

ISSUE DATE:

**February 21, 2014**



PL111184

Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited
Appellant:	1191621 Ontario Inc.
Appellant:	1529749 Ontario Inc.
Appellant:	1541677 Ontario Inc. and others
Subject:	Failure to announce a decision respecting Proposed Official Plan Amendment
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184

**APPEARANCES:**

**Parties**

See Attachment 1 for Parties.

**MEMORANDUM OF ORAL DECISION DELIVERED BY JASON CHEE-HING ON  
FEBRUARY 3, 2014 AND ORDER OF THE BOARD**

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[1] This hearing was originally scheduled as the first hearing date to deal with the outstanding City-wide appeals of the Phase 1, Volume 1, Vaughan Official Plan ("OP") 2010. The City of Vaughan ("City") advised the Board that through ongoing negotiations with the concerned appellants, the policies which remain under City-wide appeals have either been resolved by scoping, withdrawals, modifications to the existing policy language or deferred where appropriate.

[2] With the consent of the concerned appellants, the City brought a motion seeking an Order approving certain policies of Volume 1 as set out in Schedule A of its motion materials save and except that they remain under appeal on an area or site-specific basis and an Order approving certain policies that have been modified as set out in Schedule B of its motion materials save and except that they remain under appeal on an area or site-specific basis (Exhibit 44).

[3] The City provided the Board with a draft Board Order which addressed these requested approvals (Exhibit 45).

[4] The Board heard expert evidence from two planners (Steven Dixon and Peter Smith) and the City's manager of urban design (R. Bayley) on the proposed modifications to Volume 1 of the City's OP. The Board also had before it, the affidavit evidence of Mr. Dixon on the rationale for the modifications of the affected Volume 1 Policies of the OP. There was no opposition to the City's motion for partial approval of the OP.

[5] The Board adopts and relies upon the evidence and opinion of Mr. Dixon (as supplemented by Messrs. Bayley and Smith) and finds that the scoped policies found in Schedule A and the modified policies found in Schedule B of the City's motion record meet the requirements of the *Planning Act*, conform to the applicable provincial and municipal plans and represent good planning (Tab 1, Exhibit 44).

**ORDER**

[6] The Board orders that the City's motion is granted. The Board's Order is set out as Attachment 2.

"Jason Chee-Hing"

JASON CHEE-HING  
MEMBER

**ATTACHMENT 1**

<b><u>Parties</u></b>	<b><u>Appeal No.</u></b>	<b><u>Representative</u></b>
City of Vaughan		Bruce Engell & Dawne Jubb
Solmar Inc.	3	Jason Lewis
Tesmar Holdings Inc.	4	
<del>1668872 Ontario Inc.</del>	<del>5</del>	
<del>77 Woodstream Inc.</del>	<del>25</del>	
Block 40/47 Developers Group Inc.	28	
<del>York Major Holdings Inc.</del>	<del>55</del>	
1539253 Ontario Inc.	68	
Celebration Estates Inc.	96	
Block 66 West Landowners Group Inc.	1250	
<del>2264319 Ontario Inc.</del>	<del>6</del>	Ira T. Kagan
Block 41-28E Developments Limited, Block 41-28W Developments Ltd., 1212765 Ontario Ltd., and 1212763 Ontario Ltd.	35	
7040 Yonge Holdings Ltd., and 72 Steeles Holdings Ltd.	38	
2 Steeles Avenue West Ltd.	39	
Auto Complex Ltd.	40	
<del>Castlepoint Huntington Ltd.</del>	<del>49</del>	
Salz & Son Ltd.	51	
Haulover Investments Ltd.	7	Jeffrey Streisfield
David and Kathy Lundell	42	
Portside Developments (Kipling) Inc.	116	
Mario Tedesco and Fifthshire Homes	117	
Eugene and Lillian Iacobelli	21	Steven Ferri
Hollywood Princess Convention and Banquet Centre Ltd.	50	
MCN (Pine Valley) Inc.	57	
785345 Ont. Ltd and I & M Pandolfo Holdings	59	
Kirbywest Ltd.	66	
Royal 7 Developments Limited	84	
<del>Maple Industrial Landowners Group</del>	<del>118</del>	
<del>Blue Sky Entertainment Corp.</del>	<del>126</del>	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	
Blair Building Materials Inc.	131	

2090396 Ontario Ltd.	60	Mark R. Flowers
Arthur Fisch & 1096818 Ontario Inc.	61	
Weston Downs Ratepayers Association	95	Rose Savage
Mr. Antonio Di Benedetto	109	

<b><u>Parties</u></b>	<b><u>Party No.</u></b>	<b><u>Representative</u></b>
Region of York	A	Pitman Patterson
Liberata D'Aversa	Z	Tony D'Aversa

**ATTACHMENT 2**

**ONTARIO MUNICIPAL BOARD**

IN THE MATTER OF subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1042710 Ontario Limited  
 Appellant: 1191621 Ontario Inc.  
 Appellant: 1529749 Ontario Inc.  
 Appellant: 1541677 Ontario Inc. and others  
 Subject: Failure to announce a decision respecting the proposed new Official Plan of the Regional Municipality of York for the City of Vaughan

Municipality: City of Vaughan  
 OMB Case No.: PL111184  
 OMB File No.: PL111184

Appellants:

See Schedule A.

**B E F O R E:**

)  
 ) Monday, the 3rd day of February, 2014  
 )

**THESE MATTERS** having come on for a public hearing,

**THE BOARD ORDERS** that in accordance with the provisions of section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, in respect of Volume 1 of the City of Vaughan Official Plan (2010) (the "**Plan**"), as adopted by the City Vaughan (the "**City**") on September 7, 2010 subject to Council modifications on September 27, 2011, March 20, 2012 and April 17, 2012, as modified and endorsed by the Regional Municipality of York (the "**Region**") on June 28, 2012, and subject to the modifications to Policy 9.2.2.7 as shown on Schedule "D" to this Order, those portions of the Plan as set out in Schedule "B", and those portions of the Plan with the modifications as set out in Schedule "C", attached to and forming part of this Order are hereby approved, save and except those policies and land use schedules which remain under appeal on a site-specific or area-specific basis.

