

Attachment 1

Part A: Index of Correspondence for Part B

Item	Date	Respondent	Subject/Location
5C	October 01, 2010	Alan Young Weston Consulting Group Inc.	10355 HWY 50
7YR D06.2010.V.01.048	November 01, 2010	Alan Young Weston Consulting Group Inc.	West of Jane St & north of Bass Pro Mills Dr
11YR D06.2010.V.01.032	October 15, 2010	Seanna Kerr R.G. Richards & Associates	Rutherford Road Market Place, at north-west corner of Bathurst and Rutherford Road.
12D	November 09, 2010	Chief Sharon Stinson Henry Chippewas of Rama	Vaughan
14YR D06.2010.V.01.020	October 04, 2010	Jeffrey E. Streisfield Land Law	8100 Yonge Street
15B	September 02, 2010	York Region Planning Department	OPA 715 Area
16YR D06.2010.V.01.042	October 27, 2010	Jean Roy Canadian Petroleum Products Institute	Vaughan
16YR2 D06.2010.V.01.065	December 15, 2010	Wendy Nott Walker, Nott, Dragicevic Associates Limited	Vaughan
16YR3 D.06.2010.V.01.10	June 14, 2011	Wendy Nott Walker, Nott, Dragicevic Associates Limited	Vaughan
17YR D06.2010.V.01.006	September 24, 2010	Lezlie Phillips Liberty Development	7777 Weston Rd

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Item	Date	Respondent	Subject/Location
17YR2 D06.2010.V.01.080	February 07, 2011	Barry A. Horosko Bratty and Partners LLP	7777 Weston Rd
19YR D06.2010.V.01.031	October 15, 2010	Peter F. Smith Bousfields Inc.	Block 27 Lands - Concession block bounded by Jane Street and Teston Road, Keele Street and Kirby Road
19YR2 D06.2010.V.01.034	October 14, 2010	Michael Melling Davies Howe Partners	Block 27 Lands - Concession block bounded by Jane Street and Teston Road, Keele Street and Kirby Road
19YR3 D06.2010.V.01.107	June 24, 2011	Peter F. Smith Bousfields Inc.	Block 27 Lands - Concession block bounded by Jane Street and Teston Road, Keele Street and Kirby Road
21YR D06.2010.V.01.018	October 04, 2010	Alan Young Ahmadiyya Muslim Jama'at Canada Inc.	10610 Jane Street
22YR D06.2010.V.01.051	November 01, 2010	Ryan Guetter Weston Consulting Group Inc.	7290 Major Mackenzie Drive
25YR D06.2010.V.01.070	January 14, 2011	Joel D. Farber Fogler, Rubinoff LLP	1054 Centre Street
25YR2 D06.2010.V.01.027	October 07, 2010	Jonathan Rodger Zelinka Priamo Ltd.	3940 Highway 7; 8585 Highway 27; 5731 Highway 7; 3800 Rutherford Road; 2911 Major Mackenzie Road; 1631 Rutherford Road; 1054 Centre St; Vacant lands fronting Highway 27 north of 8585 Highway 27
28YR D06.2010.V.01.092	February 25, 2011	Ted Cymbaly Weston Consulting Group Inc.	2938, 2966, 2978, & 2986 Highway 7

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Item	Date	Respondent	Subject/Location
28YR2 D06.2010.V.01.093	March 02, 2011	Ted Cymbaly Weston Consulting Group Inc.	2938, 2966, 2978, & 2986 Highway 7
30YR D06.2010.V.01.053	November 17, 2010	Adam J. Brown Sherman, Brown, Dryer, Karol, Gold, Lebow Barristers and Solicitors	165, 170, 180, 192, 201, and 229 Pine Grove Road
30YR D06.2010.V.01.099	November 17, 2010	Adam J. Brown Sherman, Brown, Dryer, Karol, Gold, Lebow Barristers and Solicitors	165, 170, 180, 192, 201, and 229 Pine Grove Road
35YR D06.2010.V.01.011	September 28, 2010	Eileen P. K. Costello Aird and Berlis LLP	7200 Yonge Street
37YR D06.2010.V.01.089	February 15, 2011	Jay Claggett IBI Group	7540 Jane Street, 101 Exchange Blvd, and: 30, 50, 55, 60, 70, 80, 90 and 300 Interchange Way
43YR D06.2010.V.01.029	October 06, 2010	Philip Levine IBI Group	1890 and 1870 Highway 7 West
44YR D06.2010.V.01.002	September 21, 2010	Angela Sciberras Sciberras Consulting Inc.	10980 Kipling Avenue
48I	September 13, 2010	Rosemarie L. Humphries Humphries Planning Group	Vaughan 400 North Employment Area
48YR D06.2010.V.01.035	October 14, 2010	Michael Melling Davies Howe Partners	Vaughan 400 North Employment Area

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Item	Date	Respondent	Subject/Location
49YR D06.2010.V.01.058	November 29, 2010	Ryan Guetter Weston Consulting Group Inc.	1152 Centre Street
50YR D06.2010.V.01.046	October 27, 2010	Sandra K. Patano Weston Consulting Group Inc.	1500 Centre Street
51YR D06.2010.V.01.047	October 27, 2010	Sandra K. Patano Weston Consulting Group Inc.	1260, 1272, 1282, 1294, 1304 and 1314 Centre Street
53YR D06.2010.V.01.019	October 04, 2010	T.W. Bermingham Blake, Cassels & Graydon LLP	North of Steeles Ave & east of Jane St
53YR2 D06.2010.V.01.038	October 18, 2010	T.W. Bermingham Blake, Cassels & Graydon LLP	North of Steeles Ave & east of Jane St
55YR D06.2010.V.01.039	October 25, 2010	David A. McKay MHBC Planning	Northwest corner of Highway 400 and Major Mackenzie Drive
55YR2 D06.2010.V.01.040	October 25, 2010	David A. McKay MHBC Planning	140 Northview Boulevard
56C	February 07, 2011	John Taglieri Lormel Homes	3660 Rutherford Road
58YR D06.2010.V.01.052	November 11, 2010	Alan Young Weston Consulting Group Inc.	130 Racco Parkway

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Item	Date	Respondent	Subject/Location
59YR D06.2010.V.01.063	December 09, 2010	Chris Barnett I & M Pandolfo Holdings	7601 Jane Street
61YR D06.2010.V.01.008	September 24, 2010	Joel D. Farber Fogler, Rubinoff LLP	Northwest corner of Regional Road 27 & Milani Boulevard
61YR2 D06.2010.V.01.071	January 14, 2011	David A. McKay MHBC Planning	Northwest corner of Regional Road 27 & Milani Boulevard
62C	February 07, 2011	John Taglieri Lormel Homes	Block 272, 65M-3898, and Zachary Place (Southeast corner of Weston Road and Retreat Boulevard)
63I D06.2010.V.01.023	October 05, 2010	Philip Stewart Pound & Stewart FOR: Royal Group Inc.	Multiple properties
63YR D06.2010.V.01.024	October 05, 2010	Philip Stewart Pound & Stewart FOR: OPGI Management LP o/a Oxford	Multiple properties
63YR2 D06.2010.V.01.074	January 26, 2011	Philip Stewart Pound & Stewart FOR: Royal Group Inc.	Multiple properties

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Item	Date	Respondent	Subject/Location
63YR3 D06.2010.V.01.075	January 26, 2011	Philip Stewart Pound & Stewart FOR: OPGI Management LP o/a Oxford	Multiple properties
65YR D06.2010.V.01.015	September 30, 2010	Michael J. Wren Miller Thomson LLP	9 property, parish and mission interests throughout Vaughan
68YR D06.2010.V.01.044	October 28, 2010	David A. McKay MHBC Planning	Northwest corner of Dufferin Street and Centre Street
69YR2 D.06.2010.V.01.017	September 30, 2010	Alan Young Weston Consulting Group Inc.	East side of Highway 50 north of Highway 7
69YR2 D06.2010.V.01.108	June 29, 2011	Alan Young Weston Consulting Group Inc.	East side of Highway 50 north of Highway 7
70YR D06.2010.V.01.026	October 06, 2010	Alan Young Weston Consulting Group Inc.	10901 Highway 50
71YR D06.2010.V.01.049	October 26, 2010	Victor Labreche Labreche, Patterson & Associates Inc.	Vaughan
72C	July 26, 2011	Peter J. Smith Weston Consulting Group Inc.	8334 Islington Avenue
73YR D06.2010.V.01.025	October 05, 2010	Valeria Maurizio Wood Bull LLP	Vaughan

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Item	Date	Respondent	Subject/Location
76B	January 11, 2011	Ken Nieuwhof Kleinburg and Area Ratepayers' Association (KARA)	Vaughan
77B	July 18, 2011	Ryan Guetter Weston Consulting Group Inc.	Part 1, 64R-3136, Lot 16, Concession 9
83C	September 10, 2010	George Karakokkinos Nu-Land Management Inc.	Block 40/47
83YR D06.2010.V.01.036	October 14, 2010	Gary Templeton Templeton Planning Ltd.	Block 40/47
83YR2 D06.2010.V.01.111	June 29, 2011	Mark Yarranton KLM Planning Partners Inc.	Block 40/47
89YR D06.2010.V.01.036	October 14, 2010	Gary Templeton Templeton Planning Ltd.	Northwest of Dufferin Street and Rutherford Road Block 18
92YR D06.2010.V.01.067	December 15, 2010	Giovanna De Girolamo York Catholic District School Board	Vaughan
99YR D06.2010.V.01.054	November 19, 2010	Kurt Franklin Weston Consulting Group Inc.	4477 and 4455 Major Mackenzie Drive
99YR2 D06.2010.V.01.081	February 16, 2011	Kurt Franklin Weston Consulting Group Inc.	4477 & 4455 Major Mackenzie Drive
105YR D06.2010.V.01.089	February 15, 2011	Jay Claggett IBI Group	7540 Jane Street, 101 Exchange Blvd, and: 30, 50, 55, 60, 70, 80, 90 and 300 Interchange Way

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Item	Date	Respondent	Subject/Location
109YR D06.2010.V.01.100	April 04, 2011	James M. Kennedy KLM Planning Partners Inc.	Northwest corner of Dufferin Street and Major Mackenzie Drive including Eagles Nest Golf Course
110YR D.06.2010.V.01.102	May 26, 2011	James M. Kennedy KLM Planning Partners Inc.	9909 & 9939 Pine Valley Drive
123YR D06.2010.V.01.087	February 22, 2011	Rosemarie L. Humphries Humphries Planning Group FOR: 281187 Ontario Ltd.	Weston Road between Rutherford Road and Langstaff Road
123YR D06.2010.V.01.088	February 22, 2011	Rosemarie L. Humphries Humphries Planning Group FOR: 281187 Ontario Ltd.	Weston Road between Rutherford Road and Langstaff Road
124YR D06.2010.V.01.061	December 02, 2010	Alan Young Weston Consulting Ltd.	8151 Highway 50
129YR D06.2010.V.01.007	September 24, 2010	Joel D. Farber Fogler, Rubinoff LLP	Southwest quadrant of Highway 400 and Regional Road 7
129YR2 D06.2010.V.01.027	October 07, 2010	Jonathan Rodger Zelinka Priamo Ltd.	Southwest quadrant of Highway 400 and Regional Road 7
130D	June 27, 2011	Internal Weston Consulting Group Inc.	5 Dorian Place
130YR D06.2010.V.01.064	November 22, 2010	Joseph Marando and Theresa Marando	5, 9, 12, 15, 18, 19, 23, 27, 31 and 34 Dorian Place

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Item	Date	Respondent	Subject/Location
133YR D06.2010.V.01.09	March 01, 2011	Carolyn Woodland Toronto and Region Conservation Authority (TRCA)	Vaughan
135YR D06.2010.V.01.013	September 30, 2010	Cam Milani Rizmi Holdings Limited	North and South on Kirby Road between Dufferin Street and Bathurst Street
136YR D06.2010.V.01.005	September 23, 2010	Steven A. Zakem Aird and Berlis LLP	Vaughan
137YR D06.2010.V.01.010	September 26, 2010	Ira Kagan Kagan Shastri LLP	Block 41
137YR2 D06.2010.V.01.082	February 22, 2011	Rick Mangotich Fieldgate Developments	Block 41
138YR D06.2010.V.01.050	January 00, 1900	Michael Bissett Bousfields Inc.	East side of Pine Valley Road, south of King-Vaughan Road
138YR2 D.06.2010.V.01.103	June 06, 2011	Quinto M. Annibale Loopstra Nixon LLP	12011 Pine Valley Road
142YR D06.2010.V.01.072	January 18, 2010	Murray Evans Evans Planning	1118 and 1136 Centre Street
144YR D06.2010.V.01.066	December 22, 2010	Ryan Guetter Weston Consulting Group Inc.	10056 and 10068 Keele Street

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Item	Date	Respondent	Subject/Location
149YR D06.2010.V.01.001	September 21, 2010	Sony Rai Sustainable Vaughan	Urban boundary expansion
154C	August 03, 2011	David Bronskill Goodmans LLP	Part of Lot 9 in Concession 9
154YR D06.2010.V.01.013	September 30, 2010	Cam Milani Rizmi Holdings Limited	Malani Boulevard
156YR D06.2010.V.01.003	September 22, 2010	Carly Bowman Goodmans LLP	71 Colossus Drive
156YR2 D06.2010.V.01.112	September 03, 2010	Roslyn Houser Goodmans LLP	71 Colossus Drive
157B	July 26, 2011	Peter J. Smith Weston Consulting Group Inc.	3400 Teston Road
159	June 14, 2010	Maurizio Rogato Solmar	South of Highway 7, east of Islington Avenue, west of Bruce Street
159YR D06.2010.V.01.022	October 05, 2010	Maurizio Rogato Solmar	South of Highway 7, east of Islington Avenue, west of Bruce Street
164C	October 05, 2010	Rosemarie L. Humphries Humphries Planning Group	77 Woodstream Boulevard

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Item	Date	Respondent	Subject/Location
168YR	January 29, 2011	Rosemarie L. Humphries Humphries Planning Group	2480 Kirby Road
169YR D06.2010.V.01.090	February 15, 2011	Jay Claggett IBI Group	3131 Highway 7
171YR D06.2010.V.01.014	September 30, 2010	Alan Young Weston Consulting Group Inc.	Northeast corner of Highway 50 and Langstaff Road
175YR D06.2010.V.01.057	November 30, 2010	John La Chappelle Bell Canada	Vaughan
176YR D06.2010.V.01.079	February 08, 2011	Alan Young Weston Consulting Group Inc.	North and south of Highway 7 between Highway's 50 and 427
182YR D06.2010.V.01.037	October 06, 2010	Peter G. Mayor Alcorn & Associates Ltd.	340 Marc Santi Boulevard
187YR D06.2010.V.01.084	January 18, 2011	Janice Given City of Brampton	Vaughan
191YR	October 28, 2010	Christopher Tickner Weston Consulting Group Inc.	5859 Rutherford Road
202YR D06.2010.V.01.091	February 15, 2011	Jay Claggett IBI Group	44 Creditstone Road

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Item	Date	Respondent	Subject/Location
213YR D06.2010.V.01.056	November 29, 2010	Basil Gurusinghe Region of Peel	Vaughan
221C	December 28, 2010	Tel Matrundola Telast Properties and Tan-Mark Holdings	7080 Yonge Street
224YR D06.2010.V.01.059	November 26, 2010	Gary Wright City Planning Division, City of Toronto	Vaughan
246YR D06.2010.V.01.009	September 28, 2010	Lezlie Phillips Liberty Development, 1541677 Ontario Inc.	7890 Bathurst Street
248YR D06.2010.V.01.025	October 05, 2010	Valeria Maurizio Wood Bull LLP FOR: Smart Centres Inc. and Related Companies	Various sites in Vaughan
249B	July 04, 2011	TRCA	Northeast corner of Rutherford Road and Islington Avenue
256YR D06.2010.V.01.062	November 30, 2010	Jim Baird Town of Markham	Yonge Steeles Corridor
270YR D06.2010.V.01.033	October 14, 2010	Michael Melling Davies Howe Partners	Vaughan
282YR D06.2010.V.01.005	September 23, 2010	Steven A. Zakem Aird and Berlis LLP	50 and 60 Disera Drive (YRSCC Property)

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Item	Date	Respondent	Subject/Location
320YR D06.2010.V.01.078	February 04, 2011	Yurij Michael Pelech EMC Group Limited	South east corner Nashville Road and Highway 27
320YR D06.2010.V.01.083	February 04, 2011	Yurij Michael Pelech EMC Group Limited	South east corner Nashville Road and Highway 27
320YR D06.2010.V.01.105	June 17, 2011	Yurij Michael Pelech EMC Group Limited	South east corner Nashville Road and Highway 27
320YR2 D06.2010.V.01.030	October 12, 2010	Yurij Michael Pelech EMC Group Limited	South east corner Nashville Road and Highway 27
323YR D06.2010.V.01.025	October 05, 2010	Valeria Maurizio Wood Bull LLP	Vaughan
335YR D06.2010.V.01.041	October 26, 2010	Todd Trudelle Goldberg Group	Vaughan
338YR D06.2010.V.01.068	January 07, 2011	David A. McKay MHBC Planning et al.	7979 Weston Road
370YR D06.2010.V.01.016	September 28, 2010	Mike Everard Augusta National Inc.	Northwest corner of Highway 7 and Wigwoss Drive.
380	September 22, 2010	Lindsay Dale-Harris Bousfields Inc.	Northwest quadrant of the Carrville Centre

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Item	Date	Respondent	Subject/Location
388YR D06.2010.V.01.063	December 09, 2010	Chris Barnett Davis LLP FOR: I&M Pandolfo Holdings	7601 Jane Street
435	November 03, 2010	Roslyn Houser Goodmans LLP	Block 34 East
435YR D06.2010.V.01.021	October 04, 2010	Judy Bates Goodmans LLP	Block 34 East
436YR D06.2010.V.01.060	December 02, 2010	Ryan Guetter Weston Consulting Group Inc.	7301 Major Mackenzie Drive
440	December 13, 2010	Mario Cortellucci Cortel Group	Vaughan Metropolitan Centre
459	January 10, 2011	Enzo Minghella Crestwood Road Ratepayers Association	Yonge Steeles Secondary Plan
464	October 12, 2010	Aleksandra Kuburovic	Woodlot on the corner of Dufferin and Summeridge
473YR D06.2010.V.01.004	September 22, 2010	Carly Bowman Goodmans LLP FOR: Wal-Mart Canada Corp.	Vaughan
474YR D06.2010.V.01.012	September 30, 2010	Tony Mauti	Vaughan

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Item	Date	Respondent	Subject/Location
475YR D06.2010.V.01.028	October 13, 2010	Nick Coleman CN Rail	MacMillan Yard
476YR D06.2010.V.01.055	November 25, 2010	Jennifer Meader Townsend and Associates	Vaughan
477YR D06.2010.V.01.069	January 11, 2011	Rob Freeman Freeman Planning Solutions Inc.	Vaughan
478YR D06.2010.V.01.073	January 27, 2011	Joel D. Farber Fogler, Rubinoff LLP	4611 Highway 7
479YR D06.2010.V.01.077	February 03, 2011	Yurij Michael Pelech EMC Group Limited	7034 Islington Avenue
479YR D06.2010.V.01.110	June 30, 2011	Yurij Michael Pelech EMC Group Limited	7034 Islington Avenue
480YR D06.2010.V.01.097	March 10, 2011	Maurizio Rogato Solmar Development Corporation	9225, 9235, 9245, and 9255 Jane Street
482YR D06.2010.V.01.085	February 22, 2011	Rosemarie L. Humphries Humphries Planning Group	8955 Weston Road
482YR D06.2010.V.01.086	February 22, 2011	Rosemarie L. Humphries Humphries Planning Group	8955 Weston Road

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Item	Date	Respondent	Subject/Location
491	December 15, 2010	Christine Hyde York Catholic District School Board	VMC Secondary Plan; Kleinburg-Nashville Secondary Plan
491YR D06.2010.V.01.098	March 23, 2011	Christine Hyde York Catholic District School Board	Vaughan
492YR D06.2010.V.01.095	March 07, 2011	May Luong Borden Ladner Gervais LLP FOR: MacMillan Farm	9605 Dufferin Street
494	March 01, 2011	TRCA	Highway 400 North Employment Lands Secondary Plan (OPA 637); Humber Watershed Plan
495YR D06.2010.V.01.096	March 08, 2011	Lorenz Schmidt Balor Development Services Ltd.	51 Babak Boulevard
496	February 17, 2011	Maurice Stevens	10340 Highway 27, Vaughan, ON
498	March 07, 2011	Chief Keith Knott Curve Lake First Nation	Vaughan
509	September 01, 2010	Paula Bustard Smart Centres	Weston Road and Major Mackenzie Drive
510	March 24, 2011	Kregg Fordyce Kregg Fordyce Architect	5309 Highway 7
522YR D06.2010.V.01.101	May 24, 2011	Yurij Michael Pelech EMC Group Limited	7386 Islington Avenue

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Item	Date	Respondent	Subject/Location
522YR D06.2010.V.01.109	June 17, 2011	Yurij Michael Pelech EMC Group Limited	7386 Islington Avenue
528YR	June 30, 2011	Jordan Erasmus Infrastructure Ontario	Southeast corner of Keele Street and Highway 407
534	July 15, 2011	Rosemarie L. Humphries Humphries Planning Group	7803 & 7815 Dufferin Street

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Part E: Vaughan Official Plan 2010 (Volume 1) – Mapping and Recommended Changes (Staff)

Schedule #	Item	Location	Recommendation
13-J	I-407	Maple Commercial Core	That Schedule 13-J be revised to identify the subject parcels as “Low Rise Mixed-use” designation.
13-H	I-412	West side of Weston Road, north of Major Mackenzie Drive	Schedule 13-H of the VOP 2010 should be revised to show the lands north of the northwest corner of Weston Road and Chatfield Drive, on the west side of Weston Road, as Low-Rise Residential. The immediate northwest corner should retain its Low-Rise Mixed-Use designation.
13-Q	I-415	Northwest Highway 7 and Sylvan Brook	1. That Schedule 13-Q be modified to show the subject lands as Mid-Rise Mixed-Use with a height limit of 4 storeys and an FSI as per OPA 542. 2. That schedule 13-Q be modified to show permitted height range of 9-12 storeys, as permitted through OPA No.605.
2, 13, 13-B	I-422	Vaughan	It is recommended to modify Schedule 2 to depict the lands as white (i.e. no legend item) and modify Schedule 13 and Schedule 13-B to depict the lands as Agricultural.
13-T	I-426	2 Conley Street	It is recommended that Schedule 13-T of the VOP 2010 be revised to reflect the subject lands as “Low-Rise Mixed-Use” with a maximum height of 3 storeys, and maximum density of .75 FSI.
1	I-458	Vaughan	That Schedule 1 in Volume 1 be modified to classify the lands as “Community Area” from “Parkway Belt West Plan”.
13	I-465	Highway 7 and Kipling Avenue	That the height and densities on Schedule 13 for properties located on 25 Woodstream Blvd be reverted back to 8 height and density of 2.5.
1, 1A, 2, 3, 5, 6, 7, 8, 10, 11 and 12	I-469	Greenbelt	It is recommended to modify Schedules 1, 1A, 2, 3, 5, 6, 7, 8, 10, 11 and 12 by adding a notation beneath the two legend items for “Greenbelt Plan Area” and “Oak Ridges Moraine Conservation Plan Area” as follows: See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area.

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Part E: Vaughan Official Plan 2010 (Volume 1) – Mapping and Recommended Changes (Staff)

Schedule #	Item	Location	Recommendation
13, 13-N	I-472	Vaughan	That Schedule 13, and 13-N of the VOP 2010, Volume 1, be revised to reflect the subject lands as “Study Area” as per the Council direction. It is further recommended that the lands be reflected on Schedule 14-A, indicating that the area requires a site specific study.
13-S	I-511	7894 Dufferin Steet - Patricia Kemp Community Centre	It is recommended that Schedule 13-S of the VOP, Volume 1 be modified to reflect the subject lands as “Commercial Mixed-Use” with a height maximum of 4 storeys, and maximum density of 1.0 FSI.
2, 13-T	I-513	Mill Street near Yonge Street North of Centre Street. (Near Uplands Golf and Country Club)	It is recommended to modify the Core Features boundary on Schedule 2 and the Natural Areas boundary on Schedule 13-T in the vicinity of Mill Street south of the Uplands Golf and Country Club based on the TRCA Terrestrial Natural Heritage System and continue to include the OS1 zone adjacent to Yonge Street.
2, 13-T	I-513	Jan-Sil property at Wigston Place. South of Hwy 407 and east of Bathurst Street	It is recommended to modify the Core Features boundary on Schedule 2 and the Natural Areas boundary on Schedule 13-T to limit the Core Features boundary to the OS1 zone noted on the zoning map for the Jan-Sil property.
13-Q	I-516	Vaughan	It is recommended to modify Schedule 13-Q to denote the lands at 4620 Hwy 7 with a Mid-Rise Mixed-Use designation and with a height of 4 storeys (H4) and a density of 2.0 FSI (D2).
13	I-526	7611 Pine Valley Drive	That Schedule 13 be revised to shown lands at 7611 Pine Valley Drive as “Mid-Rise Mixed Use” to be consistent with the lands shown in OPA 662.
14-C	I-529	Vaughan	It is recommended to include the site-specific policies for Valley Policy Areas 1-4 in Volume 2 (Section 13) and include outlines of Valley Policy Area 1-4 on Schedule 14-C.
13-M	I-531	Vaughan	That schedule 13-M be revised to show subject parcel as “Low Rise Residential”.

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Part E: Vaughan Official Plan 2010 (Volume 1) – Mapping and Recommended Changes (Staff)

Schedule #	Item	Location	Recommendation
13-P, 13-Q	I-535	Vaughan	That Schedule's 13-P and 13-Q be consistent with Site specific OPA in Section 12.11 "Kipling Avenue and Highway 7" in Volume 2 of the VOP; and, That the boundaries of the permitted land uses densities be consistent with the schedules identified in OMB decision PL05057 amending OPA 661.

Additional Mapping Changes (Staff)

Schedule #	Comment	Recommendation
1	The identification and location of "Regional Corridors" to be identified separately from "Local Corridors" on Schedule 1	That Schedule 1 be revised to identify the location of "Regional Corridors" separately from "Local Corridors"
1	The identification and location of "Regional Centres" to be identified separately from "Primary Centres" on Schedule 1.	That Schedule 1 be revised to identify the location of "Regional Centres" separately from "Local Centres"
1	That the "Primary Intensification Corridor" designation and the "Primary Intensification Corridor within Intensification Corridor" designation located between Highway 400 and Weston Road be reversed.	That Schedule 1 be revised to identify "Primary Intensification Corridor" designation and the "Primary Intensification Corridor within Intensification Corridor" designation located between Highway 400 and Weston Road be reversed.
1	The identification of "Railway Facilities" as per OPA 450 designation be shown on Schedule 1.	That Schedule 1 be revised to identify the "Railway Facilities" as per Schedule 2 in OPA 450.

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Part E: Vaughan Official Plan 2010 (Volume 1) – Mapping and Recommended Changes (Public)

Schedule #	Item	Submission	Recommendation
14-C	21YR	<p>DATE: October 04, 2010 D06.2010.V.01.018</p> <p>RESPONDENT: Alan Young Ahmadiyya Muslim Jama'at Canada Inc</p> <p>LOCATION: 10610 Jane Street</p>	That the subject site be identified on Schedule 14 C, "Areas Subject to Site Specific Plans" as "Ahmadiyya Campus".
1	68YR	<p>DATE: October 28, 2010 D06.2010.V.01.044</p> <p>RESPONDENT: David A. McKay MHBC Planning</p> <p>LOCATION: Northwest corner of Dufferin Street and Centre Street</p>	Schedule 1-Urban Structure, should be amended to designate the subject lands as "Community Area".
2	68YR	<p>DATE: October 28, 2010 D06.2010.V.01.044</p> <p>RESPONDENT: David A. McKay MHBC Planning</p> <p>LOCATION: Northwest corner of Dufferin Street and Centre Street</p>	That the "Core Feature of the Natural Heritage Network" designation be removed from Schedule 2-Natural Heritage Network, VOP 2010, Volume 1.

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Part E: Vaughan Official Plan 2010 (Volume 1) – Mapping and Recommended Changes (Public)

Schedule #	Item	Submission	Recommendation
Volume 2 – Map 12.13.A	69YR2	<p>DATE: September 30, 2010 D.06.2010.V.01.017</p> <p>June 29, 2011 D06.2010.V.01.108</p> <p>RESPONDENT: Alan Young Weston Consulting Group Inc.</p> <p>LOCATION: East side of Highway 50 north of Highway 7</p>	<p>That Volume 2 be amended to relocate the Service node on Map 12.13.A to the north, to the boundary between the two subject lands. The proposed location will be a future signalized intersection, which has been approved by the Regions of Peel and York and factored into the Highway 50 reconstruction program. The current location of the service node cannot be signalized because of inadequate separation from Highway 7.</p>
2, 13-G	320YR	<p>DATE: February 04, 2011 D06.2010.V.01.078</p> <p>D06.2010.V.01.083</p> <p>RESPONDENT: Yurij Michael Pelech EMC Group Limited</p> <p>LOCATION: South east corner Nashville Road and Highway 27</p>	<p>It is recommended to change the Core Feature boundary on Schedule 2 and the Natural Areas boundary on Schedule 13-G, such that the Core Features overlay and Natural Area designation do not overlap the parcels at 69, 73, 89 and 99 Nashville Road.</p> <p>It is recommended to change Schedule 13-G to depict the parcels at 69, 73, 89 and 99 Nashville Road with the Low-Rise Mixed-Use designation and with a height of 2.5 storeys (H2.5) and density of 0.2 to 1.0 FSI (D0.2-1.0).</p>
13-N	480YR	<p>DATE: March 10, 2011 D06.2010.V.01.097</p> <p>RESPONDENT: Maurizio Rogato Solmar Development Corporation</p> <p>LOCATION: 9225, 9235, 9245, and 9255 Jane</p>	<p>That schedule 13-N be revised to designate lands from “High Density Residential” to “Commercial Mixed-Use” as per approved OPA 688.</p> <p>That Schedule 13-N heights and densities be revised to show site specific approvals for towers 3 & 4 as per approved Minor Variance A045/09.</p>

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Part E: Vaughan Official Plan 2010 (Volume 1) – Mapping and Recommended Changes (Public)

Schedule #	Item	Submission	Recommendation
		Street	
2, 13-G	496	<p>DATE: February 17, 2011</p> <p>RESPONDENT: Maurice Stevens</p> <p>LOCATION: 10340 Highway 27, Vaughan, ON</p>	<p>It is recommended to:</p> <ul style="list-style-type: none"> - modify the boundaries of the Core Features on Schedule 2 to align with the Regionally Significant Forests overlapping the parcel at 10340 Hwy 27; - modify the boundaries of the Natural Areas on Schedule 13-G to align with the Regionally Significant Forests overlapping the parcel at 10340 Hwy 27 - depict the balance of the parcel at 10340 Hwy 27 with a Low-Rise Residential designation.
13-Q	522YR	<p>DATE: May 24, 2011 D06.2010.V.01.101</p> <p>June 17, 2011 D06.2010.V.01.109</p> <p>RESPONDENT: Yurij Michael Pelech EMC Group Limited</p> <p>LOCATION: 7386 Islington Avenue</p>	<p>It is recommended that Schedule 13-Q of the VOP 2010 be revised to designate the subject lands as “Low-Rise Residential”, retaining the current height maximum of 4 storeys and FSI maximum of 1.5.</p>

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Part E: Vaughan Official Plan 2010 (Volume 1) – Mapping and Recommended Changes (Public)

Schedule #	Item	Submission	Recommendation
13, 13-R	528YR	<p>DATE: June 30, 2011</p> <p>RESPONDENT: Jordan Erasmus Infrastructure Ontario</p> <p>LOCATION:</p>	<p>No change is recommended until removal from Parkway Belt Plan is confirmed.</p> <p>It is further recommended that once confirmation has been received, that VOP 2010 be modified by designating the subject lands “Employment Area” on Schedule 1 Urban Structure and “Prestige Employment” on Schedules 13 and 13-R Land Use.</p>
13-T	534	<p>DATE: July 15, 2011</p> <p>RESPONDENT: Rosemarie L. Humphries Humphries Planning Group</p> <p>LOCATION: 7803 & 7815 Dufferin Street</p>	<p>It is recommended that Schedule 13-T of the VOP 2010 be revised to reflect a “Low-Rise Residential” designation on the subject lands until such time as the Centre Street Gateway Study is completed, and the appropriate land use designation is determined.</p>

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Part D: Vaughan Official Plan 2010 (Volume 1) – Toronto and Region Conservation Authority Requests/Staff Comments and Recommendations

Item	Issue	Comment	Recommendation
2.2.2	Relationship between “Natural Area and Countryside” policies in Section 2.2.2 and the Environment policies in Chapter 3.	<p>“Natural Areas and Countryside” is an urban structure designation depicted on Schedule 1 and described in Chapter 2 with corresponding policies in Section 2.2.2. Chapter 9 provides all of the land use designations and corresponding policies in Section 9.2.2. “Natural Areas and Countryside” is not included in Chapter 9 as a designation, although policies pertaining to “Countryside” areas are noted in Section 9.1.1. Rather, policies for “Natural Areas” and “Agricultural” designations are provided in Section 9.2.2 and these designations are mapped on Schedule 13 (Land Use).</p> <p>While these two chapters provide much of the direction regarding land use permissions and policy issues pertaining to parcels, it should be noted that it is stated in Section 1.7 (How to Read this Plan) that it “is intended that the Plan be read in its entirety as policies throughout it may apply to any given parcel of land.” Hence, emphasis is placed on ensuring that relevant sections of the Plan are reviewed and interpreted for any specific parcel(s).</p>	No change is recommended.
9.1.1	<p>Sections 9.1.1 and 9.2.2</p> <p>Relationship between Natural Heritage Network described in Chapter 3 and depicted on Schedule 2 and the Natural Areas designation on Schedule 13.</p>	At issue is that the Natural Heritage Network (NHN) includes Core Features, Enhancement Areas, Built-up Valley Lands and other lands in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan. Policy 9.2.2.15 makes the connection between the “Natural Areas” designation and Core Features described in Chapter 3. Policy 9.2.2.17 refers to the	<p>It is recommended to change Policy 9.1.1.8 (a) to refer to all components of the Natural Heritage Network as follows:</p> <p>Protecting and enhancing the Core Features, Enhancement Areas, Built-up Valley Lands and other lands in the Greenbelt Plan and Oak Ridges Moraine</p>

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		<p>“Agricultural” designation and is intended to cross-reference to the “Countryside” designation regarding the City’s urban structure. However, Chapter 9 does not include a reference to Enhancement Areas and Built-up Valley Lands.</p> <p>It is recommended to modify Policy 9.1.1.8 (a) and add a subparagraph to Policy 9.2.2.15 to explicitly note all components of the NHN. As a result, no additional notations or changes to schedules are required.</p> <p>Subparagraph 9.2.1.8(b) is not consistent with the uses identified as not permitted in the designations noted in Policy 9.2.1.8, as extracted below. It is recommended to delete subparagraph 9.2.1.8(b).</p> <p>9.2.1.8 The following uses are permitted in all land use designations with the exception of Natural Areas, Parks, Private Open Spaces, Agricultural, Rural Residential, Theme Park and Entertainment, and Infrastructure and Utility:</p> <p>a. <i>Schools</i>, except in Employment Areas as identified on Schedule 1;</p> <p>b. Parks and open space;</p>	<p>Conservation Plan that together comprise the Natural Heritage Network, as identified in Schedule 2, and, specifically, securing wherever possible, through the development process, such lands for public purposes.</p> <p>It is recommended to add a subparagraph to Policy 9.2.2.15 as follows:</p> <p>Enhancement Areas, Built-up Valley Lands and other lands in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan connect and support Natural Areas, such that the policies regarding these lands in sections 3.2 and 9.1.1.8 shall be considered, where relevant, for new development and/or site alteration adjacent to Natural Areas.</p> <p>The new subparagraph is to be labelled 9.2.2.15 (b), such that existing subparagraph 9.2.2.15 (b) is to be re-numbered to 9.2.2.15 (c).</p> <p>It is recommended to delete subparagraph 9.2.1.8(b).</p>
<p>3.2.3.2</p>	<p>Chapter 3 and Schedule 2</p> <p>Convert text in the text boxes to policy (e.g. policy text prevails over mapping, components</p>	<p>The following text boxes were reviewed and a recommendation made about converting the text to policy.</p> <p>i) Page 49 (description of ecosystem</p>	<p>i) No change is recommended regarding the text box on Page 49 regarding ecosystem functions.</p> <p>ii) It is recommended that Policy 3.2.3.2 be</p>

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Item	Issue	Comment	Recommendation
	<p>of the NHN).</p>	<p>functions). Ecosystem functions are not described in policy in the York Region Official Plan (ROP). Page 8 of the ROP includes a sidebar that refers to ecological services of the Regional Greenlands System while ROP Policy 7.3.1 refers to consideration of the value of ecological services in all of the Region’s water and wastewater infrastructure investment decisions.</p> <p>It is recommended to keep the text box describing ecosystem functions on Page 49 as a text box. It is recommended to not convert the text to policy.</p> <p>ii) Page 51 (policy text prevails over the mapping in determining the Natural Heritage Network).</p> <p>While Policy 3.2.3.2 addresses the issue of refining and adding to the NHN, the text box is an over-arching comment about the policies in Chapter 3. Hence, the City concurs that the information contained in the text box should be converted to policy.</p> <p>iii) Page 52 (components of the Natural Heritage Network).</p> <p>The text describing Core Features, Enhancement Areas, Built-up Valley Lands and other lands in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan is adequately covered in existing Policies 3.2.3.4 to 3.2.3.17.</p> <p>It is recommended to keep the text box on</p>	<p>modified as follows, based on the text in the text box on Page 51, and that the text box be deleted:</p> <p>That the policy text prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network. Identification of elements comprising the Natural Heritage Network is an ongoing process and as such the Natural Heritage Network identified on Schedule 2 is based on the best information available. Schedule 2 may not identify all the natural heritage features in Vaughan. The precise limits of mapped natural heritage features, and any additions to the mapped network, will be determined through appropriate study undertaken in consultation with the Toronto and Region Conservation Authority and the Province. This may occur on a site-by-site basis through the development process or through studies carried out by the City, Region, Toronto and Region Conservation Authority or other government agencies.</p> <p>It is recommended to add a note on Schedule 2 as follows:</p> <p>The policy text in Chapter 3 prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network.</p> <p>iii) No change is recommended regarding the text box on Page 52 describing the components of the Natural Heritage Network.</p>

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		Page 52 and not convert the text to policy.	
3.2.1.2	Policies in Section 3 focus on features not on the system (s. 3.2.1).	<p>Policy 3.2.1.2 is modified to reflect text in Policy 2.1.2 of the Provincial Policy Statement (PPS) regarding ecological function and biodiversity. Policy 2.1.1 and 2.1.2 of the PPS are excerpted below as a reference.</p> <p>2.1.1 Natural features and areas shall be protected for the long term.</p> <p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term <i>ecological function</i> and biodiversity of <i>natural heritage systems</i>, should be maintained, restored or, where possible, improved, recognizing linkages between and among <i>natural heritage features and areas, surface water features and ground water features</i>.</p>	<p>It is recommended to modify Policy 3.2.1.2 as follows:</p> <p>To maintain the long-term ecological function and biodiversity of the Natural Heritage Network by utilizing an ecosystem function approach to planning that protects, restores and, where possible, enhances natural features and their functions.</p> <p>It is recommended to add a definition for ecological function in Section 10.2.2 as follows:</p> <p>The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.</p>
3.2.3.4	Rationale for variation in setback requirements (s. 3.2.3.4)	<p>The minimum ecological buffer requirements identified in Policy 3.2.3.4 are consistent with requirements of the TRCA (for valleylands and aquatic features), York Region (for woodlands), and the Greenbelt Plan and Oak Ridges Moraine Conservation Plan.</p> <p>A minimum vegetation protection zone (MVPZ)</p>	<p>It is recommended to revise Policy 3.2.3.4(d) as follows:</p> <p><i>significant wildlife habitat</i> and significant <i>habitat of endangered and threatened species</i>, including significant habitat of special concern species in the Natural Heritage System of the Greenbelt Plan and</p>

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		<p>is not identified for significant wildlife habitat and significant habitat of endangered and threatened species in Policy 3.2.3.4(d). Hence, it is recommended to add text to Policy 3.2.3.4(d) to note that the MVPZ is determined by a natural heritage evaluation.</p>	<p>significant habitat of rare species in the Oak Ridges Moraine Conservation Plan area, and the minimum vegetation protection zone as determined by an Environmental Impact Study and/or a natural heritage evaluation, such as carried out under section 23 of the Oak Ridges Moraine Conservation Plan;</p>
<p>3.2.3.9</p>	<p>Public ownership of Core Features, such that ownership is not fragmented in order to ensure protection.</p>	<p>The City agrees with the suggestion from TRCA, which is also consistent with parks policies regarding public ownership (see Policy 7.3.1.4).</p>	<p>It is recommended to modify Policy 3.2.3.9 as follows:</p> <p>That Core Features and their related vegetation protection zone will be conveyed to the City and/or Toronto and Region Conservation Authority as a condition of development approval. To enable comprehensive management, such features shall not be fragmented but shall be brought into public ownership to ensure their continued protection and management.</p>
<p>3.2.3.14</p>	<p>Permitted uses in network are unclear (s 3.2.3.3)</p>	<p>Policy 3.2.3.3 recognizes legally existing land uses in the Natural Heritage Network while Policy 10.2.1.3 recognizes legally existing land uses in general. Furthermore, Policy 3.2.3.14 recognizes existing uses below the top of bank in certain parts of the City.</p> <p>The more specific suggestion from TRCA is to add a reference to Policy 10.2.1.3 in Policy 3.2.3.14 and delete Policy 3.2.3.3 as it is redundant. Rather, a reference to Policy 10.2.1.3 will be added in Policy 3.2.3.3 and a</p>	<p>It is recommended to modify Policy 3.2.3.3 as follows:</p> <p>That any development lawfully existing within the Natural Heritage Network on the date this Plan is approved is permitted to remain, as recognized in Policy 10.2.1.3. Minor alterations or additions to such existing development are permitted subject to the policies of this Plan and which may include consultation with the Toronto and Region Conservation Authority, York Region, or Province as required.</p>

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		<p>reference to Policy 3.2.3.3 added to Policy 3.2.3.14.</p> <p>TRCA recommends adding further tests to Policy 10.2.1.3 regarding legally existing uses. The tests refer to: no negative impacts on existing natural features and functions; no increased risk to public health and safety in natural hazards; and to obtain permission under Section 28 of the Conservation Authorities Act, where applicable.</p>	<p>It is recommended to add a reference to Policy 3.2.3.3 in Policy 3.2.3.14 as follows:</p> <p>That Built-up Valley Lands, as identified on Schedule 2, recognize existing developed lands located below the physical top of bank and within the area regulated in accordance with the Conservation Authorities Act. As per Policy 3.2.3.3 and Policy 10.2.1.3, minor alterations or additions to such lawfully existing developments are permitted subject to the policies of this Plan and which may include consultation with the Toronto and Region Conservation Authority, York Region, or Province as required.</p> <p>It is recommended to add the following subparagraphs to Policy 10.2.1.3:</p> <ul style="list-style-type: none"> f. within Natural Areas, it is demonstrated that there will be no negative impact on existing natural features and functions; g. there is no increased risk to public health and safety associated with natural hazards in accordance with the natural hazards policies of this Plan; and/or h. where applicable, permission is obtained in accordance with Section 28 of the Conservation Authorities Act.
<p>3.2.3.12</p>	<p>Enhancement Area policies contradict intent of identifying them (s 3.2.3.12)</p>	<p>Enhancement Areas are identified conceptually on Schedule 2 and are not considered a designation in the Vaughan Official Plan. In effect, Enhancement Areas are highlighted for further study to determine</p>	<p>No change is recommended.</p>

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		<p>the extent to which these areas can be added as Core Features in the NHN.</p>	
<p>Schedule 2</p>	<p>Conformity with natural heritage and Regional Greenlands systems (Provincial/Regional/Watershed Plans) and the Natural Heritage Network and mapping consistency with existing systems (including TRCA & York).</p>	<p>The issue pertains to the Terrestrial Natural Heritage System developed by TRCA. The City will continue discussions with TRCA regarding mapping the Natural Heritage Network and the use of the TRCA Terrestrial Natural Heritage System. Completing Phase 1 of Natural Heritage Network study, the budget for which was approved by Council, will address some issues of consistency between different natural heritage systems.</p>	<p>No change is recommended at this time.</p>
<p>3.2.3.14</p>	<p>Inclusion of natural hazards</p>	<p>Clarification in policy is required regarding development below the top of bank of valley and stream corridors in relation to Natural Areas (i.e. Core Features) and Built-up Valley Lands of the Natural Heritage Network. The City proposes to modify Policy 3.2.3.14 and 3.2.3.15 regarding Built-up Valley Lands to place the emphasis on approved Secondary Plans, where applicable, and regulation under the Conservation Authorities Act. Policy 3.6.2.3 regarding development within flood plains will be modified to make reference to Core Features and Built-up Valley Lands.</p>	<p>It is recommended to modify Policy 3.2.3.14 as follows:</p> <p>That Built-up Valley Lands, as identified on Schedule 2, recognize existing developed lands located below the physical top of bank and within the area regulated in accordance with the Conservation Authorities Act. As per Policy 3.2.3.3 and Policy 10.2.1.3, minor alterations or additions to such lawfully existing developments may be permitted subject to the policies of this Plan and which may include consultation with the Toronto and Region Conservation Authority, York Region, or Province as required.</p>

