</li> <li>- A Natural Heritage Evaluation that defines the natural features, functions and linkages within and to a reasonable extent adjacent to the site, defines appropriate buffers and demonstrates that the impacts of development are appropriately mitigated and/or compensated, where appropriate, including the subject lands and to a reasonable extent those abutting to the south</li> </ul> <ul style="list-style-type: none"> <li>▪ In accordance with the OMB Decision/Order issued March 9, 2016, the Owner is required to submit the following additional studies/reports: <ul style="list-style-type: none"> <li>- A Landscape Restoration Plan</li> <li>- A Planning Report including the Oak Ridges Moraine conformity</li> </ul> </li> </ul>
e.	Extension of Grand Trunk Avenue	<ul style="list-style-type: none"> <li>▪ The Owner is proposing to extend Grand Trunk Avenue, which must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department. The review will include the lands required to facilitate the extension, which may impact the size and configuration of the Blocks abutting the road and the proposed zoning for the subject lands.</li> </ul>
f.	Block 18 Plan	<ul style="list-style-type: none"> <li>▪ The approved Block 18 Plan identifies the subject lands as a "Woodlot" and "Non-participating Land Owner". The development proposal will be reviewed in consideration of the Block 18 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 18 Plan to the satisfaction of the City, should the application be approved.</li> <li>▪ The Owner must satisfy all obligations, financial or otherwise of the Block 18 Developers Group Agreement, to the satisfaction of the Block 18 Trustee and the City of Vaughan.</li> </ul>
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject lands fall within the regulated area of the TRCA as described within Regulation 166/06. The application has been circulated to the TRCA for review and comments, which will be taken into consideration by the Vaughan Development Planning Department. The Owner must satisfy the requirements of the TRCA.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc., will be reviewed and implemented through the subdivision approval process, if appropriate.</li> </ul>
i.	Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the related Draft Plan of Subdivision application is approved. Should servicing capacity not be available, a Holding Symbol “(H)” will be placed on the subject lands, through the zoning process, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.</li> </ul>
k.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-lieu Policy, should the zoning and subdivision applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.</li> </ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Concept Location Map
2. Location Map
3. Proposed Zoning File Z.16.016

**Report prepared by:**

Mary Caputo, Senior Planner - OMB, ext. 8215

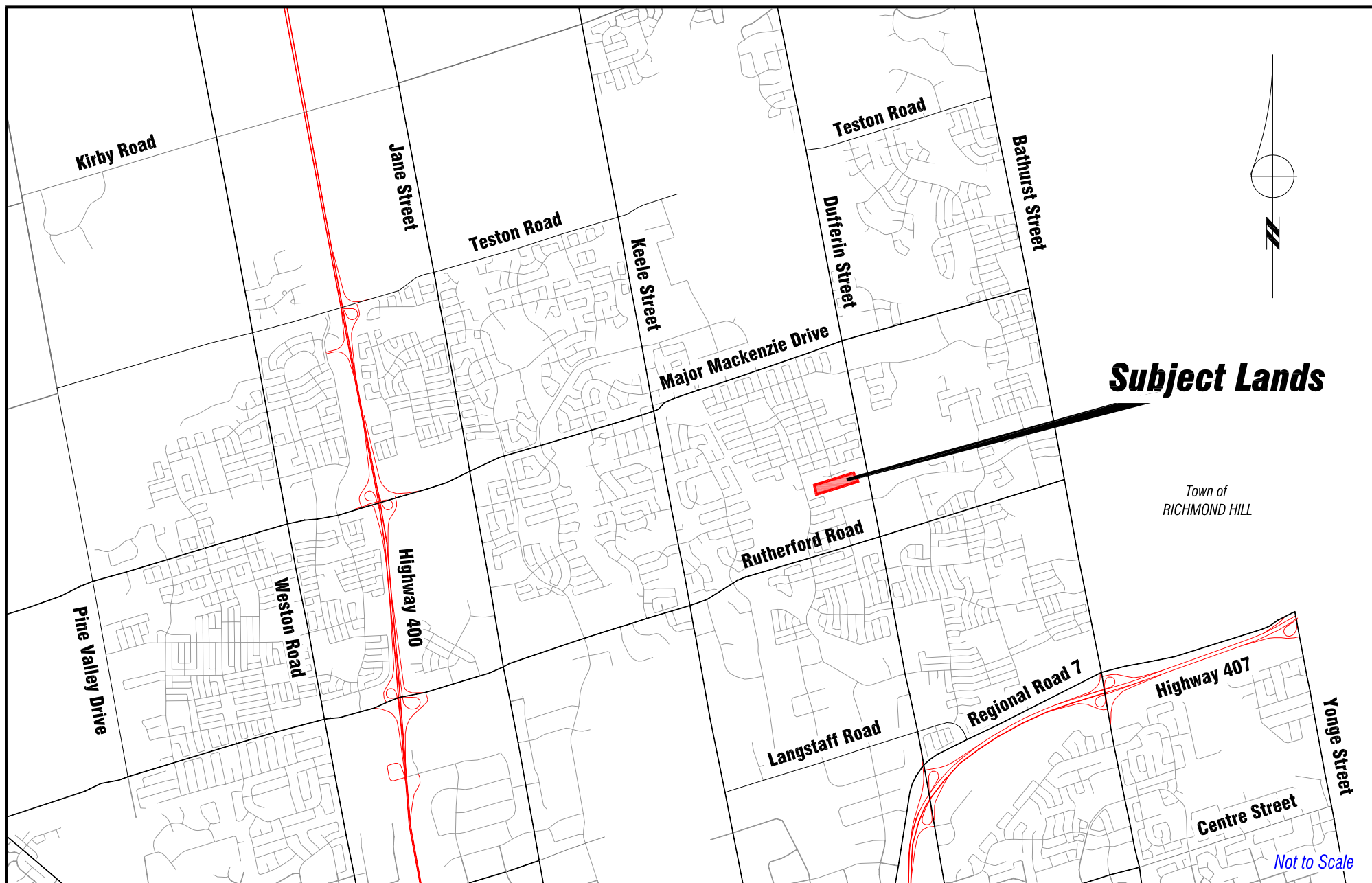
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEHAMA  
Director of Development Planning