**AND THE BOARD ORDERS** that the partial approval of the Plan shall be strictly without prejudice to, and shall not have the effect of limiting, (a) the rights of a party to seek to modify, delete or add to the unapproved policies, schedule, maps, figures definitions, tables and associated text in the Plan, or (b) the jurisdiction of the Board to consider and approve modifications, deletions or additions to the unapproved policies, schedules, maps, figures, definitions, tables and associated text in the Plan on a general, area-specific or site-specific basis, as the case may be, provided that the parties shall be bound by the commitments made by them to scope their issues to a site specific or area specific basis.

**AND THE BOARD FURTHER ORDERS** that the scoping of appeals to a specific site or area is without prejudice to the positions taken by the parties to those appeals so that if those appeals proceed to a hearing, either on their own or as may be consolidated with other site specific appeals, the City will not take the position that the Board ought not to approve site-specific or area-specific modifications to the affected policies, schedules, maps, figures, definitions, tables and associated text on the basis that they deviate from or are inconsistent with such policies, schedules, maps, figures, definitions, tables and associated text on a City-wide basis (or as approved in respect of other lands which are subject to the same policies, schedules, maps, figures, definitions, tables and associated text). However, this does not affect the City's right to assert that the approved policies, schedules, maps, figures, definitions, tables and associated text should be applied to the specific sites or areas without modification on the basis that they constitute good planning.

Notwithstanding the above, the Board hereby retains jurisdiction to consider and approve modifications to any policies, schedules, maps, figures, definitions, tables and associated text approved herein, as may be appropriate to dispose of any of the outstanding appeals before the Board.

**AND THE BOARD FURTHER ORDERS** that the Pending Appeals filed in respect of the Plan shall be determined through the hearing process or as otherwise consented to by the parties and approved by the Board.

**AND THE BOARD FURTHER ORDERS** that it may be spoken to in the event any matter or matters should arise in the connection with the implementation of this Order.

SECRETARY

**SCHEDULE A**

PL111184

<u>Appellants</u>	<u>Appeal No.</u>	<u>Representative</u>
1042710 Ontario Ltd.	1	Patricia A. Foran / Patrick Harrington
Briardown Estates Inc.	33	Patrick Harrington
Amar Transport Inc.	81	
Highway 27 Langstaff GP Ltd.	2	Kim Beckman, Susan Rosenthal & Jason Lewis
Highway 27 Langstaff GP Ltd.	22	
Solmar Inc.	3	Michael Melling & Jason Lewis
Tesmar Holdings Inc.	4	
Block 40/47 Developers Group Inc.	28	
1539253 Ontario Inc.	68	
Celebration Estates Inc.	96	
Block 66 West Landowners Group Inc.	125	
Block 41-28E Developments Limited, Block 41-28W Developments Ltd., 1212765 Ontario Inc. and 1213763 Ontario Ltd.	35	Ira T. Kagan
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38	
2 Steeles Avenue West Ltd.	39	
Auto Complex Ltd.	40	
Salz & Son Ltd.	51	
Haulover Investments Ltd.	7	
David and Kathy Lundell	42	
Portside Developments (Kipling) Inc.	116	
Mario Tedesco (Fifthshire Homes Ltd.)	117	
Baif Developments Limited	8	Roslyn Houser, Michael Stewart & Jennifer Drake
Costco Wholesale Canada Ltd.	9	
Wal-Mart Canada Corp.	10	
First Vaughan Investments Inc., Ruland Properties Inc. and Skyrange Investments Inc.	72	
Calloway REIT (Sevenbridge) Inc.	73	
LTF Real Estate Company, Canada Inc. ("Life Time")	134	
TDL Group Corp.	11	Michael S. Polowin & Denise Baker
McDonald's Restaurants of Canada Ltd.	12	
A&W Food Services of Canada Inc.	13	
Wendy's Restaurants of Canada Inc.	14	
Ontario Restaurant Hotel & Motel Association	15	
West Rutherford Properties Ltd.	16	Bruce C. Ketcheson
Ozner Corporation	17	

836115 Ontario Inc.	18	Barry Horosko & Caterina Facciolo
1191621 Ontario Inc.	19	
Granite Real Estate Inc. (formerly MI)	20	
1834375 Ontario Ltd.	29	
1834371 Ontario Ltd.	30	
Delisle Properties Ltd.	34	
1541677 Ontario Inc.	43	
Novagal Development Inc.	52	
2159645 Ontario Ltd. (Liberty)	56	
Centre Street Properties Inc.	78	
Vogue Investments Ltd.	79	
Nine-Ten West Ltd.	80	
Cedarbrook Residential	103	
Trimax on Islington Avenue	104	
Allegra on Woodstream Inc.	112	Quinto M. Annibale & Steven Ferri
588701 Ontario Limited	124	
Eugene and Lillian Iacobelli	21	
Hollywood Princess Convention and Banquet Centre Ltd.	50	
MCN (Pine Valley) Inc.	57	
785345 Ont. Ltd and I & M Pandolfo Holdings	59	
Kirbywest Ltd.	66	
Royal 7 Developments Limited	84	
Mr. Antonio Di Benedetto	109	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	Jeffrey L. Davies & Aaron I. Platt
Blair Building Materials Inc.	131	
Lucia Milani and Rizmi Holdings Ltd.	62	
Blackwood Realty Fund I Limited Partnership	24	Susan D. Rogers
H&L Title Inc. & Ledbury Investments Ltd.	75	
John Duca	113	Joel D. Farber
RioCan Holdings Inc. (Coulter's Mills Marketplace)	31	
RioCan Holdings Inc. (Springfarm Marketplace)	32	
Riotrin Properties (Vaughan) Inc., Riotrin Properties (Vaughan2) Inc. and Riotrin Properties (Vaughan3) Inc.	48	
RioCan Holdings Inc. (Centre Street Corridor)	82	
1306497 Ontario Inc. (Sisley Honda)	133	
Ms. Ronni Rosenberg	37	Amber Stewart
Canadian Fuels Association	41	N. Jane Pepino
Imperial Oil Ltd.	71	