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			<p>It is recommended to modify Policy 3.2.3.15 as follows:</p> <p>That new development and/or site alterations on Built-up Valley Lands are prohibited, except in accordance with an approved Secondary Plan, within and in accordance with an approved Special Policy Area, and/or an approved permit under the Conservation Authorities Act. Permits may be issued within a regulated area provided it is demonstrated that development and/or site alteration will not: create unacceptable risk to public health or safety or of property damage; or affect the control of flooding, erosion, pollution or the conservation of land. The proposed development and/or site alteration must minimize impacts on natural heritage features and identify enhancement and/or restoration opportunities.</p> <p>It is recommended to modify the description of Built-up Valley Lands in the text box by deleting the word “are” and replace with “may be” in the last sentence.</p>
<p>3.6.2.3</p>	<p>Inclusion of natural hazards</p> <p>(Continued)</p>	<p>The specific suggestion from TRCA is to include a reference to Policy 3.2.3.14 and Policy 3.2.3.15 in Policy 3.6.2.3. Hence, Policy 3.6.2.3 is recommended to be revised to address two issues: (a) prohibiting new development below the top of bank in Core</p>	<p>It is recommended to modify Policy 3.6.2.3 as follows:</p> <p>That development within the flood plains is regulated in accordance with Provincial floodplain management policies and the</p>

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		<p>Features and (b) permitting development or site alteration in Built-up Valley Lands according to the appropriate policies for Built-up Valley Lands.</p>	<p>regulations of the Toronto and Region Conservation Authority and that: (a) new development below the top-of-bank of <i>valley and stream corridors</i>, which are included in Core Features on Schedule 2, is prohibited; and (b) applications for development and/or site alteration in Built-up Valley Lands as shown on Schedule 2 shall also conform to Policy 3.2.3.14 and Policy 3.2.3.15.</p>
<p>3.7.2.16</p>	<p>Minor edits to ensure consistency with terms regarding stormwater management.</p>	<p>The City agrees with the suggestions.</p>	<p>It is recommended to modify Policy 3.7.2.16 as follows:</p> <p>That new development must satisfy the City and demonstrate consistency with the Toronto and Region Conservation Authority (TRCA) Stormwater Management Criteria for water quantity (flood flow) control, water quality control, erosion control, groundwater recharge and water balance for the protection of hydrologically sensitive features. TRCA Stormwater Management Criteria are based on current research, watershed planning and hydrology studies, therefore the criteria is subject to change based on the approval and adoption of updated studies.</p>

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Item	Issue	Comment	Recommendation
9.2.1	Clarify Land Use Schedule designation with respect to Provincial and Municipal policies.	<p>As noted in the preamble to Section 9.2.1, the land use designations and permitted building types in Section 9.2 “form the primary mechanisms for achieving the growth management strategy set out in Chapter 2 and the various thematic policies set out in Chapters 3 through 8 of this Plan.” Hence, in practical terms, Chapter 9 is the starting point for interpretation of the Plan. As noted in the last sentence of the preamble to Section 9.2.1, “the policies and schedules in Section 9.2 describe which land uses are permitted in different parts of the City, which types of buildings are appropriate in different areas, set out general or, where indicated, specific height and density permissions and provide for specific development and built form criteria.”</p> <p>It should be noted that it is stated in Section 1.7 (How to Read this Plan) that it “is intended that the Plan be read in its entirety as policies throughout it may apply to any given parcel of land.” Hence, emphasis is placed on ensuring that relevant sections of the Plan are reviewed and interpreted for any specific parcel(s).</p> <p>It is the intent that the revised Environmental Management Guideline, once prepared, will assist in providing guidance for the implementation of the various policies and Schedules pertinent to the Natural Heritage Network.</p>	No change is recommended.
3.2 & 3.3	Goal to simplify for implementation - consider Greenbelt Plan systems approach which considers natural heritage and water	The City concurs that Chapter 3 can be reorganized to include (a) a section addressing components of the Natural Heritage Network	It is recommended to reorganize Chapter 3 with the following structure:

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	resources	(i.e. natural features that together form a natural heritage system) and (b) a section addressing water resources. This is consistent with the framework of the Greenbelt Plan and York Region Official Plan.	<p>3.1 Environmental Management</p> <p>3.1.1 A Commitment to Environmental Stewardship</p> <p>3.2 Vaughan's Natural Heritage Network</p> <p>3.2.1 Building a Network based on Ecosystem Function</p> <p>3.2.2 Developing and Maintaining a Natural Heritage Inventory</p> <p>3.2.3 Components of Vaughan's Natural Heritage Network</p> <p>3.3 Features of the Natural Heritage Network</p> <p>3.3.1 Valley and Stream Corridors</p> <p>3.3.2 Wetlands</p> <p>3.3.3 Woodlands</p> <p>3.3.4 Species at Risk and Significant Wildlife Habitat</p> <p>3.3.5 Fisheries and Aquatic Habitat</p> <p>3.3.6 Environmentally Significant Areas and Areas of Natural and Scientific Interest</p> <p>3.3.7 The Oak Ridges Moraine</p> <p style="padding-left: 40px;">Key Natural Heritage Features and Hydrologically Sensitive Features in the Oak Ridges Moraine</p> <p>3.3.8 Key Natural Heritage Features and Key Hydrologic Features in the Greenbelt</p> <p>3.3.9 Significant Landforms</p>

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Item	Issue	Comment	Recommendation
			<p>3.4 Protecting Water Resources</p> <ul style="list-style-type: none"> Watershed Planning Protecting Groundwater Hazardous Lands and Sites Flooding Hazards Special Policy Areas Stormwater Management Erosion and Sediment Control <p>3.5 The Greenbelt</p> <ul style="list-style-type: none"> Greenbelt Protected Countryside Recreational Uses in the Greenbelt General Infrastructure in the Greenbelt Sewage and Water Infrastructure in the Greenbelt Stormwater Management Infrastructure in the Greenbelt Renewable Resources in the Greenbelt Non-Renewable Resources in the Greenbelt Cultural Heritage Resources in the Greenbelt Existing Uses in the Greenbelt <p>3.6 Air Quality and Climate Change</p> <ul style="list-style-type: none"> 3.6.1 Improving Air Quality 3.6.2 Responding to Climate Change

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Item	Issue	Comment	Recommendation
			<p>3.7 Soil Quality and Site Remediation</p> <p>3.8 Environmental Reporting Related to the Natural Heritage Network</p>
<p>3.2.3.10</p>	<p>Delete “in consultation with” and replace with “and where appropriate” in two places.</p>	<p>TRCA recommends to delete “in consultation with” and replace with “and where appropriate” in two places in Policy 3.2.3.10. This policy addresses Core Features, which include natural features covered under Regulation 166/06. However, it is the City’s preference to recognize TRCA authority for specific natural features as described in subsection 2(1) of Regulation 166/06.</p>	<p>The specific changes to Policy 3.2.3.10 are not recommended.</p>
<p>3.2.3.12</p>	<p>Delete “in consultation with” and replace with “and where appropriate”.</p>	<p>TRCA recommends to delete “in consultation with” and replace with “and where appropriate” in Policy 3.2.3.12. This policy addresses Enhancement Areas, which generally include tableland areas connecting natural features and, hence, are generally outside of the TRCA Regulation Limit.</p>	<p>The specific changes to Policy 3.2.3.12 are not recommended.</p>
<p>3.2.3.15</p>	<p>Delete “in consultation with” and replace with “and”.</p>	<p>TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.2.3.15. Built-up Valley Lands recognize existing development below the top of bank. The description of Built-up Valley Lands is consistent with areas described in subsection 2(1) of Regulation 166/06. The changes to the text of Policy 3.2.3.15 resulting from TRCA recommendations eliminates the need for the</p>	<p>It is recommended to modify Policy 3.2.3.15 as follows:</p> <p>That new development and/or site alterations on Built-up Valley Lands are prohibited, except in accordance with an approved Secondary Plan, within and in accordance with an approved Special Policy Area, and/or an approved permit under the Conservation Authorities Act. Permits may</p>

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		<p>further change suggested above as the Conservation Authorities Act will be referenced in the Policy.</p>	<p>be issued within a regulated area provided it is demonstrated that development and/or site alteration will not: create unacceptable risk to public health or safety or of property damage; or affect the control of flooding, erosion, pollution or the conservation of land. The proposed development and/or site alteration must minimize impacts on natural heritage features and identify enhancement and/or restoration opportunities.</p>
<p>3.2.4.5</p>	<p>Move “in consultation with” to after “TRCA”.</p>	<p>TRCA recommends to move “in consultation with” to after “TRCA” in Policy 3.2.4.5. Policy 3.2.4.5 refers to completing a Master Environment and Servicing Plan (MESP). The MESP addresses a wide range of issues that are beyond the scope of Regulation 166/06. The City prefers to recognize specific areas within the jurisdiction of the Authority in accordance with Regulation 166/06.</p>	<p>The specific changes to Policy 3.2.4.5 are not recommended.</p>
<p>3.2.4.6</p>	<p>3.2.4.6 - Add a terms of reference and work plan and move “in consultation with” to after “TRCA”.</p>	<p>TRCA recommends to (a) add a terms of reference and work plan and (b) move “in consultation with” to after “TRCA” in Policy 3.2.4.6. Policy 3.2.4.6 refers to a work plan for the MESP.</p> <p>(a) The City agrees to be more specific in noting the requirement for a Terms of Reference that outlines the work plan. This is consistent with the description of environmental reports in the Natural Heritage Reference Manual (MNR 2010).</p>	<p>It is recommended that the reference to a Terms of Reference that outlines a work plan be modified in Policy 3.2.4.6, as follows:</p> <p>That, prior to initiation of a Master Environment and Servicing Plan, a Terms of Reference that outlines a work plan will be prepared to the satisfaction of the City, in consultation with the public agencies such as the Toronto and Region Conservation Authority, pursuant to the policies of this Plan and the detailed requirements of the</p>

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Item	Issue	Comment	Recommendation
		(b) The MESP addresses a wide range of issues that are beyond the scope of Regulation 166/06. The City prefers to recognize specific areas within the jurisdiction of the Authority in accordance with Regulation 166/06.	Environmental Management Guideline.
3.3.1	3.3.1 – Delete “in consultation”	TRCA recommends to delete “in consultation” in the second paragraph of the preamble to the valley and stream corridor policies. The City agrees with the recommendation as these features are within the TRCA regulated area.	It is recommended to modify the third sentence in the second paragraph of the preamble to Section 3.3.1 as follows: Vaughan will work with the Toronto and Region Conservation Authority to protect <i>valley and stream corridors</i> as critical elements of the Natural Heritage Network.
3.3.1.2	3.3.1.2 - Delete “in consultation with” and replace with “and”	TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.3.1.2 regarding the precise limits of valley and stream corridors and lands adjacent to valley and stream corridors. The City agrees with the recommendation as it relates to the precise limits of valley and stream corridors as these features are within the TRCA regulated area. The City recommends deleting the reference to “appropriate buffers” being determined to the satisfaction of the TRCA as the PPS includes policies regarding adjacent lands.	It is recommended to modify Policy 3.3.1.2 as follows: That an application for <i>development or site alteration</i> on lands <i>adjacent to valley and stream corridors</i> will not be considered by Council unless the precise limits of <i>valley and stream corridors</i> have been established to the satisfaction of the City and the Toronto and Region Conservation Authority.

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Item	Issue	Comment	Recommendation
3.3.1.4	3.3.1.4 – Delete City and TRCA	TRCA recommends to remove the reference to the City and TRCA in the second sentence of Policy 3.3.1.4. The City agrees with the recommendation as it does not alter the intent of the policy.	<p>It is recommended to modify Policy 3.3.1.3 as follows:</p> <p>To recognize that proposals for modifications to watercourses may occur at the time of proposed development or site alteration. Such proposals may only be considered provided that all other policies of this Plan are satisfied and that such modification is associated with a permitted development. Where such alterations are proposed, the proponent must satisfy the requirements of the Toronto and Region Conservation Authority, address the considerations outlined in the Environmental Management Guideline, and demonstrate improvement of the ecological function of the watercourse.</p>
3.4.1.19	3.4.1.19 - Move “in consultation with” to after TRCA and add “as appropriate” to end of list of agencies	Policy 3.4.1.19 is brought forward from Policy 10.7.1(ix) of OPA 604, which is the City’s official plan amendment to amend OPAs 332, 350 and 600 to bring them into conformity with the Oak Ridges Moraine Conservation Plan. As the policy refers to natural features that may occur outside of the TRCA regulated area, the City does not agree to the TRCA recommendation.	The specific changes to Policy 3.4.1.19 are not recommended.

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Item	Issue	Comment	Recommendation
3.7.2.3	3.7.2.3 - Delete “in consultation with” and replace with “and”	TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.7.2.3 regarding sediment control. The Policy refers to all proposed development and, hence, includes development beyond areas that would directly impact valley and stream corridors and other areas described in Regulation 166/06. Erosion and sediment control in areas adjacent to valley and stream corridors are addressed in Policy 3.6.1.9.	The specific changes to Policy 3.7.2.3 are not recommended.
3.7.2.4	3.7.2.4 - Delete “in consultation with” and replace with “and”	TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.7.2.4 regarding top soil removal and grading. The Policy refers to all proposed development and, hence, includes development beyond areas that would directly impact valley and stream corridors and other areas described in Regulation 166/06. Erosion and sediment control in areas adjacent to valley and stream corridors are addressed in Policy 3.6.1.9.	The specific changes to Policy 3.7.2.4 are not recommended.
3.7.2.6	3.7.2.6 - Delete “in consultation with” and replace with “and”	TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.7.2.6 regarding construction practices and sediment control. Policy 3.6.1.9 addresses erosion and sediment control measures for lands adjacent to valley and stream corridors. Hence, Policy 3.7.2.6 is more general and includes reference to lands not described in Regulation 166/06.	Specific changes to Policy 3.7.2.6 are not recommended.

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Item	Issue	Comment	Recommendation
3.7.2.13	3.7.2.13 - Delete “in consultation with” and replace with “and”	TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.7.2.13 regarding potential groundwater interference and dewatering. Groundwater interference can have an indirect impact on baseflow and habitat of aquatic species. As the impact on aquatic features is likely indirect, the City does not agree to the TRCA recommendation.	Specific changes to Policy 3.7.2.13 are not recommended.
3.7.2.21	3.7.2.21 - Delete “in consultation with” and replace with “and”	TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.7.2.21 regarding stormwater management practices to be described in the MESP. S. 21(1)(j) of the Conservation Authorities Act gives conservation authorities power to “control the flow of surface waters in order to prevent floods or pollution or to reduce the adverse effects thereof”. Stormwater management is directly related to this power under the Act. The recommendation from TRCA is consistent with current practice at the City.	It is recommended to modify the third sentence in Policy 3.7.2.21 as follows: Preliminary and final design will be to the satisfaction of the City and the Toronto and Region Conservation Authority.
3.7.2.27	3.7.2.27 – Replace “in consultation” with “to the satisfaction of” in first sentence. In the last sentence, delete “in consultation with” and replace with “and”.	TRCA recommends to replace “in consultation” with “to the satisfaction of” in the first sentence of Policy 3.7.2.27 regarding post-development stormwater quantity control. TRCA recommends to delete “in consultation with” and replace with “and” in the last sentence in Policy 3.7.2.27. The Policy refers to stormwater quantity control in accordance with current guidelines and refers specifically to the 2 through 100 year storm events. Hence,	No change is recommended.

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Item	Issue	Comment	Recommendation
		<p>consultation with TRCA is adequate as regional flood issues are not noted in this Policy.</p>	
<p>3.6.1.5</p>	<p>3.6.1.5 – Move “TRCA” to after “City”.</p>	<p>TRCA recommends to move “TRCA” to after “City” in Policy 3.6.1.5 regarding hazardous lands. The City agrees with the recommendation as these features are within the TRCA regulated area, and as covered under Section 3 of the Provincial Policy Statement.</p>	<p>It is recommended to modify Policy 3.6.1.5 as follows:</p> <p>To require any proponent for development in proximity to hazardous lands or hazardous sites to determine the limit and extent of such hazardous lands and hazardous sites to the satisfaction of the City and the Toronto and Region Conservation Authority, through appropriate study in a manner consistent with Provincial standards.</p>
<p>3.6.1.9</p>	<p>3.6.1.9 - Delete “in consultation with” and replace with “and”. Clarification is also sought on slopes that exceed 10% and how that is defined.</p>	<p>TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.6.1.9 regarding erosion risk in areas where slopes exceed 10% and/or in areas adjacent to valley and stream corridors. The City agrees with the recommendation as the policy refers to (a) potential hazard lands covered under Section 3 of the Provincial Policy Statement or (b) lands adjacent to valley and stream corridors, which are features described in the TRCA regulated area, where activities may have a direct impact on these features.</p>	<p>It is recommended to modify Policy 3.6.1.9 as follows:</p> <p>To minimize risk associated with erosion, in areas where slopes exceed 10% and/or in areas <i>adjacent to valley and stream corridors</i>, development may be permitted only if the erosion and siltation control measures are satisfactory to the City of Vaughan and the Toronto and Region Conservation Authority, and subject to the policies of this Plan.</p>

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Item	Issue	Comment	Recommendation
3.6.2.2	3.6.2.2 - Delete “in consultation with” and replace with “to the satisfaction of”.	TRCA recommends to delete “in consultation with” and replace with “to the satisfaction of” in Policy 3.6.2.2. As the policy addresses the limits of the floodplain, the City agrees with the recommendation as floodplains are within the TRCA regulated area.	<p>It is recommended to modify Policy 3.6.2.2 as follows:</p> <p>The limits of the flood plain will be determined in accordance with Provincial standards, to the satisfaction of the Toronto and Region Conservation Authority. Where flood plain limits are required and not available, or where existing flood plain information is outdated, the City may require the regulatory flood plain to be mapped by a qualified professional, at the expense of the proponent, to the satisfaction of the City and the Toronto and Region Conservation Authority.</p>
3.6.2.4	3.6.2.4 - Delete “in consultation with” and replace with “and” and add MMAH as they will have to approve any related OPA.	<p>TRCA recommends to delete “in consultation with” and replace with “and” in Policy 3.6.2.4 regarding flood vulnerable areas. The City agrees with the recommendation as these areas are within the TRCA regulated area, and as covered under Section 3 of the Provincial Policy Statement.</p> <p>TRCA also recommends adding a reference to review by the Ministry of Municipal Affairs and Housing as they will have to approve any related official plan amendment. The Provincial Policy Statement refers to review by MMAH and MNR for Special Policy Areas, but not for all flood vulnerable areas. Hence, the City does not agree with this recommendation.</p>	<p>It is recommended to modify Policy 3.6.2.4 as follows:</p> <p>That any development, redevelopment or land use change that would result in <i>intensification</i> within flood vulnerable areas will not be permitted until such time as it has been demonstrated through an appropriate comprehensive study that the flood risk has been reduced through flood remediation, flood proofing, flood warning and emergency response measures, to the satisfaction of the City and the Toronto and Region Conservation Authority.</p> <p>For Special Policy Areas, Provincial review and approval is required.</p>

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Item	Issue	Comment	Recommendation
10.2.2	Consistent definitions (i.e. valleylands)	<p>The current definition of valley and stream corridors in Chapter 10 of the Vaughan Official Plan is paraphrased from Section 3.1 of the Valley and Stream Corridor Management Program (TRCA 1994). OPA 600 does not include a definition, but there are references to a valley corridor defined by the stable valley slope and stream corridors defined according to drainage area.</p> <p>It is recommended to expand the definition of Valley and Stream Corridor in Section 10.2.2 (Definitions) to include the following parts of the Valley and Stream Corridor Management Program (TRCA 1994):</p> <ul style="list-style-type: none"> - The first three paragraphs of Section 3.1; - Section 3.1.1 regarding valley corridors; and - Section 3.1.2 regarding stream corridors. <p>It is recommended to modify Policy 3.2.3.4(a) to remove the following text:</p> <p style="padding-left: 40px;">“measured from the greater extent of the top of stable slope, meander belt, or regulatory floodplain”</p>	<p>It is recommended to add a policy in Section 3.3.1 as follows:</p> <p style="padding-left: 40px;">That valley and stream corridors are defined according to the Valley and Stream Corridor Management Program, prepared by TRCA, and as may be amended from time to time.</p> <p>It is recommended to revise definition of Valley and Stream Corridor in Section 10.2.2 (Definitions), as follows:</p> <p style="padding-left: 40px;">Valley and stream corridors are the natural resources associated with river systems characterized by their landform features and functions. Valley and stream corridors are distinguished from other physiographic features or resources by their connectivity to the river system as a whole.</p> <p style="padding-left: 40px;">The physical landform of a valley corridor can visually be identified from its surrounding landscape (it is well-defined). The physical landform of a stream corridor cannot be visually identified from its surrounding landscape (it is ill-defined). Therefore, valley corridors are distinguished from stream corridors by the presence of a distinct landform.</p> <p style="padding-left: 40px;">Valley corridors may or may not have a defined watercourse channel. Stream corridors will typically have a defined watercourse channel, except at the upper limit of the corridor - source area - where the watercourse (headwater stream) is characterized by surface flow and/or high</p>

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			<p>water tables originating from springs and seepage areas.</p> <p>Where a Significant Area, as defined in the Valley and Stream Corridor Management Program, is within and/or immediately adjacent to a valley or stream corridor, the corridor boundary is extended to include the Significant Area and a minimum 10 metres inland.</p> <p>Valley and stream corridors are significant valleylands and will be further clarified through ongoing studies such as the Natural Heritage Network Study and studies in support of development applications.</p> <p>It is recommended to modify Policy 3.2.3.4(a) to remove the following text:</p> <p>“measured from the greater extent of the top of stable slope, meander belt, or regulatory floodplain”</p>
<p>Schedule 9</p>	<p>Confirm that Teston Road is depicted consistent with the York Region OP</p>	<p>Map 12 in the York Region Official Plan depicts Teston Road between Dufferin Street and Keele Street as a proposed arterial road (up to 36 metres wide).</p> <p>Schedule 9 (Future Transportation Network) of the Vaughan OP depicts Teston Road between Dufferin Street and Keele Street as a dashed line, indicating a proposed road link, for a “Major Arterial (Regional)” road. Hence, the depiction in the VOP is consistent with the York Region Official Plan.</p>	<p>No change is recommended.</p>

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<p>3.2.4</p>	<p>Consider a reference to the existing Environmental Management Guide (EMG) as well as a policy to revise the EMG, from time to time, as noted in Policy 3.2.4.2.</p>	<p>TRCA recommends referring to the existing Environmental Management Guideline (EMG) prepared in support of OPA 400 in 1994. The revised EMG, re-written to better support the NHN, has been circulated internally and to the Region, but has not been vetted as part of a public process.</p>	<p>It is recommended to revise Policy 3.2.4.1 as follows:</p> <p style="padding-left: 40px;">That the City of Vaughan Environmental Management Guideline identifies key management issues and provides guidance in support of the policies of Chapter 3 for the preparation of environmental reporting, to be confirmed based on area-specific issues, in support of development applications.</p> <p>It is recommended to revise Policy 3.2.4.2 as follows:</p> <p style="padding-left: 40px;">To review, update and refine the Environmental Management Guideline from time to time, to (a) facilitate the successful implementation of the ecosystem function approach, (b) establish the scope and technical requirements for the preparation of environmental reports, and (c) ensure that development activity successfully achieves the environmental objectives of this Plan.</p>
<p>3.4.1.25</p>	<p>Suggests deleting subparagraph (a) in Policy 3.4.1.25 as the ORMCP conformity exercise is complete now that the Humber River and Don River Watershed Plans are complete.</p>	<p>TRCA recommends to delete subparagraph (a) in Policy 3.4.1.25 that refers to the completing a water budget by York Region. The ORMCP conformity exercise is complete now that TRCA has approved the Humber River and Don River Watershed Plans.</p> <p>Note also that Policy 3.4.1.25, together with all other ORCMP policies that address designations, but not policies that address key</p>	<p>It is recommended to modify Policy 3.4.1.25 as follows:</p> <p style="padding-left: 40px;">That an application for major development commenced prior to April 23, 2007, shall not be approved unless the applicant:</p> <p style="padding-left: 80px;">a. identifies any hydrologically sensitive features and related hydrological functions on the site and how they will</p>

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		<p>natural heritage features and hydrologically sensitive features, are now placed in Chapter 9 of the Vaughan Official Plan.</p>	<p>be protected,</p> <p>b. demonstrates that an adequate water supply is available for the development without compromising the <i>ecological integrity</i> of the Oak Ridges Moraine Conservation Plan Area, and</p> <p>c. provides, with respect to the site and such other land as the approval authority considers necessary, a water budget and water conservation plan that:</p> <ul style="list-style-type: none"> i. characterizes groundwater and surface water flow systems by means of modelling; ii. identifies the availability, quantity and quality of water sources, and iii. identifies water conservation measures.

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Section	Issue	Comment	Recommendation
3.1.1.3	Suggestion to make reference to partnerships in general.	While all the policies in s. 3.1.1 require partnerships to achieve progress to the broad goals, It is recommended to modify Policy 3.1.1.3 to add specific partners in reference to defining and protecting the natural heritage network.	It is recommended to modify Policy 3.1.1.3 as follows: To work with the Toronto and Region Conservation Authority, the Region, the Province and landowners to define and protect the Natural Heritage Network within Vaughan and provide policies to enhance that Network over time.
s.3.2.1 Ecosystem Function Text Box	Provide more information on the ecosystem function approach.	<p>While the definition of ecological function in the PPS recognizes socio-economic interactions in addition to biological and physical processes, it does not reflect the concept of ecosystem services (also known as ecological goods and services). The definition of ecological value in the Greenbelt Plan does not include the broader definition of added benefits of nature for people as articulated in the concept of ecosystem services. Similarly, the Endangered Species Act (2007) recognizes “ecological, social, economic, cultural and intrinsic value” of biological diversity in the preamble to the Act, but does not include a definition for ecological function or ecosystem function.</p> <p>The recently released Ontario Biodiversity Strategy update (Ontario’s Biodiversity Strategy, 2011: Renewing Our Commitment to Protecting What Sustains Us, Ontario Biodiversity Council, 2011), includes numerous references to ecosystem services as well as a definition:</p> <p>Ecosystem Services: the services that humans derive from ecological functions such as photosynthesis, oxygen production,</p>	<p>It is recommended to modify the text box in s. 3.2.1 regarding the ecosystem function approach as follows:</p> <p>Ecosystem functions provide a wide variety of environmental benefits. Specific functions that provide benefit to people may also be referred to as ecosystem services. Examples of ecosystem functions include:</p> <ul style="list-style-type: none"> • Natural water filtration – a higher amount of forest cover, and /or an increase in <i>wetlands</i> will reduce the cost of water treatment; • Carbon sequestration – vegetation, soil and other natural elements naturally absorb atmospheric carbon dioxide and other pollutants, cleaning the air we breathe; • Flood control – both <i>wetlands</i> and other vegetated areas allow stormwater to attenuate, infiltrate, and evapotranspire; • Food production – most food crops require pollination by bees to produce future generations of the crop. The bees themselves require natural areas as a habitat.

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		<p>water purification and so on.</p> <p>The added text to the text box regarding the ecosystem function approach in s. 3.2.1 is based on the discussion of ecosystem services included in the updated Ontario’s Biodiversity Strategy (2011).</p>	<p>An ecosystem function approach considers the biodiversity contribution of natural areas as well as the added benefits of nature for people, such as clean air, clean water and flood protection. This approach to planning not only seeks to sustain ecological function for wildlife habitat, but also to maintain critical ecological processes (e.g. groundwater flow) and urban biodiversity as an element of community infrastructure to improve human health and well-being.</p>
<p>3.2.3</p>	<p>The subtitle is the same for s. 3.2 and s. 3.2.3.</p>	<p>It is recommended to change the subtitle of s. 3.2.3 to refer to the components of Vaughan’s Natural Heritage Network and change the subtitle of s. 3.3 to refer to the features of Vaughan’s Natural Heritage Network.</p>	<p>It is recommended to modify the subtitle of s. 3.2.3 as follows:</p> <p style="padding-left: 40px;">3.2.3 Components of Vaughan’s Natural Heritage Network</p> <p>It is recommended to modify the subtitle of s. 3.3 as follows:</p> <p style="padding-left: 40px;">3.3 Features of the Natural Heritage Network</p>
<p>3.2.3</p>	<p>Recommend strengthening the language in the preamble to section 3.2.3 with respect to the importance of a natural heritage system;</p>	<p>A specific response to TRCA recommendations from June 11, 2010 strengthened the preamble to Section 3.2.3 by adding references to Section 2 of the PPS regarding “the long-term ecological function and biodiversity of natural heritage systems” and references to the definition of a natural heritage system.</p>	<p>No change is recommended.</p>
<p>s. 3.2.3</p>	<p>It is suggested that Core Features, Enhancement Areas and Built-up Valley Lands should not be bolded as they are not designations.</p>	<p>The City agrees with the recommendations.</p>	<p>It is recommended to refer to Core Features, Enhancement Areas and Built-up Valley Lands in capitals and without bolded text.</p>

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Section	Issue	Comment	Recommendation
3.2.3	Clarify whether the Core features mapped on Schedule 2 also include the minimum vegetation protection zones as referenced in policy 3.2.3.4	Mapping of the Core Features was primarily a desktop exercise such that the boundaries should not be interpreted to include precise limits of the features and appropriate ecological buffers. Policy 3.2.3.2 states that the <i>“...precise limits of mapped natural heritage features, and any additions to the mapped network, will be determined through appropriate study undertaken in consultation with the Toronto and Region Conservation Authority and the Province. This may occur on a site-by-site basis through the development process or through studies carried out by the City, Region, Toronto and Region Conservation Authority or other government agencies.”</i>	No change is recommended.

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Section	Issue	Comment	Recommendation
3.2.3	<p>Clarify how the lands within the ORMCP and Greenbelt Plan area have been included or contribute to the Natural Heritage Network. It is recommended that the ORMCP Natural Core and Natural Linkage Areas and the Greenbelt Natural Heritage System be identified as Enhancement Areas within the Natural Heritage Network. These make for strategic areas for enhancement and additions to the network given that the provincial plans preclude or limit development within these areas.</p>	<p>Previously identified key natural heritage features in the Greenbelt Plan area and ORMCP area are included as Core Features in the NHN. The preamble to Section 3.2.3 notes that the Greenbelt and ORMCP areas are part of the NHN. However, Schedule 2 outlines the boundaries of the ORMCP and Greenbelt Plan areas and does not identify parts of the Greenbelt and ORMCP outside of Core Features, Enhancement Areas and Built-up Valley Lands.</p> <p>It is recommended to be more specific in Policy 3.2.3.6 in noting that Core Features represent key natural heritage features and hydrologically sensitive features of the ORMCP and key natural heritage features and key hydrologic features of the Greenbelt Plan.</p> <p>It is the decision of City staff not to identify all the Greenbelt Natural Heritage System and ORMCP Natural Core and Natural Linkage areas as Enhancement Areas at this time. Rather, it is the intent to undertake a follow-up NHN inventory and field work with an emphasis on a significant wildlife habitat study and headwaters evaluation as a way to identify specific Enhancement Areas in the future.</p>	<p>It is recommended to modify Policy 3.2.3.6 as follows:</p> <p>That Core Features, as identified on Schedule 2, represent key natural heritage features and hydrologically sensitive features in the Oak Ridges Moraine Conservation Plan area, key hydrologic features in the Protected Countryside of the Greenbelt Plan, and key natural heritage features within the Natural Heritage System of the Greenbelt Plan, as defined by those Provincial Plans.</p>

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Section	Issue	Comment	Recommendation
3.2.3	It should be recognized in the components of the Natural Heritage Network that there are existing land uses (within the Enhancement Areas in particular) that need to be recognized, and the policy approach should address how enhancement will occur on these lands (i.e., through the development process, are these lands priority for acquisition?)	Policies 3.2.3.11 to 3.2.3.13 note that Enhancement Areas are identified conceptually on Schedule 2, that the land use designation in Schedule 13 applies to the lands where Enhancement Areas are shown, and that studies are required to determine whether any portions of the Enhancement Areas should be added to the Natural Heritage Network as Core Features. Policy 3.2.3.1 addresses land securement options.	No change is recommended.
3.2.3.1	To ensure consistency with the PPS, ensure that development and site alteration is restricted within Core Area. Development and site alteration should be defined in the Official plan to be consistent with the definitions in the PPS.	Policy 3.2.3.7 addresses the comment regarding permitted uses in the Core Features. <i>Development</i> and <i>site alteration</i> are defined in the Definitions section in Chapter 10 of the VOP in relation to the ORMCP and Greenbelt Plan. See the recommended changes under Definitions in this table.	No change is recommended to Policy 3.2.3.1. Changes to the definitions of <i>development</i> and <i>site alteration</i> are noted in the Definitions section of the table.
3.2.3.2	Recommend clarifying whether the refinements to the Natural Heritage Network contemplated by this policy would require an amendment to the official plan.	Policy 3.2.3.2 refers to ongoing refinements to the NHN, but does not specifically note whether modifications do not require an amendment to the Plan. Policy 3.2.3.10 notes that minor modifications to Core Features based on appropriate studies and acceptable to the City, in consultation with TRCA, do not require an amendment to the Plan.	No change is recommended regarding policies that address minor modifications to Core Features.

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Section	Issue	Comment	Recommendation
3.2.3.2	<p>This policy should also ensure that modifications to the portions of the NHN which are within the ORMCP and Greenbelt Plan areas are subject to those Provincial Plans. Alternatively, cross reference policy 3.4.1.17, 3.4.1.18.</p>	<p>Policy 3.2.3.2 refers to ongoing refinements to the NHN, but does not specifically note whether modifications do not require an amendment to the Plan. Policy 3.2.3.10 notes that minor modifications to Core Features based on appropriate studies and acceptable to the City, in consultation with TRCA, do not require an amendment to the Plan.</p> <p>It is recommended to add a reference in Policy 3.2.3.10 to those policies regarding modifications to key natural heritage features and hydrologically sensitive features in the ORMCP. The Greenbelt Plan does not include similar policies regarding minor modifications to key natural heritage features and key hydrologic features.</p>	<p>It is recommended to revise Policy 3.2.3.10 by adding a sentence before the last sentence that reads as follows:</p> <p>Refer to Policy 3.4.1.17 for minor modifications to Core Features in the Oak Ridges Moraine Conservation Plan area.</p>
3.2.3.4(b)	<p>The term “locally significant” is no longer in use in reference to wetlands. Wetlands are referred to as “identified” or “evaluated”.</p>	<p>It is recommended to delete the reference to locally significant wetlands in Policy 3.2.3.4(b). Policies of s. 3.3.2, particularly the added policy that reflects ROP Policy 2.2.37 added by the Province, distinguishes between identified and evaluated wetlands consistent with the guidance in the Natural Heritage Reference Manual.</p>	<p>It is recommended to modify Policy 3.2.3.4(b) as follows:</p> <p><i>wetlands</i>, including those identified as provincially significant, with a minimum 30 metre vegetation protection zone;</p> <p>It is recommended to add a policy to s. 3.3.2 as follows:</p> <p>That all known wetlands evaluated as provincially significant and their minimum vegetation protection zones of 30 metres are included as Core Features. Prior to <i>development</i> or <i>site alteration</i> approval, non-evaluated wetlands that may be impacted shall be assessed for their significance.</p>

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Section 2: Chapter 3 “Environment” and Related Modifications

Section	Issue	Comment	Recommendation
3.2.3.4(c)	Include a reference to significant woodlands as articulated in the ROP.	Policy 3.3.3.4 has been modified following changes made by the Province and in discussions with York Region staff to identify circumstances where development or site alteration may be permitted in woodlands. Hence, Policy 3.2.3.4(c) can be modified to refer to (i) significant woodlands, rather than distinguishing locally and provincially significant, and (ii) a note regarding consistency with the woodland policies in section 3.3.3.	It is recommended to modify Policy 3.2.3.4(c) as follows: <i>woodlands</i> including those identified as significant, with a minimum 10 metre vegetation protection zone or a 30 metre vegetation protection zone for those <i>woodlands</i> within the Oak Ridges Moraine and Greenbelt Plan Areas, and in accordance with the policies of Section 3.3.3;
3.2.3.4(d)	Ensure that Provincially rare species on the Oak Ridges Moraine are also protected as Core Features.	Policy 3.4.1.15 identifies key natural heritage features and hydrologically sensitive features on the Oak Ridges Moraine as Core Features. Policy 3.4.1.15 also provides a reference to rare species in listing the features that comprise key natural heritage features. The ORMCP refers additionally to rare species and the Greenbelt Plan refers additionally to special concern species. Hence, it is recommended to add these references in Policy 3.2.3.4(d). In response to comments from TRCA, it is recommended to add text to Policy 3.2.3.4(d) to note that the minimum vegetation protection zone is determined by a natural heritage evaluation.	It is recommended to revise Policy 3.2.3.4(d) as follows: <i>significant wildlife habitat</i> and significant <i>habitat of endangered and threatened species</i> , including significant habitat of special concern species in the Natural Heritage System of the Greenbelt Plan and significant habitat of rare species in the Oak Ridges Moraine Conservation Plan area, and the minimum vegetation protection zone as determined by an Environmental Impact Study and/or a natural heritage evaluation, such as carried out under section 23 of the Oak Ridges Moraine Conservation Plan;

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3.2.3.7	<p>To ensure consistency with the PPS and the ORMCP and Greenbelt plans, development and site alteration should also be precluded on lands adjacent to core features, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p>	<p>Policy 3.2.3.7 prohibits development and site alteration in Core Features. Policy 3.2.3.6 recognizes that Core Features represent key natural heritage features (KNHFs) and hydrologically sensitive features (HSFs) / key hydrologic features (KHF) in the ORMCP and Greenbelt Plan.</p> <p>Policy 3.4.1.20 prohibits development and site alteration in KNHFs and HSFs and their related minimum vegetation protection zones in the ORMCP and includes a reference to Policy 3.2.3.7 Policy 3.4.2.2 cross-references KNHFs and KHF in the Greenbelt Plan to Core Features policies in Section 3.3.</p> <p>It is recommended to include a new policy after Policy 3.2.3.7 that refers to adjacent lands to Core Features and is consistent with adjacent lands policies in the PPS (Policy 2.1.6) and York Region OP (Policy 2.2.4). York Region OP Policy 2.2.4 states:</p> <p style="padding-left: 40px;">To prohibit <i>development and site alteration</i> within <i>key natural heritage features, key hydrologic features, and adjacent lands</i>, unless it is demonstrated through a natural heritage evaluation, hydrological evaluation, or environmental impact statement that the <i>development or site alteration</i> will not result in a negative impact on the feature or its functions.</p> <p>Policies regarding adjacent lands are also repeated in the feature-specific policies of Section 3.3.</p> <p style="text-align: center;">Page 8 of 29</p>	<p>It is recommended to add a policy after Policy 3.2.3.7 as follows:</p> <p style="padding-left: 40px;">That development or site alteration on lands <i>adjacent</i> to Core Features shall not be permitted unless it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the feature or its functions.</p>

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Section	Issue	Comment	Recommendation
3.2.3.7	<p>The permissions for transportation, infrastructure and utilities should be subject to the applicable policies of the ORMCP and Greenbelt Plans and not permitted as of right. i.e. policy 3.4.1.38-42 for the ORMCP. Infrastructure policies for the Greenbelt Plan need to be included in the Official Plan.</p>	<p>Policies 3.4.1.38 to 3.4.1.42 are appropriate policies as interpreted from the ORMCP.</p> <p>Infrastructure policies in Section 4.2 of the Greenbelt Plan will be included in the revised Chapter 3. Policies regarding key natural heritage features and key hydrologic features in the Greenbelt Plan are included in Section 3.3. All other Greenbelt Plan policies, including those addressing infrastructure, will comprise a new section of Chapter 3.</p>	<p>It is recommended to add a new section of Chapter 3 addressing all relevant Greenbelt Plan policies other than policies regarding key natural heritage features and key hydrologic features.</p>
3.2.3.10	<p>Consistency with ROP Policy 2.2.23 regarding minor modifications to Core Features.</p>	<p>The City concurs to add text regarding minor modifications to Core Features consistent with ROP Policy 2.2.23, particularly with respect to references to requirements of the ORMCP, the Greenbelt Plan and updated information from the Province.</p>	<p>It is recommended to modify Policy 3.2.3.10 as follows:</p> <p>That minor modifications to the boundaries and alignment of Core Features, as identified on Schedule 2, may be considered if environmental studies, submitted as part of the development process to the satisfaction of the City and in consultation with the Toronto and Region Conservation Authority, provide appropriate rationale for such minor modifications and include measures to maintain overall habitat area and enhance ecosystem function. Minor modifications to Core Features from such site-specific studies and/or in accordance with requirements in the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and updated information from the Province, and deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority do not require amendment to this Plan.</p>

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3.2.3.11	Minor changes to the first Enhancement Areas policies for clarity.	The City concurs with the minor suggestions.	It is recommended to modify Policy 3.2.3.11 as follows: That Enhancement Areas are identified conceptually on Schedule 2 and are important components of the Natural Heritage Network because they have the potential to:
3.2.3.12	The Region recommends concise language to describe the process of evaluating Enhancement Areas for inclusion as Core Features of the NHN.	The City concurs with the recommendations.	It is recommended to modify Policy 3.2.3.12 as follows: That Enhancement Areas shown on Schedule 2 are approximate and, as part of the development process, environmental studies will be conducted to determine the final location and boundary of the Enhancement Area. An EIS may be required.
3.2.3.13	The Region recommends referring to previous policy that outlines the process of evaluating Enhancement Areas.	The City concurs with the recommendations.	It is recommended to modify Policy 3.2.3.13 as follows: That Enhancement Areas as determined by Policy 3.2.3.12 above will be incorporated into the Natural Heritage Network as Core Features or suitable open space designations. Such changes do not require amendment to this Plan.