MAURO PEVERINI  
Senior Manager of Development Planning

/LG



## Context Location Map

LOCATION:  
Part of Lot 17, Concession 3

APPLICANT:  
Dufferin Vistas Ltd.

N:\GIS\_Archive\Attachments\19T\19t-16v001.dwg

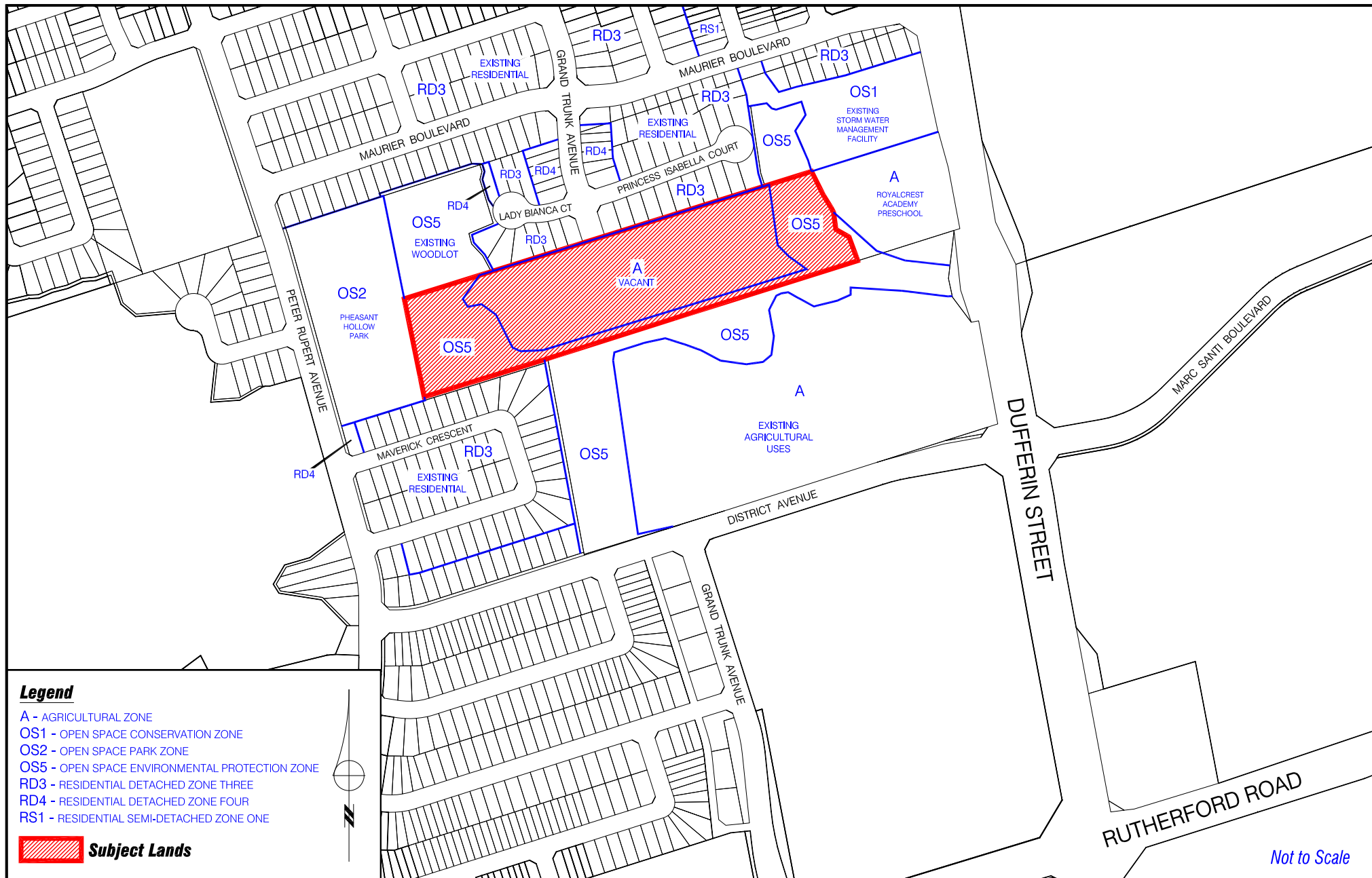


## Attachment

FILE : Z.16.016  
RELATED FILE: 19T-16V001

DATE:  
June 21, 2016

1



## Location Map

LOCATION:  
Part of Lot 17, Concession 3

APPLICANT:  
Dufferin Vistas Ltd.