Home Depot Holdings Inc.	44	Steven A. Zakem
Granite Real Estate Inc. and Magna International Inc.	110	
Casertano Development Corporation and Sandra Mammone	45	Mary Flynn-Guglietti & Annik Forristal
Danlauton Holdings Ltd.	46	
1529749 Ontario Inc. (the "Torgan Group")	47	
Suncor Energy Products Partnership	54	
CST Canada Co.	85	
2157160 Ontario Inc.	99	
165 Pine Grove Investments Inc.	53	Adam J. Brown & Jessica Smuskowitz
1525233 Ontario Inc.	97	
Overriver Holdings Ltd.	98	
Palmerston Properties Limited	122	Robert Miller
2090396 Ontario Ltd.	60	Mark R. Flowers
Arthur Fisch & 1096818 Ontario Inc.	61	
Teefy Developments Inc.	63	Chris Barnett & Alexis Alyea
281187 Ontario Ltd.	64	Gerard C. Borean
L-Star Developments Group	65	
Kipco Lands Development Inc.	86	
Lanada Investments Limited	87	
Market Lane Holdings Limited	88	
Gold Park (Woodbridge) Inc.	89	
Mrs. Anna Greco	90	
Luigi Bros. Paving Company Ltd.	91	
Mr. Silvio Di Giammarino	94	
1034933 Ontario Ltd.	120	
Belleterra Corporation	121	
Luigi Bros. Paving Company Ltd.	128	
Blue Water Ranch Development Inc.	67	
Berkley Commercial (Jane) Inc.	119	Daniel Artenosi
2058258 Ontario Ltd. (Forest Green Homes)	69	Christopher J. Williams & Andrea Skinner
Royal Group Inc.	70	Robert J. Gray
Ms. Traci Shatz	76	Aynsley L. Anderson
Langvalley Holdings	77	Nicholas T. Macos
Anland Developments Inc.	83	Jason Gabriele
United Parcel Service Canada Ltd.	92	Tim Bermingham
Camelot on 7 Inc. and Elia Breda	93	Paul R. Bottos
Weston Downs Ratepayers Association	95	Anthony Francescucci
Mr. Alex Marrero	102	Alan Heisey
PERLS Inc.	105	Bruce McMinn

2117969 Ontario Inc.	106	John Alati & Alexander Suriano
Midvale Estates Ltd.	107	
Potestas Properties Inc.	108	
Covenant Chapel	115	
Bentall Kennedy (Canada) LP	111	James Harbell, Patrick Duffy & Maggie Chien
Toromont Industries Ltd.	114	Michael Arbutina & Michael Miller
Teresa Marando	123	Carmine Marando
Monica Murad	127	Micheal Simaan
<b><u>Parties</u></b>	<b><u>Party No.</u></b>	<b><u>Representative</u></b>
Region of York	A	Pitman Patterson, Gabriel Szobel & Frank Santaguida
Ministry of Municipal Affairs and Housing	B	Kenneth G. Hare & J. Flynn Paquin
Toronto and Region Conservation Authority	C	June Little
611428 Ontario Ltd.	F	David Bronskill & Nick Staubitz
York Region Catholic District School Board	G	Peter C. Williams
York Region District School Board	H	Jessica Peake
FCHT Holdings (Ont) Corp	I	Steven A. Zakem
CNR	K	Alan Heisey
Ivanhoe Cambridge Inc.	M	Jeffrey L. Davies
Vaughan 400 North Landowners Group Inc.	N	Michael Melling & Jason Lewis
1233389 Ontario Inc.	O	Alan Heisey
Sustainable Vaughan	P	Stephen Roberts
Joseph and Teresa Marando	S	Carmine Marando
Velmar Centre Property Ltd.	T	Michael Melling & Jason Lewis
Argo Lumber Inc., Alpa Trusses Inc.	U	Sarah Jane Turney
Roybridge Holdings Ltd., Vaughan West II Ltd. and Squire Ridge Investment Ltd.	V	Susan D. Rogers
Adidas Canada Ltd., 2029832 Ontario Inc. and Conair Consumers Products Inc.	W	Susan D. Rogers
Sidney Isenberg (Medallion Fence Ltd.)	X	Shelly Isenberg
Liberta D'Aversa	Y	Gregory Gryguc
One-Foot Developments Inc.	Z	Sarah Jane Turney
Two Seven Joint Venture Limited	AA	
Anatolia Capital Corp.	BB	
Di Poce Management Limited	CC	
Toromont Industries Ltd.	DD	
John Simone	EE	
Domenic Simone	FF	
VOP2010Silvia Bellissimo	GG	
Enza Cristello	HH	

Maria Simone	II	Sarah Jane Turney
Anthony Simone	JJ	
Annarita Guida	KK	
Cole Engineering Group Ltd.	LL	
<b><u>Participants</u></b>	<b><u>No.</u></b>	<b><u>Representative</u></b>
City of Brampton	i	Roberto Zuech & David Waters
Block 27 Landowners' Group	ii	Michael Melling & Jason Lewis
Americo Ferrari	iv	
Ellen Schacter	v	Crown Hts Coop Housing

**SCHEDULE "B"**

<b>Chapter 2</b>	2.2	2.2.5.9	
		2.2.5.12	
		2.2.5.13	
		2.2.5.14	
<b>Chapter 3</b>	3.2	3.2.3.1 (b)	
		3.2.3.1 (c)	
		3.2.3.1 (d)	
		3.2.3.3	
<b>Chapter 4</b>	4.2	4.2.2.19	
	4.3	4.3.3.8	
<b>Chapter 5</b>	5.1	5.1.2.1	
		5.1.2.3 (b)	
		5.1.2.3 (e)	
		5.1.2.3 (f)	
		5.1.2.3 (g)	
	5.2	5.2.3.2	
		5.2.3.4 (b)	
		5.2.3.4 (c)	
		5.2.3.4 (d)	
		5.2.3.4 (e)	
		5.2.3.4 (f)	
		5.2.3.5	
<b>Chapter 7</b>	7.5	7.5.1.5	
<b>Chapter 8</b>	8.4	8.4.2.1	
<b>Chapter 9</b>	9.1	9.1.1.1 (g)	
		9.1.1.9 (f)	
		9.1.2.1	
		9.1.2.5 (f)	
		9.1.2.6	Intro
		9.1.2.6 (d)	
		9.1.2.7	Intro
		9.1.3.1 (a) - 9.1.3.1 (k)	inclusive