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<p>3.2.3.11 to 3.2.3.13</p>	<p>As stated above, it is recommended that these areas also include the ORMCP Natural Core and Natural Linkage Areas and the Greenbelt Natural Heritage System.</p>	<p>The City does not agree to identify the ORMCP Natural Core and Natural Linkage Areas and the Greenbelt Natural Heritage System as Enhancement Areas on Schedule 2. Rather, a reference to identify opportunities for enhancement of the Natural Heritage Network in these parts of the Provincial Plans will be included in Policy 3.2.3.16 and Policy 3.2.3.17.</p>	<p>It is recommended to add the following sentence at the end of Policy 3.2.3.16:</p> <p>Oak Ridges Moraine lands, particularly in Natural Core Areas and Natural Linkage Areas, are also a focus for enhancement opportunities and securement initiatives to further support Vaughan’s Natural Heritage Network.</p> <p>It is recommended to add the following sentence at the end of Policy 3.2.3.17:</p> <p>Lands in the Natural Heritage System of the Protected Countryside are a focus for enhancement and securement initiatives to further support Vaughan’s Natural Heritage Network.</p>

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3.2.3.15	Built Up Valley lands: The policies of this section do not provide clear direction on the role that these lands play within the Natural Heritage Network. It is recommended that the policies be enhanced to provide direction on the long term objectives for these areas, and the opportunities for enhancement and restoration through the development process or land stewardship initiatives.	<p>The intent of Policies 3.2.3.14 and 3.2.3.15 is to limit new development and redevelopment in Built-up Valley Lands as these areas are below the top-of-bank. It is recommended to change the focus of the policy to emphasize an approved Secondary Plan, Special Policy Area, and/or an approved permit under the Conservation Authorities Act as the lands are regulated under the Conservation Authorities Act.</p> <p>It is also recommended to modify Policy 3.2.3.15 to refer generally to evaluating enhancement options and restoration opportunities.</p>	<p>It is recommended to revise Policy 3.2.3.15 as follows:</p> <p>That new development and/or site alterations on Built-up Valley Lands are prohibited, except in accordance with an approved Secondary Plan, within and in accordance with an approved Special Policy Area, and/or an approved permit under the Conservation Authorities Act. Permits may be issued within a regulated area provided it is demonstrated that development and/or site alteration will not: create unacceptable risk to public health or safety or of property damage; or affect the control of flooding, erosion, pollution or the conservation of land. The proposed development and/or site alteration must minimize impacts on natural heritage features and identify enhancement and/or restoration opportunities.</p>
s. 3.2.4 preamble	Clarification of the purpose of environmental reports.	The City concurs with the recommended clarification of the first sentence of the preamble to this section.	<p>It is recommended to modify the first sentence in the preamble to this section as follows:</p> <p>As part of the development process, all development with the potential to impact the Natural Heritage Network shall be supported by studies which demonstrate compliance to the policies of this Plan.</p>

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3.2.4.3	“Development” and “site alteration” should be defined in the definition section of the official plan to also include the PPS definition in addition to the ORMCP and the Greenbelt Plan definitions. This definition would include a change in land use, making this reference in the policy unnecessary.	The City concurs and additions to the definitions for <i>development</i> and <i>site alteration</i> are included in the Definitions section of this table below.	See the Definitions section of this table for recommended changes to the definitions for <i>development</i> and <i>site alteration</i> .
3.2.4.3	There needs to be a policy which precludes development and site alteration within adjacent lands until such time as an EIS (or Natural Heritage Evaluation as is the case for the ORM and Greenbelt) demonstrates no negative impact on natural features or their ecological function. This is a PPS conformity issue.	<p>This issue is addressed in the City's response to issues raised in relation to Policy 3.2.3.7. A new policy is added after Policy 3.2.3.7 to address adjacent lands to Core Features.</p> <p>The following feature-specific policies in Section 3.3 preclude development on <i>adjacent</i> lands to the features until such time as an EIS has been submitted addressing issues of impact, development limits and/or appropriate ecological buffers:</p> <ul style="list-style-type: none"> - Policy 3.3.1.2 regarding valley and stream corridors; - Policy 3.3.2.2 regarding wetlands; - Policy 3.3.3.2 regarding woodlands; and - Policy 3.3.6.2 regarding ESAs and ANSIs. <p>The policies for significant habitat of endangered and threatened species, significant wildlife habitat and fish habitat do not include policies that preclude development on adjacent lands. It is recommended to add a policy to Section 3.3.4 and to Section 3.3.5.</p>	<p>It is recommended to add a policy after Policy 3.3.4.2 as follows:</p> <p style="padding-left: 40px;">That <i>development</i> or <i>site alteration</i> are not permitted on <i>adjacent</i> lands to significant <i>habitat of endangered and threatened species</i> or <i>significant wildlife habitat</i> unless it is demonstrated that there will be no negative impacts on the feature or its ecological function.</p> <p>It is recommended to add a policy after Policy 3.3.5.4 as follows:</p> <p style="padding-left: 40px;">That <i>development</i> or <i>site alteration</i> are not permitted on <i>adjacent</i> lands to fish habitat unless it is demonstrated that there will be no negative impacts on the feature or its ecological function.</p>

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3.2.4.3	<p>It is recommended that the policy be re-worded to state “... or within lands adjacent to the Natural Heritage Network (generally 120m)”, as the definition of adjacent lands allows for the expansion of adjacency beyond 120m as necessary.</p> <p>Suggestions also serve to clarify the role of supporting studies.</p>	<p>The City agrees to the changes.</p>	<p>It is recommended to revise Policy 3.2.4.3 as follows:</p> <p>That any proposal for <i>development, site alteration</i> or change of land use in the Natural Heritage Network, or within lands adjacent to the Natural Heritage Network (generally 120 metres), shown on Schedule 2 shall be required to prepare an Environmental Impact Study.</p>
3.3	<p>This section could have a better alignment with the Natural Heritage Network policies of Section 3.2.3 by:</p> <ul style="list-style-type: none"> • Specifying that the features are also identified as core features protected by section 3.2.3 and mapped on Schedule 2. (are they ALL identified) 	<p>Rather than add policy in the preamble of Section 3.3, the City suggests adding a new policy after Policy 3.2.3.10 noting that specific feature policies of the Core Features are provided in Section 3.3.</p> <p>The revised Environmental Management Guideline (EMG), yet to be made available for public review, provides the supporting policies from the PPS, Region of York OP and the Vaughan OP related to the specific feature under discussion.</p>	<p>It is recommended to add a policy after Policy 3.2.3.10 as follows:</p> <p>Specific feature policies of the Core Features shown on Schedule 2 are provided in Section 3.3.</p>
3.3	<p>This section could have a better alignment with the Natural Heritage Network policies of Section 3.2.3 by:</p> <ul style="list-style-type: none"> • Clarifying if the feature is mapped or not; 	<p>Policy 3.2.3.2 indicates that the Natural Heritage Network identified on Schedule 2 is based on the best information available and may not identify all the natural heritage features in Vaughan. Policy 3.2.3.2 is modified to indicate that the policy text prevails over the mapping.</p>	<p>It is recommended to delete “That identification” from the beginning of Policy 3.2.3.2 and replace it with the following:</p> <p>“That the policy text prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network. Identification ...”</p>

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3.3	<p>This section could have a better alignment with the Natural Heritage Network policies of Section 3.2.3 by:</p> <ul style="list-style-type: none"> • Cross referencing vegetation protection zone policies for each feature in policy 3.2.3.4 	<p>Policy 3.2.3.4 lists the features and appropriate minimum vegetation protection zones that are applicable within or outside of the ORMCP and Greenbelt Plan.</p>	<p>No change is recommended.</p>
3.3	<p>This section could have a better alignment with the Natural Heritage Network policies of Section 3.2.3 by:</p> <ul style="list-style-type: none"> - Cross referencing Policy 3.2.4.3. 	<p>The City is of the opinion that the intent of Policy 3.2.4.3, to undertake and EIS for any proposal for development and site alteration within 120 metres of the Natural Heritage Network, for each natural feature described in Section 3.3. Hence, the policy does not need to be repeated for each natural feature in Section 3.3.</p>	<p>No change is recommended.</p>
3.3.1	<p>Recommend including a policy with respect to how valley and stream corridors are defined:</p> <ul style="list-style-type: none"> • Top of Bank/long term stable top of bank (as confirmed by geotechnical analysis) • Floodplain • Meander belt 	<p>The City recommends adding a policy that references the Valley and Stream Corridor Management Program (TRCA 1994) rather than defining valley and stream corridors in policy.</p>	<p>It is recommended to add a policy after Policy 3.3.1.1 as follows:</p> <p>That valley and stream corridors are defined according to the Valley and Stream Corridor Management Program, prepared by TRCA, and as may be amended from time to time.</p>
3.3.1.2	<p>Minor clarification regarding consideration of development application in regard to precise boundaries of valley and stream corridors.</p>	<p>The City concurs with the suggestions.</p>	<p>It is recommended to modify Policy 3.3.1.2 as follows:</p> <p>That an application for <i>development</i> or <i>site alteration</i> on lands <i>adjacent</i> to <i>valley</i> and <i>stream corridors</i> will not be considered by Council unless the precise limits of <i>valley</i> and <i>stream corridors</i> have been established to the satisfaction of the City and the Toronto and Region Conservation Authority.</p>

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3.3.2	<p>Wetlands; this section could be clarified to specify which wetlands are protected by the official plan.</p>	<p>The preamble to the “Wetlands” section of the Region of York OP distinguishes evaluated from identified wetlands. However, the ROP policies do not make a distinction and the Minister’s modifications also do not result in a specification of which wetlands are protected.</p> <p>It is recommended to add a policy after Policy 3.3.2.1 to specify that wetlands evaluated as locally and provincially significant are included in Core Features, consistent with Policy 3.2.3.4(b), and the significance of non-evaluated wetlands must be determined prior to development approval.</p>	<p>It is recommended to add a policy after Policy 3.3.2.1 as follows:</p> <p>That all known wetlands evaluated as provincially significant and their minimum vegetation protection zone of 30 metres are included as Core Features. Prior to <i>development</i> or <i>site alteration</i> approval, non-evaluated wetlands that may be impacted shall be assessed for their significance, in accordance with criteria provided by the Province, and to determine their importance, functions and means of protection to the satisfaction of the City.</p>
3.3.3	<p>Woodlands: This section could be clarified to specify which woodlands are protected by the official plan.</p> <p>This section should reflect the Region’s Significant Woodlands Study as implemented in the Regional Official Plan.</p>	<p>Policy 3.3.3.1 refers to protecting woodlands, which are defined in the Definitions section according to the definition found in the York Region OP (i.e. > 0.2 hectares with certain stem densities). Policy 3.3.3.4 describes conditions for which development and site alteration may be permitted in woodlands. In particular, Policy 3.3.3.4(a) refers to significant woodlands as defined in the York Region OP or the PPS.</p> <p>The City recommends modifying Policy 3.3.3.4 to bring it into conformity with ROP Policies 2.2.40, 2.2.45 and 2.2.46.</p>	<p>It is recommended to modify Policy 3.3.3.4 as follows:</p> <p>That notwithstanding policy 3.3.3.1 and policy 3.3.3.2, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas, <i>development</i> or <i>site alteration</i> may be permitted in a woodland if:</p> <ul style="list-style-type: none"> a. the woodland is not a significant woodland as defined in the Region of York Official Plan, as articulated in Policy 2.2.40 and 2.2.45, or in the Provincial Policy Statement; b. the woodland does not contain other natural features for which it has been defined as a Core Feature; c. the <i>woodland</i> is a cultural community; (A cultural community unit [code of CU] in accordance with the Ministry of Natural Resource Field Guide for Ecological Land Classification for Southern Ontario. These vegetation communities originate from, or are maintained by, anthropogenic influences

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			<p>and culturally based disturbances and often contain a large proportion of non-native species.)</p> <p>d. the <i>woodland</i> is not connected to other parts of the Natural Heritage Network and is more than 120 metres away from other parts of the Natural Heritage Network; and,</p> <p>e. woodland compensation is identified to the satisfaction of the City in consultation with other appropriate agencies, such as the Toronto and Region Conservation Authority and Region of York, that provides ecological gains to the Natural Heritage Network on or adjacent to the site, adjacent to the Natural Heritage Network, or in areas within the Regional Greenlands System.</p>

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3.3.3.2	Suggestions from the Region to provide clarity and connect the text back to Policy 3.2.3.3(c).	The City agrees with the suggestions.	<p>It is recommended to modify Policy 3.3.3.2 as follows:</p> <p>3.3.3.2. That an application for <i>development</i> or <i>site alteration</i> on lands <i>adjacent</i> to <i>woodlands</i> will not be considered by Council unless:</p> <ul style="list-style-type: none"> a. the precise limits of any woodland within the area of the application have been established to the satisfaction of the City; and, b. an evaluation is carried out to determine that the required minimum vegetation protection zone between the woodland and the proposed development is sufficient to maintain or enhance existing functions, attributes and linkages of the woodland.
3.3.3.3	Policy 3.3.3.3 duplicates Policy 3.2.3.8.	The City agrees that Policy 3.3.3.3 can be deleted as Policy 3.2.3.8 provides the intent of the policy more generally for Core Features.	It is recommended to delete Policy 3.3.3.3.
3.3.4.1	Ensure that this same level of protection is also provided to Provincially rare species on the Oak Ridges Moraine.	Policy 3.4.1.15, to be retained in new subsection 3.3.7, makes a specific reference to provincially rare species in listing key natural heritage features in the ORMCP.	No change is recommended.

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3.3.4.1(a)	Recommend referring to significant habitat of endangered and threatened species.	The City concurs with the Region’s suggestion.	It is recommended to modify Policy 3.3.4.1(a) as follows: a. prohibiting <i>development</i> or <i>site alteration</i> within the significant <i>habitat of endangered and threatened species</i> , as identified on the Species at Risk in Ontario List;
3.3.4.2(a)	Replace “statement” with “study” in Policy 3.3.4.2(a).	The City concurs with the suggestion.	It is recommended to replace “statement” with “study” in Policy 3.3.4.2(a).
3.3.4.2	Add a policy to prohibit development in significant wildlife habitat in accordance with the PPS.	The City concurs with the suggestion.	It is recommended to modify Policy 3.3.4.2 as follows: To protect and enhance <i>significant wildlife habitat</i> by: a. identifying <i>significant wildlife habitat</i> in accordance with criteria provided by the Province through the appropriate study such as a watershed plan, environmental impact study, or natural heritage or hydrological evaluations, prior to undertaking any development or site alteration; b. working with the Toronto and Region Conservation Authority and other government agencies to identify <i>significant wildlife habitats</i> where there are concentrations of biodiversity; and, c. prohibiting <i>development</i> or <i>site alteration</i> within <i>significant wildlife habitat</i> in accordance with the Provincial Policy Statement.

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3.3.5.1.a)	To ensure consistency with the PPS recommend including “except in accordance with provincial and federal requirements” to the end of this clause.	The City agrees to the changes.	It is recommended to revise Policy 3.3.5.1 (a) as follows: prohibiting development and site alteration in areas identified as fish habitat except in accordance with provincial and federal requirements;
3.3.5.2	Minor edits recommended.	The City concurs with the Region's suggestion.	It is recommended to remove “or Block Plan prepared in support of new development” from Policy 3.3.5.2.
3.4.1.19	It is recommended to split Policy 3.4.1.19 into two policies	<p>Policy 3.4.1.19 is the same as Policy 10.7.1(ix) of OPA 604. The change suggested by the Region represents a change from this policy approved by the Province, but does not change the intent of the policy.</p> <p>Policy 3.4.1.19 addresses key natural heritage features and hydrologically sensitive features on the Oak Ridges Moraine and, hence, is moved to a new subsection (s. 3.3.7) of Section 3.</p>	<p>It is recommended to delete the following text from Policy 3.4.1.19 and create a new policy, as follows:</p> <p>Key natural heritage features and hydrologically sensitive features identified on the Oak Ridges Moraine but not shown on Schedules to this Plan, are subject to the provisions in Sections 3.2 and 3.3 of this Plan respecting key natural heritage features and hydrologically sensitive features. Fish habitat on the Oak Ridges Moraine are to include but are not limited to all hydrologically sensitive features with surface water characteristics.</p>

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Section	Issue	Comment	Recommendation
3.4	It is recommended that a policy in this section be included referencing the status of the ORMCP technical manuals. Policy 2.2.29 of the ROP may be instructive in this regard.	The City agrees to add a policy to interpret ROP Policy 2.2.29 in the section addressing key natural heritage features and hydrologically sensitive features in the ORMCP. The policy will be added in a new subsection (s. 3.3.7) of Section 3.	It is recommended to add a policy at the end of the section addressing key natural heritage features and hydrologically sensitive features in the Oak Ridges Moraine Conservation Plan area, as follows: That the technical papers associated with the Oak Ridges Moraine Conservation Plan be consulted to provide clarification in implementing the policies related to key natural heritage features and hydrologically sensitive features. In the event of a conflict in the interpretation of the provincial technical papers and the policies of this Plan, the policy which is more protective of the feature will apply.
3.4.1.24-26	These watershed plan policies are from OPA 604. At the time of the adoption and approval of OPA 604, the watershed plans for the ORMCP had not been completed, and these policies were placeholders until the watershed plans were completed. Now that the watershed plans are complete, it is appropriate to update this section to reflect the objectives of the applicable watershed plans, consistent with policy 2.3.33 of the ROP and to include a policy similar to 2.3.35 of the ROP.	Vaughan OP Policy 3.4.2.24 is consistent with Region of York OP Policy 2.3.35, which states: That <i>major development</i> on the Oak Ridges Moraine shall conform to the applicable watershed plan. ROP Policy 2.3.33 is very general and does not appear to address the issue of conformity regarding water budgets. It is recommended to modify Policy 3.4.1.26 to specifically reference the Humber River and Don River Watershed Plans. Note also that Policy 3.4.1.26, together with all other ORCMP policies that address designations, but not policies that address key natural heritage features and hydrologically sensitive features, are now placed in Chapter 9 of the Vaughan Official Plan.	It is recommended to modify Policy 3.4.1.26 as follows: That the City will incorporate through an Official Plan Amendment, the applicable objectives and requirements that have been established through the Humber River Watershed Plan and the Don River Watershed Plan.

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3.4.2.5	The first sentence of the policy should be revised to “That new development and site alteration on lands identified as Greenbelt Natural Heritage System on Schedule 4...” to clarify that the Greenbelt Natural Heritage System is not a land use designation.	The City agrees to the changes. Note that all policies regarding key natural heritage features and key hydrologic features in the Greenbelt Plan are placed within Section 3.3.8. All remaining Greenbelt Plan policies are interpreted in a new section (Section 3.5).	It is recommended to modify the first sentence of Policy 3.4.2.5 as follows: That new <i>development or site alteration</i> on lands identified as Greenbelt Natural Heritage System on Schedule 4 (as permitted by the policies of this Plan) shall demonstrate that:
3.4.2.7	It is recommended that this section also include policies relating to existing land uses and existing permissions see Section 4.5 of the Greenbelt Plan.	The City agrees with the comment and policies regarding existing uses are added at the end of the Greenbelt section, now suggested as Section 3.5.	It is recommended to add a new section of Chapter 3 addressing all relevant Greenbelt Plan policies other than policies regarding key natural heritage features and key hydrologic features.
Greenbelt General comments	Include the applicable Water System policies of the Greenbelt Plan within the official plan. See section 3.2.3 of the Greenbelt Plan.	The four water resource system policies in the Greenbelt Plan are very general and may be appropriate at the beginning of the new section on Protecting Water Resources, but are difficult to interpret in policy. The specific policy regarding wellhead protection (Greenbelt Plan Policy 3.2.3.4) is addressed in Chapter 8 of the Vaughan OP (Policy 8.3.1.12 to Policy 8.3.1.15).	No change is recommended.
	<p>Include policies which address the following sections of the Greenbelt Plan to ensure conformity:</p> <p>3.2.4 Key natural heritage feature/ hydrologic feature policies required for conformity to the Greenbelt Plan are not complete.</p> <p>3.3.3 Municipal Parkland Open Space and Trails</p> <p>4.2.1 Infrastructure</p> <p>4.2.2 Sewage and Water Infrastructure</p> <p>4.2.3 Stormwater Management</p>	<p>The City agrees with the comments. Policies regarding key natural heritage features (KNHFs) and key hydrologic features (KHF) in the Greenbelt Plan are included in Section 3.3, which includes feature-specific policies. All other Greenbelt Plan policies comprise a new section of Chapter 3.</p> <p>Agricultural System policies of Section 3.1 of the Greenbelt Plan are not interpreted in policy as they are directions to municipalities in designating lands. Prime Agricultural Land policies are interpreted through policies for the Agricultural designation in Chapters 9 and 10.</p>	<p>Agricultural System policies of Section 3.1 of the Greenbelt Plan are not interpreted in policy as they are directions to municipalities in designating lands.</p> <p>Natural Heritage System Policies 3.2.2.1 to 3.2.2.4 are interpreted as VOP Policies 3.3.8.1 to 3.3.8.5.</p> <p>The following Greenbelt Plan policies regarding key natural heritage features and key hydrologic features are included in Section 3.3.8 of Chapter 3:</p> <p>- Policy 3.2.2.2 to 3.2.2.4;</p>

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Section	Issue	Comment	Recommendation
	<p>4.3.1 Renewable Resources</p> <p>4.4 Cultural Heritage Resources</p> <p>4.5 Existing Uses</p>	<p>Agricultural uses are described in Policy 9.2.2.17(b).</p> <p>Natural Heritage System Policies 3.2.2.1 to 3.2.2.4 are interpreted as VOP Policies 3.3.8.1 to 3.3.8.5. Greenbelt Plan Policy 3.2.2.7 is interpreted as a general Core Feature Policy 3.2.3.13.</p> <p>The Water Resource System Policies of Section 3.2.3 of the Greenbelt Plan are general and not interpreted in the VOP.</p> <p>KNHF and KHF policies of Section 3.2.4 of the Greenbelt Plan are interpreted as follows:</p> <ul style="list-style-type: none"> - Policy 3.2.4.2 and 3.4.2.3 added as new Policy 3.3.8.5 in the VOP; - Policy 3.4.2.1 added as Policy 3.3.8.6 in the VOP; - Policies 3.4.2.4 to 3.4.2.7 added as Policies 3.3.8.7 to 3.3.8.11 in the VOP. <p>Policy 3.2.5.2 in the Greenbelt Plan addresses urban river valleys as “external connections” between the Greenbelt Plan area and the Great Lakes. This policy has been interpreted in Section 3.3.1 (Valley and Stream Corridors) by modifying Policy 3.3.1.5 in the 2010 VOP.</p> <p>Parkland, Open Space and Trail policies of Greenbelt Plan Section 3.3.2 are general and not interpreted in the VOP.</p> <p>Municipal Parkland, Open Space and Trail policies of Greenbelt Plan Section 3.3.3 (Policies 3.3.3.1 to 3.3.3.4) are not interpreted in Chapter 3 of the VOP. Section 7.3 of the VOP, the Active Together Master Plan (2008) and the Pedestrian and Bicycle Master Plan</p>	<ul style="list-style-type: none"> - Policy 3.2.4.1 to 3.2.4.7; - Policy 4.5.4; <p>It is recommended to add a new section of Chapter 3 addressing all relevant Greenbelt Plan policies other than policies regarding key natural heritage features and key hydrologic features.</p> <p>It is recommended to add the following definitions in Section 10.2.2:</p> <ul style="list-style-type: none"> - Existing Uses; - Major recreational uses - Vulnerable (i.e. with respect to surface and groundwater as defined in the PPS); and - Natural self-sustaining vegetation.

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		<p>(2007) include design considerations that cover the issues noted in Section 3.3.3 of the Greenbelt Plan with regard to parkland provision objectives, parkland and open space design, and trail system design.</p> <p>Settlement Areas policies of Section 3.4 of the Greenbelt Plan are addressed by the Urban Structure policies in Chapter 2 of the VOP. Section 3.4.3 of the Greenbelt Plan addresses hamlets. The hamlets of Teston and Purpleville are noted in Chapter 2 (Urban Structure) of the VOP and are located in the Countryside designation. Policies regarding hamlets are provided Chapter 2 (Policy 2.2.2.5), Chapter 8 (Policy 8.2.1.4) and Chapter 9 (Policy 9.1.2.7) of the VOP.</p> <p>Greenbelt Plan Policy 4.1.1.1 regarding non-agricultural uses is interpreted in Policy 9.2.2.17(a) of the VOP. Greenbelt Policy 4.1.1.2 is not interpreted in the VOP as Rural Areas are not a designation.</p> <p>Greenbelt Plan Recreational Use Policies 4.1.2.1 to 4.1.2.4 are interpreted in Section 3.5 of the VOP. Shoreline Area policies (Greenbelt Plan Section 4.1.3) are not interpreted in the VOP.</p> <p>Greenbelt Plan General Infrastructure Policies 4.2.1 to 4.2.3 are interpreted in Section 3.5 of the VOP. Policy 8.1.2.4(d) should be modified to refer to the appropriate sections of the VOP regarding ORMCP policies and Greenbelt Plan policies.</p> <p>Greenbelt Plan Sewage and Water Infrastructure Policies 4.2.2.1 to 4.2.2.3 and Policies 4.2.2.5 to 4.2.2.7 are interpreted in</p>	

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		<p>Section 3.5 of the VOP. Policy 4.2.2.4, regarding settlement area expansions and the need for an EA in support of expanded water and sewer services, is not interpreted in the OP as this is addressed through the Region's and City's comprehensive review.</p> <p>Greenbelt Plan Stormwater Management Infrastructure Policies 4.2.3.1 to 4.2.3.3 are interpreted in Section 3.5 of the VOP.</p> <p>Greenbelt Plan Renewable Resource Policies 4.3.1.1 to 4.3.1.3 are interpreted in Section 3.5 of the VOP.</p> <p>Greenbelt Plan Non-Renewable Resource Policies 4.3.2.1 to 4.3.2.3 are interpreted in Section 3.5 of the VOP. Greenbelt Plan Non-Renewable Resource Policy 4.3.2.4 is not interpreted in the VOP as it is direction to MNR.</p> <p>Greenbelt Plan Non-Renewable Resource Policies 4.3.2.5 to 4.3.2.7 and Policy 4.3.2.10 are interpreted in Section 3.5 of the VOP. Greenbelt Plan Non-Renewable Resource Policies 4.3.2.8 is not interpreted in the VOP as it relates to specialty crop areas. Greenbelt Plan Non-Renewable Resource Policies 4.3.2.9 is not interpreted in the VOP as it relates to direction if a comprehensive aggregate resource management study has been undertaken by the municipality.</p> <p>Greenbelt Plan Cultural Heritage Resources Policies 4.4.1 to 4.4.3 are interpreted in two policies in Section 3.5 of the VOP.</p> <p>Greenbelt Plan Existing Use Policies 4.5.1 to 4.5.5 are interpreted in Section 3.5 of the VOP.</p> <p>Greenbelt Plan Lot Creation Policies 4.6.1 to</p>	

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		<p>4.6.3 are interpreted in Policy 10.1.2.42 of the VOP.</p> <p>The Agriculture designation consents policies (VOP Policy 10.1.2.42) are more restrictive than the policies of OPA 604 (Policy 10.14.ii.a) that apply to the Natural Core, Natural Linkage and Countryside designation of the ORMCP area.</p>	
<p>Former s. 3.5.1 (now s. 3.3.9)</p>	<p>A minor edit to clarify the intent of the last sentence of the preamble in the section regarding significant landforms.</p>	<p>The City agrees with the suggestion.</p>	<p>It is recommended to modify the last sentence of the preamble regarding significant landforms (s. 3.5.1 of the September 2010 Council-adopted VOP), as follows:</p> <p>Vaughan will require, or where not an approval authority request, landform conservation measures to be implemented for development and infrastructure projects to protect significant landforms.</p>

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Section	Issue	Comment	Recommendation
3.5.1	Significant Landforms: Include a policy, consistent with ROP policy 2.2.51 with respect to site alteration by-laws.	<p>The City agrees to add a policy to prohibit <i>site alteration</i> prior to the approval of development applications. By-Law 189-96 appears to address prevention of runoff, sedimentation, and the removal of topsoil or vegetation, and to control erosion. Hence, the new policy does not include a reference to adopt a by-law under the Municipal Act.</p> <p>Policy 3.7.2.4 more specifically addresses erosion control to “prohibit top soil removal and grading until approval of a draft Plan of Subdivision or a Site Plan for large sites that are not subject to Plan of Subdivision, and to require that construction practices, erosion and sediment controls are to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority”.</p>	<p>It is recommended to add a policy in the section regarding landform conservation as follows:</p> <p>To prohibit <i>site alteration</i> prior to the approval of development applications.</p>
3.6.1	Hazardous Lands and Hazardous Sites. These terms should be defined in the plan as defined in the PPS.	The City agrees to add definitions for Hazardous Lands and Hazardous Sites consistent with the PPS.	<p>It is recommended to add the following definitions:</p> <p>Hazardous lands: Property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.</p> <p>Hazardous sites: Property or lands that could be unsafe for <i>development</i> and <i>site alteration</i> due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).</p>

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Section	Issue	Comment	Recommendation
3.6.1.3	Suggested addition to refer to development that can be permitted in accordance with a Special Policy Area.	The City agrees with the suggestion.	<p>It is recommended to modify Policy 3.6.1.3 as follows:</p> <p>To prohibit new lot creation in <i>hazardous lands</i> and <i>hazardous sites</i> except in accordance with an approved Special Policy Area.</p>
3.7.1	Add policy that requires health, environmental and cumulative air quality impact studies for development proposals with significant or known potential air emissions (ROP policy 3.2.5)	The City agrees to add a policy in conformity with ROP Policy 3.2.5.	<p>It is recommended to add a policy in the section regarding air quality as follows:</p> <p>To require health, environmental and cumulative air quality impact studies that assess the impact on human health for development proposals with significant known or potential air emission levels near <i>sensitive uses</i> such as schools, daycares and seniors’ facilities.</p> <p>It is recommended to add a definition for sensitive uses/sensitive land uses, as follows:</p> <p>Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. <i>Sensitive land uses</i> may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.</p>

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Section	Issue	Comment	Recommendation
3.7.1	<p>While policy 4.2.1.13 talks about not locating residential uses near 400 series highways, also need to include sensitive uses such as daycares, seniors residences.</p> <p>Consider adding something similar to section 7.2.3. Schools and Day Care (ROP policy 3.2.6)</p>	<p>The City agrees to add a policy in conformity with ROP Policy 3.2.6.</p>	<p>It is recommended to add a policy in the section regarding air quality as follows:</p> <p>That <i>sensitive uses</i> such as schools, daycares and seniors’ facilities not be located near significant known air emissions sources such as controlled access provincial 400-series highways.</p>
3.7.2	<p>Add policy to direct development away from sensitive surface water features and sensitive groundwater features. (ROP policy 2.3.4)</p>	<p>Protecting sensitive surface water features and sensitive groundwater features is appropriately addressed in the policies regarding groundwater protection (specifically Policies 3.7.2.8 to 3.7.2.13).</p>	<p>No change is recommended.</p>
3.7.2	<p>Add the concept of stormwater management treatment to stormwater policies (ROP policy 2.3.37)</p>	<p>The 17 policies regarding stormwater management adequately address the comment and the intent of ROP Policy 2.3.37 with regard to pre-to-post water balance and low impact development measures.</p>	<p>No change is recommended.</p>
3.7.2.6	<p>Clarification provided to emphasize sediment control measures implemented and maintained during construction.</p>	<p>The City agrees with the suggestion.</p>	<p>It is recommended to modify Policy 3.7.2.6 as follows:</p> <p>That construction practices and sediment control measures during construction shall be implemented and maintained to the satisfaction of the City of Vaughan in consultation with the Toronto and Region Conservation Authority.</p>

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Section	Issue	Comment	Recommendation
General	Throughout the document, references to “VIVA” should appear as “Viva”.	Technical modification comments from Region noted and will be amended.	That all references in the Official Plan to “VIVA” be revised to “Viva”.
General	Throughout the document, references to “VIVA rapid transit system” should appear as “Viva bus rapid transit system”.	Technical modification comments from Region noted and will be amended.	That all references in the Official Plan to “VIVA rapid transit” be revised to “Viva bus rapid transit”.
1.1	Second paragraph (pg. 3) needs to be updated to reflect new forecasts for Vaughan. Increase of 167,300 persons between 2006 to 2031. New 2031 population forecast for Vaughan is 416,600.	Technical modification comments from Region noted and that the new resident forecast for Vaughan be amended.	That the forecast number "169,500" in Section 1.1 be revised to “167,300”.
1.6	Structure of the Plan (p.15) Chapter 3 could also identify that this chapter contains the Oak Ridges Moraine Conservation Plan and Greenbelt Plan policies.	Technical modification comments from Region noted and staff concurs to reference policies regarding the Oak Ridges Moraine Conservation Plan and Greenbelt Plan.	That the last sentence in Section 1.6 (subsection 3. Environment) be revised as follows: "This chapter also contains policies with respect to the Provincial Oak Ridges Moraine Conservation Plan and Greenbelt Plan. It also contains policies regarding clean air, water and soil in the City."
1.7	Consider clarifying which are the operable portions of the Plan in this section.	Technical modification comments from Region noted and staff concurs. The following policy amendments to Section 1.7 will be made: 1) Inclusion of "(i.e. the operable portions of the Plan)". 2) Inclusion of "operable numbered".	That the first two sentences in the second paragraph of Section 1.7 be amended as follows: "The Plan includes both numbered policies (i.e. the operable portions of the Plan) and explanatory text. The explanatory text is provided to bring clarity and intent to the operable numbered policies."

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Section	Issue	Comment	Recommendation
2.1.1.1	<p>Include revised population figures for Vaughan as per Provincial modification.</p> <p>Provide more detailed information on the population and employment forecasts.</p> <p>Recommend showing the distribution of population and employment throughout the City (reflecting background work to the official plan).</p> <p>Figure 2 on page 23 is difficult to read for the mid-term growth forecasts. Recommend putting growth forecasts within a table.</p>	<p>Technical modification comments from Region noted and will be amended.</p>	<p>That Section 2.1.1 explanatory text Figure 2 on p.23 be replaced with table provided by York Region that includes mid-term forecasts.</p>
2.1.3.2	<p>Policy 2.1.3.2. b) should be divided into two policies:</p> <p>1) Reflect the local intensification targets in Regional Official Plan policy 5.3.3a) and revise policy to: 'directing a minimum 45% of residential growth, 29,300 units, through intensification within the built-up areas as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe"</p> <p>2) Add new policy (c): "identifying Intensification areas...."</p> <p>3) Add a new policy that states a City Intensification Strategy will be completed that meets the criteria listed Regional Official Plan policy 5.3.3.</p>	<p>Comments from Region noted and staff concurs. The following amendments to Section 2.1.3 (b-d) and 10.2.2 will be made:</p> <p>1) & 2) Policy 2.1.3.2.b. be divided into two policies (b. & c.) and the numbering of subsequent policies under 2.1.3.2 have changed accordingly. The definition of Built Boundary will be revised.</p> <p>3) No new policy required. Final Hemson report (April 2010) and the Official Plan represent the City's intensification strategy.</p>	<p>1) & 2) That Section 2.1.3.2 (b-d) be revised as follows:</p> <p>"b. directing a minimum of 29,300 residential units through intensification within the built boundary;</p> <p>c. identifying Intensification Areas, consistent with the intensification objectives of this Plan and the Regional Official Plan, as the primary locations for accommodating intensification;"</p> <p>d. requiring that lands within the urban area but outside the built boundary be planned to achieve an average minimum density that is not less than 50 residents and jobs per hectare combined in the developable area;"</p> <p>That the definition of built boundary in Section 10.2.2 be revised as follows:</p> <p>"The built-up area as defined in the Places to Grow: Growth Plan for the Greater Golden Horseshoe, June 2006 by the Provincial Ministry of Energy and Infrastructure."</p> <p>3) No change is recommended.</p>

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2.1.3.2	<p>There is a need to include policies in the growth management section recognizing the direction in the Regional Plan for:</p> <ul style="list-style-type: none"> - A Phasing & Sequencing Approach to growth & infrastructure delivery - The Co-ordination of infrastructure planning & delivery, and development phasing at local level – linking growth management and infrastructure delivery - Inclusion of policies about indentifying key infrastructure triggers - Inclusion of policies about defining local infrastructure requirements - The requirement of sequencing within Secondary Plans 	<p>Detailed policies already exist in Chapter 10 that allow for sufficient phasing and sequencing.</p>	<p>No change is recommended.</p>
2.1.3.2	<p>It is suggested that that following additional clauses to 2.1.3.2 would provide this policy direction:</p> <p>m) development of a phasing plan for new community areas that is coordinated with the Regions Master Plans implemented through the Regions 10-year Capital Plan.</p> <p>n) ensuring phasing growth in new communities to provide for substantial completion (ie. 75% of land area built) of one phase prior to proceeding to future phases.</p> <p>o) identification of key infrastructure requirements to service each phase of growth in new communities, and to service intensification areas.</p> <p>p) prioritizing areas for growth consistent with intensification objectives of this Plan and the</p>	<p>The policies referring to New Community Areas in Ch 9 and the various phasing policies in CH 10 address all these concerns. It is however appropriate to add a general phasing policy to 2.1.3.2.</p> <p>The new policy 2.1.3.2.c will be amended to show that intensification areas shall be consistent with the intensification objectives of this Plan and the Regional Official Plan. Section 2.1.3.2.c will be amended as follows:</p> <p>1) Inclusion of "consistent with the intensification objectives of this Plan and the Regional Official Plan,"</p> <p>New sub-clause 2.1.3.2.n. will be added to provide phasing policies in the growth management section to allow for complete communities and coordination of development</p>	<p>That Section 2.1.3.2.c. be revise to add new policy as follows:</p> <p>"c. identifying Intensification Areas, consistent with the intensification objectives of this Plan and the Regional Official Plan, as the primary locations for accommodating ;"</p> <p>That Section 2.1.3.2.o. be revised to add a new policy as follows:</p> <p>"o. ensuring development is phased in an appropriate manner to allow for the creation of complete communities and that such phasing is coordinated with infrastructure investments made by the City and York Region; and"</p>

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	Regional Official Plan.	phasing with City and Region infrastructure investments .	
2.2.1.1	<p>In general terms, the Urban Structure hierarchy should be recalibrated to more clearly and more strongly reinforce the primacy of the Regional Centres and Regional Corridors. More specifically, in sub (c), it should be stated that the Vaughan Metropolitan Centre (VMC) should be: <u>the</u> primary focus of development within the City, followed by the Regional Corridors of Yonge Street and Highway 7 (and, by extension, the Bathurst Street/Centre Street rapid transit connection south of Highway 7 and west to Dufferin Street, as shown on Schedule 1); <u>the</u> major focus for intensification within the City, followed by the Regional Corridors (Yonge Street and Highway 7); <u>the</u> location for the tallest buildings and the most intensive concentration of development within the City, and; <u>the</u> location for the “greatest range and mix of uses” within the City.</p>	<p>Section 2.2.1.1.d.i. will be amended to note the VMC as “the” major focus for intensification.</p> <p>Section 2.2.1.1.d.ii and Section 2.2.5 will be add new policies to specifically identify “Regional Intensification Corridors” as a separate urban structure category. Section 2.2.5 policies Add a new series of policies on p.38 following VMC policies to specifically identify “Regional Intensification Corridors” as a separate intensification area category</p>	<p>That Section 2.2.1.1.d.ii. be revised to add a new policy as follows:</p> <p>"i. the Vaughan Metropolitan Centre will be the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The Vaughan Metropolitan Centre will be the location of the tallest buildings and most intense concentration of development."</p> <p>That Section 2.2.1.1.d.ii. be revised to add a new policy as follows:</p> <p>"ii. Regional Intensification Corridors will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit. The Regional Intensification Corridors link the Vaughan Metropolitan Centre with other intensification areas in Vaughan and across York Region."</p> <p>That Section 2.2.5 be revised to add a new second bullet point as follows:</p> <ul style="list-style-type: none"> • Regional Intensification Corridors (e.g. Highway 7 and Yonge Street) will link Regional centres both in Vaughan and beyond and are linear places of significant activity. They may accommodate mixed-use intensification or employment intensification.

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Section	Issue	Comment	Recommendation
2.2.1.2	Regional Corridors of Highway 7 and Yonge Street should be differentiated from the rest of the Primary Intensification Corridors given that it is a Regional Corridor and the location for the highest and most intense development along the corridors in Vaughan. This should be shown in policy and on Schedule 1.	Section 2.2.1.1.d.ii and Section 2.2.5 will be amended to add new policies to identify "Regional Intensification Corridors" as a major separate urban structure category.	<p>1) That Section 2.2.1.1.d.ii. be revised to add a new policy as follows:</p> <p>"ii. Regional Intensification Corridors will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit. The Regional Intensification Corridors link the Vaughan Metropolitan Centre with other intensification areas in Vaughan and across York Region."</p> <p>2) That Section 2.2.5 be revised to add a new second bullet point as follows:</p> <p>• Regional Intensification Corridors (e.g. Highway 7 and Yonge Street) will link Regional centres both in Vaughan and beyond and are linear places of significant activity. They may accommodate mixed-use intensification or employment intensification."</p>
2.2.1.3	"Expansions to the urban area shall only be initiated as part of a municipal comprehensive review and in coordination with York Region." This policy should be revised to comply with Regional Policy 5.1.12, which states: "expansions of the urban area ... shall only be initiated by the Region, in consultation with local municipalities ...".	Comments from Region noted and staff concurs. Section 2.2.1.3 will be amended to comply with Regional policy 5.1.12 whereby expansion to urban areas shall only be done by regional municipal comprehensive review.	<p>That the last sentence in Section 2.2.1.3 be revised as follows:</p> <p>"Expansions of the urban area shall only be initiated by the Region of York, in consultation with the City of Vaughan, as part of a Regional municipal comprehensive review in conformity with Policy 2.2.8 of Places to Grow: Growth Plan for the Greater Golden Horseshoe."</p>
2.2.1.4	"The policies related to the Greenbelt and Oak Ridges Moraine shall be consistent with policies for such areas as contained in the Greenbelt Act , the Oak Ridges Moraine Conservation Act ..." The Greenbelt Act and the Oak Ridges Moraine Conservation Act do not contain policies. The correct reference should be to the	<p>Technical modification comments from Region noted and staff concurs. The following amendments will be made to Section 2.2.1.4:</p> <p>1) Delete the word "Plan" and replace with "Act" in the second sentence.</p> <p>2) Delete "Specific policies related to these</p>	<p>That Section 2.2.1.4 be revised as follows:</p> <p>"2.2.1.4 That the areas subject to the Greenbelt Act and the Oak Ridges Moraine Conservation Act are identified on Schedule 1. The policies related to the Greenbelt and Oak Ridges Moraine shall be consistent with policies for</p>

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Section	Issue	Comment	Recommendation
	Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.	areas are contained in Chapter Three of this Plan."	these areas as contained in the Greenbelt Plan , the Oak Ridges Moraine Conservation Plan and the York Region Official Plan."
2.2.2.2	Recommend that this policy also acknowledge the role of the Countryside lands for agricultural uses, production, and rural residential	<p>Technical modification comments from Region noted and staff concurs. The following amendments to Section 2.2.2.2 will be made:</p> <p>1) Inclusion of "of the Countryside lands for agricultural uses, food production, rural residential uses, and"</p> <p>2) Delete "lands in the country side play" and replace with "uses, food production, rural residential uses, and"</p>	<p>That Section 2.2.2.2 be revised as follows:</p> <p>"To maintain a significant and productive Countryside within the municipal boundary of the City of Vaughan, and to recognize the important role of the Countryside lands for agricultural uses, food production, rural residential uses, and in providing open space connections between Natural Areas."</p>
2.2.2.5	<p>Teston and Purpleville -- Please confirm if these Hamlets are intended to be subsumed into the Urban Area or whether there is an intention to maintain them as Hamlets.</p> <p>A portion of Purpleville is within the Greenbelt Area, and the policies of the Greenbelt Plan with respect to Hamlets should be reflected in Vaughan's official plan in order to conform with the Greenbelt Plan.</p>	<p>Comments from Region noted and staff concurs. New policy will be added to Section 2.2.2.5 to clarify and strengthen the policies associated with Hamlets to ensure conformity with Provincial Greenbelt Plan and York Region Official Plan.</p>	<p>That Section 2.2.2.5 be revised as follows:</p> <p>"2.2.2.5 To recognize the historic significance of the rural hamlets and to maintain their historic character. Specifically, the hamlets of Purpleville and Teston have been recognized on Schedule 1 and Schedule 13. Any future development in these areas will be limited in scale and conform to the policies of the Provincial Greenbelt Plan and York Region Official Plan with regard to Hamlets."</p> <p>That Schedule 13 and Schedules (A to T) be revised to show the hamlets of Purpleville and Teston.</p>

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2.2.3	<p>Add the following policies:</p> <p>1) policy requiring 50 people and jobs across the designated greenfield (Regional Official Plan 5.2.14).</p> <p>2) policy to encourage the re-examination of approved Secondary Plans to get to 50 people & jobs (Regional Official Plan 5.2.15).</p> <p>3) Add policy to encourage secondary and subdivision plans with the designated greenfield area that are not approved be developed in accordance with the Regional Official Plan criteria for New Community Areas (Regional Official Plan 5.2.16).</p>	<p>New policies will replace Section 2.2.3.7 to create the requirement for 50 people and jobs across the designated greenfield area, reexamination of existing approvals and encouragement of new developments to be consistent with regional policies for new communities.</p>	<p>That Section 2.2.3.7 be revised as follows:</p> <p>"2.2.3.7 That greenfield lands within Community Areas should be developed to help achieve the average minimum density of 50 residents and jobs per hectare combined as required in policy 2.1.3.2.d. Where appropriate, zoning permissions and plans of subdivision should be reexamined to determine if this target can be met and new development should be consistent with the requirements for new communities in the York Region Official Plan."</p>
2.2.3.1	<p>Community Areas will also contain population related employment in addition to the other uses listed in the policy.</p>	<p>This is already addressed through permissions for "local-servicing commercial uses".</p>	<p>No change is recommended.</p>

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Section	Issue	Comment	Recommendation
2.2.3.5	<p>Existing language:</p> <p>“That the provision of local transit service to and through Community Areas shall be a priority where such service does not yet exist, and the enhancement and improvement of local transit shall be a priority where it does exist.”</p> <p>This policy should be updated and clarified as follows:</p> <p>“That the introduction of transit service to and through Community Areas shall be a priority where such service does not yet exist, and the enhancement and improvement of local transit shall be a priority where it does exist, consistent with York Region’s transit service planning process and with approved YRT service standards and guidelines. The provision of transit services shall be facilitated through the implementation of ‘smart growth’ principles of transit-friendly urban design including sidewalks, pedestrian paths and minimized building setbacks where fronts of buildings face the street.”</p>	<p>Staff concurs that the modified policy to reflect that transit priorities should be consistent with York Region’s transit planning process. The following policy will be added to the end Section 2.2.3.5:</p> <p>1) Inclusion of "consistent with York Region's transit service planning process and with approved YRT service standards and guidelines."</p> <p>2) The policies dealing with urban design is in the urban structure section. The intent of the noted policies on urban design is captured in Chapter 4 & 9.</p>	<p>1) That Section 2.2.3.5 be revised as follows: "2.2.3.5 That the provision of local transit service to and through Community Areas is a priority where such service does not yet exist, and the enhancement and improvement of local transit is a priority where it does exist consistent with York Region’s transit service planning process and with approved YRT service standards and guidelines."</p> <p>2) No change is recommended.</p>
2.2.4	<p>Should add a policy encouraging older employment areas/properties and Brownfield sites to redevelop at increased densities.</p>	<p>Older employment areas have been protected and redevelopment for employment purposes is accommodated. Increased densities are not always appropriate and a blanket policy could create ongoing issues.</p> <p>Last sentence will be deleted in top paragraph as it is technically not correct.</p>	<p>That Section 2.2.4 second paragraph be revised as follows: "Further protection of Employment Areas is derived from the Growth Plan policy which only permits conversion of lands within designated Employment Areas to allow non-employment uses through a municipal comprehensive review (Growth Plan Policy 2.2.6.5). "</p>

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2.2.4.2	<p>“achieve ... a minimum average Employment Area density of 40 jobs per hectare across York Region.” This policy should be revised to comply with Regional Policy 4.3.13, which states: “achieve an average minimum density of 40 jobs per hectare in the developable area. This target is expected to be higher for lands within or adjacent to centres and corridors.”</p>	<p>Comments from Region noted and staff concurs. The following amendments will be made to Section 2.2.4.2:</p> <ol style="list-style-type: none"> 1) Change "a minimum average" to "an average minimum" 2) Inclusion of "in the developable area" 3) Inclusion of "This target is expected to be higher for lands adjacent to Intensification Areas." 	<p>That Section 2.2.4.2 be revised as follows:</p> <p>"2.2.4.2 To provide sufficient Employment Areas and appropriate land use designations to help achieve the York Region Official Plan target of an average minimum Employment Area density of 40 jobs per hectare in the developable area across York Region. This target is expected to be higher for lands adjacent to Intensification Areas."</p>
2.2.4.3	<p>Employment land conversions “through a municipal comprehensive review, coordinated with York Region.” This policy should be revised to comply with Regional Policy 4.3.7, which states conversions are permitted, provided “a Regional municipal comprehensive review has been completed ...”.</p>	<p>Comments from Region noted and staff concurs. The following amendments will be made to Section 2.2.4.3:</p> <ol style="list-style-type: none"> 1) Delete "accomplished through" and replace with "considered following" 2) Inclusion of the word "Regional" 3) Delete "coordinated with York Region" and replace with "in consultation with the City of Vaughan, and in accordance with the applicable policies, forecasts and land budget of the Region." 3) Inclusion of "will be" 4) Delete "will be used at the time of the <i>municipal comprehensive review.</i>" 	<p>That Section 2.2.4.3 be revised as follows:</p> <p>"2.2.4.3 That, in accordance with Provincial policy, conversion of Employment Areas to non-employment uses, which includes any retail uses not otherwise permitted in Employment Areas by this Plan, may only be considered following a Regional municipal comprehensive review, in consultation with the City of Vaughan, and in accordance with the applicable policies, forecasts and land budget of the Region. The criteria for permitting Employment Area conversions will be as contained in the Growth Plan (policy 2.2.6.5).</p>

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2.2.4.3	<p>Should considered including the Growth Plan policy/criteria for permitting employment land conversions.</p> <p>Should add policy that states that applications, i.e. decisions and non-decisions, for employment land conversions, outside of a five year comprehensive review, are not appealable to the Ontario Municipal Board.</p>	<p>This policy is already in Section 2.2.4.3.</p> <p>Planning Act section 22.7.3 already establishes that this is not appealable. It would be inappropriate for an Official Plan to state what is appealable or not. That should remain a Planning Act matter.</p>	<p>No change is recommended.</p>
2.2.4.5	<p>Should add a policy to ensure the flexibility and adaptability in street patterns and building design to allow for redevelopment and intensification (Regional Official Plan policy 4.3.16)</p>	<p>Comments from Region noted and staff concurs. The following amendments will be made to Section 2.2.4.5:</p> <ol style="list-style-type: none"> 1) Inclusion of ", street patterns and building design" 2) Inclusion of ", and allow for redevelopment and <i>intensification</i>." 	<p>That Section 2.2.4.5 be revised as follows:</p> <p>"2.2.4.5 To encourage a range of parcel sizes, street patterns and building design within Employment Areas to maintain the flexibility to attract a variety of businesses, and allow for redevelopment and intensification."</p>
2.2.4.6	<p>Existing language:</p> <p>"To accommodate and facilitate the provision of local transit to and through Employment Areas where such service does not yet exist, and to enhance and improve local transit where it does exist, through transit-friendly urban design including sidewalks, pedestrian paths and minimized building setbacks where fronts of buildings face the street."</p> <p>The policy should be updated and clarified as follows:</p> <p>"To accommodate and facilitate the introduction of local transit to and through Employment Areas where such service does not yet exist, and to enhance and improve local transit where it does exist, consistent with York Region's transit service planning process and with approved YRT service standards and</p>	<p>Comments from Region noted and staff concurs. The following amendments will be made to Section 2.2.4.6:</p> <ol style="list-style-type: none"> 1) Delete "through transit-friendly urban design including sidewalks, pedestrian paths and minimized building setbacks where fronts of buildings face the street." and replace with "consistent with York Region's transit service planning process and with approved YRT service standards and guidelines." 	<p>That Section 2.2.4.6 be revised as follows:</p> <p>"2.2.4.6 To accommodate and facilitate the provision of local transit to and through Employment Areas where such service does not yet exist, and to enhance and improve local transit where it does exist, consistent with York Region's transit service planning process and with approved YRT service standards and guidelines."</p>

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	guidelines. The provision of transit services shall be facilitated through the implementation of 'smart growth' principles of transit-friendly urban design including sidewalks, pedestrian paths and minimized building setbacks where fronts of buildings face the street."		