N:\GIS\_Archive\Attachments\19T\19t-16v001dwg

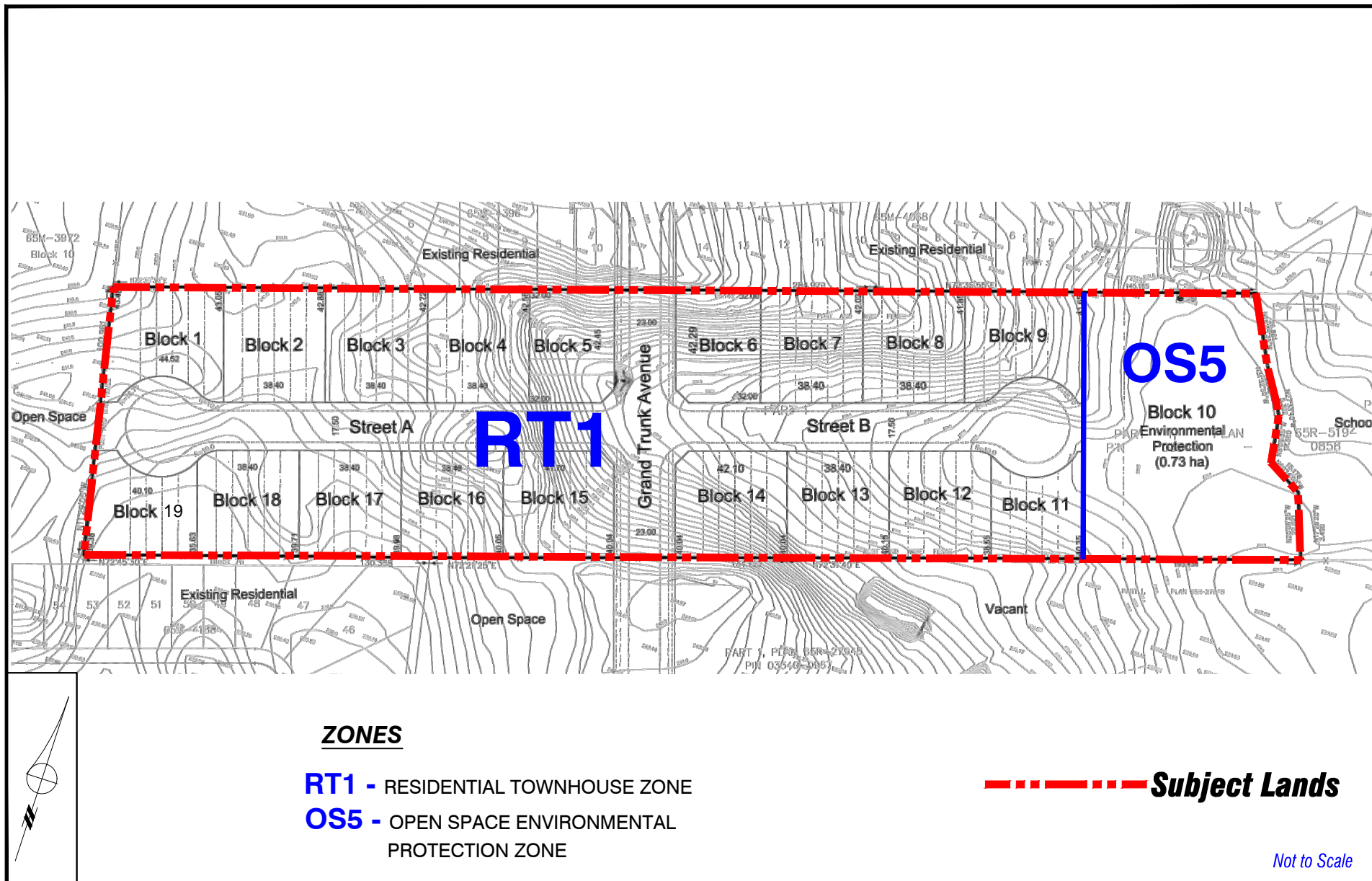


## Attachment

FILE : Z.16.016  
RELATED FILE: 19T-16V001

DATE:  
June 21, 2016

2



## Proposed Zoning

### File: Z.16.016

LOCATION:  
Part of Lot 17, Concession 3

APPLICANT:  
Dufferin Vistas Ltd.



Attachment  
FILE : Z.16.016  
RELATED FILE: 19T-16V001  
DATE:  
June 21, 2016

# 3