<b>Chapter 9</b>	9.2	9.2.1	
		9.2.1.1 - 9.2.1.5	inclusive
		9.2.1.7 - 9.2.1.11	inclusive
		9.2.2	
		9.2.2.1	
		9.2.2.2	
		9.2.2.3	
		9.2.2.4	except 9.2.2.4 (b)(ix)
		9.2.2.5	
		9.2.2.6	except 9.2.2.6 (b)(ix)
		9.2.2.7 *	
		9.2.2.8 *	
		9.2.2.9	
		9.2.2.10	Intro
		9.2.2.10 (a)	
		9.2.2.10 (d)	
		9.2.2.10 (e)	
		9.2.2.10 (f)	
		9.2.2.11	except 9.2.2.11 (c)(v)
		9.2.2.12 - 9.2.2.26	inclusive
		9.2.3	
		9.2.3.1 - 9.2.3.4	inclusive
		9.2.3.5 (a)	
		9.2.3.5 (c)	
		9.2.3.5 (f)	
		9.2.3.6 (a)	
		9.2.3.6 (c) - 9.2.3.6 (f)	
		9.2.3.7 (a)	
		9.2.3.7 (d)	
		9.2.3.7 (e)	
9.2.3.8			

\* Except policies 9.2.2.7 (c) (i) (E), 9.2.2.7 (c) (ii) (D), 9.2.2.8 (c) (i) (E) and 9.2.2.8 (c) (ii) (D) as reflected in Appendix I to this exhibit

<b>Chapter 10</b>	10.1	10.1.1	
		10.1.1.4	Intro
		10.1.1.4 (a)	
		10.1.1.4 (b)	
		10.1.1.4 (e)	
		10.1.1.4 (f)	
		10.1.1.4 (i)	
		10.1.1.4 (k)	
		10.1.1.4 (l)	
		10.1.1.4 (m)	
		10.1.1.4 (n)	
		10.1.1.4 (o)	
		10.1.1.4 (p)	
		10.1.1.5	
		10.1.1.6	
		10.1.1.12	
		10.1.1.13	
		10.1.1.27 - 10.1.1.30	inclusive
		10.1.2	
		10.1.2.16 - 10.1.2.18	inclusive
	10.1.4	ALL	
	10.2	10.2.1.7	
		10.2.2	
		10.2.2.1	Intro
		10.2.2.1 - AGRICULTURAL USES	
		10.2.2.1 - AGRICULTURE-RELATED USES	
		10.2.2.1 - SECONDARY AGRICULTURAL USES	
		10.2.2.1 - ARCHAEOLOGICAL RESOURCES	
		10.2.2.1 - BROWNFIELD	
		10.2.2.1 - BUILT BOUNDARY	
		10.2.2.1 - COMPLETE COMMUNITY	
		10.2.2.1 - COMMUNITY FACILITIES	
		10.2.2.1 - COUNTRYSIDE	
10.2.2.1 - DAY CARE			
10.2.2.1 - EXISTING USES			
10.2.2.1 - FARM RETIREMENT LOT			
10.2.2.1 - FLOOR SPACE INDEX			

<b>Chapter 10</b>	10.2	10.2.2.1 - GLOBALLY OR PROVINCIALLY RARE PLANTS, ANIMALS OR COMMUNITIES
		10.2.2.1 - GREENFIELD
		10.2.2.1 - HAZARDOUS LANDS
		10.2.2.1 - HAZARDOUS SITES
		10.2.2.1 - HERITAGE PERMIT APPLICATION
		10.2.2.1 - HERITAGE REGISTER
		10.2.2.1 - HOME OCCUPATION
		10.2.2.1 - HOTEL
		10.2.2.1 - INTENSIFICATION
		10.2.2.1 - MAJOR OFFICE
		10.2.2.1 - MAJOR RECREATIONAL USE
		10.2.2.1 - MINERAL AGGREGATE OPERATION
		10.2.2.1 - NON-FARM RESIDENCE
		10.2.2.1 - ORIGINAL HALF LOT
		10.2.2.1 - ORIGINAL LOT
		10.2.2.1 - PUBLIC UTILITY
		10.2.2.1 - PUBLIC SAFETY SERVICES
		10.2.2.1 - RAPID INFILTRATION BASIN
		10.2.2.1 - RAPID INFILTRATION COLUMN
		10.2.2.1 - RESIDENCE SURPLUS TO A FARMING OPERATION
		10.2.2.1 - RETAIL
		10.2.2.1 - RETAIL WAREHOUSE
		10.2.2.1 - RENTAL HOUSING
		10.2.2.1 - RISK ASSESSMENT
		10.2.2.1 - RISK MANAGEMENT PLAN
		10.2.2.1 - RURAL LOT
		10.2.2.1 - SCHOOL
		10.2.2.1 - SECONDARY SUITE
		10.2.2.1 - SENSITIVE USES/SENSITIVE LAND USES
		10.2.2.1 - SMALL-SCALE COMMUNITY FACILITY
		10.2.2.1 - SMALL SCALE CONVENIENCE RETAIL
		10.2.2.1 - SOCIAL HOUSING
		10.2.2.1 - SUPPORTIVE HOUSING
10.2.2.1 - TIME OF TRAVEL		
10.2.2.1 - UNIVERSAL ACCESSIBILITY		
10.2.2.1 - URBAN AGRICULTURE		
10.2.2.1 - WAYSIDE PITS		
10.2.2.1 - WAYSIDE PITS AND QUARRIES		
10.2.2.1 - WELLHEAD PROTECTION AREA		

## Appendix I

### **Policy 9.2.2.7 (c) is subject to the following amendment:**

- c. The following uses shall be permitted in areas designated as **Employment Commercial Mixed-Use** in addition to the uses permitted in policy 9.2.1.9:
  - i. In **Intensification Areas** as shown on Schedule 1:
    - A. Office uses;
    - B. *Hotel*;
    - C. Cultural and Entertainment Uses;
    - D. *Retail* Uses; provided that no *Retail* unit shall exceed a Gross Floor Area of 3,500 square meters; and
    - E. Gas Stations subject to the following criteria:
      - 1. the use is located on an arterial street as indicated on Schedule 9;
      - 2. the use is limited to one gas station per intersection
      - 3. no gas stations shall be permitted at the intersection of two arterial street as shown on Schedule 9.
  - ii. In non-**Intensification Areas**:
    - A. Office Uses to a maximum of 12,500 m<sup>2</sup> GFA per lot;
    - B. Cultural and Entertainment Uses;
    - C. *Retail* Uses; provided that no *Retail* unit shall exceed a Gross Floor Area of 3,500 square metres; and
    - D. Gas Stations subject to the following criteria:
      - 1. the use is located on an arterial street as indicated on Schedule 9;
      - 2. the use is limited to one gas station per intersection
      - 3. no gas stations shall be permitted at the intersection of two arterial streets as shown on Schedule 9.