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2.2.5	<p>Consistent with maintaining the primacy of the VMC as a Regional Centre, being the highest-order intensification area within the City, the “Primary Intensification Corridors” (as shown on Figure 6) should be limited to the designated Regional Corridors of Yonge Street and Highway 7 (and, by extension, the Bathurst Street/Centre Street rapid transit connection south of Highway 7 and west to Dufferin Street). While we agree with the designation of segments of Major Mackenzie Drive West, Rutherford Road and Steeles Avenue as Intensification Corridors, they should be designated in a manner that is subordinate in development magnitude/primacy to the designated Regional Corridors. Like the approach in the draft Official Plan with respect to the hierarchy of Centres (i.e. VMC, Primary, Local), a similar approach should be established for Corridors (i.e. Regional, Local/Secondary)</p>	<p>The following amendments will be made to Section 2.2.1.1.d:</p> <ol style="list-style-type: none"> 1) Inclusion of the word "the" in subsection to note the VMC as “the” major focus for intensification. 2) Addition of new sub-section 2.2.1.1.d.ii to specifically identify “Regional Intensification Corridors” as a separate urban structure category. <p>The following amendments will be made to Section 2.2.5:</p> <ol style="list-style-type: none"> 1) Addition of new bullet point "Regional Intensification Corridors" as a separate corridor. 2) Delete "include both Regional Corridors (e.g. Highway 7 and Yonge Street) and local corridors" from Primary Intensification Corridor bullet. 3) Delete the word "They" in the Primary Intensification Corridors bullet. 	<p>That Section 2.2.1.1.d be revised as follows:</p> <p>"d. establishes a hierarchy of Intensification Areas that range in height and intensity of use, as follows:</p> <ol style="list-style-type: none"> i. the Vaughan Metropolitan Centre will be the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The Vaughan Metropolitan Centre will be the location of the tallest buildings and most intense concentration of development. ii. Regional Intensification Corridors will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit. The Regional Intensification Corridors link the Vaughan Metropolitan Centre with other intensification areas in Vaughan and across York Region. iii. Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use high- and mid-rise buildings, developed at an intensity supportive of transit. iv. Local Centres will provide the mixed-use focus for their respective communities, in a manner that is compatible with the local context. v. Primary Intensification Corridors link together the various centres on transit supportive corridors and will be places to accommodate intensification in the form of mid-rise, and limited high-rise and low-rise buildings with a mix of uses.

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			<p>That the bullet points identifying the hierarchy of centres and corridors in Section 2.2.5 be revised as follows:</p> <p>"2.2.5 Intensification Areas Intensification Areas in Vaughan will be the primary locations for the accommodation of the 45% intensification target. They consist of a hierarchy of mixed-use centres and corridors as follows:</p> <ul style="list-style-type: none"> • The Vaughan Metropolitan Centre will be the City's downtown. It will have the widest range of uses and will have buildings of various size, including the tallest buildings in the City. • Regional Intensification Corridors (e.g. Highway 7 and Yonge Street) will link Regional centres both in Vaughan and beyond and are linear places of significant activity. They may accommodate mixed-use intensification or employment intensification. • Primary Centres will accommodate a wide range of uses and will have tall buildings, as well as lower ones, to facilitate an appropriate transition to neighbouring areas. • Primary Intensification Corridors (e.g. Jane Street and Major Mackenzie Drive) will link various centres and are linear places of activity in their own right. They may accommodate mixed-use intensification or employment intensification. • Local Centres act as the focus for communities, are lower in scale and offer a more limited range of uses."

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2.2.5	The introductory text states that the Centre “shall be planned to accommodate a minimum of 12,000 residential units and 8,000 jobs by 2031.” These specific development targets, within the current planning horizon, should constitute a specific and separate policy within this Section. Further, this projected development mix would not appear to yield a resident-to-employee ratio of 1:1, as required for Regional Centres in the Regional Official Plan (Policy 6.4.20.g).	References to specific development targets will be removed and will be part of the Secondary Plan. The following amendments will be made to Section 2.2.5, subsection Vaughan Metropolitan Centre, third paragraph: 1) Delete the policy "The Vaughan Metropolitan Centre shall be planned to accommodate a minimum of 12,000 residential units and 8,000 jobs by 2031."	That Section 2.2.5, subsection Vaughan Metropolitan Centre, third paragraph be amended as follows: "The Vaughan Metropolitan Centre includes an Urban Growth Centre, as identified in the Provincial Growth Plan for the Greater Golden Horseshoe. It is also identified as a Regional Centre in the York Region Official Plan. It will be the subject of a detailed Secondary Plan outlining how such growth will be accommodated and how the general policies for the Vaughan Metropolitan Centre set out below will be achieved."
2.2.5.4	Ensure that the 35% affordable housing is also applied throughout the Key Development Areas as defined in the Regional Official Plan policy 5.4.6.e, and 3.5.7.	References to affordable housing targets in Key Development Areas will be addressed in Section 7.5.1.2. 1) Delete the words "to develop an affordable housing implementation framework to achieve the affordable housing polices of this Plan by:" and replacing with "in implementing its affordable housing polices as follows: a. requiring 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for people with disabilities;" 2) Delete the words "the Vaughan Metropolitan Centre and along Regional Corridors, as identified in the York Region Official Plan" and replacing with "Key Development Areas"	That Section 7.5.1.2.a. be revised as follows: "7.5.1.2 To work with York Region in implementing its affordable housing polices as follows: a. requiring that 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for people with disabilities; b. requiring that a minimum of 35% of new residential units in Key Development Areas be affordable housing units; c. requiring a housing strategy within all Secondary Plans, which will demonstrate how affordable housing targets will be met; and, d. assisting with the provision of affordable housing, where appropriate.

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2.2.5.6	<p>The introductory text should include a statement that speaks to the planned role and function of the Primary Centres, relative to the VMC (Regional Centre). In particular, this statement should specify that Primary Centres are subordinate to the Regional Centre in terms of density, and the range and mix of uses.</p> <p>Should include a policy requiring the preparation of Secondary Plans for each Primary Centre, in compliance with Regional Policy 5.4.6 and 5.4.32.</p> <p>These policies encourage the location of a range and mix of land uses in primary centres and primary intensification corridors, consider adding wording that encourages campusing or co-location of human services with other uses, policy 7.6.1.5 does mention co-locating human services, but the intent is to ensure they are co-located with other services, transit, housing, etc. (Regional Official Plan policy 3.3.5).</p> <p>Consider policies supporting location of municipal and human service institutional buildings in Vaughan Corporate Centre.</p> <p>The term “accessible” is used in a number of ways throughout the plan, however, not necessarily under the ODA or AODA meaning. Please also add policies that ensure human services are “accessible” under the legislative meaning. While the preamble in section 2.2.3 references inclusive communities, consider adding wording around inclusivity to policies. (Regional Official Plan policy 3.3.11.)</p>	<p>The following amendments will be made to Section 2.2.1.1.d:</p> <p>1) Inclusion of the word “the” in subsection to note the VMC as “the” major focus for intensification.</p> <p>Such a policy recognizing Secondary Plans for each Primary Centre, already exists in Section 10.1.1.1.</p> <p>Existing policies in Section 7.6.1.3 and 7.1.6.5 partially address this issue, a new policy 7.6.1.7 has been added to address the co-location issue as a carbon copy of regional policy 3.3.4. The new policy will address the desire for co-location of human services.</p> <p>Addressed in Secondary Plan and policy 2.2.5.1, 2.2.5.3.</p> <p>Section 2.1.3.2 will be amended to include a new policy regarding inclusivity.</p>	<p>That Section 2.2.1.1.d.i be revised as follows:</p> <p>“i. the Vaughan Metropolitan Centre will be the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The Vaughan Metropolitan Centre will be the location of the tallest buildings and most intense concentration of development.”</p> <p>That Section 7.6.1.6 be revised to add a new policy as follows:</p> <p>“7.6.1.6 To encourage the co-location or campusing of human services with other uses such as recreational, public buildings and arts and cultural facilities.”</p> <p>That Section 2.1.3.2 be revised to add a new subsection policy p. as follows:</p> <p>“p. planning and designing communities in a manner that facilitates inclusivity and accessibility for residents, workers and visitors.”</p>

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<p>2.2.5.8</p>	<p>Consistent with our comments regarding the City’s planned Urban Structure hierarchy, the designation of Primary Intensification Corridors should be limited only to the designated Regional Corridors in the Regional Official Plan, being Yonge Street and Highway 7 (and, by extension, the Bathurst Street/Centre Street rapid transit connection south of Highway 7 and west to Dufferin Street). As with the City’s proposed hierarchy of Centres, a similar hierarchy should be established for Corridors (e.g. Regional, Local/Secondary).</p> <p>It should also be noted in policy within this Section, consistent with Policy 5.4.31 of the Regional Official Plan, that the highest concentrations of intensification along Regional Corridors (Primary Intensification Corridors, in Vaughan’s case) shall be directed to locally-designated key development areas (KDAs), and that Secondary Plans and minimum densities be established for KDAs consistent with Regional Policies 5.4.32 and 5.4.33, respectively.</p>	<p>Section 2.2.1.1.d.ii and Section 2.2.5 will be amended to add new sub-policies to specifically identify “Regional Intensification Corridors” as a separate urban structure category. A new bullet point will be added to specifically identify “Regional Intensification Corridors” as a separate intensification area category.</p> <p>Section 2.2.5 will be amended to add a new section called Regional Intensification Corridors that will identify Key Development Areas and refer to York Region Official Plan policies for Key Development Areas.</p>	<p>That Section 2.2.1.1.d be revised as follows:</p> <p>"d. establishes a hierarchy of Intensification Areas that range in height and intensity of use, as follows:</p> <ul style="list-style-type: none"> i. the Vaughan Metropolitan Centre will be the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The Vaughan Metropolitan Centre will be the location of the tallest buildings and most intense concentration of development. ii. Regional Intensification Corridors will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit. The Regional Intensification Corridors link the Vaughan Metropolitan Centre with other intensification areas in Vaughan and across York Region. iii. Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use high and mid-rise buildings, developed at an intensity supportive of transit. iv. Local Centres will provide the mixed-use focus for their respective communities, in a manner that is compatible with the local context. v. Primary Intensification Corridors link together the various centres on transit supportive corridors and will be places to accommodate intensification in the form of mid-rise, and limited high-rise and low-rise buildings with a mix of uses.

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Section	Issue	Comment	Recommendation
			<p>That the bullet points identifying the hierarchy of centres and corridors in Section 2.2.5 be revised as follows:</p> <p>"2.2.5 Intensification Areas Intensification Areas in Vaughan will be the primary locations for the accommodation of the 45% intensification target. They consist of a hierarchy of mixed-use centres and corridors as follows:</p> <ul style="list-style-type: none"> • The Vaughan Metropolitan Centre will be the City's downtown. It will have the widest range of uses and will have buildings of various size, including the tallest buildings in the City. • Regional Intensification Corridors (e.g. Highway 7 and Yonge Street) will link Regional centres both in Vaughan and beyond, and are linear places of significant activity. They may accommodate mixed-use intensification or employment intensification. • Primary Centres will accommodate a wide range of uses and will have tall buildings, as well as lower ones, to facilitate an appropriate transition to neighbouring areas. • Primary Intensification Corridors (e.g. Jane Street and Major Mackenzie Drive) will link various centres and are linear places of activity in their own right. They may accommodate mixed-use intensification or employment intensification. • Local Centres act as the focus for communities, are lower in scale, and offer a more limited range of uses."

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2.2.6	Consider including a policy on amendments to the Parkway Belt West Plan; provide direction on appropriate lands uses if lands are removed from the PBWP, etc.	It is impossible to predetermine future appropriate land uses at this time. The approach is to require a proper land use planning process and appropriate public consultation prior to making such a determination. See section 2.2.6 for the details of this approach.	No change is recommended.
Provincia l Highway s	<p>Add appropriate policies to address Provincial request as follows (excerpt from MMAH May 31, 2010 letter – paragraphs 52, 55, and 57).</p> <p>1) “Local municipalities, in consultation with and to the satisfaction of the province, shall develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the above noted transportation facilities.”</p> <p>2) To plan for and protect corridors and rights-of-way for transportation and transit facilities to meet current and projected needs and not permit development in such corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or actively being planned.”</p> <p>3) To require local official plans to identify and protect infrastructure corridors for long term servicing needs, including and in compliance with corridors identified in Provincial Plans.”</p>	<p>1) The approved Highway 427 extension to Major Mackenzie Drive is shown on all schedules and is the basis for the land use designations. Its approved alignment is fully protected in the Official Plan.</p> <p>2) & 3) Policy 4.2.1.9 along with schedule 9 protects potential alignments for the GTA West corridor and future extension of Highway 427 in consultation with the province and York Region.</p>	1), 2) and 3) No change is recommended.

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<p>4.2.1.14 and 4.3.2.5</p>	<p>York Region recognizes the City of Vaughan’s vision for developing an urban structure that includes on-street parking along Regional Arterial Roads. However, it should be acknowledged that although York Region’s policy for “Lay-by Parking on Regional Roads” establishes provisions for permitting vehicles to park in designated lay-by parking lanes within the right-of-way of Regional roads in York Region, the policy further states that “The lay-by lane cannot be counted toward on-site parking requirements”.</p>	<p>Comments from Region noted and staff concurs. The following amendments will be made to Section 4.3.2.5:</p> <p>1) Delete the policy "The provision of on-street parking in other areas of the City, as needed and/or appropriate, may also be considered." and replace with "Such on-street parking spaces shall not be counted towards any on-site parking requirements as established through zoning."</p>	<p>That Section 4.3.2.5 be revised as follows:</p> <p>"4.3.2.5 To work with York Region, and, with respect to Steeles Avenue, the City of Toronto, to permit on-street parking on arterial streets where appropriate and where it may support retail and economic development, contribute to a high quality streetscape and a more active street life. Such on-street parking spaces shall not be counted towards any on-site parking requirements as established through zoning."</p>
<p>4.2</p>	<p>Add policies that require sidewalks and street lighting on all streets served by transit (Regional Official Plan policy 7.2.28)</p>	<p>Comments from Region noted and staff concurs. A new policy will be added to Section 4.2.2 subsection Rapid and Local Transit, to ensure sidewalks and street lighting are provided on all streets with transit service.</p>	<p>That the following new policy be added as follows:</p> <p>"4.2.2.8 To ensure that sidewalks, street lighting and other pedestrian amenities are provided on all streets serviced by transit."</p>

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4.2.2.12	We believe it is the intent of this policy that the densest development in the City be directed to those areas served by higher-order transit (e.g. subway, rapid bus, light rail, etc.). However, as currently written, this policy may be interpreted as excluding intensification from areas except for those served by rapid transit. To that end, we suggest that the words “higher intensity uses” be replaced with “the highest intensity of uses.” Further, in directing the highest intensity of uses to areas served by higher-order transit, it should be confirmed that this intensification will be consistent with the Regional and City development hierarchy (e.g. Regional Centre/VMC has primacy, followed by key development areas/Primary Centres, etc.).	Comments from the Region noted and staff concurs. Section 4.2.2.12 will be amended to reflect York Region comments regarding “highest intensity uses” and consistency with Regional and City development hierarchy. The following policies will be added: 1) Delete the word "higher" and replace with "the highest" 2) Delete "the policies of this Plan." and replace with "Chapter 2 of this Plan and the York Region Official Plan, which set out the appropriate development hierarchy."	That Section 4.2.2.12 be revised as follows: "4.2.2.12 That the highest intensity uses be planned so that they are directed to areas served by higher-order transit, including subway stations and Viva bus rapid transit corridors, in accordance with Chapter 2 of this Plan and the York Region Official Plan, which set out the appropriate development hierarchy. Higher-order transit investments that serve the Intensification Areas should be prioritized in order to meet the mobility needs of these high-intensity growth areas."
TOD - general	Consistent with the Regional Official Plan (Policy 7.2.25.j), a policy should be added within this section that requires the preparation of a mobility plan for all new development applications, that demonstrates how transit use will be supported and enhanced by the use and design of the proposal.	Comments from the Region noted and staff concurs. A new policy will be added to Section 4.2.2.18 to require mobility plans for all new development applications.	That a new policy in Section 4.2.2.18 be added as follows: "4.2.2.18 That all new development applications are required to prepare a mobility plan which reflects the proposal's approach to transit as per the complete application submission requirements as contained in Section 10.1.3 of this Plan."

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Section	Issue	Comment	Recommendation
<p>TOD - general</p>	<p>It is Regional Official Plan policy (Policy 7.2.26) to achieve an overall transit modal split of 30% during peak periods (within the urban area) and 50% in the Regional Centres (e.g. VMC) and Corridors (e.g. Yonge Street) by 2031. A policy should be added to this section that incorporates these targets, and connects those targets to the transit-supportive policies of this section and the City's official plan as a whole.</p>	<p>Comment from the Region noted and staff concurs. Section 4.1.1.2 will be amended to indicate 50% transit modal split target for Regional Corridors and the VMC. The following amendments will be made:</p> <ol style="list-style-type: none"> 1) Delete the words "40% and" 2) Delete the word "are" and replace with "is" 3) Delete the words "Intensification Areas and" 4) Delete the word "respectively" and replace with "and the Regional Intensification Corridors" 5) Inclusion of the policy "A 40% transit modal split during peak periods is targeted for all other Intensification Areas by 2031." 	<p>That Section 4.1.1.2 be revised as follows:</p> <p>"4.1.1.2 That public transit shall be the primary focus for expanding Vaughan's transportation network capacity to 2031. Consistent with the York Region Official Plan, an overall transit modal split of 30% during peak periods is targeted for the City as a whole and a transit modal split of 50% is targeted for the Vaughan Metropolitan Centre and the Regional Intensification Corridors by 2031. A 40% transit modal split during peak periods is targeted for all other Intensification Areas by 2031."</p>
<p>4.2.1.21</p>	<p>Existing language: "That all collector streets shall be considered as potential transit routes and shall be able to accommodate conventional bus-based transit service." The policy should be updated and clarified as follows: "That all collector streets shall be considered as potential transit routes and shall be able to accommodate conventional bus-based transit service, consistent with York Region's transit service planning process and with approved YRT service standards and guidelines."</p>	<p>Comments from the Region noted and staff concurs. Section 4.2.1.24 will be amended to refer to York Region transit service plans. The following policy will be added to the end of Section 4.2.1.24:</p> <ol style="list-style-type: none"> 1) Inclusion of the words "consistent with York Region's transit service planning process and with approved YRT service standards and guidelines." 	<p>That Section 4.2.1.24 be revised as follows:</p> <p>"4.2.1.24 That all collector streets are considered potential transit routes and planned to be able to accommodate conventional bus-based transit service consistent with York Region's transit service planning process and with approved YRT service standards and guidelines."</p>

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4.2.1.24	<p>Existing language:</p> <p>“That local streets may accommodate community-oriented transit service, where required.”</p> <p>The policy should be updated and clarified as follows:</p> <p>“That local streets may accommodate community-oriented transit service, where required, consistent with York Region’s transit service planning process and with approved YRT service standards and guidelines.”</p>	<p>Comments from the Region noted and staff concurs. Section 4.2.1.25 will be amended to refer to York Region transit service plans. The following policy will be added to the end of Section 4.2.1.27:</p> <p>"consistent with York Region's transit service planning process and with approved YRT service standards and guidelines."</p>	<p>That Section 4.2.1.27 be revised as follows:</p> <p>"4.2.1.27 That local streets may accommodate community-oriented transit service, where required, consistent with York Region’s transit service planning process and with approved YRT service standards and guidelines."</p>
4.2.2.1	<p>Existing language:</p> <p>“To facilitate the planning of a comprehensive transit system for the City in consultation and cooperation with all appropriate agencies.”</p> <p>The policy should be updated and clarified as follows:</p> <p>“To facilitate the planning of a comprehensive transit system for the City in consultation and cooperation with all appropriate agencies, such as YRT/Viva, Metrolinx and Smart Commute.”</p>	<p>Comments from the Region noted and staff concurs. Section 4.2.2.1 will be amended to refer to specific agencies. The following policy will be added to the end of Section 4.2.2.1:</p> <p>1) Inclusion of the words ", such as YRT/Viva, Metrolinx and Smart Commute."</p>	<p>That Section 4.2.2.1 be revised as follows:</p> <p>"4.2.2.1 To facilitate the planning of a comprehensive transit system for the City in consultation and cooperation with all appropriate agencies, such as YRT/Viva, Metrolinx and Smart Commute."</p>
4.2.2.2	<p>Existing language:</p> <p>“To encourage service and fare integration and other opportunities to coordinate transit travel across municipal boundaries.”</p> <p>The policy should be updated and clarified as follows:</p> <p>“To encourage service and fare integration and other opportunities to coordinate transit travel across municipal boundaries, consistent with Regional transit policies or guidelines.”</p>	<p>Comments from the Region noted and staff concurs. Section 4.2.2.2 will be amended to refer to Regional policies. The following policy will be added to the end of Section 4.2.2.2:</p> <p>1) ", consistent with Regional transit policies or guidelines."</p>	<p>That Section 4.2.2.2 be revised as follows:</p> <p>"4.2.2.2 To encourage service and fare integration and other opportunities to coordinate transit travel across municipal boundaries, consistent with Regional transit policies or guidelines."</p>

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4.2.2.7	<p>The references to extensions of the Spadina Subway extension north of Highway 7 should be removed from policies of the Official Plan, including but not limited to 4.2.2.7 and Schedule 10. The Regional Transportation Master Plan (2009) did not recommend extension of the Spadina Subway north of Highway 7; however the Master Plan has recommended that Jane Street, from Steeles Avenue to Major Mackenzie Drive, be developed as a BRT / LRT corridor.</p>	<p>Comments from the Region noted and staff concurs references further extension of York-Spadina subway will be deleted. The following policy will be deleted:</p> <p>1) Delete in its entirety "4.2.2.7 To support further extension of the Toronto-York Spadina Subway in the Jane Street right-of-way and adjacent properties."</p>	<p>That Section 4.2.2.7 be deleted in its entirety.</p>
4.2.2.13	<p>Existing language:</p> <p>"To encourage the provision of transit service within 500 metres of at least 90% of residences and the majority of jobs and other activities throughout the City, and within 200 metres of at least 50% of residents in the urban area."</p> <p>The policy should be updated and clarified as follows:</p> <p>"To encourage the provision of transit service within 500 metres of at least 90% of residences and the majority of jobs, and consistent with approved YRT service standards and guidelines, and within 200 metres of at least 50% of residents in the urban area."</p>	<p>Comments from the Region noted and staff concurs.</p>	<p>That Section 4.2.2.13 be revised as follows:</p> <p>"4.2.2.13 To encourage the provision of transit service within 500 metres of at least 90% of residences and the majority of jobs, and consistent with approved YRT service standards and guidelines, and within 200 metres of at least 50% of residents in the urban area. "</p>

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5.1.2.2	<p>Policy should be revised to comply with Regional Official Plan policy 4.3.6. regarding permitted land uses on employment lands.</p> <p>Suggested rewording: "...Specifically, industrial, manufacturing, warehousing, and where appropriate, limited office use shall be directed to Employment Areas. Uses not permitted on employment lands include residential, major retail and non ancillary uses."</p> <p>Add policy afterwards stating: "That retail activities and major office shall be directed to Intensification Areas, where they can be better served by transit and help create vibrant mixed-use centres and corridors".</p>	<p>Restrictions on major retail are covered off in numerous policies. Policy directing major retail to intensification areas has already been added.</p>	<p>No change is recommended.</p>

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5.1.2.3.c)	<p>Retail uses are not permitted in employment lands. To comply with Regional Official Plan policy 4.3.6 revise policy to “ensuring that ancillary retail uses within Employment Area are for the purposes of serving businesses and employees...”</p> <p>Add policy consistent with 4.3.10 that ancillary uses collectively do not exceed 20% of total employment in the employment land area.</p> <p>Suggest defining ancillary uses consistent with the Regional Official Plan.</p>	<p>Comments from the Region noted and staff concurs. Section 5.1.2.3.c will be amended to clarify retail uses within employment areas are limited to ancillary retail uses. A definition of Ancillary Retail that is consistent with the Regional Official Plan will be added to Section 10.2.2.1. Section 9.2.2.10.c.iv will also be revised to refer to ancillary retail uses per the new definition.</p> <p>The following amendment will be made to Section 5.1.2.3.c:</p> <p>1) Inclusion of "to ancillary retail uses"</p> <p>The following amendment will be made to Section 9.2.2.10.c.iv:</p> <p>2) Inclusion of the word "ancillary" before retail use.</p> <p>3) Delete the words "not accessory to and directly associated with any of the uses listed in policy 9.2.2.10.c.i.,"</p> <p>4) A new definition will be added to Section 10.2.2.1.</p>	<p>1) That Section 5.1.2.3.c be revised as follows: "c. limiting retail uses within Employment Areas to ancillary retail uses for the purposes of serving businesses and employees in the Employment Area and not for the purpose of serving the general population of Vaughan;"</p> <p>2) and 3) That Section 9.2.2.10.c.iv be revised as follows: i)v. Ancillary retail uses subject to the following conditions: A. the gross floor area of any one ancillary retail unit generally shall not exceed 185 square metres; B. the total gross floor area of all ancillary retail uses on any one lot generally shall not exceed 20% of the total gross floor area of all uses on the lot or 1,000 square metres, whichever is less; and, C. the ancillary retail use must be located within 200 metres of the intersection of two arterial or collector streets as indicated on Schedule 9; and,"</p> <p>4) That Section 10.2.2.1 be revised to include a definition for ancillary retail as follows: "Ancillary retail - Small scale retail uses that primarily serve the business functions in Employment Lands."</p>

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5.2.3	Add a policy that new retail facilities in excess of 30,000 gross leasable sq.m shall require a regional impact analysis that addresses the criteria listed in Regional Official Plan policy 4.4.9a-d.	Comment from the Region noted and staff concurs. The policy will be added as requested.	That Section 5.2.3.7 be added as follows: "5.2.3.7 New retail facilities in excess of 30,000 gross leasable sq.m shall require a regional impact analysis that addresses the criteria listed in Regional Official Plan policy 4.4.9a-d."
5.2.3.7	Add to policy: "Drive through facilities shall not be permitted in Intensification Areas, the Regional Corridors, Primary Intensification Corridors and Heritage Conservation Districts."	It is recommended through the September 12, 2011 staff report under the sub-heading "Regulation of Automobile Oriented Uses: Gas Stations and Drive-Through Facilities" that Section 5.2.3.7 in Volume 1 be amended to outline the intent to support a layered approach to the regulation of automobile-oriented uses throughout the City.	That the Section 5.2.3.7 be revised according to the recommendations set out under the section "Regulation of Automobile Oriented Uses: Gas Stations and Drive-Through Facilities" in the September 12, 2011 Staff Report.
7.4.1.4.a)	Community gardens should not be permitted in all land uses. Ensure that natural areas are excluded from this permission.	Community gardens are currently noted as a none permitted use in Natural Areas.	No change is recommended.
7.5.1.2.a)	7.5.1.2 a) should be "require a minimum" 25% affordable housing.	<p>Comments from the Region noted and staff concurs. Section 7.5.1.2.a. will be reworded to state "require a minimum" 25% affordable housing. The following amendments will be made to Section 7.5.1.2.a:</p> <p>1) Delete "to develop an affordable housing implementation framework to achieve the affordable housing polices of this Plan by:" and replace with "in implementing its affordable housing polices as follows:"</p> <p>2) Delete subsection a. "contributing to achieving the York Region target that 25% of all new housing units, Region-wide, be affordable;" and replace with "requiring 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for</p>	<p>That Section 7.5.1.2.a. be revised as follows:</p> <p>"7.5.1.2 To work with York Region in implementing its affordable housing polices as follows:</p> <p>a. requiring 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for people with disabilities;"</p>

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		people with disabilities;"	
7.5.1.3	<p>Add criteria (e) "Affordability analysis"</p> <p>Add policy that a City-wide Housing needs study will be completed OR that the City will work with the Region to do a housing needs study.</p>	<p>Comments from Region noted and staff concurs. A sub-clause to require affordability analysis will be amended.</p> <p>The following amendments will be made to Section 7.5.1.3.d. and Section 7.5.1.3.e:</p> <p>1) Inclusion of the word "; and"</p> <p>2) addition of new sub-clause e. "affordability"</p> <p>A new policy will be added to Section 7.5.1.7 to work with York Region to develop a housing needs study and an affordable housing implementation framework.</p>	<p>That Section 7.5.1.3.d. and e. be revised as follows:</p> <p>"d. special residential components, such as social or senior housing; and e. affordability."</p> <p>That the following new policy in Section 7.5.1.7 will be added:</p> <p>"7.5.1.7 To work with York Region to develop a housing needs study and an affordable housing implementation framework to achieve the affordable housing policies of this Plan."</p>
7.5.1.6	<p>The policies in the Regional Official Plan intend to protect all rental housing in York Region. Delete "consisting of greater than 6 rental units" from policy 7.5.1.6.</p> <p>Add policy: "To prohibit the approval of local official plan and zoning by-law amendments that would have the effect of reducing the density of a site in areas that have been approved for medium- or high-density development, unless the need is determined through a municipal comprehensive review". (Regional Official Plan 3.5.23)</p>	<p>Comments from the Region noted and staff concurs. The following amendments will be made to Section 7.5.1.6:</p> <p>1) Deleted the words "consisting of 6 or more rental units"</p> <p>A new policy will also be added to Section 9.2.1.8 to prohibit the down zoning of medium and high density sites.</p>	<p>That Section 7.5.1.6 be revised as follows:</p> <p>"7.5.1.6 To protect existing rental housing from both demolition and conversion to condominium ownership or non-residential use by prohibiting such demolitions or conversions that would result in a rental vacancy rate of less than 3%.</p> <p>That the definition of rental housing in Section 10.2.2.1 be revised as follows:</p> <p>"Rental housing Buildings containing one or more rented residential units, including vacant units that have been used for rented residential purposes, but not including secondary suites, condominium-registered, life-lease or other ownership forms which are rented out by individual owners."</p> <p>That a new Section 9.2.1.8 be added as follows:</p> <p>"9.2.1.8 For lands designated Mid-Rise Residential, Mid-Rise Mixed Use, High-Rise</p>

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			Residential, High-Rise Mixed Use and Downtown Mixed Use, Official Plan and zoning by-law amendments that would have the effect of reducing the density of a site are not permitted unless the need is determined through a municipal comprehensive review."
Section 8	<p>Policy required reflecting that development will proceed in concert with the provision of infrastructure as determined by the Regional and local master plans.</p> <p>Policy required reflecting that staging and phasing will be determined through the Secondary Plan and Block plan processes, including the identification of infrastructure triggers, transportation improvements and thresholds for the provision of community infrastructure (in partnership with sister agencies).</p>	Comments from Region noted and staff concurs. A new Section 8.1.1.6 will be added to indicate development will proceed in concert with City and Regional infrastructure plans and that phasing will be determined through the Secondary Plan and block plan processes.	<p>That a new Section 8.1.1.6 be add as follows:</p> <p>"8.1.1.6 That development will proceed in concert with the provision of infrastructure as determined by York Region and Vaughan infrastructure master plans and appropriate phasing, including the identification of infrastructure triggers, will be established through the secondary and block plan processes as detailed in Section 10.1.1 of this Plan."</p>
8.1.1	<p>Add policy in Section 8.1.1 Servicing Vaughan:</p> <p>8.1.1.6 To ensure delivery and planning of infrastructure is coordinated, through the master planning process, with the growth management objectives of this Plan and the Regional Official Plan in terms of intensification, phasing of new communities and completion of existing communities.</p>	Comments from Region noted and staff concurs. A new Section 8.1.1.7 will be added regarding coordination of planning and infrastructure.	<p>That a new Section 8.1.1.7 be add as follows:</p> <p>"8.1.1.7 To ensure delivery and planning of infrastructure is coordinated, through the master planning process, with the growth management objectives of this Plan and the Regional Official Plan in terms of intensification, phasing of new communities and completion of existing communities."</p>
8.1.2.4	<p>Add section:</p> <p>e) Infrastructure be planned and designed to ensure long term fiscal sustainability through advanced design standards, asset management programs, and provision for efficient, cost-effective operations.</p>	Comments from the Region is noted and staff concurs. Section 8.1.2.4 will be amended to include a new sub-clause e. regarding fiscal sustainability of infrastructure	<p>That a new Section 8.1.2.4.e. be added as follows:</p> <p>"e. infrastructure be planned and designed to ensure long term fiscal sustainability through advanced design standards, asset management programs, and provision for efficient, cost-effective operations."</p>

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8.2.1.1	<p>Modify section</p> <p>d) coordinating a comprehensive master servicing plan with York Region to ensure the growth management objectives of this Plan and the York Region Official Plan are met and phased appropriately.</p>	<p>Comments from the Region are noted and staff concurs. The following policy will be added to the end of Section 8.2.1.1.d:</p> <p>1) Inclusion of "to ensure the growth management objectives of this Plan and the York Region Official Plan are met and phased appropriately."</p>	<p>That Section 8.2.1.1d. be revised as follows:</p> <p>"d. coordinating a comprehensive servicing plan with York Region to ensure the growth management objectives of this Plan and the York Region Official Plan are met and phased appropriately."</p>
8.3.1.5	<p>Section 8.3.1.5 applies to both water & wastewater systems - modify as follows: That in coordination with York Region, water and wastewater systems shall be designed to permit their future expansion into areas designated for urban development subject to</p> <p>a) Phasing growth in new communities to provide for substantial completion (approximately 75%) of one phase prior to proceeding to future phases.</p> <p>b) Identification of key infrastructure requirements to service each phase of growth.</p> <p>Availability of excess capacity in any given area shall not be interpreted to mean that additional development is appropriate or desirable.</p>	<p>Comments from the Region are noted and staff concurs. Section 8.3.1.6 will be amended to add conditions for expansion of water and wastewater services. Section 8.3.1.6 will be amended as follows:</p> <p>Inclusion of "subject to:</p> <p>a. phasing growth in new communities to provide for substantial completion (approximately 75%) of one phase prior to proceeding to future phases; and</p> <p>b. identification of key infrastructure requirements to service each phase of growth."</p>	<p>That Section 8.3.1.6 be revised as follows:</p> <p>"8.3.1.6 That, in coordination with York Region, water and wastewater systems shall be designed to permit their future expansion into areas designated for urban development and to accommodate all natural tributary areas subject to:</p> <p>a. phasing growth in new communities to provide for substantial completion (approximately 75%) of one phase prior to proceeding to future phases; and</p> <p>b. identification of key infrastructure requirements to service each phase of growth.</p> <p>Availability of excess capacity in any given area shall not be interpreted to mean that additional development is appropriate or desirable."</p>
9.1.2.4	<p>Add additional criteria (k) that states: "the distance to a transit stop be generally no more than 500 metres for 90% of residents and no more than 200 metres for 50% of residents" (Regional Official Plan 5.3.4)</p>	<p>This policy already exist in Section 4.2.2.13 of the Official Plan.</p>	<p>Refer to Recommendation in Section 4.2.2.13</p>

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9.1.3.2	Ensure that the Sustainable Development standards align with the Regional Official Plan Sustainable Building Policies in Section 5.2.	<p>Section 9.1.3.1 to 9.1.3.3 will be amended to be more clearly aligned with Regional Official Plan. The amendments to Section 9.1.3.1 and 9.1.3.2 will be as follows:</p> <ol style="list-style-type: none"> 1) Inclusion of "and, where appropriate, specific standards will be established to:" 2) Relocate Green Development Standards requirements from Section 9.1.3.2 to Section 9.1.3.1. 3) Add new policy to Section 9.1.3.2. <p>The amendments to Section 9.1.3.3 will be as follows:</p> <ol style="list-style-type: none"> 4) Delete the word "encouraged" and replace with "required". 5) Inclusion of "sustainable building policies of the York Region Official Plan are being met, and how the" 6) Renumber reference to Section 9.1.3.1. 7) Delete "are being applied, and describing any other sustainable initiatives being implemented in the development." 	<p>1) That Section 9.1.3.1 be revised as follows:</p> <p>"9.1.3.1 To develop Green Development Standards, in consultation with the building and construction industry, and, where appropriate, specific standards will be established to:</p> <ol style="list-style-type: none"> a. provide a high-level of efficiency in energy consumption; b. maximize solar gains and be constructed in a manner that facilitates future solar energy installations; c. include or facilitate future on-site renewable energy systems; d. provide a high-level of efficiency in water consumption, including rainwater harvesting and recirculation for irrigation purposes; e. enhance indoor air quality; f. contain or facilitate the future installation of plug-ins for electric vehicles; g. use environmentally preferable building materials, high-renewable and recycled content building products, and certified sustainably harvested lumber; h. provide water efficient and drought resistant landscaping, which should include the use of native plants and xeriscaping; i. maximize permeable surfaces, including the provision of permeable driveways; j. incorporate green roofs into building design; k. reduce construction waste and divert construction waste from landfill; and, l. promote Energy Star qualified development.

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			<p>2) and 3) That Section 9.1.3.2 be revised as follows:</p> <p>"9.1.3.2 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:</p> <ul style="list-style-type: none"> a. Grade-related (3 storeys or less) residential buildings achieve a minimum performance level that is equal to an ENERGY STAR® standard; b. Mid- and high-rise (4 storeys and greater) residential and non-residential buildings, with the exception of industrial buildings, shall be designed to achieve 25% greater energy efficiency than the Model Nation Energy Code for Buildings; and c. All new buildings achieve 10% greater water conservation than the Ontario Building Code." <p>4), 5), 6) and 7) That Section 9.1.3.3 be revised as follows:</p> <p>"9.1.3.3 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."</p>

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9.2.1.1	As stated previously, Schedule 13 (A to T) needs to be amended to ensure conformity with the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.	Comments from the Region have been noted and Schedule 13 (A to T) will be amended accordingly.	That Schedule 13 and Schedules 13 (A to T) be revised to ensure conformity with the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.
9.2.1.3	The correct schedule reference is Schedule 4.	Reference will be corrected to refer to Schedule 4.	That Section 9.2.1.3 be revised as follows: "9.2.1.3 Any lands shown on Schedule 4 as located within the boundary of the Provincial Oak Ridges Moraine Conservation Plan and Provincial Greenbelt Plan are also subject to the polices of the Provincial Oak Ridges Moraine Conservation Plan and Provincial Greenbelt Plan and, in all instances, the policies of those Plans shall prevail."
9.2.1.9	Add (h): institutional uses. This would catch all institutional uses not listed in this policy and in the Major Institutional permissions.	The specific institutional uses are included within the appropriate land use designations and this was the intent of the Vaughan Official Plan 2010.	No change is recommended.
Residential Land Use Designations	Recommend including policies with respect to minimum densities within these designations. Not all designations have density or height requirements on Schedule 13.	Minimum densities have been established through designated building types. For example in Mid-Rise and High-Rise designations, singles, semis and townhouses are generally not permitted.	No change is recommended.