### **Policy 9.2.2.8 (c) is subject to the following amendment:**

- c. The following uses shall be permitted in areas designated as Community Commercial Mixed-Use in addition to the uses permitted in policy 9.2.1.9:
  - i. In Intensification Areas as shown on Schedule 1:
    - A. Office Uses;
    - B. *Hotel*;
    - C. Cultural and Entertainment Uses;
    - D. *Retail* Uses; and
    - E. Gas Stations subject to the following criteria:
      - 1. the use is located on an arterial street as indicated on Schedule 9;
      - 2. the use is limited to one gas station per intersection;
      - 3. no gas stations shall be permitted at the intersection of two arterial streets as shown on Schedule 9.
  - ii. In non-Intensification Areas:
    - A. Office Uses to a maximum of 12,500 m<sup>2</sup> GFA per lot;
    - B. Cultural and Entertainment Uses;
    - C. *Retail* Uses; and
    - D. Gas Stations subject to the following criteria:
      - 1. the use is located on an arterial street as indicated on Schedule 9;
      - 2. the use is limited to one gas station per intersection;
      - 3. no gas stations shall be permitted at the intersection of two arterial streets as shown on Schedule 9.



**SCHEDULE “C”**

			APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE		
Chapter 2	2.2	2.2.1.2	(38) Yonge Holdings Ltd., et. al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Saiz and Sons Ltd. Lawyer/Agent: I. Kagan	2.2.1 That the areas identified on Schedule 1 as the Vaughan Metropolitan Centre, Primary Centres, Local Centres and Primary Intensification Corridors are collectively known within this Plan as Intensification Areas. The policies related to Intensification Areas shall be consistent with policies for such areas as contained in the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan.	That the areas identified on Schedule 1 as the Vaughan Metropolitan Centre, Primary Centres, Local Centres, Regional Intensification Corridors and Primary Intensification Corridors are collectively known within this Plan as Intensification Areas. <u>Intensification Areas will be the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities in accordance with the prescribed hierarchy established in this Plan.</u> The policies related to Intensification Areas shall be consistent with policies for such areas as contained in the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan.		
			(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers			2.2.3 That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts.	That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts. <u>while fulfilling the intensification objectives for Intensification Areas, where applicable.</u>
Chapter 4	4.2	4.2.2.4	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers	4.2.2 To support and encourage the implementation of the transit network shown on Schedule 10 and, working with York Region, to secure lands, where appropriate, through the development approval process for facilities such as:  a. transit stations including intermodal terminals, mobility hubs, subways, bus and light rail stations and related passenger drop-off and commuter parking areas; b. related infrastructure, including vent shafts, transit operation and maintenance facilities, passenger standing pads and passenger pick-up and drop-off areas, electrical substations and passenger safety facilities; c. pedestrian and cycling facilities d. intelligent transit and travel information systems; and e. public streetscape enhancements.	To support and encourage the implementation of the transit network shown on Schedule 10 and, working with York Region, to secure lands, where appropriate, through the development approval process for facilities such as:  a. transit stations including intermodal terminals, mobility hubs, subway, bus and light rail stations and related passenger drop-off and commuter parking areas; b. related infrastructure, including vent shafts, transit operation and maintenance facilities, passenger standing pads and passenger pick-up and drop-off areas, electrical <del>substations</del> and <del>electronic infrastructure</del> and passenger safety facilities; <u>and</u> c. pedestrian and cycling facilities; d. <del>intelligent transit and travel information systems; and</del> e. <del>public streetscape enhancements;</del>		
			(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers			4.2.2.16 To apply the York Region Transit-Oriented Development Guidelines, and Provincial Transit-Supportive Land Use Guidelines, through the development approvals process.	To utilize the York Region Transit-Oriented Development Guidelines, and the Provincial Transit-Supportive Land Use Guidelines, <del>through the development approvals process.</del> <u>In the review and evaluation of development applications and related studies.</u>

	POLICY	APPELLANTS)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
<b>Chapter 4</b>	4.2	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers	That all new development applications are required to prepare a mobility plan and development the proposal's approach to transit as per the complete application submission requirements as contained in subsection 10.1.3 of this Plan.	That all new development applications are required to prepare a mobility plan and <b>Identify development</b> the proposal's approach to transit as per the complete application submission requirements as contained in subsection 10.1.3 of this Plan.
	4.3.2	(38) 7040 Yonge Holdings Ltd., et. al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Salz and Sons Ltd. Lawyer/Agent: I. Kagan	4.3.2 To consider developing guidelines for cash-in-lieu of parking in <b>Intensification Areas</b> where it can be demonstrated that parking reductions will not have adverse spill-over impacts on surrounding areas, and where the provision of on-street or municipally provided parking can meet additional parking needs. Revenue generated from cash-in-lieu of parking would be used to support facilities for parking, transit, bicycling and walking.	To consider developing guidelines for cash-in-lieu of parking in <b>Intensification Areas</b> where it can be demonstrated that <b>any</b> parking reductions <b>Beyond those established in Policy 4.3.2.2</b> will not have adverse spill-over impacts on surrounding areas, and where the provision of on-street or municipally provided parking can meet additional parking needs. Revenue generated from cash-in-lieu of parking would be used to support facilities for parking, transit, bicycling and walking.
<b>Chapter 7</b>	4.3.2.8	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridge) Inc. Lawyer/Agent: R. Houser, M. Stewart, J. Drake	Where a structured parking facility fronts onto a street or public space, the parking structure on all levels, shall be fronted with active uses.	Where a structured parking facility fronts onto a street or public space, the parking structure <b>on all levels</b> , shall be fronted with active uses <b>at the street level</b> .
	7.5	7.5.1.3 (38) 7040 Yonge Holdings Ltd., et. al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Salz and Sons Ltd. Lawyer/Agent: I. Kagan (60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers	7.5.1 To require that all <b>significant developments</b> that include a residential component demonstrate their contribution to meeting the City's housing objectives through the preparation of a housing options statement. Housing options statements, prepared to the satisfaction of the City, will be required for all Block Plan, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications, and describe the following:  a. the total distribution of housing types; b. tenure types and distribution; c. the range of unit sizes, both in terms of floor area and number of bedrooms; d. special residential components, such as social or senior housing; and e. <b>affordability</b> . The proposed unit type and anticipated unit/sale price at the <b>time of preparing the housing options statement</b> . Further guidance on performance metrics for affordable housing will be established through the <b>affordable housing implementation framework referenced in Policy 7.5.1.7</b> .	To require that all <b>significant developments</b> that include a residential component demonstrate their contribution to meeting the City's housing objectives through the preparation of a housing options statement. Housing options statements <b>prepared to the satisfaction of the City</b> , will be required for all Block Plan, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications, and describe the following:  a. the total distribution of housing types; b. tenure types and distribution; c. the range of unit sizes, both in terms of floor area and number of bedrooms; d. special residential components, such as social or senior housing; and e. <b>affordability</b> . The proposed unit type and anticipated unit/sale price at the <b>time of preparing the housing options statement</b> . Further guidance on performance metrics for affordable housing will be established through the <b>affordable housing implementation framework referenced in Policy 7.5.1.7</b> .
<b>Chapter 9</b>	9.1	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridge) Inc. Lawyer/Agent: R. Houser, M. Stewart, J. Drake	9.1.1 To promote an interconnected grid-like pattern of streets and blocks that is walkable and cyclable through the following measures:  a. limiting the length of streets and blocks to assist with pedestrian and bicycle circulation;	To promote an interconnected grid-like pattern of streets and blocks that is walkable and cyclable through the following measures:  a. <b>limiting ensuring</b> the length of streets and blocks <b>to assist with</b> pedestrian and bicycle circulation;
	9.1.1(a)			