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<p>9.2.2.9 and 9.2.2.10</p>	<p>Ancillary uses must be defined in policy as per the Regional Official Plan definition in order to determine what falls within “ancillary office” and “ancillary retail”. Clarify that these uses are the only uses permitted in employment lands in addition to employment land uses such as manufacturing, warehousing, processing, transportation, and distribution. Add criteria that ancillary uses, collectively, must not exceed 20% of the total employment of the employment land area as per Regional Official Plan policy 4.3.10.</p>	<p>Comment from the Region noted and staff concur. Section 9.2.2.10.c.iv will be amended to refer to ancillary retail uses as per the new definition. A definition of Ancillary Retail that is consistent with Regional Official Plan will be added to Section 10.2.2.1. Section 9.2.2.10.c.iv will also be amended to refer to ancillary retail uses as per the new definition.</p> <p>The following amendment will be made to Section 9.2.2.10.c.iv:</p> <p>1) Inclusion of the word "ancillary" before retail use.</p> <p>2) Delete the words "not accessory to and directly associated with any of the uses listed in policy 9.2.2.10.c.i.,"</p> <p>3) A new definition will be added to Section 10.2.2.1:</p>	<p>1) and 2) That Section 9.2.2.10.c.iv be revised as follows:</p> <p>“iv. Ancillary retail uses are subject to the following conditions:</p> <p style="padding-left: 40px;">A. the gross floor area of any one ancillary retail unit generally shall not exceed 185 square metres;</p> <p style="padding-left: 40px;">B. the total gross floor area of all ancillary retail uses on any one lot generally shall not exceed 20% of the total gross floor area of all uses on the lot or 1,000 square metres, whichever is less; and,</p> <p style="padding-left: 40px;">C. the ancillary retail use must be located within 200 metres of the intersection of two arterial or collector streets as indicated on Schedule 9; and,"</p> <p>3) That Section 10.2.2.1 be revised to include a definition for ancillary retail as follows:</p> <p>"Ancillary retail - Small scale retail uses that primarily serve the business functions in Employment Lands"</p>
<p>9.2.2.13.b)</p>	<p>1) New Community Areas: these areas are also intended for population-related employment.</p> <p>2) Clarify that these Secondary Plans are prepared by the City, consistent with policy 5.6.1 of the Regional Official Plan.</p> <p>3) Ensure that the Secondary Plan requirements are consistent with the requirements of Regional Official Plan policies 5.6.1-5.6.16"</p>	<p>1) Section 9.2.2.13.a. will be amended to clarify that new community areas include local population service retail and commercial uses as follows: Delete "and/or mixed-uses" and replace with "and local population-serving retail and commercial uses."</p> <p>2) Section 10.1.1.3 and 9.2.1.13.b will be amended to add clarification that Secondary Plans will be prepared by the City.</p>	<p>1) That Section 9.2.2.13.a be revised as follows:</p> <p>"a. New Community Areas are part of Vaughan’s urban area and are intended to develop as complete communities with residential and local population-serving retail and commercial uses."</p> <p>2), 4), 5), 6) and 7) That Section 9.2.2.13.b. be revised as follows:</p>

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	<p>4) Policies with respect to live-work, Greenlands System plan, integrated open space network appear to be missing.</p> <p>5) Clarify how density will be defined, include “in the developable area” after per hectare, and define “developable area” to be consistent with the Regional Official Plan.</p> <p>6) Ensure that this policy also requires the examination of water re-use, and incorporates the use of LID technologies when addressing stormwater management; alternatively, recommend a cross reference back to the policies in the Stormwater Management section (3.7.2.14-31)</p> <p>7) Add criteria that references the York Region 10-Year Capital Plan, York Region Water and Wastewater Master Plan and the York Region Transportation Master Plan (Regional Official Plan policy 5.1.6).</p>	<p>3) The Secondary Plan requirements are consistent.</p> <p>4) Section 9.2.2.13.b will be amended to add sub-clauses to reflect Regional Official Plan policies for greenlands system report and reduced heat island effect and live work opportunities.</p> <p>5) Add new definition of developable area consistent with Regional Official Plan. Section 9.2.2.13.b Add reference to developable area.</p> <p>6) Section 9.2.2.13.b will be revised sub clause dealing with master environmental servicing plan to align with Regional Official Plan".</p> <p>7) Section 9.2.2.13.b will be revised sub clause dealing with phasing to refer to York Region master plans.</p>	<p>"b. New Community Areas are subject to one comprehensive and coordinated City-initiated Secondary Plan process, unless extenuating circumstances (e.g. GTA West Corridor) would dictate otherwise, that will achieve, but not be limited to, the following:</p> <ul style="list-style-type: none"> i. new development that is designed to help achieve the Regional minimum average density requirements of 20 residential units per hectare in the developable area and 70 residents and jobs per hectare in the developable area ; ii. new development that contains a wide range and mix of housing types, sizes and affordability; iii. areas that contain a community core, within reasonable walking distance from the majority of the population, which will be the focus of local retail, commercial and community services, and will provide connections to rapid transit; the provision of live-work opportunities through a combination of flexible zoning permissions and accommodations for combined residential and business or personal services, office uses, and home occupations; iv. areas that contain a high-quality public realm consistent with the policies of this Plan as set out in Section 9.1.1; v. the implementation of the Active Together Master Plan as appropriate; vi. development that is planned to consider human service needs, including educational, social, health, arts, culture, library and recreation facilities; vii. the preparation of sustainable urban design guidelines, which outline how new development will achieve environmental principles, including the green building policies

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			<p>of this Plan as set out in policy 9.1.3.2;</p> <ul style="list-style-type: none"> viii. development that is designed to maximize solar gains and be constructed in a manner that facilitates future solar energy installations; ix. the preparation of a community energy plan to reduce community energy demands and provide, where feasible, renewable energy options; x. the preparation of a master environmental servicing plan that will examine all water systems in a comprehensive and integrated manner to: <ul style="list-style-type: none"> A. understand the integration of all water systems to increase efficiencies; B. maximize water conservation in buildings and municipal infrastructure, including water-efficient landscaping and rainwater collection for reuse; and, C. minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover; xi. the preparation of a mobility plan to achieve the following: <ul style="list-style-type: none"> A. an interconnected and accessible mobility system, with a priority on pedestrian movement, and on transit use and access; B. a system of pedestrian and bicycle paths linking the community internally and externally to other areas, and providing access to the transit system;

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			<p>C. a transit plan is completed in consultation with York Region Transit, which identifies transit routes and corridors, co-ordinates transit with land use patterns and is planned for the early integration of transit into the community;</p> <p>D. the distance from a transit stop is generally no more than 500 metres for 90% of the population, and no more than 200 metres for 50% of the population;</p> <p>E. all schools, libraries and community centres are encouraged to be integrated into the community mobility system and provide the ability to walk, cycle, transit and carpool to these locations;</p> <p>F. a street network including continuous collector streets that run both north-south and east-west and/or a grid system of streets linked to the Regional Street network;</p> <p>G. the York Region Transit-Oriented Development Guidelines are met;</p> <p>H. a rapid transit corridor and/or transit terminal that connects to a rapid transit corridor is included in the community;</p> <p>I. reduced parking standards are studied and provided where appropriate;</p> <p>J. trip-reduction strategies are promoted;</p> <p>and,</p> <p>K. the City of Vaughan Pedestrian and Bicycle Master Plan and the York Region Cycling and Pedestrian Master Plan are implemented as appropriate.</p> <p>xii. the preparation of a Regional Greenlands System Plan that:</p> <p>A. evaluates the potential impact of development and ensures the protection, enhancement, and securement of all key natural heritage features and key hydrologic features of the System;</p>

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			<p>B. identifies strategic areas for enhancement and restoration to maximize the quality of the entire System;</p> <p>C. identifies how infrastructure projects within the System, including permitted stream crossings for streets, water and wastewater systems, contribute to an overall ecological gain by increasing natural cover, enhancing ecological function, providing recreational access or contributing to off-site enhancements;</p> <p>D. identifies securement opportunities and management requirements;</p> <p>E. includes a trail system, which is integrated into the mobility systems of the community;</p> <p>F. examines the feasibility of providing local community gardening plots where appropriate, outside of the lands dedicated for parkland; and,</p> <p>G. identifies hazard lands and hazardous sites, incorporates them into the Regional Greenlands System, directs development away from these areas and includes an appropriate buffer or access allowance.</p> <p>xiii. an integrated open space network that includes both active recreational facilities and meeting places, urban squares, parks, outdoor seating and informal gathering spaces generally within 500 metres of all residents.</p> <p>xiv. reduced urban heat island effects including the consideration of integrating green and white roofs, greening to provide shade, and light-coloured surface materials consistent with the Regional Official Plan;</p> <p>xv. the preparation of a phasing plan,</p> <p>consistent with the York Region 10-Year</p>

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			<p>Capital Plan, the York Region Water and Wastewater Master Plan and the York Region Transportation Master Plan, in order to implement the orderly development of servicing and construction, addressing the phasing and sequencing of developments, water, wastewater and transportation infrastructure, and the provision of human services; and</p> <p>xvi. that any particular phase of development is substantially complete (approximately 75%) before a subsequent phase may be registered.</p> <p>c. The appropriate land use designations and associated permitted uses and permitted building types shall be determined through the Secondary Plan process identified in policy 9.2.2.13.b.</p> <p>d. Development applications in New Community Areas, including applications for Zoning By-law Amendment and applications for Plan of Subdivision, shall not be approved by Council prior to:</p> <p>i. the completion and approval of a Secondary Plan in accordance with the policies in Section 10.1.1;</p> <p>ii. the completion of a sub-watershed study to be undertaken by the Toronto and Region Conservation Authority in coordination with the City, either preceding the Secondary Plan or concurrent with it.</p> <p>iii. the completion and approval of subsequent Block Plans, subject to the Block Plan process identified in Section 10.1.1; and,</p> <p>iv. all conditions of Block Plan Approval have been satisfied.</p> <p>That Section 10.1.1.3 be revised to add new policies as follows:</p>

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			<p>"10.1.1.3 That in addition to the requirements of policy 10.1.1.2, in the case of Secondary Plans for the Vaughan Metropolitan Centre and Key Development Areas, Secondary Plans shall also include the following:</p> <ul style="list-style-type: none"> a. minimum density requirements and targets established by the Region and the Province; b. the establishment, implementation and/or continuation of a fine grained street grid that incorporates sidewalks and bicycle lanes; 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; e. a minimum requirement that 35% of new housing units be affordable, offering a range of compact housing forms and tenures, and intrinsically affordable units for low and moderate income households; f. policies that sequence development in an orderly way, coordinated with the provision of human services, transit and other infrastructure; g. policies to ensure excellence in urban design and sustainable construction methods, including winter design; 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; i. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for on-site

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			<p>greening;</p> <p>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;</p> <p>k. policies that encourage the inclusion of public art in all significant private sector developments and that require the dedication of 1% of the capital budget of all major Regional and local municipal buildings to public art;</p> <p>l. policies to ensure natural and recreational connections and enhancements to and within local and Regional Greenlands Systems;</p> <p>m. policies to require innovative approaches to urban stormwater management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse;</p> <p>n. a mobility plan that addresses the criteria in policy 9.2.2.13.b.xi of this Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities;</p> <p>o. requirements for new school sites to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings and shared facilities; and,</p> <p>p. provisions for human services that meet local community and Region-wide needs."</p>
<p>9.2.2.15.b)</p>	<p>Ensure that where lands are owned by the Toronto and Region Conservation Authority and are also within the Oak Ridges Moraine or Greenbelt, that the uses permitted are consistent with the provisions of those provincial plans.</p>	<p>Region comments have been noted and Section 9.2.2.15 will be amended to add a new subsection ix to clarify that in cases of conflict the more restrictive policies will apply on Toronto and Region Conservation Authority lands.</p>	<p>That Section 9.2.2.15.b.ix be added as follows:</p> <p>"In the event of a conflict with the Greenbelt Plan or Oak Ridges Moraine Conservation Plan the more restrictive policy will apply."</p>

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9.2.2.17.b)	Ensure that the permitted uses within agricultural areas are consistent with section 3.1.3 of the Greenbelt Plan. The Greenbelt Plan also permits agricultural-related uses and secondary uses. Clarification is required as to whether the Greenbelt Plan and the Provincial Policy Statement would permit a Farmer's Market within the Agricultural areas.	Region comments have been noted and the agriculture policies in Section 9.2.2.17.b.i to iii be amended to be consistent with York Region Official Plan and Greenbelt Plan.	That Section 9.2.2.17.b.i to iii be deleted and replaced as follows: "b. The following uses are permitted in areas designated as Agricultural: <ul style="list-style-type: none"> i. farming activities associated with: the growing of crops, including nursery and horticultural crops; raising of animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and, associated on-farm buildings and structures, including accommodation for full-time labour when the size of the operation requires additional employment; ii. farm-related commercial and farm-related industrial use that are small scale and directly related to the farm operation, as permitted through policy 9.2.2.17.b.i, and are in close proximity to the farm operation; and, iii. uses secondary to the principal use of the property, as permitted through policy 9.2.2.17.b.i, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property."

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<p>Section 10</p>	<p>Block Plans need to include:</p> <ul style="list-style-type: none"> - the coordination of infrastructure delivery with phasing and sequencing of development; and - identification of infrastructure required for each phase of development within the block plan, including key infrastructure outside for the block plan area such as Regional Roads, Transit lines, Regional Trunk Sewers. 	<p>Comments from the Region have been noted and a new sub clause will be added to Section 10.1.1.19.f. to clarify regional infrastructure coordination as part of block plan process.</p>	<p>That a new Section 10.1.1.19f. Be added as follows:</p> <p>"f. the availability of Regional infrastructure , within the Block Plan area and outside the Block Plan area, such as Regional roads, transit lines and regional trunk sewers;"</p>
<p>10.1.1</p>	<p>Recommend clarifying throughout this section that Secondary plans are undertaken by the City, and that Block Plans are undertaken by the Landowners.</p> <p>In addition to road and pedestrian networks, transit corridors and cycling networks shall be included in the list of infrastructure details to be included in a Block Plan.</p>	<p>Comments from the Region have been noted and staff concurs. Section 10.1.1.3 will be amended and a new Section 9.2.1.13.b will be added for clarification that Secondary Plans will be prepared by the City</p> <p>Section 10.1.1.13 will be amended to add clarification that block plans will be prepared by landowners as follows:</p> <p>1) Inclusion of "Block Plans are to be undertaken by landowners and approved by Council."</p>	<p>That Section 10.1.1.3 be deleted and replaced with the following:</p> <p>"10.1.1.3 That in addition to the requirements of policy 10.1.1.2, in the case of Secondary Plans for the Vaughan Metropolitan Centre and Key Development Areas, Secondary Plans shall also include the following:</p> <ul style="list-style-type: none"> a. minimum density requirements and targets established by the Region and the Province; b. the establishment, implementation and/or continuation of a fine grained street grid that incorporates sidewalks and bicycle lanes; 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; e. a minimum requirement that 35% of new housing units be affordable, offering a range of compact housing forms and tenures, and intrinsically affordable units for low and

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			<p>moderate income households;</p> <p>f. policies that sequence development in an orderly way, coordinated with the provision of human services, transit and other infrastructure;</p> <p>g. policies to ensure excellence in urban design and sustainable construction methods, including winter design;</p> <p>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;</p> <p>i. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for on-site greening;</p> <p>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;</p> <p>k. policies that encourage the inclusion of public art in all significant private sector developments and that require the dedication of 1% of the capital budget of all major Regional and local municipal buildings to public art;</p> <p>l. policies to ensure natural and recreational connections and enhancements to and within local and Regional Greenlands Systems;</p> <p>m. policies to require innovative approaches to urban stormwater management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse;</p> <p>n. a mobility plan that addresses the criteria in policy 9.2.2.13.b.xi of this Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities;</p>

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			<p>o. requirements for new school sites to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings and shared facilities; and,</p> <p>p. provisions for human services that meet local community and Region-wide needs."</p> <p>That Section 10.1.13 be revised to as follows:</p> <p>"10.1.1.13 That through the Secondary Planning process, the City will identify areas subject to a Block Plan process. Block Plans are to be undertaken by landowners and approved by Council."</p>
<p>10.1.1.1</p>	<p>The Regional Official Plan requires the preparation of Secondary Plans for new community areas, Regional Centres, and key development areas along the Regional Corridor including Subway stations. This policy should be revised to require Secondary Plans be completed by the City for these areas.</p>	<p>Comments from the Region have been noted and staff concur. Reference to the potential additional areas for Secondary Plans will be eliminated as the policy already states that additional Secondary Plans will be done at the discretion of the City.</p> <p>The amendments to Section 10.1.1.1 will be as follows:</p> <p>1) Delete subsections a. to f.</p> <p>Section 10.1.1.3 will be amended and a new Section 9.2.1.13.b will be added for clarification that Secondary Plans will be prepared by the City.</p>	<p>That Section 10.1.1.1 be revised as follows:</p> <p>"10.1.1.1 That areas subject to completed Secondary Plans, contained in Volume 2 of this Plan, and areas where a Secondary Plan Study has been identified as being required are identified on Schedule 14-A. Additional Secondary Plans may be required, at the discretion of the City."</p> <p>That Section 10.1.1.3 be deleted and replace with the following:</p> <p>"10.1.1.3 That in addition to the requirements of policy 10.1.1.2, in the case of Secondary Plans for the Vaughan Metropolitan Centre and Key Development Areas, Secondary Plans shall also include the following:</p> <p>a. minimum density requirements and targets established by the Region and the Province;</p> <p>b. the establishment, implementation and/or</p>

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			<p>continuation of a fine grained street grid that incorporates sidewalks and bicycle lanes;</p> <p>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;</p> <p>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;</p> <p>e. a minimum requirement that 35% of new housing units be affordable, offering a range of compact housing forms and tenures, and intrinsically affordable units for low and moderate income households;</p> <p>f. policies that sequence development in an orderly way, coordinated with the provision of human services, transit and other infrastructure;</p> <p>g. policies to ensure excellence in urban design and sustainable construction methods, including winter design;</p> <p>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;</p> <p>i. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for on-site greening;</p> <p>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;</p> <p>k. policies that encourage the inclusion of public art in all significant private sector developments and that require the dedication of 1% of the</p>

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			<p>capital budget of all major Regional and local municipal buildings to public art;</p> <p>l. policies to ensure natural and recreational connections and enhancements to and within local and Regional Greenlands Systems;</p> <p>m. policies to require innovative approaches to urban stormwater management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse;</p> <p>n. a mobility plan that addresses the criteria in policy 9.2.2.13.b.xi of this Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities;</p> <p>o. requirements for new school sites to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings and shared facilities; and,</p> <p>p. provisions for human services that meet local community and Region-wide needs."</p>
<p>10.1.1.2</p>	<p>The Secondary Plan requirements should also reflect the requirements of Section 5.4.6 of the Regional Official Plan for key development areas, and cross reference policy 9.2.2.13b for the new community areas.</p> <p>There do not appear to be any policies with respect to Master Environmental Servicing Plans, their contents and the triggers for when they are required.</p>	<p>New Section 10.1.1.3 will be added to reflect Regional Official Plan policy 5.4.6.</p> <p>Section 10.1.1.2 will be amended to cross reference environmental reporting requirements in Chapter 3. Subsection j will be amended to include the following:</p> <p>" , including any environmental reporting as required through section 3.2.4 of this Plan;"</p>	<p>That Section 10.1.1.3 be deleted and replace with the following:</p> <p>"10.1.1.3 That in addition to the requirements of policy 10.1.1.2, in the case of Secondary Plans for the Vaughan Metropolitan Centre and Key Development Areas, Secondary Plans shall also include the following:</p> <p>a. minimum density requirements and targets established by the Region and the Province;</p> <p>b. the establishment, implementation and/or continuation of a fine grained street grid that incorporates sidewalks and bicycle lanes;</p> <p>c. an urban built form that is massed, designed and oriented to people, and creates active and</p>

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			<p>attractive streets for all seasons with ground-floor uses such as retail, human and personal services;</p> <p>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;</p> <p>e. a minimum requirement that 35% of new housing units be affordable, offering a range of compact housing forms and tenures, and intrinsically affordable units for low and moderate income households;</p> <p>f. policies that sequence development in an orderly way, coordinated with the provision of human services, transit and other infrastructure;</p> <p>g. policies to ensure excellence in urban design and sustainable construction methods, including winter design;</p> <p>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;</p> <p>i. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for on-site greening;</p> <p>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;</p> <p>k. policies that encourage the inclusion of public art in all significant private sector developments and that require the dedication of 1% of the capital budget of all major Regional and local municipal buildings to public art;</p> <p>l. policies to ensure natural and recreational connections and enhancements to and within</p>

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			<p>local and Regional Greenlands Systems; m. policies to require innovative approaches to urban stormwater management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse; n. a mobility plan that addresses the criteria in policy 9.2.2.13.b.xi of this Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities; o. requirements for new school sites to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings and shared facilities; and, p. provisions for human services that meet local community and Region-wide needs."</p> <p>That Section 10.1.1.2.j be revised as follows: “j. protection and enhancement of the Natural Heritage Network, including any environmental reporting as required through section 3.2.4 of this Plan;”</p>
<p>10.1.1.3</p>	<p>Clarify that Secondary Plans are completed by the City in consultation with the community.</p>	<p>Section 10.1.1.3 and 9.2.1.13.b will be amended to add clarification that Secondary Plans will be prepared by the City.</p>	<p>That Section 10.1.1.3 be deleted and replace with the following: "10.1.1.3 That in addition to the requirements of policy 10.1.1.2, in the case of Secondary Plans for the Vaughan Metropolitan Centre and Key Development Areas, Secondary Plans shall also include the following: a. minimum density requirements and targets established by the Region and the Province; b. the establishment, implementation and/or</p>

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			<p>continuation of a fine grained street grid that incorporates sidewalks and bicycle lanes;</p> <p>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;</p> <p>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;</p> <p>e. a minimum requirement that 35% of new housing units be affordable, offering a range of compact housing forms and tenures, and intrinsically affordable units for low and moderate income households;</p> <p>f. policies that sequence development in an orderly way, coordinated with the provision of human services, transit and other infrastructure;</p> <p>g. policies to ensure excellence in urban design and sustainable construction methods, including winter design;</p> <p>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;</p> <p>i. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for on-site greening;</p> <p>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;</p> <p>k. policies that encourage the inclusion of public art in all significant private sector developments and that require the dedication of 1% of the</p>

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			capital budget of all major Regional and local municipal buildings to public art; l. policies to ensure natural and recreational connections and enhancements to and within local and Regional Greenlands Systems; m. policies to require innovative approaches to urban stormwater management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse; n. a mobility plan that addresses the criteria in policy 9.2.2.13.b.xi of this Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities; o. requirements for new school sites to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings and shared facilities; and, p. provisions for human services that meet local community and Region-wide needs."
10.1.1.11. j)	The words, "internal and" shall be included between "The capacity of the" and "external transportation systems and proposed improvements."	Section 10.1.1.19.k. will be amended as follows: 1) Inclusion of "internal and"	That Section 10.1.1.19.k be revised as follows: "k. the capacity of the internal and external transportation systems and proposed improvements;"
10.1.2.1	Pursuant to section 26(9) of the Planning Act, the City's comprehensive zoning by-law must be updated within 3 years after the Official Plan has been completed.	This is a Planning Act requirement and will be done. An Official Plan policy is not required and would not add anything to the requirements of the Planning Act.	No change is recommended.
10.1.2.6	Holding provision - modification a) the necessary wastewater, water and storm water services	Section 10.1.2.6.a. will be amended as follows: 1) Delete the word "sanitary" and replace with "wastewater".	That Section 10.2.6.a be revised as follows: "a. the necessary wastewater , water and stormwater services;

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10.1.2.8.a)	As affordable housing is required, it is not appropriate to provide a bonus. It is recommended that this clause be changed to refer to social housing rather than affordable housing.	Addressed in main clause of 10.1.2.9 which notes that bonusing is only applicable over and above any requirements.	No change is recommended.
10.1.2.13	The Region may also wish to partner with the City in Community Improvement Plans. See Regional Official Plan policy 8.3.6.	The existing policies are consistent with the Regional Official Plan policies, which note that the Region “may” participate in a local Community Improvement Plan.	No change is recommended.
10.1.2.17	Add the following policies to be in conformity with the Planning Act S.45(2): “That the authority to grant enlargements or extensions to legal non-conforming uses is delegated to the Committee of Adjustment.” “That no permission shall be given to enlarge or extend the non-conforming building or structure beyond the limits of the land owned on the day this Plan was approved.”	New policy in Section 10.1.2.19 will be added to address authority of Committee of Adjustment with respect to the extension of non-conforming uses.	That Section 10.1.2.19 be revised to add a new policy as follows: "10.1.2.19 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."

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<p>10.1.2.32</p>	<p>Add policy that consents within the Agricultural Areas (shown on Map 8 of the Regional Official Plan) will only be permitted in the instances described in Regional Official Plan policy 6.3.8(a-f).</p> <p>Ensure that consents within the Agricultural Areas are consistent with section 4.6 of the Greenbelt Plan.</p> <p>Ensure that the consent policies within the Oak Ridges Moraine Area are only permitted within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan and are consistent with section 32 of the Oak Ridges Moraine Conservation Plan.</p> <p>Policy 10.1.2.41 does not appear to be entirely consistent with the Oak Ridges Moraine Conservation Plan.</p>	<p>The consent policies have been amended to conform with the Regional Official Plan and Greenbelt for lands not in the Oak Ridges Moraine and a new consent policy has been added for lands within the Oak Ridges Moraine.</p> <p>Section 10.1.2.43 and 10.1.2.44 will be amended to be consistent with the Regional Official Plan and Greenbelt Plan consent policies for the Regional Agricultural Area. Added new policy for consents within the Oak Ridges Moraine consistent with Oak Ridges Moraine policies.</p>	<p>That Section 10.1.2.43 and 10.1.2.44 be revised as follows:</p> <p>"10.1.2.43 That a consent(s) to sever land designated on Schedule 13 as Natural Area and Agricultural, may be permitted in the following instances:</p> <ul style="list-style-type: none"> a. acquisition of land by a public body for infrastructure projects; b. conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, providing no separate residential lot is created; c. minor boundary adjustments to enlarge existing farm lots providing no separate residential lot is created; and, there is no increased fragmentation of a Core Feature of the Natural Heritage Network as identified on Schedule 2; d. agricultural uses where both the subject and retained lands are a minimum size of 40 hectares (100 acres) outside the urban boundary shown on Schedule 1; e. existing or new agriculture-related uses, such as farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required; or, f. severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation, providing no additional residence can be constructed on

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			<p>the retained farmland.</p> <p>10.1.2.44 That a consent(s) to sever land designated on Schedule 13 Oak Ridges Moraine Natural Core, Oak Ridges Moraine Natural Linkage, or Oak Ridges Moraine Countryside, may be permitted in the following instances:</p> <p>a. Severance, from a rural lot, of a farm retirement lot or a lot for a residence surplus to a farming operation. The maximum permitted is a cumulative total of one such severance for each rural lot. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total.</p> <p>b. Severance from each other of two or more rural lots that have merged in title. The severance shall follow the original lot lines or original half lot lines.</p> <p>c. Allowing land acquisition for transportation, infrastructure, and utilities as described in Section 3.4.1, but only if the need for the project has been demonstrated and there is no reasonable alternative.</p> <p>d. The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used.</p> <p>e. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.</p> <p>f. Severance from each other of parts of a lot that are devoted to different uses, but only if the uses are legally established at the time of the application for severance.</p>

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10.1.2.41	Consent policies should be based on the land use designations on Schedules 13, not the Urban Structure on Schedule 1. This will ensure alignment with the consent policies of the Provincial Plans.	<p>The consent policies have been amended to conform with the Regional Official Plan and Greenbelt for lands not in the Oak Ridges Moraine and a new consent policy has been added for lands on the Oak Ridges Moraine</p> <p>Section 10.1.2.43 and 10.1.2.44 will be revised to be consistent with the Regional Official Plan and Greenbelt consent policies for the Regional Agricultural area, now referring to schedule 13 land uses outside the Oak Ridges Moraine and adding new policy for consents within the Oak Ridges Moraine consistent with Oak Ridges Moraine policies.</p>	<p>That Section 10.1.2.43 and 10.1.2.44 be revised as follows:</p> <p>"10.1.2.43 That a consent(s) to sever land designated on Schedule 13 as Natural Area and Agricultural, may be permitted in the following instances:</p> <ul style="list-style-type: none"> a. acquisition of land by a public body for infrastructure projects; b. conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, providing no separate residential lot is created; c. minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in specialty crop of prime agricultural areas; and, there is no increased fragmentation of a key natural heritage feature or key hydrological feature; d. agricultural uses where both the subject and retained lands are a minimum size of 40 hectares (100 acres) outside the urban boundary shown on Schedule 1; e. existing or new agriculture-related uses, such as farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required; <p>or,</p> <ul style="list-style-type: none"> f. severance of an existing residence that is surplus to a farming operation as a result of

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			<p>a farm consolidation, providing no additional residence can be constructed on the retained farmland.</p> <p>10.1.2.44 That a consent(s) to sever land designated on Schedule 13 Oak Ridges Moraine Natural Core, Oak Ridges Moraine Natural Linkage, or Oak Ridges Moraine Countryside, may be permitted in the following instances:</p> <p>a. Severance, from a rural lot, of a farm retirement lot or a lot for a residence surplus to a farming operation. The maximum permitted is a cumulative total of one such severance for each rural lot. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total.</p> <p>b. Severance from each other of two or more rural lots that have merged in title. The severance shall follow the original lot lines or original half lot lines.</p> <p>c. Allowing land acquisition for transportation, infrastructure, and utilities as described in Section 3.4.1, but only if the need for the project has been demonstrated and there is no reasonable alternative.</p> <p>d. The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used.</p> <p>e. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.</p> <p>f. Severance from each other of parts of a lot that are devoted to different uses, but only if</p>

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			the uses are legally established at the time of the application for severance.

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Section	Issue	Comment	Recommendation
<p>Definitions</p>	<p>1) Define ancillary uses: Suggested wording can include: "small scale retail and commercial uses that primarily serve the business functions on employment lands".</p> <p>2) Built Boundary: Revise definition to: the built-up area as defined in the Places to Grow: Growth Plan for the Greater Golden Horseshoe, June 2006 by the Provincial Ministry of Energy and Infrastructure.</p> <p>3) Countryside: Definition could possibly conflict with the Greenbelt/Oak Ridges Moraine Conservation Plan.</p> <p>4) Major Retail: Expand on definition to read: "Major Retail includes retail big box stores, retail warehouses and shopping centre uses greater than 10,000 square metre per lot.</p> <p>5) Major Office: Suggest revising definition to be consistent with Growth Plan definition of free standing office buildings 10,000 sq.m or greater.</p> <p>6) Intensification definition should be consistent with that of the Growth Plan and Provincial Policy Statement.</p> <p>7) Development: definition should also be applicable outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Areas. See Provincial Policy Statement and Regional Official Plan definitions for direction.</p> <p>8) Greenfield area: this term is not used in the Plan in italics, the definition may not be necessary.</p>	<p>1) Amend to add definition of Ancillary Retail that is consistent with Regional Official Plan.</p> <p>2) Amend definition of built boundary as per region's comments.</p> <p>3) No change possible, defined as a geographic area for the purposes of various Vaughan Official Plan policies.</p> <p>4) Amend definition of major retail to provide examples as per region's comments.</p> <p>5) Office policies are in conformity with the Growth plan. Definition of major office in Vaughan Official Plan is for the purposes of creating a hierarchy of office locations.</p> <p>6) Amend definition of Intensification for consistency with Places to Grow.</p> <p>7) The City concurs with the Region and text will be added to the definition of "development", consistent with the text in the PPS and York Region OP, for lands outside of the ORMCP and Greenbelt Plan areas. Although the differences in the definition of "development" in the PPS, ORMCP and Greenbelt Plan appear minor, it is best addressed by noting the definition that applies in each geographic area (i.e. in the ORMCP area, in the Greenbelt Plan area, and in those lands outside of the Provincial Plans).</p> <p>The definition of Development will be amended to add the following:</p>	<p>1), 2), 4), 6), 7) and 11) That Section 10.2.2.1 be revised to add or delete and replace existing definitions as follows:</p> <p>"Ancillary retail - Small scale retail uses that primarily serve the business functions in Employment Lands".</p> <p>"Built boundary - The built-up area as defined in the Places to Grow: Growth Plan for the Greater Golden Horseshoe, June 2006 by the Provincial Ministry of Energy and Infrastructure."</p> <p>"Major retail - Retail uses greater than 10,000 square metres per lot, including but not limited to big-box retail stores, retail warehouses, and shopping centres."</p> <p>"Intensification - The development of a property, site or area at a higher density than currently exists through:</p> <p>a) redevelopment, including reuse of brownfield sites;</p> <p>b) the development of vacant and/or underutilized lots within previously developed areas;</p> <p>c) infill development; and,</p> <p>d) the expansion or conversion of existing buildings."</p> <p>"Development - When applicable to the Oak Ridges Moraine Conservation Area: The creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the Planning Act, the Environmental Assessment Act, or the Drainage Act, but does not include,</p>

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	<p>9) Home Occupation: definition is duplicated.</p> <p>10) Municipal Comprehensive Review: clarify that this review is completed by the Region in consultation with the local municipalities.</p> <p>11) Site Alteration: similar to the definition of development, ensure that a definition of site alteration is also included for those lands outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas.</p>	<p>“When applicable to lands outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan:</p> <p>The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:</p> <p>a. activities that create or maintain infrastructure authorized under an environmental assessment, Planning Act, or Condominium Act process; or,</p> <p>b. works subject to the Drainage Act.”</p> <p>8) This term is used as defined in the introduction and in Chapter 2 and Chapter 6.</p> <p>9) This has previously been corrected.</p> <p>10) No change necessary as policies are explicit when it is a “Regional” municipal comprehensive review.</p> <p>11) The City concurs with the Region and text will be added to the definition of “site alteration”, consistent with the text in the PPS and York Region OP, for lands outside of the ORMCP and Greenbelt Plan areas. While the differences appear minor in the reference to fill, grading and excavation in the PPS, ORMCP and Greenbelt Plan, the change is best addressed by noting the PPS definition for those lands outside of Provincial Plan areas.</p> <p>The definition of Site Alteration will be amended to add the following:</p> <p>“When applicable to lands outside of the Oak Ridges Moraine Conservation Area and the</p>	<p>a) the construction of facilities for transportation, infrastructure and utilities uses, as described in Section 3.4.1 of this Plan, by a public body, or</p> <p>b) for greater certainty,</p> <p>i. the reconstruction, repair or maintenance of a drain approved under the Drainage Act and in existence on November 15, 2001, or</p> <p>ii. the carrying out of agricultural practices on land that was being used for agricultural uses on November 15, 2001;</p> <p>When applicable to the Greenbelt Plan Area:</p> <p>The creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the <i>Planning Act</i>, or that are subject to the <i>Environmental Assessment Act</i>, but does not include:</p> <p>a) the construction of facilities for transportation, infrastructure and utilities used by a public body;</p> <p>b) activities or works under the <i>Drainage Act</i>; or</p> <p>c) the carrying out of agricultural practices on land that was being used for agricultural uses on the date the Plan came into effect.</p> <p>When applicable to lands outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan:</p> <p>The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:</p> <p>a. activities that create or maintain</p>

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		<p>Greenbelt Plan area:</p> <p>Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.”</p>	<p>infrastructure authorized under an environmental assessment, Planning Act, or Condominium Act process; or,</p> <p>b. works subject to the Drainage Act.”</p> <p>“Site Alteration - When applicable to the Oak Ridges Moraine Conservation Area and the Greenbelt Plan Area:</p> <p>Activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but does not include,</p> <p>a) the construction of facilities for transportation, infrastructure and utilities uses by a public body, or</p> <p>b) for greater certainty,</p> <p>i. the reconstruction, repair or maintenance of a drain approved under the <i>Drainage Act</i> and in existence on November 15, 2001, or</p> <p>ii. the carrying out of agricultural practices on land that was being used for agricultural uses on November 15, 2001.</p> <p>When applicable to lands outside of the Oak Ridges Moraine Conservation Area and the Greenbelt Plan area:</p> <p>Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.”</p> <p>3) 5) 8) and 10) No change is recommended.</p>

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Section	Issue	Comment	Recommendation
Schedule 1	<p>1) Show all Oak Ridges Moraine Conservation Plan land use designations: Natural Core Area, Natural Linkage Area, Countryside Areas in this Schedule.</p> <p>2) Remove “Community Area” within the Natural Linkage Area and Countryside areas of the Oak Ridges Moraine and the Greenbelt Plan area.</p> <p>3) Woodland Acres should be shown as Countryside Areas.</p> <p>4) Differentiate between Regional Corridors and Primary Intensification Corridors; highlighting the primacy of the Regional Corridor.</p> <p>5) Further clarification is required regarding the designation of Rutherford Road between Dufferin Street and Weston Road as a Primary Intensification Corridor. The Regional Transportation Master Plan has identified this corridor as a Transit Priority Network, as such the transportation infrastructure identified through this corridor may not be sufficient to support the City’s longer term vision of a primary intensification corridor. (also note Figure 6 in Chapter 2)</p>	<p>1) Schedule 1 is an overall urban structure map. The land use designations will be more appropriately shown on the Schedule 13 and Schedules 13 (A to T).</p> <p>2), 3) & 4) Comments from the Region have been noted and Schedule 1 will be amended accordingly.</p> <p>5) It is not appropriate to make this change as the Regional Official Plan allows for the identification for local intensification corridors, and this has been justified through the local Official Plan process.</p>	<p>1) That Schedule 13 and Schedules 13 (A to T) be revised to show the Oak Ridges Moraine Conservation Plan land use designations,</p> <p>2) That Schedule 1 be revised to remove “Community Area” within the Natural Linkage Area and Countryside areas of the Oak Ridges Moraine and the Greenbelt Plan area.</p> <p>3) That Schedule 1 be revised to show Woodland Acres as part of the Countryside Areas.</p> <p>4) That Schedule 1 be revised to show the difference between Regional Corridors and Primary Intensification Corridors, and highlighting the primacy of the Regional Corridor.</p> <p>5) No change is recommended.</p>
Schedule 2	<p>Clarify that all features on the Oak Ridges Moraine Conservation Plan and Greenbelt Plan are included as core features.</p>	<p>A general policy will be add to subsection 3.3 as part of the overall recommended changes to the Environment policies in Chapter 3, which will specify that the Oak Ridges Moraine Conservation Plan and Greenbelt Plan are included as core features.</p>	<p>That Chapter 3.3 be amended to add general policies to clarify that all features on the Oak Ridges Moraine Conservation Plan and Greenbelt Plan are core features.</p>

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Schedule 3	Clarify why these features are shown separately from Schedule 2, which does not differentiate the other natural heritage features.	ESAs are identified by Toronto and Region Conservation Authority and ANSIs are identified by the Province. Vaughan will protect all ESAs and ANSIs from development to preserve their unique landscape, species and habitat features. However, these features are shown separately as they are identified and mapped by other agencies.	No changes is recommended.
Schedule 4	Ensure the land use designations on Schedule 4 are also reflected on Schedules 1 and 13 (A to T).	Comments from the Region have been noted and Schedule 4 will be amended accordingly.	That Schedule 1, Schedule 13 and Schedule 13 (A to T) be revised to include the land use designations shown on Schedule 4.
Schedule 8	Recommend showing this area enlarged in more detail.	Comments from the Region have been noted and Schedule 8 will be amended accordingly.	That Schedule 8 be enlarged to capture more detail.
Schedule 9	<p>Schedule 9 should be revised as follows:</p> <p>Include a Highway 400 Road Crossing between Rutherford Road and Major Mackenzie Drive.</p> <p>A interchange at Highway 400 and Kirby Road was not included in the Regional Transportation Master Plan (2009). It is recommended that through the Secondary Plan / Block Plan review for the 400 North Employment Lands, further analysis be undertaken.</p>	<p>Comments from the Region have been noted and Schedule 9 will be amended accordingly.</p> <p>The OMB approved the 400 North Employment Lands (OPA 637) on August 3, 2011. During the mediation process the comments on the Kirby Road interchange were addressed. The approved OPA 637 Policies will be incorporated into Volume 2.</p>	That Schedule 9 to be revised to include a Highway 400 Road Crossing between Rutherford Road and Major Mackenzie Drive.

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Section	Issue	Comment	Recommendation
Schedule 10	<p>This Schedule should be modified to include:</p> <ol style="list-style-type: none"> 1) Labels of the major streets and highways. 2) The “Special Study Corridors” designation for that segment of Bathurst Street located between Steeles Avenue and Centre Street, consistent with Map 11 of the Regional Official Plan. 3) In the legend, the item labeled as “Regional Rapid Transit Priority Network” should appear as “Regional Transit Priority Network” 4) Title of “Transit Network” is misleading, as the map does not show all transit routes in the YRT/Viva network. 5) The note at the bottom of the legend indicates that... “Local transit service will be provided to ensure service within a 5-minute walking distance (350 meters) for Vaughan residents.” YRT’s current walking distance standard is 450-500 metres. 6) “Rapid” shall be removed from “Regional Rapid Transit Priority Network” within the legend. 7) Rural Transit Links shall be removed from King Vaughan Road. 8) The GO Transit logo at Rutherford Road and Highway 27 is obscured by other map elements and should be corrected. 9) The references to extensions of the Spadina Subway extension north of Highway 7 should be removed from policies of the Official Plan, including but not limited to 4.2.2.7 and Schedule 10. The Regional Transportation Master Plan 	<p>1) to 10) Technical comments from the Region have been noted and Schedule 10 will be amended accordingly.</p>	<p>1) to 10) That Schedule 10 be revised to incorporate the following:</p> <ol style="list-style-type: none"> 1) The labels of the major streets and highways will be shown. 2) The “Special Study Corridors” designation for that segment of Bathurst Street located between Steeles Avenue and Centre Street, will be consistent with Map 11 of the Regional Official Plan. 3) The item labeled as “Regional Rapid Transit Priority Network” in the legend should appear as “Regional Transit Priority Network” 4) The title of “Transit Network” will be revised to “Major Transit Network”. 5) The note on walking distance at the bottom of the legend will be revised to reflect YRT’s current walking distance standard of 450-500 metres. 6) the word “Rapid” will be removed from “Regional Rapid Transit Priority Network” in the legend. 7) The Rural Transit Links will be removed from King Vaughan Road. 8) The GO Transit logo at Rutherford Road and Highway 27 will be revised to be more visible. 9) The references to extensions of the Spadina Subway extension north of Highway 7 will be removed from policies of the Official Plan, including but not limited to 4.2.2.7 and Schedule 10. 10) Bathurst Street south of Centre Street will

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Section	Issue	Comment	Recommendation
	<p>(2009) did not recommend extension of the Spadina Subway north of Highway 7; however the Master Plan has recommended that Jane Street, from Steeles Avenue to Major Mackenzie Drive, be developed as a BRT / LRT corridor.</p> <p>10) Bathurst Street south of Centre Street shall be designated as a Transit Priority Network.</p>		<p>be designated as a Transit Priority Network.</p>
<p>Schedule 13 and Schedule 13 (A to T)</p>	<p>1) The land use designations in the Greenbelt can only be identified as Rural or Agricultural.</p> <p>2) Land within the Greenbelt in Blocks 27 and 41 should be designated as Agricultural to be consistent with the Regional Official Plan (Map 8).</p> <p>3) Lands within the Greenbelt in Blocks 34 and 35 should be designated as Rural or Agricultural.</p> <p>4) Change “Low Rise Residential” and “Park” designation from lands on the west side of Huntington Road, north of the King-Vaughan Town line. These lands should be designated Rural or Agricultural to conform with the Greenbelt Plan. (and Schedule 13A)</p>	<p>1) to 4) Technical comments from the Region have been noted and Schedule 13 and Schedule 13 (A to T) will be amended accordingly.</p>	<p>1) to 4) That Schedule 13 and Schedule 13 (A to T) be revised to incorporate the following:</p> <p>1) and 3) Lands designations in Greenbelt areas will be shown as rural or agricultural.</p> <p>2) In Blocks 27 and 41 lands within the Greenbelt will be designated as Agricultural to be consistent with the Regional Official Plan (Map 8).</p> <p>4) The “Low Rise Residential” and “Park” designation from lands on the west side of Huntington Road, north of the King-Vaughan Town line will be revised to be designated Rural or Agricultural to conform with the Greenbelt Plan. (and Schedule 13A).</p>

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Part B: Vaughan Official Plan 2010 (Volume 1) - Summary of Respondents Requests/Staff Comments and Recommendations

Item	Submission	Issue	Comments	Recommendation
5C	<p>DATE: October 01, 2010</p> <p>RESPONDENT: Alan Young Weston Consulting Group Inc.</p> <p>LOCATION: 10355 HWY 50</p>	<p>The subject lands are located within the West Vaughan Employment Area Secondary Plan.</p> <ol style="list-style-type: none"> 1. First two concerns regarding the proposed north/south collector road in Block 66 West, bisecting the waste transfer and recycling facility at end of Danloughton lands, and the alignment of the proposed east/west road north of Danloughton lands. 2. Concerned with amount of landscaping required. 3. Schedule 2 to the Secondary Plan contains erroneous "Designated Heritage Resource" 	<p>These items will be addressed in the modification report on the West Vaughan Employment Area Secondary Plan.</p> <p>Lands are currently within the GTA West Corridor Preliminary Route Planning Study Area for Stage 2 Environmental Assessment (April 2011) established by the Ministry of Transportation.</p>	<p>That comments pertaining to the West Vaughan Employment Area Secondary Plan will be dealt with as part of Volume 2 modifications.</p>
7YR	<p>DATE: November 01, 2010 D06.2010.V.01.048</p> <p>RESPONDENT: Alan Young Weston Consulting Group Inc.</p> <p>LOCATION: West of Jane St & north of Bass Pro Mills Dr</p>	<ol style="list-style-type: none"> 1. Requests Council to authorize staff to continue with processing Official Plan and Zoning amendments in relation to subject property in accordance with Policy 10.1.1. This request was denied by Council on May 3, 2011. 2. Concerns regarding built form requirements in the High Density Mixed Use designation given to subject property. 3. Prohibition of low-rise buildings in High Density Mixed Use designation. 	<p>The lands subject to this response are located in the Vaughan Mills Centre Secondary Plan Study Area as shown on Schedule 14-A. Direction to proceed with the study is being sought at the September 13, 2011 Committee of the Whole meeting. It is estimated that the study will take approximately 1 year.</p> <p>Matters pertaining to the detailed nature of the development within the Vaughan Mills Centre Secondary Plan Area will be addressed comprehensively in the Secondary Plan Study.</p> <p>There are currently matters subject to Ontario Municipal Board (OMB) appeal within the study area. Settlement discussions have been ongoing and it is the intention of the applicants to work with the City through the Vaughan Mills</p>	<p>No changes are recommended at this time.</p>

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Item	Submission	Issue	Comments	Recommendation
			Centre Secondary Plan approval process.	
11YR	<p>DATE: October 15, 2010 D06.2010.V.01.032</p> <p>RESPONDENT: Seanna Kerr</p> <p>LOCATION: Rutherford Road Market Place, at north-west corner of Bathurst and Rutherford Road.</p>	Requests clarification that they will not lose retail and other permissions.	This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matters raised by the respondent will be addressed in that report.	No changes are recommended at this time.
12D	<p>DATE: November 09, 2010</p> <p>RESPONDENT: Chief Sharon Stinson Henry Chippewas of Rama</p> <p>LOCATION: Vaughan</p>	A contact name and information is provided for the Rama First Nation, a member of the Williams Treaties First Nations.	The contact information has been shared with Cultural Services staff at the City of Vaughan and Long Range Planning staff at York Region, with regard to the Region's Archaeological Management Plan.	No action required.

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Item	Submission	Issue	Comments	Recommendation
14YR	<p>DATE: October 04, 2010 D06.2010.V.01.020</p> <p>RESPONDENT: Jeffrey E. Streisfield</p> <p>LOCATION: 8100 Yonge Street</p>	Request to receive notice.	<p>The lands subject to this response are located within the Yonge Steeles Corridor Secondary Plan area. This plan was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matters raised by the respondent will be addressed in that report.</p>	No action required at this time. The Region of York will notify respondents upon issuing a decision.
15B	<p>DATE: September 02, 2010</p> <p>RESPONDENT: York Region Planning Department</p> <p>LOCATION: OPA 715 Area</p>	<p>Amendment No. 715 amends Amendment No. 508, being a site specific amendment for the expansion of the theme park, by establishing policy to develop a local urban centre focused around development of a hospital and associated healthcare campus uses. OPA 715 was approved on September of 2010. These comments pertain to the version of OPA 715 incorporated into Volume 2 (Section 13.6).</p>	<p>Modifications to Section 13.6 (Volume 2) include policy on travel demand measures, road widening and access points, enhancements to ecological features and functions, and clarifications to the Amendment.</p> <p>Staff will be proceeding to a public hearing on October 4, 2011 to consider further amendments to OPA No. 715 as authorized by Council on June 28, 2011. The recommended changes identified herein will be considered and incorporated into the revised Section 13.6 of Volume 2, as required.</p>	That the matters raised in the proponent's letter will be addressed as part of the Volume 2 report to Council.

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Item	Submission	Issue	Comments	Recommendation
16YR	<p>DATE: October 27, 2010 D06.2010.V.01.042</p> <p>RESPONDENT: Jean Roy Canadian Petroleum Products Institute</p> <p>LOCATION: Vaughan</p>	<p>The respondent has concerns with respect to:</p> <ol style="list-style-type: none"> 1. the prohibition of drive-throughs 2. locational restrictions 3. existing permissions 4. urban design requirements 5. 30m distance separation from residential 	<p>The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p> <p>Refer to the covering Staff Report for comments on Automobile-Related Uses (Gas Station and Drive-Through Facilities).</p>	<p>That the revised policies for Automobile-Related Uses (Gas Stations and Drive-Through Facilities), as set out in the covering Staff Report, be adopted.</p>
16YR2	<p>DATE: December 15, 2010 D06.2010.V.01.065</p> <p>RESPONDENT: Wendy Nott Walker, Nott, Dragicevic Associates Limited</p> <p>LOCATION: Vaughan</p>	<p>The respondent has concerns with respect to:</p> <ol style="list-style-type: none"> 1. Restrictions on location and permissions for gas stations 2. Prohibition of drive through facilities 	<p>The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p> <p>Refer to the covering Staff Report for comments on Automobile-Related Uses (Gas Station and Drive-Through Facilities).</p>	<p>That the revised policies for Automobile-Related Uses (Gas Stations and Drive-Through Facilities), as set out in the covering Staff Report, be adopted.</p>

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Item	Submission	Issue	Comments	Recommendation
16YR3	<p>DATE: June 14, 2011 D.06.2010.V.01.10</p> <p>RESPONDENT: Wendy Nott Walker, Nott, Dragicevic Associates Limited</p> <p>LOCATION: Vaughan</p>	Addendum to previous letter (16YR2) requesting to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
17YR	<p>DATE: September 24, 2010 D06.2010.V.01.006</p> <p>RESPONDENT: Lezlie Phillips</p> <p>LOCATION: 7777 Weston Rd</p>	Standard parkland dedication for high density development results in excessive amount of parkland.	The City is currently reviewing its cash-in-lieu of parkland dedication standard.	No change recommended at this time.
17YR2	<p>DATE: February 07, 2011 D06.2010.V.01.080</p> <p>RESPONDENT: Barry A. Horosko Bratty and Partners LLP</p> <p>LOCATION: 7777 Weston Rd</p>	Request by Liberty Development Corp. to proceed in advance of the preparation of the Secondary Plan for Weston Road and Highway 7 for application OP.08.005 and Z.08.022 in accordance with Section 10.1.1.10	<p>On May 3, 2011 Council approved the following recommendation:</p> <p>1. THAT Official Plan Amendment File OP.08.005 and Zoning By-law Amendment File Z.08.022 (2159645 Ontario Inc. C/O Liberty Development Corporation) continue to be processed by City Staff in advance of the required Secondary Plan for the Weston Road and Highway 7 area pursuant to Section 10.1.1.10 of the City of Vaughan Official Plan 2010.</p>	No change recommended.

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			As such, no further action is required.	
19YR	<p>DATE: October 15, 2010 D06.2010.V.01.031</p> <p>RESPONDENT: Peter F. Smith Bousfields Inc.</p> <p>LOCATION: Block 27 Lands - Concession block bounded by Jane Street and Teston Road, Keele Street and Kirby Road</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
19YR2	<p>DATE: October 14, 2010 D06.2010.V.01.034</p> <p>RESPONDENT: Michael Melling Davies Howe Partners</p> <p>LOCATION: Block 27 Lands - Concession block bounded by Jane Street and Teston Road, Keele Street and Kirby Road</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.

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Item	Submission	Issue	Comments	Recommendation
19YR3	<p>DATE: June 24, 2011 D06.2010.V.01.107</p> <p>RESPONDENT: Peter F. Smith Bousfields Inc.</p> <p>LOCATION: Block 27 Lands - Concession block bounded by Jane Street and Teston Road, Keele Street and Kirby Road</p>	<p>1. Request that the Enhancement Area designation on Schedule 2 and certain Natural Heritage designations on Schedule 13-I be revised in accordance with our comments dated May 17, 2010.</p> <p>2. Request that Policy 3.2.3.7 be further modified to allow acceptable minor impacts on natural features and ecosystem functions, where desirable from an overall community planning and design perspective.</p> <p>3. Proponent is requesting that the text of sections 9.1.1.3 (b) and 9.1.1.4 (d) of the VOP 2010, Volume 1 be modified for clarification with respect to precluding all forms of residential development along arterial roads.</p> <p>4. Proponent is requesting modification to wording of section 9.2.2.13 (b) in order to permit individual Secondary Plan processes for Blocks 27 and 41 (New Community Areas) .</p> <p>5. Proponent is requesting that section 9.2.2.13 (b) (xii) and 9.2.2.13 (xiii) be further modified to acknowledge that the phasing plan should provide for phases that are sufficiently large to allow flexibility in the development of the lands.</p> <p>6. On the basis of the foregoing and further to our previously submitted comments, we continue to object to Policy 9.2.2.13(d)(ii) and request that it be deleted insofar as it applies to Block</p>	<p>1. The Enhancement Area in Block 27 is based on: (a) Potential Forest Linkage identified on Figure 7-5 of the report, Focus Rural Area Woodland Ecosystem Assessment (AMEC 2002); and (b) "Potential Natural Cover" identified in the TRCA Terrestrial Natural Heritage System to provide a corridor connection between the Don River watershed and Humber River watershed in Block 28. TRCA's recommendation is to provide the watershed connection in Block 27. The policy framework allows for refinement of the Enhancement Areas subject to an EIS.</p> <p>2. Policy 3.2.3.7(c) refers to infrastructure projects that "are necessary and deemed in the public interest after all alternatives have been considered, and where such projects will minimize negative impacts on the Core Features and measures shall be identified to maintain habitat area and enhance overall ecosystem function". The key themes in the policy are consistent with the York Region OP regarding:</p> <ul style="list-style-type: none"> - minimizing negative impacts on Core Features (see Region OP Policy 2.1.14) - enhancing the natural heritage system (see Region OP Policy 2.1.15). <p>As a result, no further changes are recommended.</p> <p>3. Section 9.1.3 (b) prohibits rear-lotting on public streets, while section 9.1.1.4</p>	<p>1 – 7. No change is recommended.</p>

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		<p>27.</p> <p>7. A concern is raised regarding Policy 3.2.3.4(b) regarding the requirement for a 30 metre vegetation protection zone around all wetlands, whether locally or provincially significant, which was originally raised in Malone Given Parsons' letter of June 11, 2010 on behalf of both the Block 27 and Block 41 landowners. Rather than a "one size fits all" approach, we would request that the policy be revised to allow buffer width selection, within a reasonable range, to be determined pursuant to the study required under Policy 3.2.3.2 so as to be reflective of the specific ecological functions in each case. Furthermore, Policy 3.2.3.2 should afford the opportunity to assess wetlands which are not provincially significant in order to determine whether they are important and worthy of retention.</p>	<p>discourages cul-de-sacs and window streets. These are important and widely accepted principles of urban design, and good street network development.</p> <p>Residential development where it may be appropriate on an arterial road could be achieved in the form of low rise with deeper front yards, mid and high-rise mixed-use development, and urban design elements of right-of-ways which diminish traffic/ noise nuisances. In addition, while section 9.1.14 discourages window streets, it does not prohibit them.</p> <p>4. Blocks 27 and 41 are projected to be studied together under one Secondary Plan process, unless extenuating circumstances dictate otherwise (for example the final York Region Official Plan policies affect the timing of one of the two blocks). Staff are prepared to enter into discussions with the Region, the TRCA and affected landowners as to what may constitute extenuating circumstances for these areas.</p> <p>On January 25, 2011, the comprehensive planning of the two new community areas was re-affirmed in the following Council directive (in part):</p> <p>"That the New Community Areas Secondary Plan proceed after five of the required Secondary Plans have been substantially advanced as defined in the staff report excluding the Jane Street and major Mackenzie Secondary Plan;</p>	

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			<p>and That the Natural Heritage Inventory Study be completed.”</p> <p>The benefits of comprehensively planning the two blocks include a better understanding, and control over the balancing of different housing unit yields; and the ability to address the common environmental issues which the blocks share on a more comprehensive level.</p> <p>5. Currently there is no reference provided to the proportion of land which should be included in any one phase of development, and therefore sufficient flexibility is permitted such that phasing can be determined through consultation and review with relevant City departments and stakeholders.</p> <p>6. A portion of Block 27 includes the East Humber Subwatershed.</p> <p>7. The reference to a 30 metre minimum vegetation protection zone for wetlands is consistent with Policy 2.2.34 and 2.2.35 of the Region Official Plan. This issue is the subject of OMB appeals of the Regional Official Plan and the City will monitor the outcome.</p>	
<p>21YR</p>	<p>DATE: October 04, 2010 D06.2010.V.01.018</p> <p>RESPONDENT: Alan Young Ahmadiyya Muslim Jama'at Canada Inc.</p> <p>LOCATION:</p>	<p>The subject lands are currently designated “Low Rise Residential”. The owner is requesting that the subject lands currently accommodating a Mosque and related facilities be specifically recognized in VOP 2010 with site specific policies permitting its current by-law permissions.</p>	<p>The 9.7 ha. site is a place of worship of regional scale and significance with multiple functions and it can be considered to be a “Major Institutional Use” under Section 9.2.2.11 of VOP 2010. Redesignation of this site under the “Major Institutional Designation” and providing site specific policies to recognize the development of the site</p>	<p>The following is recommended:</p> <ol style="list-style-type: none"> 1. That the subject lands be re-designated from “Low Rise Residential” to “Major Institutional”. 2. That the subject site be identified on Schedule 14 C, “Areas Subject to Site Specific Plans” as “Ahmadiyya Campus”.

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	10610 Jane Street		with those uses provided by the current zoning by-law is supportable.	<p>3. The following policies be added to Section 13.1.1 of Volume 2:</p> <p>Notwithstanding the policies of Section 9.2.2.11 “Major Institutional” the following uses shall be permitted on lands shown as “Ahmadiyya Campus” on Schedule 14 C.</p> <p>a) A “Technology and Education Centre” for the purposes of technical, communications and educational activities, including communications production for television broadcasting and programming and a lecture/meeting hall;</p> <p>b) A security building;</p> <p>c) A Guest Residence;</p> <p>d) Up to four townhouse blocks totalling 20 units;</p> <p>e) A “Hospitality Hall” for the purposes of providing food and/or drink for consumption within or outside the building for functions associated with the place of worship, on the same lot, and shall not be for commercial purposes;</p> <p>f) A building housing a “Community Hall and Offices” meaning a building with multi-purpose halls/auditoriums that is used for functions associated with the place of worship, on the same lot and shall not be used for commercial purposes;</p>

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				<p>g) A Library;</p> <p>h) A Place of Worship;</p> <p>i) An Office Building;</p> <p>j) A Residential Apartment Building of a maximum of 80 units;</p> <p>k) Portable buildings for temporary use of offices accessory to a place of worship and teaching classrooms pending construction of permanent buildings;</p> <p>l) The zoning standards shall be provided for in the implementing zoning by-law.</p>
<p>22YR</p>	<p>DATE: November 01, 2010 D06.2010.V.01.051</p> <p>RESPONDENT: Ryan Guetter</p> <p>LOCATION: 7290 Major Mackenzie Drive</p>	<p>1. Request that Schedule 3 of WVEA Secondary Plan be revised to show the entire subject property as General Employment.</p> <p>2. Request that Schedules' 13 and 13F of Vol. 1 be revised to show the entire subject property as General Employment.</p> <p>3. Request that Section 9.2.2.9e of Vol. 1 be modified and/or revised as it relates to subject property such that the following does not apply to subject property, "Notwithstanding, outside storage shall not be permitted on a corner lot."</p>	<p>1. The lands subject to this response are located within the West Vaughan Employment Area Secondary Plan, which was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.</p> <p>2. VOP 2010 Schedules 13 and 13-F will no longer show land use designations within Secondary Plan Areas.</p> <p>3. It is inappropriate to consider permitting outside storage on an exterior lot by way of a general policy exception.</p> <p>The subject lands are potentially affected by the GTA West Corridor Preliminary Route Planning Study Area</p>	<p>1. That comments pertaining to the West Vaughan Employment Area Secondary Plan will be dealt with as part of Volume 2 modifications.</p> <p>2 & 3. Change to VOP 2010 not required.</p>

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Item	Submission	Issue	Comments	Recommendation
			for Stage 2 Environmental Assessment (April 2011) established by the Ministry of Transportation. The effect of the route planning study will be clarified when Provincial comments on corridor protection have been received.	
25YR	<p>DATE: January 14, 2011 D06.2010.V.01.070</p> <p>RESPONDENT: Joel D. Farber Fogler, Rubinoff LLP</p> <p>LOCATION: 1054 Centre Street</p>	Proponent is of the opinion that subject lands should be designated to permit residential intensification since the lands are located on a rapid transit bus route.	This will be addressed as part of the site specific land use study for the Thornhill Centre Street area. On March 8, 2011 Vaughan Council directed that the Thornhill –Centre Street Study proceed, and the study is now well under way.	No change is recommended at this time.
25YR2	<p>DATE: October 07, 2010 D06.2010.V.01.027</p> <p>RESPONDENT: Jonathan Rodger Zelinka Priamo Ltd.</p> <p>FOR: Fortinos, No Frills</p> <p>LOCATION: 3940 Highway 7 8585 Highway 27 5731 Highway 7 3800 Rutherford Road 2911 Major Mackenzie Road</p>	Request to receive notification		No action required. The Region of York will notify respondents upon issuing a decision.

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Item	Submission	Issue	Comments	Recommendation
	<p>1631 Rutherford Road Road 1054 Centre St Vacant lands fronting Highway 27 north of 8585 Highway 27</p>			
<p>28YR</p>	<p>DATE: February 25, 2011 D06.2010.V.01.092</p> <p>RESPONDENT: Ted Cymbaly Weston Consulting Group Inc.</p> <p>LOCATION: 2938, 2966, 2978, & 2986 Highway 7</p>	<p>The subject lands are located in the VMC Secondary Plan Area. It is requested that the subject lands be placed in the "Station Precinct", and that the lands be exempt from the proposed development standards including height, densities, dwelling unit ratios and other standards, which should be determined through the zoning by-law process.</p>	<p>The lands subject to this response are located within the Vaughan Metropolitan Centre Secondary Plan, which was adopted by council on September 7, 2010. The VMC Secondary Plan modification requests will be the subject of a future report to Committee of the Whole, which will address proposed modifications to the VMC Secondary Plan, including area specific reviews as directed by Council. The matter raised herein will be addressed in that report.</p>	<p>No change to Volume 1 recommended.</p>

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Item	Submission	Issue	Comments	Recommendation
28YR2	<p>DATE: March 02, 2011 D06.2010.V.01.093</p> <p>RESPONDENT: Ted Cymbaly Weston Consulting Group Inc.</p> <p>LOCATION: 2938, 2966, 2978, & 2986 Highway 7</p>	<p>The subject lands are located in the VMC Secondary Plan Area. It is requested that the subject lands be placed in the "Station Precinct", and that the lands be exempt from the proposed development standards including height, densities, dwelling unit ratios and other standards. Respondent further objects to site specific development policies.</p>	<p>The lands subject to this response are located within the Vaughan Metropolitan Centre Secondary Plan, which was adopted by council on September 7, 2010. The VMC Secondary Plan modification requests will be the subject of a future report to Committee of the Whole, which will address proposed modifications to the VMC Secondary Plan, including area specific reviews as directed by Council. The matter raised herein will be addressed in that report.</p>	<p>No change to Volume 1 recommended.</p>
30YR	<p>DATE: November 17, 2010 D06.2010.V.01.053 D06.2010.V.01.099</p> <p>RESPONDENT: Adam J. Brown Sherman, Brown, Dryer, Karol, Gold, Lebow Barristers and Solicitors</p> <p>LOCATION: 165, 170, 180, 192, 201, and 229 Pine Grove Road</p>	<p>Request to formally consider the clients proposed "Mid-Rise Residential" proposal when considering the final policies of new City of Vaughan Official Plan, adopted by Council in September of 2010 (the "New Official Plan")</p> <p>It is noted that the owner has also submitted development applications that are currently being processed.</p>	<p>The lands subject to this response are located within the Woodbridge Centre Secondary Plan, which was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plan. The matters raised in this letter will be addressed in that report.</p> <p>It should be noted that the proponent has also submitted development applications for the subject lands. The development proposal described in the application affects the Special Policy Area (SPA) in Woodbridge, and, hence, the application cannot be processed until the SPA Justification Report has been reviewed and approved by the Province. The SPA Justification Report will be delivered to the Ministry of Municipal Affairs and Housing in</p>	<p>No change is recommended.</p>

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Item	Submission	Issue	Comments	Recommendation
			September 2011 for Provincial review.	
35YR	<p>DATE: September 28, 2010 D06.2010.V.01.011</p> <p>RESPONDENT: Eileen P. K. Costello Aird and Berlis LLP</p> <p>LOCATION: 7200 Yonge Street</p>	Request to receive notice.		No action required. The Region of York will notify respondents upon issuing a decision.
37YR	<p>DATE: February 15, 2011 D06.2010.V.01.089</p> <p>RESPONDENT: Jay Claggett IBI Group</p> <p>LOCATION: 7540 Jane Street, 101 Exchange Blvd, and: 30, 50, 55, 60, 70, 80, 90 and 300 Interchange Way</p>	Concerned that the VMC Secondary Plan has little in the form of transitional policies, contains a number of provisions and policies that impose unwarranted restrictions on new development and generally limit ability to respond to market condition demands. Other policies impose onerous prescriptive standards that add costs and complexity to the development process.	The lands subject to this response are located within the Vaughan Metropolitan Centre Secondary Plan, which was adopted by Council on September 7, 2010. The VMC Secondary Plan modification requests will be the subject of a future report to Committee of the Whole, which will address proposed modifications to the VMC Secondary Plan, including area specific reviews as directed by Council. The matter raised herein will be addressed in that report.	No change recommended at this time.

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Item	Submission	Issue	Comments	Recommendation
43YR	<p>DATE: October 06, 2010 D06.2010.V.01.029</p> <p>RESPONDENT: Philip Levine</p> <p>LOCATION: 1890 and 1870 Highway 7 West</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
44YR	<p>DATE: September 21, 2010 D06.2010.V.01.002</p> <p>RESPONDENT: Angela Sciberras Sciberras Consulting Inc.</p> <p>LOCATION: 10980 Kipling Avenue</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.

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Item	Submission	Issue	Comments	Recommendation
48I	<p>DATE: September 13, 2010</p> <p>RESPONDENT: Rosemarie L. Humphries Humphries Planning Group</p> <p>LOCATION: Vaughan 400 North Employment Area (OPA 637)</p>	Request to receive notification.	It is noted that OPA 637 was approved by the Ontario Municipal Board on August 3, 2011.	No action required. The Region of York will notify respondents upon issuing a decision.
48YR	<p>DATE: October 14, 2010 D06.2010.V.01.035</p> <p>RESPONDENT: Michael Melling Davies Howe Partners</p> <p>LOCATION: Vaughan 400 North Employment Area (OPA 637)</p>	Request to receive notification.	It is noted that OPA 637 was approved by the Ontario Municipal Board on August 3, 2011.	No action required. The Region of York will notify respondents upon issuing a decision.

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49YR	<p>DATE: November 29, 2010 D06.2010.V.01.058</p> <p>RESPONDENT: Ryan Guetter</p> <p>LOCATION: 1152 Centre Street</p>	<p>1. The proponent believes the current designation is inadequate for a Regional Corridor.</p> <p>2. The proponent is requesting a higher density mixed-use residential/commercial designation for the subject lands.</p>	<p>1 & 2. This will be addressed as part of the site specific land use study for the Thornhill Centre Street area. On March 8, 2011 Vaughan Council directed that the Thornhill –Centre Street Study proceed, and the study is now well under way.</p>	<p>No change is recommended at this time.</p>
50YR	<p>DATE: October 27, 2010 D06.2010.V.01.046</p> <p>RESPONDENT: Sandra K. Patano</p> <p>LOCATION: 1500 Centre Street</p>	<p>1. The proponent objects to the requirement of VOP 2010 (section 12.10.6.5), for comprehensive development plans in the Commercial Mixed-Use Area.</p> <p>2. The proponent is concerned that there is no time horizon indicated for the preparation of a Secondary Plan for the Centre Street/Dufferin Street gateway.</p> <p>3. The current designation does not permit residential development.</p> <p>4. The assignment of height and density is premature especially if a secondary plan is required.</p>	<p>1. The requirement for comprehensive development plans was introduced in the previous Official Plan for this community (OPA No. 210 – Thornhill Community Plan, Section 2.2.3.8), and serves to facilitate important objectives for planning on arterial roads.(i.e. Combined entry access, coordinated access to parking areas, coordinated parking areas, and improved site design, etc.)</p> <p>2. The subject lands are located within the Dufferin Street and Centre Street Secondary Plan Area. The City has prioritized the order of the required Secondary Plan studies. The timing of this study will be determined through the City’s budget process. It is noted that some of the issues identified as part of the comprehensive development plan for Mixed-Use Areas can be addressed in the secondary plan. The timing of the preparation of this plan will be considered in the 2012 budget process.</p>	<p>1 – 4. No change is recommended.</p>

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			<p>3. Future land use will be evaluated through the Secondary Plan studies.</p> <p>4. The height and density provisions reflect the currently approved plan.</p>	
<p>51YR</p>	<p>DATE: October 27, 2010 D06.2010.V.01.047</p> <p>RESPONDENT: Sandra K. Patano</p> <p>LOCATION: 1260, 1272, 1282, 1294, 1304 and 1314 Centre Street</p>	<p>1. The proponent does not agree with new designation</p> <p>2. The designation does not permit residential development</p> <p>3. The proponent is requesting that this area be reviewed for higher density mixed-use commercial/residential designation and treated as a modification to VOP 2010 by the Region.</p>	<p>This request will be addressed through the site specific land use study for the Thornhill Centre Street area. Direction to proceed with the Thornhill-Centre Street Land Use Study was given on March 8, 2011, and the study is now well under way.</p>	<p>No change is recommended at this time.</p>
<p>53YR</p>	<p>DATE: October 04, 2010 D06.2010.V.01.019</p> <p>RESPONDENT: T.W. Bermingham</p> <p>FOR: UPS</p> <p>LOCATION: North of Steeles Ave & East of Jane St</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>

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53YR2	<p>DATE: October 18, 2010 D06.2010.V.01.038</p> <p>RESPONDENT: T.W. Bermingham</p> <p>FOR: UPS</p> <p>LOCATION: North of Steeles Ave & east of Jane St</p>	<p>Respondent is concerned that the version of OPA No. 620, as approved by the Ontario Municipal Board, was not carried forward correctly into Volume 2 of VOP 2010. They are requesting that the approved decision on OPA 620 be reflected in Volume 2 as the policies for the Steeles West Secondary Plan Area.</p>	<p>Staff concur and has been working with the respondent to revise the version of the Volume 2 policies for the Steeles West Secondary Plan to reflect the intent of the originating OPA No. 620 as approved by the OMB.</p>	<p>That the revised version of the Steeles West Secondary Plan be incorporated into Section 11.3 of Volume 2 of VOP 2010.</p>

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Item	Submission	Issue	Comments	Recommendation
55YR	<p>DATE: October 25, 2010 D06.2010.V.01.039</p> <p>RESPONDENT: David A. McKay MHBC Planning</p> <p>LOCATION: Northwest corner of Highway 400 and Major Mackenzie Drive</p>	<p>1. VOP 2010, Volume 1, Urban Structure Schedule designated the subject lands as “Employment Area” and “Primary Intensification Corridor”. Schedule 13-1 designates the subject lands as “Prestige Employment” which does not permit major retail development.</p> <p>2. Applicant is requesting that the subject lands be re-designated to “Commercial Mixed-Use with a site-specific exception to permit 100% of the GFA of the site to be used for retail use;</p> <p>3. That major retail uses be permitted;</p> <p>4. That low-rise buildings be permitted;</p> <p>5. That surface parking be permitted in the front and side yards; and,</p> <p>6. That with respect to the site, the rooftop of a low-rise building for which a site plan application was submitted on or prior to May 17th, 2010, is not required to comply with the green roof standards of section 9.2.3.4 d. of the VOP 2010, Volume 1.</p>	<p>1 – 6. The long term vision for the site resulting from considerable study and public consultation is reflected in the VOP 2010 as “Employment Area” and “Primary Intensification Corridor” (Schedule 1-Urban Structure); and, designated Prestige Employment on Schedule 13-1.</p> <p>The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p>	<p>1 – 6. No change is recommended.</p>

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55YR2	<p>DATE: October 25, 2010 D06.2010.V.01.040</p> <p>RESPONDENT: David A. McKay MHBC Planning</p> <p>LOCATION: 140 Northview Boulevard</p>	<p>1. Proponent is considering additional retail, service, or restaurant uses which may require an Official Plan Amendment contrary to VOP 2010 designation of “mid-Rise Mixed-Use” currently applicable to the subject lands.</p> <p>2. Subject lands are also subject to a Secondary Plan and proponent would like lands removed from Secondary Plan Area requirement, or that a site specific policy be included to allow minor development and intensification prior to the adoption of a Secondary Plan, so as to prevent delays if a Secondary Plan Study is not undertaken in the near future.</p> <p>3. Proponent is requesting that a provision be included in the general urban design and built form policies which require any development in intensification areas to identify and mitigate potential noise impacts to their proposed projects from the existing surrounding uses, including commercial uses; and to mitigate them at the applicant’s expense.</p>	<p>1 – 2. The subject lands are identified as part of the Weston Road and Highway #7 Primary Centre in the VOP 2010 Urban Structure Schedule 1. This is an important planning area located in close proximity to the VMC lands and future mobility hub.</p> <p>These lands will be well serviced by public transportation and should be planned to ensure maximum utilization of the transportation services and other public amenities in the immediate area. The Secondary Plan Study projected for the lands will consider the prominence of this location in establishing the objectives and vision for the area. The Secondary Plan Study is projected to begin in the fall of 2011 and to be completed by the end of 2012.</p> <p>3. VOP 2010 does include a provision to ensure the mitigation of potential nuisances to new developments in close proximity to existing Employment Areas (Section 9.2.1.11). This section could be revised to include the same provision for new development in close proximity to existing Commercial Areas.</p>	<p>1 – 2. No change is recommended.</p> <p>3. It is recommended that Section 9.2.1.11 be revised to read:</p> <p>“Where there is a change in land use designation between lands in an Employment Area or <u>Commercial Mixed-Use Area</u>, and any other designation, the existing neighbouring uses will be protected where necessary by the provision of landscaping, buffering or screening devices, and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects including but not limited to lighting, noise and truck traffic. ...”</p>

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56C	<p>DATE: February 07, 2011</p> <p>RESPONDENT: John Taglieri Lormel Homes</p> <p>LOCATION: 3660 Rutherford Road</p>	<p>1. Proponent is requesting that subject lands be re-designated to Mid-Rise Residential with a maximum height of 12 storeys and a maximum FSI of 2.5.</p> <p>2. The Proponent does not believe that commercial uses are viable on the subject lands because of surrounding competition and that access for commercial use could be a problem.</p>	<p>1 – 2. The current designation provided in the VOP 2010, Volume 1 is Mid-Rise Mixed-Use, with a maximum height of 6 storeys and density of 2.0 FSI.</p> <p>The area immediately south of the subject lands is subject to the Vaughan Mills Centre Secondary Plan study. It is expected that it will be proceeding in the short term. The Terms of Reference are proceeding to the Committee of the Whole on September 13, 2011.</p> <p>The issues raised with respect to the subject lands will be reviewed as part of the future study for the Rutherford Road and Weston Road Area.</p>	<p>1 – 2. No change is recommended at this time.</p>
58YR	<p>DATE: November 11, 2010 D06.2010.V.01.052</p> <p>RESPONDENT: Alan Young</p> <p>LOCATION: 130 Racco Parkway</p>	<p>1. The proponent is requesting consideration of a “Mid-Rise Mixed-Use” designation to permit residential development on the subject property which abuts Dufferin Street</p> <p>2. The proponent is concerned that the new designation of “Commercial Mixed-Use” on the subject lands will not permit the existing recreational use and that it reduces the commercial development potential of the property.</p>	<p>1. The subject lands are located in a small pocket of “Prestige Employment” lands, bordered by Hwy. 407, Dufferin Street, and the Parkway Belt utility corridor. Residential uses are not considered appropriate in the context of the surrounding lands. It is further noted that such re-designation is not consistent with the City’s Structure Plan, in that it is not located in an Intensification Area (Primary Centre, Local Centre or Intensification Corridor).</p> <p>2. The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new By-law to implement VOP 2010. It is unlikely that a new City By-law will</p>	<p>1 & 2. No change is recommended.</p>

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			<p>be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing By-law.</p> <p>It should also be noted that recreational uses are currently permitted within commercial zones, and there is no intention to change this in the future review of the City By-law.</p>	
<p>59YR</p>	<p>DATE: December 09, 2010 D06.2010.V.01.063</p> <p>RESPONDENT: Chris Barnett I & M Pandolfo Holdings</p> <p>LOCATION: 7601 Jane Street</p>	<p>The land owner has submitted an Official Plan Amendment application to permit a mixed use development on the Subject Property, which includes a combination of high density buildings and commercial and office space.</p>	<p>The lands subject to this response are located within the Vaughan Metropolitan Centre Secondary Plan, which was adopted by Council on September 7, 2010. Staff was directed to consider the feasibility of the requested changes to the adopted VMC Plan and report back to Council as part of the future report dealing with modifications to the Plan.</p>	<p>No changes are recommended at this time.</p>
<p>61YR</p>	<p>DATE: September 24, 2010 D06.2010.V.01.008</p> <p>RESPONDENT: Joel D. Farber Fogler, Rubinoff LLP</p> <p>LOCATION: Northwest corner of Regional Road 27 & Milani Boulevard</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>

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61YR2	<p>DATE: January 14, 2011 D06.2010.V.01.071</p> <p>RESPONDENT: David A. McKay MHBC Planning</p> <p>LOCATION: Northwest corner of Regional Road 27 & Milani Boulevard</p>	<p>1. Request to modify current overlay of "Employment Areas," which includes "Commercial Mixed-Use" and "Infrastructure and Utilities" designations, to an overlay of Primary Centres."</p> <p>2. Request for site-specific policy to permit major retail use, allow exemption from 30% total gross floor area for non-retail, permit low-rise buildings, permit low-rise buildings within Infrastructure and Utilities designation.</p>	<p>1. Respecting the proponents additional request to permit a change to an overlay designation of "Primary Centre"; this is not considered appropriate. The uses permitted on the subject lands fall within the "Employment Areas" overlay (Schedule 1- Urban Structure).</p> <p>2. The proponent had submitted a letter for the Committee of the Whole Report of July 28, 2010, requesting that the lands be designated "Commercial" and that the current permissions for the subject lands be recognized in the VOP 2010. At that time staff concurred and recommended that the lands should be designated "Commercial Mixed-Use" with an exception to recognize the site specific uses.</p> <p>While Schedule 13-P was subsequently amended deleting the "Prestige Employment" and "General Employment" designations on the subject lands, and designating the lands "Commercial Mixed-Use", a site specific exception to permit the current uses was not provided.</p> <p>The City has been advised by the Region that any site specific redesignations from "Employment" to a "non-employment use" requires compliance with Section 2.2.6.5. (Employment Lands) of the Growth Plan for Greater Golden Horseshoe requiring a comprehensive employment conversion review. The subject lands</p>	<p>1. No change recommended.</p> <p>2. That the final recommendation for the subject lands be subject to a Comprehensive Employment Conversion Review, and; that results of this assessment and the final recommendations for these lands be included in an additional information item (addendum) to Committee of the Whole scheduled for September 12, 2011.</p>

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			<p>will be reviewed in the context of the requirements in Section 2.2.6.5. as required by Provincial policy.</p> <p>The results of this assessment and the final recommendations for these lands will be included in an additional information item (addendum) to Committee of the Whole scheduled for September 12, 2011.</p> <p>In regard to the proponent's request to permit low rise buildings within the "Infrastructure and Utilities" designation. This would require the approval of the affected utility.</p>	
<p>62C</p>	<p>DATE: February 07, 2011</p> <p>RESPONDENT: John Taglieri Lormel Homes</p> <p>LOCATION: Block 272, 65M-3898, and Zachary Place (Southeast corner of Weston Road and Retreat Boulevard)</p>	<p>The proponent's requesting that the lands be designated Mid-Rise Residential, with a density of 3.45 FSI and height of 12 storeys.</p>	<p>The lands are currently reflected as Mid-Rise Mixed-Use in volume 1 of the VOP 2010, and have a maximum height of 6 storeys and maximum FSI of 2.0. The lands were reviewed at the proponent's request in the COW report for August 31, 2010. Subsequently the lands were approved for re-designation from Low-Rise Residential to Mid-Rise Mixed-Use. It was noted in the August 31, 2010 staff report to Committee of the Whole, that the density and height maximums on the subject lands should not exceed those prescribed for the northeast corner of Weston Road and Major Mackenzie Drive, being 6 storeys and 2.0 FSI respectively.</p> <p>It should also be noted that the lands north and east of the subject lands are planned for "Low-Rise Residential Use, and those to the west for Low-Rise</p>	<p>No change is recommended.</p>

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			Mixed-Use; with a maximum height of 4 storeys and maximum density of 1.5 FSI.	
63I	DATE: October 05, 2010 D06.2010.V.01.023 RESPONDENT: Philip Stewart Pound & Stewart FOR: Royal Group Inc. LOCATION: Multiple properties	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
63YR	DATE: October 05, 2010 D06.2010.V.01.024 RESPONDENT: Philip Stewart Pound & Stewart FOR: OPGI Management LP o/a Oxford LOCATION: Multiple properties	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.

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63YR2	<p>DATE: January 26, 2011 D06.2010.V.01.074</p> <p>RESPONDENT: Philip Stewart Pound & Stewart</p> <p>FOR: Royal Group Inc.</p> <p>LOCATION: Multiple properties</p>	<p>1. Would properties that have a split designation - Prestige Employment and General Employment - allow General Employment uses, such as accessory outside storage, on the portion of the site designated General Employment?</p> <p>2a. There is a need to clarify the intent of policy 5.2.1.2 as it relates to existing industrial operations located in Employment Areas.</p> <p>2b. Policy 9.2.2.9 c) as written is 'unrealistic' and qualification of nuisance and adverse effect is required.</p> <p>3. Will the policies of Section 9.2.3.7 EMPLOYMENT/INDUSTRIAL BUILDINGS, apply to new buildings only, or are they retroactive to existing employment buildings?</p> <p>4. A request is made to amend the Prestige Employment Area policies of Section 9.2.2.10 a) to add the following text: "Areas designated as Prestige Employment will accommodate vehicles and trucks for freight handling including the pick-up, delivery and transitory storage of raw materials and goods incidental to motor freight shipment directly related to the Prestige Employment use."</p> <p>5a. Request that the limitation in the Prestige Employment area on non-accessory office uses be increased from 7,500m² to 10,000m².</p> <p>5b. Request clarification regarding</p>	<p>1. It is not the intent to create split land use designations as it can cause inappropriate juxtaposition of uses on a single lot; it complicates zoning by-laws and can create enforcement problems. When VOP 2010 was adopted, a qualification was added to Policy 10.2.1.5 which provided that the Prestige Employment designation would extend one lot depth, or 200 metres, in from the arterial street or Provincial Highway. This was a departure from OPA 450, which has been in use since 1996 and used the one lot depth standard. Introducing the 200 metres depth alternative was used to address a specific anomaly. It was ultimately determined that a Volume 2 exception was best way of addressing the specific situation. This permitted a return to the standard that been used successfully in OPA 450.</p> <p>2a. Policy 5.2.1.2 states: "To protect Vaughan's manufacturing, industrial and warehousing sectors from potential impacts, any development or redevelopment of lands for sensitive land uses located within 500 metres of an Employment Area, may be required to undertake appropriate environmental studies (e.g. noise, dust, vibration etc.), to be identified on a case by case basis in order to ensure land use compatibility with the surrounding Employment Area lands. As a result of the studies, on-site or off-site mitigation measures may be</p>	<p>1. This issue is addressed in the main body of the Staff Report, with a recommendation that the term, "or 200 metres" be deleted from Policy 10.2.1.5 thereby minimizing the possibility of split designations.</p> <p>2a. That Policy 5.2.1.2 be modified to read as follows:</p> <p>"To protect Vaughan's manufacturing, industrial and warehousing sectors from potential impacts, any development or redevelopment of lands for more sensitive land uses located within 500 metres of such a use, will be responsible to undertake appropriate environmental studies (e.g. noise, dust, vibration etc.), to be identified on a case by case basis, in order to ensure land use compatibility with the surrounding Employment Area lands. As a result of the studies, on-site or off-site mitigation measures may be required prior to development, at the expense of the applicant for the more sensitive land use."</p> <p>2b. No change is recommended.</p> <p>3. It is recommended that the second sentence of Policy 10.2.1.3 be modified to read:</p> <p>"Minor extensions, reductions or expansions of such uses shall be permitted without amendment to this</p>

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		<p>accessory uses in free standing structures on the same lot in the General Employment designation. Particularly regarding the relationship between accessory and non-accessory office uses.</p> <p>6. Policies in Section 9.2.2.19 Infrastructure and Utilities, b) are supported as they permit secondary uses that are accessory to adjacent land uses subject to the review/approval of the utility provider, which supports private outdoor storage objectives.</p> <p>7. Policy intent regarding sub-section 9.2.1.11 of General Land Use Policies is unclear.</p> <p>8. Figures 7 & 8 in the Official Plan require relocation to correspond with their respective sections.</p> <p>9. That all policies concerning surface parking provisions as they relate to General Employment and Prestige Employment designations be carefully considered ensuring clarity in policy intent and implementation.</p>	<p>required prior to the development of the sensitive land use.” The respondent is concerned that this provision may be interpreted in a way that the Employment Users may end up with the responsibility for the mitigation measures prescribed in the study. Staff concurs. Addition of language clarifying that the proponent of the sensitive use is responsible for the funding of the mitigation measures is appropriate.</p> <p>2b. Policies 9.2.2.9 c) and 9.2.2.10.d) state, for Prestige Employment and General Employment Areas: “The operation of any use must not result in a nuisance or have an adverse effect on neighbouring uses by virtue of the emission or discharge of noise, particulate, odour or other irritants. The respondent is concerned that the policy should be improved by defining nuisance and adverse effect. It is noted that the term “adverse effects” is defined in the <i>Environmental Protection Act</i>, and is repeated in the definitions of the <i>Provincial Policy Statement</i>. It is also noted that the language used in 9.2.2.9 c) and 9.2.2.10. d) originates in OPA 450, the City’s current Employment Area Plan, which has been in effect since 1996. As such, Staff are not recommending a change.</p> <p>3. The respondent is suggesting an alteration to Policy 10.2.1.3 to address a concern about the status of existing buildings originating with Policy 9.2.3.7</p>	<p>Plan, Provided that the intent of this Plan is not compromised and the tests prescribed below, are met:”</p> <p>4. No change is recommended.</p> <p>5a. That policy 9.2.2.10.c.iii. be modified to increase the maximum gross floor area in Prestige Employment areas from 7,500m² to 10,000m²; and that the corresponding change be made to the text box on page 149 under Employment Areas and in any other sections.</p> <p>5b. No change is recommended.</p> <p>6. No change is recommended.</p> <p>7. No change is recommended.</p> <p>8. To be taken into consideration in the final formatting of the approved plan.</p> <p>9. No change is recommended.</p>

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			<p>(Development Criteria for Employment Buildings). Staff have previously advised that Policy 9.2.3.7 will apply to new buildings and additions. 10.2.1.3 deems uses that are legally existing at the time of adoption of this plan (VOP 2010) are in conformity with the plan; and it provides that minor extensions or expansions of such uses shall be permitted without amendment to the OP provided that the intent of the plan is not compromised and subject to a number of criteria. The respondent is requesting that the City consider modifying the wording to read, "Minor extensions, reductions or expansions of such uses shall be permitted without amendment to this plan." The addition of "reductions" would explicitly accommodate situations where a building is downsized. Staff have no objections.</p> <p>4. This request was previously addressed at the July 28, 2010 Special Committee of the Whole Meeting. At that time staff recommended that no changes be made to the policy of VOP 2010, by advising, "It is not the intent of the Official Plan to permit any outside storage, heavy truck operations in the Prestige Employment areas. These uses are proposed to be accommodated in the General Employment areas." Staff maintains this opinion. Recognizing any type of outside storage, which would have to be identified and defined in the zoning by-law (i.e., "transitory outside storage"), would legitimize a type of</p>	

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			<p>outside storage, which may be difficult to enforce.</p> <p>5a. Staff can support an increase to the permitted non-accessory office use in Prestige Employment areas from 7,500m² to 10,000m². This will allow for greater flexibility in attracting a wider variety of office uses and it is still consistent with the office hierarchy prescribed in the Plan being subordinate to the VMC and other intensification areas.</p> <p>5b. Policy 9.2.2.9.b.ii.A. provides that Office Uses accessory to and directly associated with any uses listed in policy 9.2.2.9.b.i are permitted, provided that the accessory use is located on the same lot as the primary use; and the accessory office use is limited to no more than 40% of the total gross floor area of the primary use. The Official Plan policy would permit a freestanding accessory office building, subject to any limit in the zoning by-law. Non-accessory office buildings are not permitted in the General Employment designation.</p> <p>6. Response acknowledged.</p> <p>7. The purpose of Policy 9.2.1.11 is to protect existing neighbouring uses when there is a change in land use designation between lands in an Employment Area and any other designation.</p> <p>Methods prescribed include</p>	

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			<p>landscaping, buffering, or screening devices and measures to reduce nuisances and where necessary regulations for alleviating adverse effects such as lighting noise and truck traffic. It further provides that such provisions and regulations shall be applied to the proposed development and shall also be extended to the existing use to improve its compatibility with the surrounding area; and/or in all cases where a proposed development seriously affects the amenity of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions, as a condition of approving an application, especially where public health and welfare are directly affected.</p> <p>8. Comment noted, will be considered in final formatting of the plan.</p> <p>9. Comment is noted. The majority of the buildings in the Employment designations will be Employment/Industrial buildings, which have well defined criteria. The introduction of low and mid-rise buildings introduces some different standards. When these buildings are to be introduced in an Employment designation, consultation with staff will be beneficial prior to application.</p>	

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<p>63YR3</p>	<p>DATE: January 26, 2011 D06.2010.V.01.075</p> <p>RESPONDENT: Philip Stewart Pound & Stewart</p> <p>FOR: OPGI Management LP o/a Oxford</p> <p>LOCATION: Multiple properties</p>	<p>Refer to Item #63YR2</p>	<p>Refer to Item #63YR2</p>	<p>Refer to Item #63YR2</p>
<p>65YR</p>	<p>DATE: September 30, 2010 D06.2010.V.01.015</p> <p>RESPONDENT: Michael J. Wren Miller Thomson LLP</p> <p>LOCATION: 9 property, parish and mission interests throughout Vaughan</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>

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<p>68YR</p>	<p>DATE: October 28, 2010 D06.2010.V.01.044</p> <p>RESPONDENT: David A. McKay MHBC Planning</p> <p>LOCATION: Northwest corner of Dufferin Street and Centre Street</p>	<p>1. The proponent is requesting re-designation of the subject lands from “Employment Areas” and “Primary Intensification Corridors in Employment Areas” to “Community Areas” on Urban Structure Schedule 1 of OP 2010, Volume 1.</p> <p>2. The proponent is requesting removal of the “Core Feature of the Natural Heritage Network” designation from Schedule 2- Natural Heritage Network, OP 2010, Volume 1.</p> <p>3. Requesting the amendment of Schedule 14 (Areas Subject to Secondary Plans) to remove subject lands from the required Secondary Plan area.</p>	<p>1. This change would be consistent with Schedule 13-T which identifies the lands as Commercial Mixed-Use.</p> <p>2. This change should be made as it has been verified that this area is not in the environmental area.</p> <p>3. The request for the exemption of this property from the secondary plan requirements, under Sections 10.1.1.10 and 10.1.1.11, was considered by Committee of the Whole on March 22, 2011.</p>	<p>1. Schedule 1-Urban Structure, should be amended to designate the subject lands as “Community Area”.</p> <p>2. That the “Core Feature of the Natural Heritage Network” designation be removed from Schedule 2-Natural Heritage Network, OP 2010, Volume 1.</p> <p>3. On March 22, 2011 Committee of the Whole recommended that the zoning and site development applications for the subject lands should be permitted to go ahead prior to completion of the Secondary Plan for the greater area. This decision was adopted by Council on April 5, 2011.</p>

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69YR2	<p>DATE: September 30, 2010 D.06.2010.V.01.017 June 29, 2011 D06.2010.V.01.108</p> <p>RESPONDENT: Alan Young Weston Consulting Group Inc.</p> <p>LOCATION: East side of Highway 50 north of Highway 7</p>	<p>1. Concerned that Policy 10.2.1.5 indicates that the depth of Commercial Mixed Use designation will be one lot depth, cancelling the designation on subject lands.</p> <p>2. The future service node indicated in the OP at the site of a future public road and Highway 50 and cannot be signalized due to its proximity to Highway 7. Request that the service node be moved north to the property boundary between the landowners two parcels.</p>	<p>1. In keeping with the intent of the Huntington Business Park Block Plan, staff will include a site specific exception to Policy 12.13 of Volume 2.</p> <p>2. Staff concurs with this request. The proposed location will be a future signalized intersection, which has been approved by the Regions of Peel and York and factored into the Highway 50 reconstruction program. The current location of the service node cannot be signalized because of inadequate separation from Highway 7.</p>	<p>1. That the following policy be added to Policy 12.13 Huntington Business Park of Volume 2:</p> <p>"Notwithstanding policy 10.2.1.5, in the block on the north side of Highway 7 between Highway 50 and Huntington Road, the Commercial Mixed use designation will be interpreted as having a depth of approximately 200 metres from Highway 7, and accordingly will have a depth of more than one lot from Highway 7."</p> <p>2. That Volume 2 be amended to relocate the Service node on Map 12.13.A to the north, to the boundary between the two subject lands. The proposed location will be a future signalized intersection, which has been approved by the Regions of Peel and York and factored into the Highway 50 reconstruction program. The current location of the service node cannot be signalized because of inadequate separation from Highway 7.</p>
70YR	<p>DATE: October 06, 2010 D06.2010.V.01.026</p> <p>RESPONDENT: Alan Young</p> <p>LOCATION: 10901 Highway 50</p>	<p>1. The subject site is covered by OPA 570 and the implementing by-law that allows for truck-related facilities, and the proponent would like to see this reflected in the new Official Plan.</p> <p>2. Also note another property with a site-specific policy for truck transport facilities (13.4) addressed as 1125 Highway 50,</p>	<p>1. OMB Decision Order 2103 issued July 6, 2006 states that the "Board orders that Amendment No. 570 to the Official Plan for the City of Vaughan is approved and the appeals are dismissed. The Board further orders that the appeals against By-law 265-2002 of the City of Vaughan are dismissed, subject to the addition of a modification including a holding (H) provision as set out in</p>	<p>1. It is recommended to add a subsection to Section 13 of Volume 2 of the Vaughan Official Plan for the lands at 10951 Hwy #50, as follows:</p> <p>"Notwithstanding Policy 9.2.1.1 of the Official Plan, the following uses shall be permitted on the lands identified on <i>Map 13.x.A</i>:</p> <p>a) one Motor Vehicle Sales</p>

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		<p>which is incorrect.</p>	<p>Attachment "1". In Attachment "1", it is noted that the Holding provision stands until December 2006.</p> <p>The ROP designates the lands as Rural Area (Map 8). By-Law 265-2002 refers to the lands having municipal address 10901 Hwy #50 and rezones the lands from A Agricultural to C2 General Commercial Zone with a Holding provision. Schedule E-1263 shows the lands as C2(H). By-Law 265-2002 notes that the "H" Holding symbol will not be lifted until Vaughan Council has approved a site plan in accordance with the Official Plan, for the subject lands. OMB conditions allow for Holding provision to be lifted after December 1, 2006.</p> <p>The City's zoning map shows the lands at 10951 Hwy #50 having the C2(H) zone and noted with Exception 9(1144).</p> <p>It is recommended to add a site-specific policy in Section 13 of Volume 2.</p> <p>2. Lands identified as 1125 Hwy 50 in Section 13.4 should be 11245 Hwy 50.</p>	<p>Establishment;</p> <p>b) one Eating Establishment, Convenience or one Eating Establishment, Convenience with Drive-Through, however, food preparation shall not be permitted;</p> <p>c) one Truck Refuelling Station. For the purpose of this site-specific policy, a truck refuelling station means a building or place where fuel is kept for sale and delivery directly to commercial or transport trucks.</p> <p>The lands shall be developed in accordance with the following policies:</p> <p>a) The maximum building height of the motor vehicle sales establishment shall be 1-storey;</p> <p>b) The motor vehicle sales establishment shall have no more than 10 service bays, with a service bay being an identifiable area within the building and used solely for the maintenance, servicing or repairing of vehicles.</p> <p>c) The maximum gross floor area of the office/administration/sales portion of the motor vehicle sales establishment shall be 1,230 sq.m.</p> <p>Consistent with Ontario Municipal Board Decision Order 2103, issued July 6, 2006, the permitted uses are subject to a Holding provision which</p>

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				<p>will have the effect of allowing the development to proceed, subject to the determination that the proposed development on the site will not impact any potential municipal road alignment options in the vicinity of the site.”</p> <p>2. Section 13.4 to be changed to 11245 Hwy 50 from 1125 Hwy 50. Lands identified as Part E on Map 13.4 have the address 11245 Hwy #50. Lands identified as Part D on Map 13.4 have the address 11339 Albion-Vaughan Road.</p>
<p>71YR</p>	<p>DATE: October 26, 2010 D06.2010.V.01.049</p> <p>RESPONDENT: Victor Labreche</p> <p>LOCATION: Vaughan</p>	<p>1. Request to receive notification.</p> <p>2. Request for notification included past correspondence pertaining to drive-through facilities that was received prior to the adoption of VOP 2010 and considered in previous reports.</p>	<p>2. Refer to the covering Staff Report for comments on Automobile-Related Uses (Gas Station and Drive-Through Facilities).</p>	<p>1. No action required. The Region of York will notify respondents upon issuing a decision.</p> <p>2. That the revised policies for Automobile-Related Uses (Gas Stations and Drive-Through Facilities), as set out in the covering Staff Report, be adopted.</p>
<p>72C</p>	<p>DATE: July 26, 2011</p> <p>RESPONDENT: Peter J. Smith Weston Consulting Group Inc.</p> <p>LOCATION: 8334 Islington Avenue</p>	<p>Request increased coverage, an FSI of 1.5 and building heights of up to 6 stories for subject land, as per related OMB decision (Feb. 22, 2011) for surrounding lands.</p>	<p>The lands subject to this response are located within the Woodbridge Centre Secondary Plan, which was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.</p>	<p>No changes are recommended at this time.</p>

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73YR	<p>DATE: October 05, 2010 D06.2010.V.01.025</p> <p>RESPONDENT: Valeria Maurizio Wood Bull LLP</p> <p>LOCATION: Vaughan</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
76B	<p>DATE: January 11, 2011</p> <p>RESPONDENT: Ken Nieuwhof Kleinburg and Area Ratepayers' Association (KARA)</p> <p>LOCATION: Vaughan</p>	<p>KARA remains opposed to immediate urban boundary expansion at this time for reasons cited in letter of May 17th, 2010. It is KARA's position that the City should allow development and intensification to occur within the existing urban boundary over the next 5-10 years, followed by a comprehensive review (at the 5 and/or 10 year time frame) to determine whether a proposed urban boundary expansion is then required in the future. KARA appreciates the direction of the previous council in reducing densities north of the villages of Kleinburg and Nashville, but we still believe that the densities proposed in the isolated areas 5 and 6 cannot be adequately supported by the planned infrastructure and transit services, and therefore is not sustainable. We also believe that higher densities in these areas will lead to the ultimate demise of the character of our heritage villages. Nashville, Huntington, Islington, and Stegman's Mill roads cannot be made to handle the traffic volume increases</p>	<p>Urban boundary expansion issues were reviewed in the July 28, 2010 staff report on the new Official Plan. Matters relating to the impacts on the North Kleinburg-Nashville Community Plan were addressed in the Committee of the Whole Report on August 31, 2010. On January 25, 2011 Council approved a new policy that required the substantial completion of five new secondary plans and the Natural Heritage Network Study prior to commencing the secondary plan for the New Community Areas.</p>	No change is recommended.