			ORIGINAL CITY TEXT	MODIFIED LANGUAGE
			9.1.2	
	<b>POLICY</b>	<b>APPELLANT(S)</b>		<b>MODIFIED LANGUAGE</b>
	9.1.2.1	N/A	That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:	N/A
	9.1.2.1 (b)	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers	b. in <b>Intensification Areas</b> , new development will be located and organized, as set out in policies 9.1.2.4 and 9.1.2.5, to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity development;	b. in <b>Intensification Areas</b> , new development will be located and organized, as set out in policies <a href="#">9.1.2.5</a> and <a href="#">9.1.2.6</a> <del>9.1.2.4 and 9.1.2.5</del> , to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity development;
	9.1.2.5	(38) 7040 Yonge Holdings Ltd., et. al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Salz and Sons Ltd. Lawyer/Agent: I. Kagan	N/A	<i>[The following text is to be added to the end of Policy 9.1.2.5]</i>  Alternative design measures that meet the intent of these policies may be permitted through the development approval process, provided an accompanying report is submitted, to the satisfaction of the City, which addresses how the alternative development form maintains the intent of the urban design and built form policies applicable to <b>Intensification Areas</b> .
<b>Chapter 9</b>	9.1	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers	e. create appropriate transitions in scale to areas of lower intensity;	e. create appropriate transitions in scale to areas of lower intensity while fulfilling the <a href="#">Intensification objectives for the Intensification Areas</a> .
	9.1.2.5 (f)	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers	h. minimize adverse shadow and/or wind impacts on neighbouring properties or public realm areas as demonstrated through the submission of the appropriate studies;	h. <b>adequately limit</b> <del>minimize adverse</del> shadow and/or wind impacts on neighbouring properties or public realm areas as demonstrated through the submission of the appropriate studies;
	9.1.2.6	N/A	That in <b>Intensification Areas</b> , new development will locate and organize vehicle parking, access and service areas to minimize their impact on surrounding properties and the public realm by:	N/A
	9.1.2.6 (f)	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc. Lawyer/Agent: M. Flowers	f. buffering and screening any surface parking areas are buffered and screened from all property lines through the use of setbacks and landscaping; and	f. <b>ensuring that buffering and screening</b> any surface parking areas are buffered and screened from all property lines through the use of setbacks and landscaping; and

		POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
		9.1.3			
		9.1.3.1	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	To develop Green Development Standards, in consultation with the building and construction industry, and, where appropriate, specific standards will be established to:	To develop Green Development Standards, in consultation with the building and construction industry, and, where appropriate, specific <u>and feasible</u> standards <u>will may</u> be established to:
		9.1	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	That in developing the Green Development Standards outlined in policy 9.1.3.1, the policies related to sustainable buildings in the York Region Official Plan will be applied, including a minimum of:	That in developing the Green Development Standards outlined in policy 9.1.3.1, the policies related to sustainable buildings in the York Region Official Plan will be applied. <del>including a minimum of:</del>
		9.1.3.2	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	That until such time as Green Development Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Approval are required to submit a Sustainable Development Report, indicating how the sustainable building policies of the York Region Official Plan are being met, and how the various elements contained in policy 9.1.3.1 are being applied.	That until such time as Green Development Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Approval are required to submit a Sustainable Development Report, indicating how the sustainable building policies of the York Region Official Plan <u>and the goals contained in Policy 9.1.3.1</u> are being addressed. <del>met, and how the various elements contained in policy 9.1.3.1 are being applied.</del>
		9.1.3.3	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	That until such time as Green Development Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Approval are required to submit a Sustainable Development Report, indicating how the sustainable building policies of the York Region Official Plan are being met, and how the various elements contained in policy 9.1.3.1 are being applied.	That until such time as Green Development Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Approval are required to submit a Sustainable Development Report, indicating how the sustainable building policies of the York Region Official Plan <u>and the goals contained in Policy 9.1.3.1</u> are being addressed. <del>met, and how the various elements contained in policy 9.1.3.1 are being applied.</del>
		9.2.1			
9.2	9.2.1.6	(38) 7040 Yonge Holdings Ltd., et. al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Saiz and Sons Ltd.  Lawyer/Agent: I. Kagan	The use of the maximum floor space index regulation to justify extra height, the use of the maximum height regulation to justify extra density or use of either of those regulations to deviate from the other built form policies will be deemed to meet neither the intent nor spirit of this Plan.	<del>The use of the maximum floor space index regulation to justify extra height, the use of the maximum height regulation to justify extra density or the use of either of these regulations to deviate from the other built form policies will be deemed to meet neither the intent nor spirit of this Plan.</del>	The heights and densities indicated on Schedule 1.3 are independent maximums in that one maximum may be achieved without achieving the other. Any proposed amendment to the Official Plan to increase the maximum height or density provisions will be evaluated on its merits based on an analysis of the site specific conditions and development context of the application.