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		without detrimental impacts on the villages. Increases in density should be kept south of the villages.		
77B	<p>DATE: July 18, 2011</p> <p>RESPONDENT: Ryan Guetter Weston Consulting Group Inc.</p> <p>LOCATION: Part 1, 64R-3136, Lot 16, Concession 9</p>	Request revision to Natural Areas mapping to define the development limit on east side of subject property based on the most recent approved staking by Weston and TRCA.	Staked limits of valley and stream corridors, agreed by the TRCA, are one set of data to be provided in an Environmental Impact Study (EIS). The precise limits of Core Features can be modified based on appropriate studies submitted through the development approvals process. As the approvals are not in place, it is premature to modify the Core Features boundaries based only on staked limits without a corresponding comprehensive EIS.	No change is recommended.
83C	<p>DATE: September 10, 2010</p> <p>RESPONDENT: George Karakokkinos Nu-Land Management Inc.</p> <p>LOCATION: Block 40/47</p>	<p>Legal opinion provided by Davies Howe regarding the status of the Greenbelt provisions on the affected lands within Block 40/47.</p> <p>The Secondary Plan, block plan and any further planning applications and associated approvals required to implement the intended uses within Block 40/47 are not required to conform to the provisions of the Greenbelt Plan and specifically the development limit line.</p>	<p>Staff comments as noted for Item 83A in Part B of the July 28, 2010 Report to the Special Committee of the Whole provides appropriate detail to justify the recommended action at that time. The letter of August 31, 2010 from Davies Howes Partners refers to issues related only to Greenbelt Plan conformity and is currently being reviewed by the City of Vaughan Legal Department.</p> <p>It is noted that these lands are subject to development applications, files OP.03.008 and BL40/47.2003.</p>	No change is recommended.

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83YR	<p>DATE: October 14, 2010 D06.2010.V.01.036</p> <p>RESPONDENT: Gary Templeton Templeton Planning Ltd.</p> <p>LOCATION: Block 40/47</p>	Request to receive notification.	No modification requested.	No change is recommended.
83YR2	<p>DATE: June 29, 2011 D06.2010.V.01.111</p> <p>RESPONDENT: Mark Yarranton KLM Planning Partners Inc.</p> <p>LOCATION: Block 40/47</p>	<p>1. Greenbelt policies in the Official Plan should not apply to the Block 40/47 lands</p> <p>2. There is a mapping conflict between Schedule 1 - "Urban Structure" and Schedules 13 and 13H, "Land Use"</p> <p>3. The maximum permitted Gross Floor Area for retail uses (small scale convenience retail) in low-rise residential areas (Section 9.2.2.1) is insufficient to allow a range of local commercial uses.</p> <p>4. OP 2010 currently prohibits rear lots and discourages cul-de-sacs and window streets orienting new development to maximize public access and views to natural areas.</p> <p>5. Policy 3.7.2.18 - "Stormwater Management" states "That new stormwater facilities be located outside of valley and stream corridors unless approved by the City and the TRCA.</p> <p>6. Policy 7.3.3.4 - Parkland dedication</p>	<p>1. A letter dated August 31, 2010 from Davies Howes Partners refers to issues related only to Greenbelt Plan conformity and is currently being reviewed by the City of Vaughan Legal Department.</p> <p>2. An explanation regarding the mapping intent was included as part of the July 28, 2010 report to Committee of the Whole (Item 83A).</p> <p><i>It [was] recommended the Block 47 lands in the Greenbelt [be designated] as "Community Area" on Schedule 1 of the Official Plan and to continue to map the Greenbelt according to the Greenbelt Plan. The underlying land use designation on Schedule 13 will be Agriculture. This continues the policies of OPA 600 with respect to Blocks 40 and 47 as set out in Section 4.2.1.2 of OPA 600. Specifically, it is noted in subsection (iii) that the "lands designated as Urban Area shall remain</i></p>	1-6. No change recommended at this time.

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		<p>calculations exclude Core Features, unless used for associated servicing infrastructure.</p>	<p><i>subject to the Rural Use area, Rural-General and Agriculture Area policies of OPA 600 until such time as they are redesignated to specific urban land use categories by an, amendment to this Plan, adopted by the City and approved.” As there are no approvals, the Agriculture designation in the new Official Plan is consistent with the policy intent of OPA 600. The applications can continue to proceed and the development limits will be determined according to appropriate evaluations”.</i></p> <p>A secondary plan application for these lands has been resubmitted on April 12, 2011 and is currently under review (File: OP.03.008). Appropriate Official Plan land use designations will be determined through the respective secondary plan process.</p> <p>3 - 6. A secondary plan application for these lands has been resubmitted on April 12, 2011 and is currently under review (File: OP.03.008). Appropriate Official Plan land use designations will be determined through the respective secondary plan process.</p> <p>Details and refinements of land use locations will be determined through the required Block Plan process. An addendum to the Block Plan application (Bl.40/47.2003) was submitted on April 12, 2011 and is currently under review.</p>	

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89YR	<p>DATE: October 14, 2010 D06.2010.V.01.036</p> <p>RESPONDENT: Gary Templeton Templeton Planning Ltd.</p> <p>LOCATION: Northwest of Dufferin Street and Rutherford Road Block 18</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
92YR	<p>DATE: December 15, 2010 D06.2010.V.01.067</p> <p>RESPONDENT: Giovanna De Girolamo York Catholic District School Board</p> <p>LOCATION: Vaughan</p>	<p>Proponent has concerns with respect to:</p> <ol style="list-style-type: none"> 1. Section 9.2.3.8 (b) which states that institutional buildings shall front onto public streets and provide direct pedestrian access to main lobby entrance, separated from parking lots. 2. Section 9.2.3.8 (c) which states that surface parking is discouraged between the front or side of institutional buildings and a public street. 3. Section 9.2.3.8 (d) which states that "the rooftop of all institutional buildings shall include landscaped greenspace, private outdoor amenity space or environmental features such as solar panels. The proponent is requesting that the wording be modified to read "are encouraged to include". 4. The respondent has made the 	<ol style="list-style-type: none"> 1. Section 9.2.3.8 (b) was modified at the request of the School Boards in the Council Adopted Official Plan on September 7, 2010. It now reads: " ...Public and Private Institutional Buildings should 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." 2. The wording of Section 9.2.3.8 (c) was modified to its current, more flexible language (e.g., "Discouraged") to address the School Boards' concerns. The current wording does provide flexibility in cases where the School Boards cannot comply with the policy. 3. The wording of section 9.2.3.8 d) was modified at the request of the School Boards. The Council adopted VOP 	<p>1 – 3. No change is recommended. It should be noted that the Catholic School Board, the Region of York and the City of Vaughan have agreed to discuss other issues raised by the School Boards in a workshop format.</p> <p>4 & 5. No change recommended at this time.</p>

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		<p>following requests relating to VMC Secondary Plan:</p> <p>a) Request that some mechanism be introduced into the secondary plan to ensure details regarding size, location, and configuration of school sites are determined prior to development commencing within the community - such as a phasing plan or requirement to review the provision of all services at milestones in the development approval process</p> <p>b) Section 7.2.4 - there are a number of factors and issues that must be addressed in considering a smaller building footprint such as construction premiums, programming, use of the facility and safety</p> <p>c) Section 7.1.1 - suggest insertion of the word "configuration" before the words, "form and program for required facilities."</p> <p>d) Section 7.1.2 - their understanding that school boards would not be required to enter into any agreements with landowners</p> <p>e) Section 7.2.5 - support with reference to Section 37 of the Planning Act, which is detailed in Policy 8.1.1.2</p> <p>f) Section 5.5.3 and 5.5.4 - support energy efficient design and the incorporation of green technologies with allotted funding; do not support a requirement for specific design or green</p>	<p>2010, Volume 1, section 9.2.3.8 reads:</p> <p>"The rooftop of Public and Private Institutional buildings should include landscaped green space, private outdoor amenity space or environmental features such as solar panels, green and cool roofs."</p> <p>The current wording does provide a measure of flexibility to the School Boards in situations where due to financial constraints; they are unable to comply with the policy.</p> <p>4 & 5. The lands subject to these responses are located within the Vaughan Metropolitan Centre Secondary Plan Area and the Kleinburg-Nashville Secondary Plan Area, which were adopted by Council on September 7, 2010. These plans will be the subject of future reports to Committee of the Whole, which will address proposed modifications to the Secondary Plans. The matters raised herein will be addressed in that report.</p>	

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		<p>technologies as they may increase costs above funding, which may jeopardize the approval of a new school - ask that school boards be excluded from these requirements.</p> <p>g) Section 8.7.1 d) - request that some parking between the building frontage and the street be permitted for the elementary school in the South and Neighbourhood Precincts, due to design issues as identified above in response to Policy 9.2.3.8</p> <p>5. Kleinburg-Nashville Secondary Plan - Re: Policy 4.12 c) - refer to comments on Section 7.2.4 of VMC Secondary Plan</p>		
<p>99YR</p>	<p>DATE: November 19, 2010 D06.2010.V.01.054</p> <p>RESPONDENT: Kurt Franklin</p> <p>LOCATION: 4477 and 4455 Major Mackenzie Drive</p>	<p>The proponent is requesting that the lands be designated Mid-Rise Residential rather than "Low-Rise Residential" as reflected in adopted VOP 2010, Volume 1.</p>	<p>The City has identified appropriate areas for intensification through the Official Plan. The subject lands are located in the "stable community area". This area has not been identified for intensification. In addition, the subject lands are surrounded by existing rural residential lots, and natural areas. Given the surrounding low density land uses and natural areas the requested change is not supported.</p> <p>It is noted that the lands to the south (9909 and 9939 Pine Valley Drive) are proceeding with a development application for "an adult lifestyle" 6 storey residential 98 unit building. The application had a public hearing on June 14, 2011.</p>	<p>No change is recommended. See related item 110YR (Re: 9909 & 9935 Pine Valley Drive). Given the location of this site, the outcome of this application may affect the treatment of the subject properties (4477 & 4455 Major Mackenzie Drive).</p>

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99YR2	<p>DATE: February 16, 2011 D06.2010.V.01.081</p> <p>RESPONDENT: Kurt Franklin</p> <p>LOCATION: 4477 & 4455 Major Mackenzie Drive</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
105YR	<p>DATE: February 15, 2011 D06.2010.V.01.089</p> <p>RESPONDENT: Jay Claggett IBI Group</p> <p>LOCATION: 7540 Jane Street, 101 Exchange Blvd, and: 30, 50, 55, 60, 70, 80, 90 and 300 Interchange Way</p>	<p>1. VMC secondary plan has few transitional policies and contains provisions and policies that impose unwarranted restrictions on new development - limit client's ability to respond to market conditions/demands. Other policies impose onerous prescriptive standards that add costs and complexity to development process. VMC needs: flexibility to respond to market conditions; transitional policies that permit natural growth tendency of downtown; fees and standards that are competitive to other GTA centres; clarity (obligations and timing); administrative and processing approaches for timely approvals</p> <p>2. Transition policies - VMC Secondary Plan includes phasing policies that limit growth to the 'core area' - question viability of densities and minimum targets for the short term (5-10yrs). Would like specific, workable transition/phasing policies to allow for initial levels of development which is</p>	The lands subject to this response are located within the Vaughan Metropolitan Centre Secondary Plan, which was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.	No change is recommended at this time.

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		<p>necessary to ultimately lead towards the long-term achievement of the VMC</p> <p>3. Loss of Non-Residential Uses on Interchange Lands - current schedule places significant portion of interchange lands into Neighbourhood Designation - shift in direction from office permissions of more than 30 years. Additionally, policies that direct minimum office space to specific areas of VMC will be hard to implement and rationale is unclear.</p> <p>4. Urban Growth Centre Boundary Policies - rationale for boundary seems arbitrary - phasing policies will freeze residential parcels outside the UGC boundary for an unknown period of time. Couple this with lack of transitional policies and result could be large tracts of land that will do little to support the overall growth of VMC</p> <p>5. Streets and Transportation Policies - traffic study has not yet been released to justify street pattern and transportation policies. Street pattern is too rigid and not flexible for development over time. Rationale for "flyover" south of Highway #7 never justified</p> <p>6. Parkland - VMC Secondary Plan parkland policy is at a standard for suburban development and does not meet the realities of urban core development. Proposed rates are so significant that they will negatively impact affordability of residential development within VMC</p>		

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		<p>7. Developer's Agreement - Development Agreements will be too onerous to implement and difficult to maintain in a downtown development such as the VMC. Infrastructure requirements should be dealt with through development charges by-law, not developers' agreement</p> <p>8. Urban Design issues - concerned with highly prescriptive natures of urban design policies - they are unnecessarily restrictive and will create an unwarranted uniformity to design. Standards should guide development over time, but be flexible enough to permit variations in design that reflect market conditions and changing architectural/urban design standards and tastes</p> <p>9. School Sites - Future schools should be required to be developed at an 'urban' rather than suburban standard.</p>		
<p>109YR</p>	<p>DATE: April 04, 2011 D06.2010.V.01.100</p> <p>RESPONDENT: James M. Kennedy KLM Planning Partners Inc.</p> <p>LOCATION: Northwest corner of Dufferin Street and Major Mackenzie Drive including</p>	<p>Requesting modifications for lands north of Hill Street, east of Maple GO station Commuter Parking Lot, south of McNaughton Road and west of the Walmart.</p> <p>Lands currently designated as "Prestige Employment" through OPA 535, and redesignated in VOP 2010 to "Commercial Mixed-use" permitting a range of commercial and office uses.</p> <p>Lands are subject to Section 12.3 "Area Specific Policies, Keele Valley Landfill</p>	<p>It has been noted by the Region that any site specific re-designations from "Employment" to a "non-employment use" require compliance with Section 2.2.6.5. (Employment Lands) of the Growth Plan for Greater Golden Horseshoe requiring a comprehensive employment conversion review. The subject lands will be reviewed in the context of the requirements in Section 2.2.6.5. as required by the Provincial policy.</p> <p>The results of this assessment and the</p>	<p>No change required at this time.</p>

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	Eagles Nest Golf Course	<p>Area" Volume 2 restricting type of uses and amount of retail permitted on the subject lands.</p> <p>Request that "Mid-Rise Mixed Use" and "Low Rise mixed Use" designations would be more appropriate</p>	<p>final recommendations for these lands will be included in an additional information item (addendum) to Committee of the Whole scheduled for September 12, 2011.</p> <p>Any change in actual use may also require an amendment to the Ministry of Environment Certificate of approval A-230610 as per Section 12.3.2.18 (Volume 2).</p>	
110YR	<p>DATE: May 26, 2011 D.06.2010.V.01.102</p> <p>RESPONDENT: James M. Kennedy KLM Planning Partners Inc.</p> <p>LOCATION: 9909 & 9939 Pine Valley Drive</p>	<p>Proponent has submitted development applications OP.06.002 and Z.06.005 to permit an adult lifestyle residential development having a maximum height of 6 storeys, with approximately 98 units. The VOP 2010 designates the subject lands Low-Rise Residential and would not support the proposed development.</p>	<p>The proposed development applications were heard at a Committee of the Whole (Public Hearing) meeting on June 14/11. Since the proponent is proceeding through independent development applications which may not be resolved until after the VOP 2010 is finally approved, the current designation of "Low-Rise Residential" will be maintained.</p>	<p>Proceeding through development application process. The outcome of the development approval process will be reflected in VOP 2010.</p>
123YR	<p>DATE: February 22, 2011 D06.2010.V.01.087 D06.2010.V.01.088</p> <p>RESPONDENT: Rosemarie L. Humphries Humphries Planning Group</p> <p>FOR: 281187 Ontario Ltd.</p>	<p>Objects to OP because concerned that City does not intend to further study Secondary Plan Area #3 in the context of a land use conversion (from employment to mixed use, commercial-residential)</p>	<p>Hemson Consulting has already examined the potential for conversion of the subject lands to non-employment uses which was reported on at the July 28, 2010 Special Committee of the Whole meeting. The report indicated that a conversion could not be supported.</p>	<p>The City is continuing with the preparation of a secondary plan for the Vaughan Mills Centre Secondary Plan Area, which includes the subject lands. The draft terms of reference will proceed to Committee of the Whole for approval on September 13, 2011. Based on the earlier work by Hemson Consulting, there is no specific requirement to investigate opportunities for employment conversion within the subject lands.</p>

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	<p>LOCATION: Weston Road between Rutherford Road and Langstaff Road</p>			
<p>124YR</p>	<p>DATE: December 02, 2010 D06.2010.V.01.061</p> <p>RESPONDENT: Alan Young</p> <p>LOCATION: 8151 Highway 50</p>	<p>The subject property is designated Prestige Employment and General Employment on the east side in Schedule 13-P. The range of commercial uses in Prestige Employment is reduced from previous permissions. The proponent currently has a rezoning for commercial uses that conflicts with the new "Prestige Employment" designation.</p>	<p>The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By- law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p>	<p>No change is recommended.</p>
<p>129YR</p>	<p>DATE: September 24, 2010 D06.2010.V.01.007</p> <p>RESPONDENT: Joel D. Farber</p> <p>LOCATION: Southwest quadrant of Highway 400 and Regional Road 7</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>

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129YR2	<p>DATE: October 07, 2010 D06.2010.V.01.027</p> <p>RESPONDENT: Jonathan Rodger Zelinka Priamo Ltd.</p> <p>LOCATION: Southwest quadrant of Highway 400 and Regional Road 7</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
130D	<p>DATE: June 27, 2011</p> <p>RESPONDENT: Tim Jessop Weston Consulting Group Inc.</p> <p>LOCATION: 5 Dorian Place</p>	Request to be notified of any notices, meetings, open houses and/or other matters related to Dorian Place Study.	Request noted.	That notification be given as requested.

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130YR	<p>DATE: November 22, 2010 D06.2010.V.01.064</p> <p>RESPONDENT: Joseph Marando and Theresa Marando</p> <p>LOCATION: 5, 9, 12, 15, 18, 19, 23, 27, 31 and 34 Dorian Place</p>	<p>Reference made to Council decision on September 7, 2010 that states:</p> <p>- Staff is conducting a study of Dorian Place in relation to the designation in the OP and any changes to the designation will be dealt with at the Regional review stage.</p>	<p>A consultant has been retained and conceptual plans have been prepared. Staff has met with Dorian Place residents on two occasions, most recently on August 16, 2011 to receive comments on potential designs. Input received from the residents was used to refine the plan which will be the basis for a broader community meeting. The input will help to inform a potential change in designation and addressed in a future report on the Yonge Steeles Corridor Secondary Plan as part of Volume 2.</p>	<p>That the process continue and that a report be brought back to Council to obtain direction on a modification to the Yonge Steeles Secondary Plan in Volume 2 of VOP 2010 to reflect the preferred plan for Dorian Place.</p>
133YR	<p>DATE: March 01, 2011 D06.2010.V.01.09</p> <p>RESPONDENT: Carolyn Woodland Toronto and Region Conservation Authority (TRCA)</p> <p>LOCATION: Vaughan</p>	<p>Comments on VOP 2010 from the Toronto and Region Conservation Authority and the five secondary plans. The letter has provided a framework for addressing the TRCA's concerns on a number of issues.</p>	<p>The City's responses and recommendations to the TRCA comments are addressed in Part D of Attachment No.1 to this report, with additional commentary in the main volume of the report.</p> <p>The environmental policies of Chapter 3 have been re-structured to address TRCA and York Region comments. Other changes to the environmental policies relate to conformity issues to the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Provincial Policy Statement and York Region Official Plan (Ministry-approved October 2010).</p>	<p>Recommendations on TRCA comments are contained in Part D of Attachment 1.</p>

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135YR	DATE: September 30, 2010 D06.2010.V.01.013 RESPONDENT: Cam Milani LOCATION: North and South on Kirby Road between Dufferin Street and Bathurst Street	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
136YR	DATE: September 23, 2010 D06.2010.V.01.005 RESPONDENT: Steven A. Zakem Aird and Berlis LLP LOCATION: Vaughan	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
137YR	DATE: September 26, 2010 D06.2010.V.01.010 RESPONDENT: Ira Kagan Kagan Shastri LLP LOCATION: Block 41	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
137YR2	DATE: February 22, 2011 D06.2010.V.01.082	Phasing policy as it affects the timing of the initiation of the New Community Areas Secondary Plans. Proponent believes that the policy adopted by	On January 25, 2011 Council approved a policy that would require the substantial completion of five of the required secondary plans indentified on	No change is recommended.

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Item	Submission	Issue	Comments	Recommendation
	<p>RESPONDENT: Rick Mangotich Fieldgate Developments</p> <p>LOCATION: Block 41</p>	<p>Vaughan Council:</p> <ul style="list-style-type: none"> - is not good planning practice; - is not consistent with the Provincial Policy Statement or the Growth plan; - unnecessarily delays planning studies without properly phasing and staging growth; - freezes needed lands for timely study and development; and - has the potential to limit the supply of residential lands to less than a ten year supply of designated lands (3 years of draft approved lands) 	<p>Schedule 14-A and the Natural Heritage Inventory Study before the Secondary Plan for the New Community Areas is started. This matter is being addressed in the covering staff report.</p>	
<p>138YR</p>	<p>DATE: January 00, 1900 D06.2010.V.01.050</p> <p>RESPONDENT: Michael Bissett Bousfields Inc.</p> <p>LOCATION: East side of Pine valley Road, south of King-Vaughan Road</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>

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<p>138YR2</p>	<p>DATE: June 06, 2011 D.06.2010.V.01.103</p> <p>RESPONDENT: Quinto M. Annibale Loopstra Nixon LLP</p> <p>LOCATION: 12011 Pine Valley Road</p>	<p>Objects to entire plan, particularly Enhancement Area designation on subject lands.</p>	<p>Comments and recommendations for Item 138 of Part B from the July 28, 2010 Report to Council (Special Committee of the Whole) remain valid and correct regarding to issue raised about the identification of Enhancement Areas on the noted property.</p> <p>The City is conducting Phase 1 of a Natural Heritage Network Study. If subsequent phases are approved by Council, then the area may be proposed for further field investigations particularly regarding headwater streams and fish habitat.</p>	<p>No changes are recommended.</p>
<p>142YR</p>	<p>DATE: January 18, 2010 D06.2010.V.01.072</p> <p>RESPONDENT: Murray Evans Evans Planning</p> <p>LOCATION: 1118 and 1136 Centre Street</p>	<p>Respondent contends that the current designation is inadequate for a Regional Corridor.</p>	<p>The lands subject to this response are located within the Centre Street Land Use and Urban Design Study which was directed by Council on March 8, 2011. The issues raised herein will be taken into consideration during the process of the study. The results of the study will be the subject of a future report to Committee of the Whole. The study results and Council direction will subsequently be reflected in Volume 2 of the VOP 2010.</p>	<p>No change is recommended at this time.</p>

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144YR	<p>DATE: December 22, 2010 D06.2010.V.01.066</p> <p>RESPONDENT: Ryan Guetter Weston Consulting Group Inc.</p> <p>LOCATION: 10056 and 10068 Keele Street</p>	<p>1. The proponent is requesting that a density of 1.5 FSI for the subject lands be reflected on Schedule 13-I (VOP 2010, Volume 1), rather than 1.25 FSI.</p> <p>2. The proponent is also requesting that section 9.2.3.2 d) of the Official Plan be modified or removed as it relates to the provision of a front yard and front-door entrance to a townhouse unit flanking a public street.</p>	<p>1 & 2. The proponent has submitted development applications related to the subject land (Z.11.022 & DA.11.070). The VOP 2010, Volume 1 may need to be amended at a later date depending on the decisions resulting from the development applications process.</p>	<p>1 & 2. No change is recommended at this time.</p>
149YR	<p>DATE: September 21, 2010 D06.2010.V.01.001</p> <p>RESPONDENT: Sony Rai Sustainable Vaughan</p> <p>LOCATION: Vaughan</p>	<p>The respondent opposes urban boundary expansion.</p>	<p>Urban boundary expansion issues were reviewed in the July 28, 2010 staff report on the new Official Plan.</p> <p>On January 25, 2011 Council approved a new policy that required the substantial completion of five new secondary plans and the Natural Heritage Network Study prior to commencing the secondary plan for the New Community Areas.</p>	<p>No change is recommended.</p>
154C	<p>DATE: August 03, 2011</p> <p>RESPONDENT: David Bronskill Goodmans LLP</p> <p>LOCATION: Draft Plan of Subdivision 19T- 90018</p> <p>Part of Lot 9 in Concession 9</p>	<p>It is requested that all lands owned by the respondent to the west of Rainbow Creek be designated "General Employment".</p>	<p>The modifications made between the date of the statutory Public Meeting in April 2010 and the September 2010 adoption by Council of the VOP are a correct interpretation of the available information. The main Rainbow Creek area together with the tributaries, labelled Tributary E and Tributary F in the Hwy 427 EA, are regulated by the TRCA under the Conservation Authorities Act and correctly identified as Core Features on Schedule 2 and Natural Areas on Schedule 13-P of the VOP.</p>	<p>No change is recommended at this time.</p> <p>Subject to authorization from the TRCA, it is recommended that the boundary of the Core Features on Schedule 2 and the Natural Areas shown on Schedule 13-P be modified for the portion of the subject lands immediately adjacent to the east side of the planned Highway 427 extension, to be consistent with any change in the regulated area as identified by the TRCA as a result of drainage or other changes emerging from the Highway 427 Environmental Assessment.</p>

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			<p>Construction of Hwy 427 may impact the function of the Rainbow Creek tributaries, which is a consideration for any future use of the lands in question, such that maintenance of downstream water quantity and quality remain key issues.</p> <p>Below is a chronology of decisions related to a portion of the subject lands:</p> <ul style="list-style-type: none"> - In 1992, TRCA refused permission to place fill on a portion of the lands; - The TRCA decision was appealed to the Minister of Natural Resources and, subsequently, a decision was rendered by the Mining and Lands Commissioner which concluded with the statement, "The appeal ... is dismissed due to the impact of the proposed placing of fill on the conservation of land."; and - The order of the Mining and Lands Commissioner was appealed to the Divisional Court (Ontario Court Justice, Division Court – Toronto, File #123/94, 1996) which ruled in agreement with the Mining and Lands Commissioner on seven issues and, accordingly, dismissed the appeal. <p>The VOP can be amended if the TRCA determines that all or a portion of the subject lands are no longer to be regulated under the Conservation Authorities Act as a result of potential impact from the construction and/or</p>	

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			location of the Hwy 427 extension. Subject to confirmation from the TRCA, the change can be implemented.	
154YR	DATE: September 30, 2010 D06.2010.V.01.013 RESPONDENT: Cam Milani LOCATION: Malani Boulevard	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
156YR	DATE: September 22, 2010 D06.2010.V.01.003 RESPONDENT: Carly Bowman Goodmans LLP LOCATION: 71 Colossus Drive	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
156YR2	DATE: September 03, 2010 D06.2010.V.01.112 RESPONDENT: Roslyn Houser Goodmans LLP LOCATION: 71 Colossus Drive	1. Request that "Retail Warehouses" be added as a permitted use to the "Commercial Mixed Use" and "Mid-Rise Mixed-Use" designations, or, if the intention of the Plan is indeed to restrict such uses in these designations, that a Site Specific Policy be added to Chapter 13 of the Draft OP to explicitly permit the existing Costco single-storey retail warehouse. 2. Request that existing permission for an automobile gas bar/service station on the Costco Site be explicitly continued	1 & 2. The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.	1 – 4. No change is recommended.

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		<p>through a Site Specific Policy added to Chapter 13 of the Draft OP.</p> <p>3. Wishes to be consulted on the planned transportation network (Proposed Major Collector Road and Hwy 400 Road Crossing south of Highway 7).</p> <p>4. Request that Policy 10.1.1.4 be revised to permit consideration of development applications in advance of completion of a future Secondary Plan. (Costco Site is within Required Secondary Plan Area 4 on Schedule 14).</p>	<p>3. Landowners will be informed through the Environmental Assessment process for the proposed major collector road and Highway 400 road crossing south of Highway 7, if undertaken.</p> <p>4. The Weston Road and Highway 7 Secondary Plan process will be proceeding in 2012.</p>	
<p>157B</p>	<p>DATE: July 26, 2011</p> <p>RESPONDENT: Peter J. Smith Weston Consulting Group Inc.</p> <p>LOCATION: 3400 Teston Road</p>	<p>It is requested that policies be added to Section 3.2.3.4 that allow for flexibility to the 10 metre and 30 metre buffer requirements for vegetation protection zones and for lands abutting the ORM or Greenbelt.</p>	<p>Reference to minimum vegetation protection zones of 10 metres or 30 metres in VOP Policy 3.2.3.4 conforms to the Region Official Plan (ROP) and/or Greenbelt Plan or Oak Ridges Moraine Conservation Plan.</p>	<p>No change is recommended.</p>
<p>159</p>	<p>DATE: June 14, 2010</p> <p>RESPONDENT: Maurizio Rogato Solmar</p> <p>LOCATION: South of Highway 7, east of Islington Avenue, west of Bruce Street</p>	<p>Objects to the subject land being designated Natural Areas, and Low-Rise Residential in draft OP, would like to intensify land.</p>	<p>The City's comment noted in Part B of the July 28, 2010 Report to Council (Special Committee of the Whole) addresses concerns regarding urban boundary expansions. The issue raised by the respondent here is not about the urban boundary expansion, but is specific to one property and is requesting a designation that provides for residential intensification.</p> <p>The site is almost entirely in the Core</p>	<p>No change is recommended.</p>

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			<p>Features of the Natural Heritage Network. The lands are zoned 'OS1' (Open Space zone) and 'A' Agricultural zone. Adjacent lands to the north are zoned 'R3' and 'R1'.</p> <p>The site includes a forested slope that has been identified as part of a Regionally Significant Forest.</p> <p>The site is depicted on Schedule 13-J as Natural Areas and Low Rise Residential. The designations are consistent with the information regarding the site characteristics.</p>	
159YR	<p>DATE: October 05, 2010 D06.2010.V.01.022</p> <p>RESPONDENT: Maurizio Rogato Solmar</p> <p>LOCATION: South of Highway 7, east of Islington Avenue, west of Bruce Street</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.

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164C	<p>DATE: October 05, 2010</p> <p>RESPONDENT: Rosemarie L. Humphries Humphries Planning Group</p> <p>LOCATION: 77 Woodstream Boulevard</p>	<p>Mapping indicates the land use designation does not apply to the entire subject land. As of January 28, wants to confirm that the City will be proceeding with a modification to correct the designation on the 77 Woodstream property to include the entirety of the property and revise the schedule to reflect a height of 8 stories and 2.5 FSI.</p>	<p>These lands are located within an Employment Area which is nearly fully developed and characterized by a range of older but stable industrial uses.</p> <p>It has been noted by the Region that any site specific re-designations from "Employment" to a "non-employment use" require compliance with Section 2.2.6.5. (Employment Lands) of the Growth Plan for Greater Golden Horseshoe requiring a comprehensive employment conversion review. The subject lands will be reviewed in the context of the requirements in Section 2.2.6.5. as required by the Provincial policy.</p> <p>The results of this assessment and the final recommendations for these lands will be included in an additional information item (addendum) to Committee of the Whole scheduled for September 12, 2011.</p>	<p>No change recommended at this time</p>
168YR	<p>DATE: January 29, 2011 D06.2010.V.01.076</p> <p>RESPONDENT: Rosemarie L. Humphries Humphries Planning Group</p> <p>LOCATION: 2480 Kirby Road</p>	<p>Previous correspondence requested subject land be included within the urban boundary designation as the lands are currently municipally serviced and have land use approvals for service commercial uses inclusive of gas station and car wash, drive-thru eating establishment and motor vehicle sales and repair for farm/heavy equipment /trucks. Also indicated to staff that a place of worship and other institutional uses may also be considered for the vacant portion of the site. The balance of</p>	<p>The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p>	<p>No change is recommended.</p>

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		<p>the landholding is situated to the north of the developed area and south of the greenbelt boundary. VOP 2010 does not provide for agricultural-related uses and specifically states that transportation and industrial uses will not be permitted.</p>		
<p>169YR</p>	<p>DATE: February 15, 2011 D06.2010.V.01.090</p> <p>RESPONDENT: Jay Claggett IBI Group</p> <p>LOCATION: 3131 Highway 7</p>	<ol style="list-style-type: none"> 1. Concerned with a number of aspects of VMC Secondary Plan that may impede redevelopment of owner's property - some policy restrictions are linked to unproven market assumptions, lack of background information causes apprehension. Onerous development standards or unspecified requirements have potential to impact viability of projects within the VMC. 2. Transportation issues - concerned with road network that has been developed for VMC - Transportation Master Plan not yet released to public for review. Specific concern with road network on Schedule C 3. Density and Height issues - frontage of property split between two height/density categories is unnecessary and should be consistent at higher height and density range 4. Office requirements - No market studies have been released to justify 35% office requirement - this is too high and unreasonable for individual development blocks 5. Parkland issues - reduced Parkland dedication rate should be established for VMC. Current VMC parkland policies 	<p>The lands subject to this response are located within the Vaughan Metropolitan Area Secondary Plan, which was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.</p>	<p>No change recommended at this time.</p>

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		<p>contradict policies that promote intensification - they are too high and will impact the feasibility of potential VMC projects</p> <p>6. Developer's Agreement - Development Agreements will be too onerous to implement and difficult to maintain in a downtown development such as the VMC. Infrastructure requirements should be dealt with through development charges by-law, not developers' agreement.</p> <p>7. Urban Design issues - concerned with highly prescriptive natures of urban design policies - they are unnecessarily restrictive and will create an unwarranted uniformity to design. Standards should guide development over time, but be flexible enough to permit variations in design that reflect market conditions and changing architectural/urban design standards and tastes.</p>		
171YR	<p>DATE: September 30, 2010 D06.2010.V.01.014</p> <p>RESPONDENT: Alan Young Weston Consulting Group Inc.</p> <p>LOCATION: Northeast corner of Highway 50 and Langstaff Road</p>	<p>Subject lands designated Prestige Employment, General Employment, and Infrastructure and Utilities in the new OP. Prestige Employment limits the range of permitted commercial uses from previous designations of OPA 450. Subject site had rezoning approved by Council in June 2010.</p>	<p>The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p>	<p>No change is recommended.</p>

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175YR	<p>DATE: November 30, 2010 D06.2010.V.01.057</p> <p>RESPONDENT: John La Chappelle Bell Canada</p> <p>LOCATION: Vaughan</p>	<p>1. The proponent is requesting changes to section 8.4.4.3, which requires the development of comprehensive site plan and design guidelines related to wireless infrastructure, including the elimination of certain clauses prohibiting towers in parks and the camouflaging of towers located in sensitive areas.</p> <p>2. The proponent is requesting that a policy be added to Section 8.4.4 to the effect that utility providers be engaged early in the development process.</p> <p>3. The proponent is requesting that a definition for “utility” be provided in section 10.2.2., as follows: “means an essential public service such as electricity, gas, television or communications/telecommunications that is provided by a regulated company or government agency.”</p> <p>After further discussion with Bell’s consultant and the Region of York, Bell modified their request, asking only that the definition be modified slightly to replace the word “telephone” with “communications/telecommunications”.</p> <p>4. The consistency of the wording of policy related to telecommunication providers across GTA municipalities was also questioned by the proponent.</p> <p>5. The proponent is requesting that various modifications be made to the VOP 2010, Volume 2, Woodbridge Secondary Plan.</p>	<p>1. This is considered an important design policy as it contributes to the priority objectives of achieving design excellence and attractive and livable communities. The City is in the process of establishing a Task Force to address location of telecommunication towers and other matters related to telecommunication services. It is anticipated that the guidelines will be in place by the spring of 2012.</p> <p>2. The inclusion of this policy is consistent with the City’s approach to the planning of other infrastructure. The policy should however be added to section 10.1.1.5. of the VOP 2010, Volume 1.</p> <p>3. The Region of York Official Plan does not include a definition for “utility”. The VOP 2010 does include a definition of “Public Utility” in section 10.2.2.1 as follows: “A public body or private corporation providing infrastructure to the public such as hydro, natural gas, telephone, cable, sewer and water.” The suggested wording change is considered appropriate.</p> <p>4. In consulting with the proponent and the Region of York respecting consistency of wording for policies related to telecommunication providers among the Regional municipalities; it was agreed that the clause “where applicable” should be added to policy 9.2.10 as provided in the</p>	<p>1. It is recommended that a subsection be added to Section 8.4.4 of Volume 1 as follows:</p> <p>“8.4.4.5 Telecommunications and Data policies set out in Sections 8.4.4.2 and 8.4.4.3 will not apply until such time as the Telecommunication Facility Siting Protocol Task Force has concluded its work and Council has adopted new policies.”</p> <p>2. It is recommended that a subsection be added to section 10.1.1.5 of Volume 2 as follows:</p> <p>“V. Engagement with utility providers to ensure that sufficient services are or will be in place to support the proposed growth and development.”</p> <p>3. It is recommended that section 10.2.2.1 of the VOP 2010, Volume 1 definition of Public Utility be revised to read as follows:</p> <p>“A public body or private corporation providing infrastructure to the public such as hydro, natural gas, communications/telecommunications, cable, sewer and water.”</p> <p>4. That the respective clause of section 9.2.1.10 of the VOP 2010, Volume 1, be modified to read as follows:</p> <p>“Notwithstanding the above, but subject to section 3.4 of this Plan,</p>

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			<p>recommendation which corresponds to this item.</p> <p>5. The lands subject to this response are located within the Woodbridge Secondary Plan, which was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.</p>	<p>public utilities that are authorized under the Environmental Assessment Act, where applicable, may be permitted in all land use designations of this Plan.”</p> <p>5. No change is recommended at this time.</p>
<p>176YR</p>	<p>DATE: February 08, 2011 D06.2010.V.01.079</p> <p>RESPONDENT: Alan Young Weston Consulting Group Inc.</p> <p>LOCATION: North and south of Highway 7 between Highway's 50 and 427</p>	<p>In partial response to previous submission, the limitation on the retail component in the Commercial Mixed Use designation has been increased from Max 50% to max 70%. This means each stage of development, 30% of the constructed floor area would have to be devoted to offices and/or hotels. This is still problematic since the demand for significant office/hotel development is not yet evident in this part of Hwy 7 corridor. Request limitations designed to leverage office and hotel development be eliminated. Office and hotels will be permitted uses and once the market demand for them emerges, they can and will be built.</p>	<p>As noted, the requirement was changed as a result of a staff recommendation on July 28, 2010. No further change to the standard is recommended.</p>	<p>No change recommended.</p>

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182YR	<p>DATE: October 06, 2010 D06.2010.V.01.037</p> <p>RESPONDENT: Peter G. Mayor</p> <p>LOCATION: 340 Marc Santi Boulevard</p>	<p>New policies could require more than Block Plan approved 2.5m setback from valley feature.</p>	<p>The draft Official Plan carries forward natural heritage system setbacks from OPA 600 and approved Block Plans. A concern is raised that the designation provided to the subject lands limits development opportunities. The subject lands are located in an approved Block Plan (Block 11), but the landowner was a non-participant in the Block Plan process.</p> <p>Most of the subject lands are in the valley and not developable. However, since the landowner was a non-participant in the Block Plan process, no approvals were secured on the property. The property remains zoned OSI Open Space Conservation Zone and A Agricultural Zone. The Owner will be required to submit development applications to facilitate the creation of part lots on the property to form full lots with adjacent plans of subdivision. When the applications are submitted, they will be reviewed in the context of the applicable development policies.</p>	<p>No change is recommended.</p>
187YR	<p>DATE: January 18, 2011 D06.2010.V.01.084</p> <p>RESPONDENT: Janice Given City of Brampton</p> <p>LOCATION: Vaughan</p>	<p>1. There is a need to achieve urban design standards within key employment areas, (such as the Vaughan West Employment Area), in particular those adjacent to Highway 50.</p> <p>2. There is a need to incorporate corridor protection policies for the proposed GTA West Corridor within the Plan.</p>	<p>1. The lands subject to this response are located within the West Vaughan Employment Area Secondary Plan area. This Plan was adopted by Council on September 7, 2010. The area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report</p>	<p>1 – 2. No change required at this time.</p>

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			<p>The City will be developing a Zoning By-law and Urban Design Guidelines that will provide detailed direction on the creation of an attractive City image for this area. The Zoning by-law and Urban Design Guidelines will address appropriate level of screening and take into account specific site issues. Details of screening and design features will be further addressed in the Development Planning process.</p> <p>2. Policy 4.2.1.9 speaks to the protection of the GTA West corridor in discussion with the Province and the Region. Further input may be forthcoming from the Province on the preservation of the GTA West Corridor Protection Area.</p>	
<p>191YR</p>	<p>DATE: October 28, 2010 D06.2010.V.01.045</p> <p>RESPONDENT: Christopher Tickner</p> <p>LOCATION: 5859 Rutherford Road</p>	<p>Subject property is currently designated "Core Features" on Schedule 2 and "Natural Areas" on Schedule 13-K. The owner would like to have current development recognized and have list of permitted uses expanded to include places of worship, seniors facility etc. Policy 3.2.3.10 states that minor modifications to boundaries and alignment of Core Features that are deemed acceptable to the City do not require an OPA if appropriate environmental studies during development process are completed. Staff has indicated the subject property requires an OPA, nonetheless.</p>	<p>A letter of September 20, 2010 was sent to Weston Consulting with the following comments.</p> <ul style="list-style-type: none"> - There are many factors to consider regarding any redevelopment option for this site, including the Open Space zoning, location of the site within the TRCA Regulated Area and other environmental features. Applications to amend the official plan and zoning by-law should be submitted including all relevant submittals, for a full review. - The property is entirely within the Drainage Tributary designation of OPA 240 (1995). The Natural Areas designation in Schedule 13 of the 	<p>No change is recommended.</p>

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			<p>Official Plan is consistent with the designation in this earlier official plan amendment. That is, the permitted uses have not changed with the change in designation in the new Official Plan.</p> <p>Policy 10.2.1.3 of the VOP recognizes legally existing land uses and provides for minor extensions or expansions based on meeting select criteria.</p> <p>Expanding the permitted uses would require a change in designation and, hence, an application for an official plan amendment supported by appropriate studies.</p>	
<p>202YR</p>	<p>DATE: February 15, 2011 D06.2010.V.01.091</p> <p>RESPONDENT: Jay Claggett IBI Group</p> <p>LOCATION: 44 Creditstone Road</p>	<p>Boundary of VMC has changed and no longer includes owner's property, which was in the VCC under OPA 500. The respondent does not understand rationale, and would like to be included in VMC, OR, have land use permissions in OP changed to be more supportive for continuation of existing legal non-conforming uses and potential redevelopment to another similar type use, until such time as the VMC is expanded to include owner's land.</p>	<p>The lands subject to this response are located within the Vaughan Metropolitan Centre Secondary Plan, which was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.</p>	<p>No change recommended at this time.</p>

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213YR	<p>DATE: November 29, 2010 D06.2010.V.01.056</p> <p>RESPONDENT: Basil Gurusinghe Region of Peel</p> <p>LOCATION: Vaughan</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
221C	<p>DATE: December 28, 2010</p> <p>RESPONDENT: Tel Matrundola Telast Properties and Tan-Mark Holdings</p> <p>LOCATION: 7080 Yonge Street</p>	Resubmit previous correspondence letters dated June 18, 2010 and July 10, 2010 regarding the Yonge Steeles Corridor Secondary Plan.	The lands subject to this response are located within the Yonge Steeles Corridor Secondary Plan area. This Plan was adopted by Council on September 7, 2010. The area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.	No change recommended at this time.
224YR	<p>DATE: November 26, 2010 D06.2010.V.01.059</p> <p>RESPONDENT: Gary Wright City Planning Division, City of Toronto</p> <p>LOCATION: Vaughan</p>	<p>Issue concerns the Yonge Steeles Corridor Secondary Plan.</p> <p>The proponent is concerned with phasing policies in relation to transportation provision. Finds a contradiction in Policy 8.6 of the Secondary Plan:</p> <ul style="list-style-type: none"> - transportation requirements will be decided application by application - transportation requirements will only be identified when the Vaughan Master Transportation Plan and other servicing plans are finalized. 	<p>Suggest modification where the overall transportation requirements were known before the secondary plan comes into effect, or an approach that specified densities or amounts of development that would be permitted for different levels of transit provision.</p> <p>The lands subject to this response are located within the Yonge Steeles Corridor Secondary Plan area. This Plan was adopted by Council on September 7, 2010. The area will be the subject of a future report to Committee of the Whole, which will address</p>	No change recommended at this time.