Chapter 9

POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
9.2.3.5	N/A	9.2.3	N/A
9.2.3.5 (b)	(38) 7040 Yonge Holdings Ltd., et al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Saiz and Sons Ltd.  Lawyer/Agent: I. Kagan	The following policies and development criteria apply to Mid-Rise Buildings:  b. Mid-Rise Buildings over six storeys in height shall be designed with a pedestrian scaled podium. The podium shall generally be between three and six storeys in height. Taller building elements shall generally be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.	b. Mid-Rise Buildings over six storeys in height shall be designed with a pedestrian scaled podium or other appropriate architectural articulation, designed to the satisfaction of the City, to enhance the building design and provide an active pedestrian streetscape. The podium shall generally be between three and six storeys in height. Taller building elements shall generally be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.
9.2.3.5 (d)	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	d. Mid-Rise Buildings should be located and oriented in order to provide sufficient privacy and daylight conditions for the people living and working within them. Primary windows on a facade shall achieve a minimum window separation from other primary windows facades of approximately 20 metres.	d. Mid-Rise Buildings should be located and oriented in order to provide sufficient privacy and daylight conditions for the people living and working within them. <del>Primary windows on a facade shall achieve a minimum window separation from other primary windows facades of approximately 20 metres.</del>
9.2.3.5 (e)	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	e. Surface parking is not permitted between the front or side of a Mid-Rise Building and a public street. Surface parking elsewhere on a lot with a Mid-Rise Building should be set back from any property line by a minimum of three metres and shall be appropriately screened through landscaping. The maximum width of the landscape buffer will be established in the Zoning By-law. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.	e. Surface parking is <del>generally</del> not permitted between the front or side of a Mid-Rise Building and a public street. Surface parking elsewhere on a lot with a Mid-Rise Building should be set back from any property line by a minimum of three metres and shall be appropriately screened through landscaping. <del>The maximum width of the landscape buffer will be established in the Zoning By-law.</del> All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.
9.2.3.6 (b)	(38) 7040 Yonge Holdings Ltd., et al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Saiz and Sons Ltd.  Lawyer/Agent: I. Kagan	b. High-Rise Buildings shall be designed with a pedestrian-scaled podium. The podium should generally be between three and six storeys in height. Taller building elements should be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.	b. High-Rise Buildings shall be designed with a pedestrian scaled podium or other appropriate architectural articulation, designed to the satisfaction of the City, to enhance the building design and provide an active pedestrian streetscape. The podium shall generally be between three and six storeys in height. Taller building elements shall generally be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.

Chapter 9

9.2

				ORIGINAL CITY TEXT	MODIFIED LANGUAGE
		<b>POLICY</b>	<b>APPELLANT(S)</b>		
		9.2.3.7 (b)	(2 & 22) Highway 27 Langstaff GP Ltd. Lawyer/Agent: K. Beckman; S. Rosenthal; J. Lewis	b. In order to provide convenient access for pedestrians and transit users, Employment/Industrial Buildings shall generally be oriented to front onto a public street and provide direct and safe pedestrian access, separated from parking lots, to any main building entrance.	b. In order to provide convenient access for pedestrians and transit users, Employment/Industrial Buildings shall generally be oriented to front onto a public street and provide direct and safe pedestrian access, <u>generally</u> separated from <u>or safely integrated with</u> parking lots, to any main building entrance.
<b>Chapter 9</b>	9.2	9.2.3.7 (c)	(2 & 22) Highway 27 Langstaff GP Ltd. Lawyer/Agent: K. Beckman; S. Rosenthal; J. Lewis	c. Employment/Industrial Buildings that do not front onto a public street are only permitted on lots where the majority of any frontage facing a public street is occupied by an Employment/Industrial Building that does front onto the public street. Such Employment/Industrial Buildings are required to provide direct and safe pedestrian access, separated from parking lots, to any main building entrance.	c. Employment/Industrial Buildings that do not front onto a public street are only permitted on lots where the majority of any frontage facing a public street is occupied by an Employment/Industrial Building that does front onto the public street. Such Employment/Industrial Buildings are required to provide direct and safe pedestrian access, <u>generally</u> separated from <u>or safely integrated with</u> parking lots, to any main building entrance.
		9.2.3.7 (f)	(129) Holcim (Canada) Inc. (130) 2203012 Ontario Limited (131) Blair Building Materials Inc. Lawyer/Agent: Q. Annibale; S. Ferri	f. The rooftop of Employment/Industrial Buildings should include landscaped green space, private outdoor amenity space or environmental features such as solar panels, green and cool roofs.	f. The rooftop of Employment/Industrial Buildings should include landscaped green space, private outdoor amenity space or environmental features such as solar panels, green and cool roofs <u>where practical and appropriate</u> .
				10.1.1	
<b>Chapter 10</b>	10.1	10.1.1.2	(66) Kirbywest Ltd. Lawyer/Agent: Q. Annibale; S. Ferri	The initiation of the New Community Areas Secondary Plan(s) within the Region of York Official Plan Amendment No. 2 (ROPA 2) Area, as shown on Schedule 1, will not proceed until two of the Secondary Plans identified on Schedule 14-A (Areas Subject to Secondary Plans), as "Required Secondary Plan Areas" and the Natural Heritage Network Study are substantially completed. For the purposes of the Secondary Plans identified on Schedule 14-A, substantial completion means having held a Statutory Public Hearing under the Planning Act; and for the purpose of the Natural Heritage Network Study substantial completion means the submission by the landowners within the ROPA 2 amendment area of information in a format and at a level of detail consistent with the TRCA, York Region and City of Vaughan policies; a report to Committee of the Whole and Council on the findings of Phase 1 of the Natural Heritage Network Study and Council approval of Terms of Reference for Phases 2-4.	The initiation of the New Community Areas Secondary Plan(s) within the Region of York Official Plan Amendment No. 2 (ROPA 2) Area, as shown on Schedule 1, will not proceed until <del>two of the Secondary Plans identified on Schedule 14-A (Areas Subject to Secondary Plans), as "Required Secondary Plan Areas" and the Natural Heritage Network Study</del> <u>is</u> are substantially completed. <del>For the purposes of the Secondary Plans identified on Schedule 14-A, substantial completion means having held a Statutory Public Hearing under the Planning Act; and for the purpose of the Natural Heritage Network Study substantial completion means the submission by the landowners within the ROPA 2 amendment area of information in a format and at a level of detail consistent with the TRCA, York Region and City of Vaughan policies; a report to Committee of the Whole and Council on the findings of Phase 1 of the Natural Heritage Network Study and Council approval of Terms of Reference for Phases 2-4.</del>
		10.1.1.4	N/A	That in addition to the requirements of policy 10.1.1.3, in the case of Secondary Plans for the Vaughan Metropolitan Centre and Key Development Areas, secondary plans shall also include the following:	N/A
		10.1.1.4	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridge) Inc. Lawyer/Agent: R. Houser; M. Stewart; J. Drake	c. an urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons with ground-floor uses such as retail, human and personal services; d. a concentration of the most intensive development and greatest mix of uses within a reasonable and direct walking distance of rapid transit stations and/or planned subway stations; f. policies to ensure excellence in urban design and sustainable construction methods, including winter design;	c. an urban built form that is massed <u>and</u> designed <u>and oriented to people and creates</u> <u>to create</u> active and attractive <u>pedestrian-oriented</u> streets for all seasons with ground-floor uses such as retail, human and personal services; d. a concentration of the most intensive development and greatest mix of uses within a <u>five minute</u> <del>reasonable and direct</del> walking distance of rapid transit stations and/or planned subway stations; f. policies to <u>ensure</u> <del>promote</del> excellence in urban design and sustainable construction methods, including winter design;

	POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
	10.1.1.4	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridged) Inc.  Lawyer/Agent: R. Houser; M. Stewart; J. Drake	h. requirements to reduce and/or mitigate urban heat island effects, by considering the use of green and white roofs, greening to provide shade and light-coloured surface materials;  j. provisions for an urban public realm, including passive and active parks and meeting places, such as urban squares, which incorporate art, culture and heritage, and that contribute to a sense of place and clear identity;	h. <del>requirements</del> policies to promote the reduction and/or mitigation of urban heat island effects, by considering the use of green and white roofs, greening to provide shade, and light-coloured surface materials, <del>or other measures;</del> <del>potholes to promote the reduction and/or mitigation of urban heat island effects;</del>  j. provisions for an urban public realm, including passive and active parks and meeting places, <del>such as urban squares, which incorporate art, culture and heritage;</del> and that contribute to a sense of place and clear identity;
Chapter 10	10.1	(38) 7040 Yonge Holdings Ltd., et al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Salz and Sons Ltd.  Lawyer/Agent: I. Kagan	That, in addition to the studies listed in policy 10.1.3.3, following the completion of a Development Concept Report and prior to the approval of any development application, the City may require the preparation of additional studies:  a. community services needs assessment and delivery strategy; b. public art delivery strategy;	That, in addition to the studies listed in policy 10.1.3.3, <del>following the completion of a Development Concept Report and prior to the approval of any development application;</del> the City may require the preparation of additional studies including a community services needs assessment and delivery strategy <del>and/or a public art delivery strategy (if and where applicable) as part of the Development Concept Report or, in the case of an individual application, as determined through the pre-consultation meeting;</del>
	10.1.1.9	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	The City shall establish specific requirements for studies addressing the foregoing concerns with development proponents. The costs associated with the conduct of these studies shall be the responsibility of the landowners and be shared equitably among benefiting landowners on a pro-rata basis.	The City shall establish specific requirements for studies addressing the foregoing concerns with development proponents. The costs associated with the conduct of these studies shall be the responsibility of the landowners and be shared equitably among benefiting landowners on a pro-rata basis.
	10.1.1.22	(2 & 22) Highway 27 Langstaff GP Ltd.  Lawyer/Agent: K. Beckman; S. Rosenthal; J. Lewis	That the first phase of any block will start with sub-areas that are adjacent to already developed areas of abutting blocks. Subsequent phases will proceed such that there are no gaps of undeveloped land between development phases.	That the first phase of any residential or mixed-use block will start with sub-areas that are adjacent to already developed areas of abutting blocks. Subsequent phases will proceed such that there are no gaps of undeveloped land between development phases.
	10.1.2.3	(60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	That Zoning By-laws may be enacted to permit the use of land, buildings or structures subject to one or more prescribed conditions set by Council.	That, <del>subject to the requirements of the Planning Act,</del> Zoning By-laws may be enacted to permit the use of land, buildings or structures subject to one or more prescribed conditions set by Council.

	POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
<b>Chapter 10</b>	10.1	10.1.2.19  (38) 7040 Yonge Holdings Ltd., et al. (39) 2 Steeles Avenue W. Ltd. (40) Auto Complex Ltd. (51) Salz and Sons Ltd.  Lawyer/Agent: I. Kagan  (1) 1042710 Ontario Ltd. (Royal Centre)  Lawyer/Agent: P. Harrington; P. Foran	That the authority to grant enlargements or extensions to legal non-conforming uses, as set out in policy 10.1.2.18, is delegated to the Committee of Adjustment. No permissions however, shall be given to enlarge or extend the non-conforming use beyond the limits of the land owned on the day this Plan was approved.	This policy will be deleted in its entirety.
	10.2.2.1	N/A	It is the policy of Council that, where italicized in this Plan, the following definitions shall apply:	N/A
	10.2	10.2.2.1	(2 & 22) Highway 27 Langstaff GP Ltd.  Lawyer/Agent: K. Beckman; S. Rosenthal; J. Lewis  (60) 2090396 Ontario Ltd. (61) Arthur Fisch & 1096818 Ontario Inc.  Lawyer/Agent: M. Flowers	<b>REGIONAL MARKET AREA</b>  An area, generally broader than a lower-tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single-tier municipality will normally serve as the regional market area. For the purposes of the City of Vaughan, York Region shall be used as the regional market area.
	10.2.2.1		<b>URBAN AREA</b> Lands identified on Schedule 1 Urban Structure as having an urban designation including <b>Employment Area, Community Area, Vaughan Metropolitan Centre, Primary Centre, Local Centre and Primary Intensification Corridor.</b>	<b>URBAN AREA</b> Lands identified on Schedule 1 Urban Structure as having an urban designation including <b>Employment Area, Community Area, Vaughan Metropolitan Centre, Primary Centre, Local Centre, Regional Intensification Corridor and Primary Intensification Corridor.</b>



**SCHEDULE “D”**

Policy 9.2.2.7 of Volume 1 of the City of Vaughan Official Plan (2010) is subject to the following amendment:

9.2.2.7(b)(iv) – The existing reference to “x.x.x.x” should be changed to “2.2.4”