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			proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.	
246YR	<p>DATE: September 28, 2010 D06.2010.V.01.009</p> <p>RESPONDENT: Lezlie Phillips</p> <p>LOCATION: 7890 Bathurst Street</p>	<p>1. Proponent believes that the maximum height related to the subject lands is too restrictive and that it should be increased.</p> <p>2. All existing approvals for lands located east of New Westminster Drive and south of Beverley Glen Boulevard should be reflected and carried forward.</p>	<p>1. Land Use Schedule 13-T of VOP 2010, Volume 1, designates the site Mid-Rise Mixed-Use, with a maximum height of 12 storeys and maximum density of 3.5 FSI.</p> <p>The subject lands are part of a complex of three adjacent properties fronting onto the west side of Bathurst Street, all of which have the same 12 storey height and 3.5 FSI. A change in height and density of one of the three properties would entail a review of all three given the similarity of their surrounding context. The heights in this area have been scaled to address a transition to the low density residential community on the east side of Bathurst Street.</p> <p>2. The height and density permissions of the current site specific by-law relating to the lands east of New Westminster Drive and south of Beverly Glen Blvd., are reflected on Schedule 13-T.</p>	1 – 2. No change is recommended.
248YR	<p>DATE: October 05, 2010 D06.2010.V.01.025</p> <p>RESPONDENT: Valeria Maurizio Wood Bull LLP</p> <p>FOR: Smart Centres Inc.</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.

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Item	Submission	Issue	Comments	Recommendation
	and Related Companies LOCATION: Various sites in Vaughan			
249B	DATE: July 04, 2011 RESPONDENT: TRCA LOCATION: Northeast corner of Rutherford Road and Islington Avenue	Schedule 13-M: TRCA had previously made a mapping request to extend Low Rise Mixed-Use to reflect lease for commercial nursery purposes. No change has been made to appropriate schedule.	Most of the property at the northeast corner of Rutherford Road and Islington Avenue has a Low-Rise Mixed-Use designation. The Natural Areas boundary overlapping and to the north of the parcel is based on the TRCA Terrestrial Natural Heritage System, which identifies a wetland at the northwest part of this parcel and larger wetland surrounded by meadow habitat to the north of the parcel approaching the Greenbelt Plan limits. The lands in proximity to Rutherford Road to the east of the parcel with the Low-Rise Mixed-Use designation includes a parking area and buildings, some of which are in the Greenbelt Plan boundary, but outside of the regulated area. These lands are also in proximity to Graham's Forest Complex ESA. Given the complexities of the Greenbelt Plan boundary and the ESA, an application supported by appropriate studies is required to amend the designation in the VOP.	No change is recommended.

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Item	Submission	Issue	Comments	Recommendation
256YR	<p>DATE: November 30, 2010 D06.2010.V.01.062</p> <p>RESPONDENT: Jim Baird Town of Markham</p> <p>LOCATION: Yonge Steeles Corridor</p>	<p>The Town of Markham has identified the following concerns:</p> <ol style="list-style-type: none"> In section 5.2.3.6 large format retail (10,000m2) will be difficult to integrate with mixed use development. It appears that gas stations are permitted in the Primary Centre and Primary Intensification Corridor. Question if the new gas stations are consistent with the transit supportive development intent of Yonge Steeles Corridor In section 4.2.1.12 the terminology "early implementation of transit in Hwy 407 Corridor" and in Schedule 10 "Hwy Bus Service on Hwy 407" do not reference a transitway nor identify this as a dedicated corridor transit facility. In section 4.4.1.3 relating to only GO rail corridors, refers to minimizing the footprint to commuter parking by supporting shared parking structures and effective transit service etc. Markham is supportive of the minimization of commuter parking to reduce commuter traffic and support the use of transit connections. In this regard we feel that the provisions of Section 4.4.1.3 should be similarly applied to minimize commuter parking in relation to subways, notably the planned parking facility serving the Longbridge station on Yonge Street. In Volume 1 the provisions for the 	<p>The lands subject to this response are located within the Yonge Steeles Corridor Secondary Plan area. This Plan was adopted by Council on September 7, 2010. The area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. However, the Town of Markham has some recommended clarifications to various policies in Volume 1.</p> <ol style="list-style-type: none"> The Yonge Steeles Corridor Secondary Plan emphasizes the importance of appropriate densities and a mix of uses that will be pedestrian and public transit supportive. Any retail will be predominantly at grade and will be subject to the mixed use policies set out in Secondary Plan in Volume 2. Staff recommended amending Section 5.2.3.6 to better clarify that Volume 2 will provide more detailed policies regarding Secondary Plan and the Heritage Conservation District Plan areas. This area is subject to more detailed policies of the Yonge Steeles Corridor Secondary Plan set out in Volume 2 and gas stations are not a permitted use in this area. It is also further recommended through the September 12, 2011 staff report under the sub-heading "Regulation of Automobile Oriented Uses: Gas Stations and Drive-Through Facilities" that Section 5.2.3.7 in Volume 1 be amended to outline the 	<ol style="list-style-type: none"> 1 & 5. That Section 5.2.3.6 be revised to add a new subsection a. as follows: <ul style="list-style-type: none"> "a. will be subject to the more detailed policies contained in the Secondary Plans and Heritage Conservation District Plans;" 2. That the Section 5.2.3.7 be revised according to the recommendations set out under the section "Regulation of Automobile Oriented Uses: Gas Stations and Drive-Through Facilities" in the September 12, 2011 Staff Report. 3. That Section 4.2.1.12 be revised as follows: <ul style="list-style-type: none"> "4.2.1.12 To encourage and support the early implementation of transit, in a dedicated transitway within the Highway 407 and 427 corridors and, where warranted, encourage the provision of high occupancy vehicle lanes, and car pool lots along all Provincial highways." 4. That Section 4.4.1.3 subsection c. and d. be revised as follows: <ul style="list-style-type: none"> "c. encouraging redevelopment of GO station parking lots and all modes of transit with mixed-use development; and d. minimizing the footprint of commuter parking associated with all modes of transit by supporting shared parking, parking structures and effective transit service and

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		<p>Thornhill-Yonge Street Historic Village (pg 40) form part of the Local Centres policies and identify the village core "will experience development and/or intensification to varying degrees, as benefit the local context." Development within the heritage area should be of a scale in keeping with the heritage context, is also to be subject to the Heritage Conservation District Plan.</p> <p>6. We suggest provisions in Section 8.5 (perhaps Sec. 8.5.1.7) be revised to provide that alternative and renewable energy generation should be accommodated in regard to heritage resources when it does not adversely affect a heritage resource.</p>	<p>intent to support a layered approach to the regulation of automobile-oriented uses throughout the City.</p> <p>3. The comment from the Town of Markham is noted and Section 4.2.1.12 should be amended to reflect the dedicated corridor transit facility.</p> <p>4. The comment from the Town of Markham is noted and Section 4.4.1.3 should be amended to reflect all modes of transit.</p> <p>5. The site specific policies of the Heritage Conservation District Plans in Vaughan, including the Thornhill Heritage Conservation District Plan Area is in Section 12.2 in Volume 2 of the VOP.</p> <p>Staff will be amending Section 5.2.3.6 to better clarify that Volume 2 will provide more detailed policies regarding Secondary Plan and the Heritage Conservation District Plan areas.</p> <p>6. The comment from the Town of Markham is noted and Section 4.2.1.12 should be amended to clarify that that renewable energy will be incorporated when it does not adversely affect a heritage resource.</p>	<p>connections to GO stations and other transit hubs."</p> <p>6. That Section 8.5.1.8 be amended to add a new subsection d. as follows:</p> <p>"d. incorporating renewable energy when it does not adversely affect a heritage resource."</p>

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270YR	<p>DATE: October 14, 2010 D06.2010.V.01.033</p> <p>RESPONDENT: Michael Melling</p> <p>LOCATION: Vaughan</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
282YR	<p>DATE: September 23, 2010 D06.2010.V.01.005</p> <p>RESPONDENT: Steven A. Zakem Aird and Berlis LLP</p> <p>LOCATION: 50 and 60 Disera Drive (YRSCC Property)</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
320YR	<p>DATE: February 04, 2011 D06.2010.V.01.078 D06.2010.V.01.083</p> <p>June 17, 2011 D06.2010.V.01.105</p> <p>RESPONDENT: Yurij Michael Pelech EMC Group Limited</p> <p>LOCATION: South east corner Nashville Road and Highway 27</p>	<p>1. Request to receive notification.</p> <p>2. Request an opportunity to convene a review meeting relative to the subject lands and the requested 'modification' with both Regional and City Planning staff to address our submission comments; and</p> <p>3. Request that City Planning staff confirm whether the intent of the Official Plan was to redesignate the subject lands as "Natural Areas" rather than "Low-Rise Mixed-Use" as per the Kleinburg mainstreet commercial vision</p>	<p>2. A meeting was held with the proponent and City and Regional staff on this issue</p> <p>3. OPA 633 designates the subject lands as 'Mainstreet Commercial'. Other related applications include: By-Law 166-2006; Z.06.012; and OP.06.004.</p> <p>The Core Features boundary generally follows the TRCA regulated area boundary in the Kleinburg area. COVOP Policy 3.2.3.2 notes the Natural Heritage Network is based on the best available information and that precise</p>	<p>1. No action required. The Region of York will notify respondents upon issuing a decision.</p> <p>2. Meeting held.</p> <p>3. It is recommended to change the Core Feature boundary on Schedule 2 and the Natural Areas boundary on Schedule 13-G, such that the Core Features overlay and Natural Area designation do not overlap the parcels at 69, 73, 89 and 99 Nashville Road.</p> <p>It is recommended to change Schedule 13-G to depict the parcels at 69, 73, 89</p>

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		<p>or whether the land use designation on Schedule G: Land Use within the Vaughan Official Plan (2010) as 'adopted' is merely an oversight and an error of omission as part of the mapping exercise, and thus wrong and inaccurate.</p>	<p>limits will be determined through appropriate study. COVOP Policy 3.2.3.10 notes that minor modifications to Core Features may be considered based on appropriate studies and do not require an amendment to the Plan. Hence, an application in conformity with the land use designation of the COVOP and with appropriate information regarding natural feature boundaries will not require an amendment to the Plan.</p> <p>Nevertheless, a change to the boundary of the Core Features can be considered. In this instance, the existing OS1 and OS2 Open Space zones can be used as the basis of the Core Feature boundaries together with the boundaries of the "Existing Cover" data in the TRCA Terrestrial Natural Heritage System. It is imperative that criteria regarding changes to Core Features boundaries are interpreted consistently. Hence, further changes may be made following the results of Phase 1 of the Natural Heritage Network study.</p>	<p>and 99 Nashville Road with the Low-Rise Mixed-Use designation and with a height of 2.5 storeys (H2.5) and density of 0.2 to 1.0 FSI (D0.2-1.0).</p>
<p>320YR2</p>	<p>DATE: October 12, 2010 D06.2010.V.01.030</p> <p>RESPONDENT: Yurij Michael Pelech EMC Group Limited</p> <p>LOCATION: South east corner Nashville Road and Highway 27</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>

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323YR	<p>DATE: October 05, 2010 D06.2010.V.01.025</p> <p>RESPONDENT: Valeria Maurizio Wood Bull LLP</p> <p>LOCATION: Vaughan</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>
335YR	<p>DATE: October 26, 2010 D06.2010.V.01.041</p> <p>RESPONDENT: Todd Trudelle</p> <p>LOCATION: Vaughan</p>	<p>Concern that the majority of Imperial Oil Limited locations are not identified as being permitted. Overall policies in the new OP make each site non-compliant. As a result the majority of IOL properties will become legal non-conforming, and including the following issues:</p> <ul style="list-style-type: none"> - Locational restrictions - prohibition of drive-throughs - existing permissions - urban design requirements 	<p>The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p> <p>Refer to the covering Staff Report for comments on Automobile-Related Uses (Gas Station and Drive-Through Facilities).</p>	<p>That the revised policies for Automobile-Related Uses (Gas Stations and Drive-Through Facilities), as set out in the covering Staff Report, be adopted.</p>
338YR	<p>DATE: January 07, 2011 D06.2010.V.01.068</p> <p>RESPONDENT: David A. McKay MHBC Planning et al.</p>	<ol style="list-style-type: none"> 1. The proponent is requesting that the site be re-designated to a site-specific Commercial Mixed-Use designation to recognize the retail nature of the existing property. 2. That the site-specific designation include the additional permissions for 	<p>A site specific amendment is not supported. The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City</p>	<p>1 – 4. No change is recommended.</p>

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Item	Submission	Issue	Comments	Recommendation
	<p>LOCATION: 7979 Weston Road</p>	<p>employment uses.</p> <p>3. That the site-specific designation permit low-rise building forms.</p> <p>4. That surface parking be permitted in the front and side yards.</p>	<p>enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p>	
<p>370YR</p>	<p>DATE: September 28, 2010 D06.2010.V.01.016</p> <p>RESPONDENT: Mike Everard Augusta National Inc.</p> <p>LOCATION: Northwest corner of Highway 7 and Wigwoss Drive.</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>
<p>380</p>	<p>DATE: September 22, 2010</p> <p>RESPONDENT: Lindsay Dale-Harris Bousfields Inc.</p> <p>LOCATION: Northwest quadrant of the Carrville Centre</p>	<p>1. The proponent is requesting that the Secondary Plan Land Use Schedule (map 11.2.A on pg. 11-50 of VOP-2010, Vol. 2), be modified to:</p> <p>a) reflect the valleylands identified by the established-top-of-bank map;</p> <p>b) re-locate the stormwater pond on the tableland;</p> <p>c) reflect lower minimums for the density/height in the Low-Rise Mixed-Use designation to permit small lot single detached units;</p> <p>2. Proponent is requesting that the VOP 2010, Volume 2 policies respecting the</p>	<p>This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matters raised by the respondent will be addressed in that report.</p>	<p>No changes are recommended at this time.</p>

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Item	Submission	Issue	Comments	Recommendation
		<p>Carrville District Centre Plan be revised to :</p> <p>a) permit building heights within the Low-Rise Mixed Use designation in the range of 2-4 storeys;</p> <p>b) permit building heights within the High Rise Residential west of the park in the range of 3-6 storeys;</p> <p>c) permit building heights within the High Rise Residential north of the east/west local road in the range of 2-16 storeys;</p> <p>d) include approximate size of proposed park;</p> <p>e) include policies clarifying that the parkland dedication will be in accordance with the Planning Act;</p> <p>f) include policies respecting cost sharing of required facilities; and,</p> <p>g) to eliminate references to Transit Facility (section 11.2.5.6 of Volume 2, VOP 2010).</p>		
<p>435</p>	<p>DATE: November 03, 2010</p> <p>RESPONDENT: Roslyn Houser Goodmans LLP</p> <p>LOCATION: Block 34 East</p>	<p>In OPA 637 the areas west of Jane Street to the north and south of Teston Road were given an enlarged Mixed Use Area - Employment/Commercial designations. It appears this change has not been reflected in the Land Use Schedule of Volume 2.</p>	<p>The lands subject to this response are located within the Highway 400 North Employment Lands Secondary Plan area. Modifications to the Plan were approved by the OMB on August 3, 2011.</p> <p>This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.</p>	<p>No changes are recommended at this time.</p>

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435YR	<p>DATE: October 04, 2010 D06.2010.V.01.021</p> <p>RESPONDENT: Judy Bates</p> <p>LOCATION: Block 34 East</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>
436YR	<p>DATE: December 02, 2010 D06.2010.V.01.060</p> <p>RESPONDENT: Ryan Guetter Weston Consulting Group Inc.</p> <p>LOCATION: 7301 Major Mackenzie Drive</p>	<p>Request site-specific provision be applied to the subject property to recognize site-specific permissions for a truck terminal and trailer parking consistent with OPA 509 and Zoning By-law 88-99.</p> <p>Submitted site plan application for truck and trailer parking terminal would not comply with new "General Employment" designation.</p>	<p>The existing uses at the time of the approval of the Official Plan are deemed to conform to the Plan on the basis of Policy 10.2.1.3. In addition, the current by-law for the subject lands will be in effect until such time as the City enacts a new Zoning By-law to implement VOP 2010. It is unlikely that a new City By-law will be enacted in the near future, as the new Official Plan must be finally approved and the necessary steps taken to develop and enact the implementing Zoning By-law.</p>	<p>No change is recommended.</p>
440	<p>DATE: December 13, 2010</p> <p>RESPONDENT: Mario Cortellucci Cortel Group</p> <p>LOCATION: Vaughan Metropolitan Centre</p>	<p>Neighbouring municipality provides for permissions to allow "strata park arrangements" between private development and the municipality. Such agreements would assist the City in obtaining deeded parkland within the VMC and be competitive with other municipalities.</p>	<p>The issue of "strata park arrangements" will be discussed further during the modifications process for the VMC Secondary Plan.</p>	<p>No changes are recommended at this time.</p>

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459	<p>DATE: January 10, 2011</p> <p>RESPONDENT: Enzo Minghella Crestwood Road Ratepayers Association</p> <p>LOCATION: Yonge Steeles Secondary Plan</p>	<p>The proponent is under the impression that the City believes neighbours and/the Crestwood Road Association has some hesitation or objection to the development block receiving increased density up to 5 times coverage (FSI), and on that basis, the City allocated densities from 5 to 1.5 FSI within the area. Proponent wishes to clarify that there is no objection to approve 5 or even 6 FSI for the properties fronting on Yonge St. and Steeles Av. The higher density will increase the overall value of our properties. However, the following are most important issues:</p> <ol style="list-style-type: none"> 1) that condos be built 2) the construction is of good quality; and 3) that the money collected for park purpose is invested in our neighbourhood in particular to fix the existing park at Pinewood Dr. and add a building for our seniors and our youth and add one or more parks in our community. <p>They are supportive of increased intensification. This is a most suitable area for the highest densities because of its location on Yonge Street and all the public transportation that the Yonge Steeles corridor offers. In fact there is more public transportation offered at Yonge and Steeles than anywhere else in Vaughan especially considering the extension of the Yonge subway. The Yonge Steeles Corridor Secondary Plan</p>	<p>The lands subject to this response are located within the Yonge Steeles Corridor Secondary Plan Area, which was adopted by Council on September 7, 2010. This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matter raised herein will be addressed in that report.</p>	<p>No change is recommended at this time.</p>

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		<p>area seems indeed to be strategically a most important area of Vaughan. Surprised that a more constant and consistent density was not planned for throughout the study area.</p> <p>Hope Secondary plan will revisit the current densities and plan for a more significant development commensurate and reflective of the unique position our area has within Vaughan.</p>		
<p>464</p>	<p>DATE: October 12, 2010</p> <p>RESPONDENT: Aleksandra Kuburovic</p> <p>LOCATION: Woodlot on the corner of Dufferin and Summeridge</p>	<p>Strongly disagree with the latest decision made by City of Vaughan to rezone lands from agricultural zone to residential zone. Woodlot on the corner of Dufferin and Summeridge as per TO BY -Law 239- 2010 file z.10.013 will be almost entirely cut down.</p>	<p>Lands are designated 'Medium Density Residential/Commercial' on Schedule 'C' of OPA 600. The woodland was not identified as a tableland woodland for protection in the Tableland Woodland Protection Strategy. The woodland was not identified as a Regionally Significant Woodland.</p>	<p>No change is recommended.</p>
<p>473YR</p>	<p>DATE: September 22, 2010 D06.2010.V.01.004</p> <p>RESPONDENT: Carly Bowman Goodmans LLP</p> <p>LOCATION: Vaughan</p>	<p>Request to receive notification.</p>		<p>No action required. The Region of York will notify respondents upon issuing a decision.</p>

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474YR	<p>DATE: September 30, 2010 D06.2010.V.01.012</p> <p>RESPONDENT: Tony Mauti</p> <p>LOCATION: Vaughan</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
475YR	<p>DATE: October 13, 2010 D06.2010.V.01.028</p> <p>RESPONDENT: Nick Coleman CN Rail</p> <p>LOCATION: MacMillan Yard</p>	We have taken a look through the OP and the Vaughan Metropolitan Centre Secondary Plan, and are pleased with the attention given to the issues related to locating residential and other sensitive uses in proximity to railway operations, and in particular, those characteristic of our MacMillan Yard. It is anticipated the acknowledgement of CN's importance to the community and the policies in place to guide development of lands in proximity to our marshalling yard, will minimize the inherent potential for incompatibility issues to arise. Vaughan policies have come a long way since the many planning interventions CN was forced to take over the last several decades to ensure the continued viability of its marshalling yard operations. We are thankful.	Comment only. No change requested.	No change is recommended.

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476YR	<p>DATE: November 25, 2010 D06.2010.V.01.055</p> <p>RESPONDENT: Jennifer Meader Townsend and Associates</p> <p>LOCATION: Vaughan</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
477YR	<p>DATE: January 11, 2011 D06.2010.V.01.069</p> <p>RESPONDENT: Rob Freeman Freeman Planning Solutions Inc.</p> <p>LOCATION: Vaughan</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
478YR	<p>DATE: January 27, 2011 D06.2010.V.01.073</p> <p>RESPONDENT: Joel D. Farber Fogler, Rubinoff LLP</p> <p>LOCATION: 4611 Highway 7</p>	<p>Under OPA 661 the subject lands are designated Prestige Areas – Centres & Corridors, Transit Stop Centre within the Avenue Seven Corridor and permitted height of 10 storeys, and a target density of 3.0 for the Transit Stop Centre area. Under the New Vaughan Official Plan, the lands are designated Mid-Rise Mixed Use but with a height limitation of 8 storeys and a maximum density of 2.5 FSI.</p> <p>Request for City to support Regional modification of Schedule 13-R to reinstate the 10 storey/2.5 FSI as permitted under the in force Official</p>	<p>Under OPA 661 the policies of "Transit Stop Centres" allow for a maximum 10 storeys and 3.0 FSI. Transit Stop Centres are generally 200m walking distance from an identified transit stop. The closest transit stop(s) from the subject property are located at Wigwoss Drive to the west and Pine Valley Drive to the east. The areas assigned 8 storeys and a density of 2.5 FSI in Schedule 13-Q and Schedule 13-R are not within the 200m radius to either intersections and therefore subject to the underlying designation of "Prestige Areas - Centres + Avenue Seven</p>	No change is recommended.

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		Plan.	Corridor". This designation permits a max. 2.5 FSI and max. 8 storeys abutting non-residential (or max. 4 storeys abutting low density residential) which is consistent with the density and FSI shown in the new Official Plan (Sept 7, 2010).	
479YR	<p>DATE: February 03, 2011 D06.2010.V.01.077</p> <p>June 30, 2011 D06.2010.V.01.110</p> <p>RESPONDENT: Yurij Michael Pelech EMC Group Limited</p> <p>LOCATION: 7034 Islington Avenue</p>	<p>1. Request to receive notification.</p> <p>2. In Schedule 13-Q: the subject property is designated as "General Employment" and the surrounding lands to both the north and south are designated as "Mid-Rise Mixed-Use". Requesting to confirm if the intent of the new Official Plan was to retain a small industrial employment designation surrounded by the new mid-rise mixed-use residential designation and if the designation was an oversight and an error of omission.</p> <p>Requesting the "General Employment" designation be replaced with the more appropriate "Mid-Rise Mixed-Use" designation as part of a City and/or Region of York initiated "modification" to the Plan document as same is reviewed and considered for approval by the Region.</p>	<p>2. The subject lands were removed from the Parkway Belt West Plan and designated Prestige Area by OPA 480. Request to change land use designation to a non-employment use will require an employment land conversion justification.</p>	<p>1. No action required. The Region of York will notify respondents upon issuing a decision.</p> <p>2. The subject lands will be reviewed as part of an Employment Land Conversion justification report by Hemson Consulting.</p>
480YR	<p>DATE: March 10, 2011 D06.2010.V.01.097</p> <p>RESPONDENT: Maurizio Rogato</p>	<p>1. Schedule 13-N does not recognize the permitted commercial land use located at the northern portion of the subject lands, as per Zoning By-Law 1-88 and subject to Exception 9 (1246).</p>	<p>Schedule 13 and 13-N should be revised to remove the "High-Rise" residential designation to "Commercial Mixed-use" designation as per OPA 688.</p> <p>Density and height adjustments as per</p>	<p>That schedule 13-N be revised to designate lands from "High Density Residential" to "Commercial Mixed-Use" as per approved OPA 688.</p> <p>That Schedule 13-N heights and</p>

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Item	Submission	Issue	Comments	Recommendation
	<p>Solmar Development Corporation</p> <p>LOCATION: 9225, 9235, 9245, and 9255 Jane Street</p>	<p>2. Said schedule does not recognize the increased height and other site specific adjustments previously approved in OPA# 688, Zoning By-Law 159-2008, Minor Variances A109/07, A248/08 and A045/09.</p> <p>Two of four proposed towers are already registered and fully occupied. Third tower is under construction and registration is pending site plan approval of the forth tower and commercial component.</p>	<p>Minor Variances A045/09 should be recognized for Buildings 3 & 4.</p>	<p>densities be revised to show site specific approvals for towers 3 & 4 as per approved Minor Variance A045/09.</p>
<p>482YR</p>	<p>DATE: February 22, 2011 D06.2010.V.01.085 D06.2010.V.01.086</p> <p>RESPONDENT: Rosemarie L. Humphries Humphries Planning Group</p> <p>LOCATION: 8955 Weston Road</p>	<p>Objects to OP because concerned that City does not intend to further study Secondary Plan Area #3 in the context of a land use conversion (from employment to mixed use, commercial-residential)</p>	<p>Schedule 14 of VOP 2010 identifies the subject lands with the Vaughan Mills Secondary Plan study boundary. Land uses will be assessed through the Secondary Plan process.</p> <p>A report recommending the undertaking of the study and the Terms of Reference will be before the Committee of the Whole on September 13, 2011.</p>	<p>No change recommended.</p>

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Item	Submission	Issue	Comments	Recommendation
491	<p>DATE: December 15, 2010</p> <p>RESPONDENT: Christine Hyde York Catholic District School Board</p> <p>LOCATION: VMC Secondary Plan; Kleinburg- Nashville Secondary Plan</p>	<p>1. Outstanding concerns: Section 9.2.3.8 b) and c) - do not support policies as they negatively impact school site design and traffic management. Generally design schools to include front and/or side parking for several reasons.</p> <p>2. Section 9.2.3.8 d) - support energy efficient design and the incorporation of green technologies with allotted funding; do not support a <u>requirement</u> for specific design or green technologies as they may increase costs above funding, which may jeopardize the approval of a new school</p> <p>3. The respondent has made the following requests relating to VMC Secondary Plan:</p> <p>a) Request that some mechanism be introduced into the secondary plan to ensure details regarding size, location, and configuration of school sites are determined prior to development commencing within the community - such as a phasing plan or requirement to review the provision of all services at milestones in the development approval process</p> <p>b) Section 7.2.4 - there are a number of factors and issues that must be addressed in considering a smaller building footprint such as construction premiums, programming, use of the facility and safety</p> <p>c) Section 7.1.1 - suggest insertion of</p>	<p>1 & 2. Refer to Item #92YR.</p> <p>4 & 5. The lands subject to these responses are located within the Vaughan Metropolitan Centre Secondary Plan Area and the Kleinburg-Nashville Secondary Plan Area, which were adopted by Council on September 7, 2010. These plans will be the subject of future reports to Committee of the Whole, which will address proposed modifications to the Secondary Plans. The matters raised herein will be addressed in that report.</p>	<p>1 & 2. Refer to Item #92YR.</p> <p>3 & 4. No change recommended at this time.</p>

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		<p>the word "configuration" before the words, "form and program for required facilities."</p> <p>d) Section 7.1.2 - their understanding that school boards would not be required to enter into any agreements with landowners</p> <p>e) Section 7.2.5 - support with reference to Section 37 of the Planning Act, which is detailed in Policy 8.1.1.2</p> <p>f) Section 5.5.3 and 5.5.4 - support energy efficient design and the incorporation of green technologies with allotted funding; do not support a requirement for specific design or green technologies as they may increase costs above funding, which may jeopardize the approval of a new school - ask that school boards be excluded from these requirements.</p> <p>g) Section 8.7.1 d) - request that some parking between the building frontage and the street be permitted for the elementary school in the South and Neighbourhood Precincts, due to design issues as identified above in response to Policy 9.2.3.8</p> <p>4. Kleinburg-Nashville Secondary Plan - Re: Policy 4.12 c) - refer to comments on Section 7.2.4 of VMC Secondary Plan</p>		

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Item	Submission	Issue	Comments	Recommendation
491YR	<p>DATE: March 23, 2011 D06.2010.V.01.098</p> <p>RESPONDENT: Christine Hyde York Catholic District School Board</p> <p>LOCATION: Vaughan</p>	Refer to Item #92YR	Refer to Item #92YR	Refer to Item #92YR
492YR	<p>DATE: March 07, 2011 D06.2010.V.01.095</p> <p>RESPONDENT: May Luong Borden Ladner Gervais LLP</p> <p>FOR: MacMillan Farm</p> <p>LOCATION: 9605 Dufferin Street</p>	<p>Owner has been negotiating with City staff to sell remaining 25 acres of land (120 acres previously donated to Nature Conservancy of Canada) which are currently designated Tableland Woodlots along Dufferin Street, Low Density Residential to the rear of the property and a small portion is designated as Valley Lands. The new OP has redesignated the subject property as Natural Areas. This was not discussed with client prior to City Council's approval. Owner would like subject lands to keep previous designation, or be noted as "deferred pending negotiations with the City".</p>	The City agrees with the comments.	If decisions regarding the purchase of the lands are not completed, then it is recommended to depict the lands with the designations of the approved Block Plan.

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Item	Submission	Issue	Comments	Recommendation
494	<p>DATE: March 01, 2011</p> <p>RESPONDENT: TRCA</p> <p>LOCATION: Highway 400 North Employment Lands Secondary Plan (OPA 637); Humber Watershed Plan</p>	<p>1. Request that following policy be added to Section 2.3.2.10 a):</p> <p><i>"The detailed studies to be carried out for the Block Plans will determine the actual extent of any environmental features and the requirements for their protection including appropriate open space buffers. These studies and Block Plans will be completed to the satisfaction of the City of Vaughan and the TRCA"</i></p> <p>2. Request that the following policy be included under Section 2.3.4 ii) Stormwater Management, under new subsection h):</p> <p><i>" h) The Stormwater Management Facilities will be designed and sized to accommodate the Regional Flood Flows of the Humber River. Upon completion of the Humber Flood Flow Modeling Program, and related adjustments to Stormwater Management Guidelines, the Stormwater Management Facilities may be redesigned and/or relocated to the satisfaction of the City of Vaughan and the TRCA."</i></p> <p>Addressing these issues will protect the natural features in Blocks 34/35 and implement the agreement between landowners, Region of York staff and TRCA regarding the Hwy 400 North Employment Lands Secondary Plan and Humber Watershed Plan, respectively.</p>	<p>1 & 2. The OMB approved OPA 637 on August 3, 2011. During the mediation process the comments of the TRCA were addressed. The approved OPA 637 Policies will be incorporated into Volume 2.</p>	<p>No change is recommended.</p>

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Item	Submission	Issue	Comments	Recommendation
495YR	<p>DATE: March 08, 2011 D06.2010.V.01.096</p> <p>RESPONDENT: Lorenz Schmidt Balor Development Services Ltd.</p> <p>LOCATION: 51 Babak Boulevard</p>	Request to receive notification.		No action required. The Region of York will notify respondents upon issuing a decision.
496	<p>DATE: February 17, 2011</p> <p>RESPONDENT: Maurice Stevens</p> <p>LOCATION: 10340 Highway 27, Vaughan, ON</p>	Current zoning permits the construction of a single family residential dwelling on subject property. However, Schedule 13-G shows property as private open space or natural area. This should be amended to be shown as low rise residential to be consistent with zoning.	<p>The severed lot is outside of the floodplain, but within the slope hazard of the TRCA Regulated Area. Regionally Significant Forests overlap the southern boundary of the site, also identified as Forest Block 8 in the Kleinburg-Nashville Community Plan: Natural Environment - Background Study Report. The site is not within one of the Valley Policy Areas identified in the Regional Road 27 Valley Corridor Study.</p> <p>The Natural Areas and Core Features boundaries appear to follow the TRCA Terrestrial Natural Heritage System boundaries for existing "meadow" cover in the area. Meadow habitat as identified by TRCA will be evaluated as part of the Natural Heritage Network Study to be undertaken by the City.</p> <p>It is recommended to align the Natural Areas and Core Features boundaries with the Regionally Significant Forest boundaries</p>	<p>It is recommended to:</p> <ul style="list-style-type: none"> - modify the boundaries of the Core Features on Schedule 2 to align with the Regionally Significant Forests overlapping the parcel at 10340 Hwy 27; - modify the boundaries of the Natural Areas on Schedule 13-G to align with the Regionally Significant Forests overlapping the parcel at 10340 Hwy 27 - depict the balance of the parcel at 10340 Hwy 27 with a Low-Rise Residential designation.

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Item	Submission	Issue	Comments	Recommendation
498	<p>DATE: March 07, 2011</p> <p>RESPONDENT: Chief Keith Knott Curve Lake First Nation</p> <p>LOCATION: Vaughan</p>	<p>The Curve Lake First Nation has requested a copy of The Secondary Plans for review by the Williams Treaty First Nations Claims Coordinator.</p> <p>The Curve Lake First Nation knows of no specific concerns with The proposed OP Secondary Plans at this time.</p> <p>However, the Curve Lake First Nation request that they be contacted immediately in the event that any human remains or significant archaeological remains are encountered during the implementation of the OP Secondary Plans.</p>	<p>The City of Vaughan, in general, falls within the traditional territory of all of the Williams Treaty First Nations, including The Curve Lake First Nation.</p> <p>The City is participating in the York Region Archaeological Management Plan, which will include the development of a First Nations consultation protocol as well as strive for consistent policies regarding protection of archaeological resources.</p> <p>Contact information for the Williams Treaty First Nations Claims Coordinator has been provided in separate correspondence from Rama First Nation (see Item 12D).</p>	<p>No change is recommended.</p>

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Item	Submission	Issue	Comments	Recommendation
509	<p>DATE: September 01, 2010</p> <p>RESPONDENT: Paula Bustard Smart Centres</p> <p>LOCATION: Weston Road and Major Mackenzie Drive</p>	<p>1. Volume 2 site specific policies for Weston and Major Mackenzie site are not correct. There were changes made by the Region which were not included in the new plan as shown in the staff report. A couple of these changes were errors that were made in the maximum GFA. These errors were acknowledged by Vaughan and the Region made the required changes.</p> <p>2. The mapping is incorrect as the Village District and Commercial District are switched.</p> <p>3. The map shows a gateway feature on our northeast boundary of the site. This is behind buildings and the intent was always to make a gateway feature midblock along Weston Road as this is the primary signalized access.</p> <p>4. There are various new policies that have been added which were not included in the original OPA 713.</p> <p>5. Other policies which extend beyond what was approved for OPA 713 are: 12.7.4.7 (as previously discussed); 12.7.5.7; 12.7.6.2; and, 12.7.6.11 (the bylaw specifies which entrances will be primary on the promenade)"</p>	<p>This area will be the subject of a future report to Committee of the Whole, which will address proposed modifications to Volume 2 and the Secondary Plans. The matters raised by the respondent will be addressed in that report.</p>	<p>No changes are recommended at this time.</p>

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Item	Submission	Issue	Comments	Recommendation
510	<p>DATE: March 24, 2011</p> <p>RESPONDENT: Kregg Fordyce Kregg Fordyce Architect</p> <p>LOCATION: 5309 Highway 7</p>	<p>The respondent is objecting to the reduction in height from 10 storeys to 6 stories and the reduction in density to 2.0 FSI to the subject property as was proposed by Council at the September 7, 2010 committee meeting.</p>	<p>The respondent objects to the Maximum height of 6 storey and 2.0 FSI as shown on Schedule 13-Q was previously subject to the policies of a "Transit Stop Centre" in OPA 661 which allows for a maximum 10 storeys and 3.0 FSI.</p> <p>By Council resolution on September 7, 2010, Item 1, Report No.39 of the Special Committee of the Whole, staff amended the VOPA 2010 as directed:</p> <p>"The section of road between Bruce Street and Woodstream Boulevard, along the north and south side of Highway 7, Woodbridge, be amended to permit a maximum building height of six stories and FSI (Floor Space Index) of 2.0"</p>	<p>No change is recommended.</p>
522YR	<p>DATE: May 24, 2011 D06.2010.V.01.101</p> <p>June 17, 2011 D06.2010.V.01.109</p> <p>RESPONDENT: Yurij Michael Pelech EMC Group Limited</p> <p>LOCATION: 7386 Islington Avenue</p>	<p>1. Requests a land use designation change for the developable portion of this parcel, from the current "Low-Rise Mixed-Use" (height provision of 4 stories, density provision of 1.5), to "High-Rise Residential" (H16, D4).</p> <p>2. Suggests that current delineation between aforementioned developable zone and "Natural Areas" zone is misrepresented.</p>	<p>1. The subject lands are located in an isolated pocket of land, surrounded by parkway belt lands. As a result of the parcel's topography, the developable portion of the lands is not readily visible from Islington Avenue. In discussions between the proponent and City staff, it was agreed that the commercial component of the current designation is not viable and should therefore be re-considered.</p> <p>Further to the proponent's request for higher density residential; the "Where and How to Grow Report" completed to determine the appropriate areas of development intensification for the City's new Official Plan did not identify this</p>	<p>1. It is recommended that Schedule 13-Q of the VOP 2010 be revised to designate the subject lands as "Low-Rise Residential", retaining the current height maximum of 4 storeys and FSI maximum of 1.5.</p> <p>2. No change is recommended.</p>

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Item	Submission	Issue	Comments	Recommendation
			<p>area for greater intensification. There is no justification to assign a greater density to the lands at this point in time.</p> <p>2. The lands are entirely in the Core Features according to Schedule 2. The lands are identified in the TRCA Terrestrial Natural Heritage System as existing meadow habitat and existing woodlands habitat. Regionally Significant Forests are identified at the eastern part of the property and the northwest part of the property.</p> <p>The available information does not provide a rationale for changing the Core Features boundaries on Schedule 2 and the Natural Areas boundaries on Schedule 13-Q. Appropriate studies associated with a development application would need to be submitted to support a change in the Core Features boundaries. Policy 3.2.3.10 reads, in part:</p> <p style="padding-left: 40px;">That minor modifications to the boundaries and alignment of Core Features, as identified on Schedule 2, may be considered if environmental studies, submitted as part of the development process to the satisfaction of the City and in consultation with the Toronto and Region Conservation Authority, provide appropriate rationale for such minor modifications and include measures to maintain overall habitat area and enhance ecosystem function. Minor</p>	

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			<p>modifications deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority do not require amendment to this Plan.</p>	
<p>528YR</p>	<p>DATE: June 30, 2011</p> <p>RESPONDENT: Jordan Erasmus Infrastructure Ontario</p> <p>LOCATION: Southeast corner of Keele Street and Highway 407</p>	<p>EA was completed to identify preferred alignment for proposed Hwy 407 Transitway. Final EPR leaves approx. 10 acres of unencumbered land with potential development opportunities. Infrastructure Ontario has applied to MMAH to remove unencumbered lands from the Parkway Belt West Plan. Will be submitting OPA and rezoning application to City of Vaughan. Would like modification so subject lands are identified as "Employment Areas" on Schedule 1, and designated as "Prestige Employment" on Schedule 13 and 13-S.</p>	<p>Lands fall within the Parkway Belt West Plan. OPA 450 provides an underlying designation of "Prestige Employment" designation. Schedule 13 of VOP 2010 designates lands as "Parkway Belt West Plan", and requires an OP amendment should lands be removed from PWBWP to any other designation.</p> <p>Removal from PWBWP approval pending from MMAH.</p> <p>The covering staff report also addresses this issue.</p>	<p>No change is recommended until removal from Parkway Belt Plan is confirmed.</p> <p>It is further recommended that once confirmation has been received, that VOP 2010 be modified by designating the subject lands "Employment Area" on Schedule 1 Urban Structure and "Prestige Employment" on Schedules 13 and 13-R Land Use.</p>
<p>534</p>	<p>DATE: July 15, 2011</p> <p>RESPONDENT: Rosemarie L. Humphries Humphries Planning Group</p> <p>LOCATION: 7803 & 7815 Dufferin Street</p>	<p>1. The subject lands appear to have no land use designation on Schedule 13-T of the VOP 2010.</p> <p>2. The proponent is requesting that the subject lands be designated "Low-Rise Mixed-Use", with a minimum height of 4 storeys and density of 1.5 FSI.</p>	<p>1. The subject lands were inadvertently left blank on Schedule 13-T of the VOP 2010. The lands should be reflected as Low-Rise residential in accordance with the surrounding lands to the east.</p> <p>2. The subject lands are located within the Centre Street and Dufferin Street area, subject to a future Secondary Plan study (Schedule 14-A). The proponent's request to have the lands re-designated to a higher density mixed-use designation will be considered at the time that the Secondary Plan Study is undertaken for the Centre Street Gateway area.</p>	<p>1. It is recommended that Schedule 13-T of the VOP 2010 be revised to reflect a "Low-Rise Residential" designation on the subject lands until such time as the Centre Street Gateway Study is completed, and the appropriate land use designation is determined.</p>

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Part F: Vaughan Official Plan 2010 (Volume 1) – City Staff Comments and Recommendations

Item	Location	Issue	Comments	Recommendation
I-407	Maple Commercial Core	In OPA 350, lands north of Major Mackenzie Drive (opposite the civic centre) are designated “Maple Commercial Core Area” which permits some commercial and office type uses. The lands are designated Low Density Residential in the new OP, eliminating all commercial/office uses.	Revise Schedule 13-J to designate lands as “Low-Rise mixed use” to maintain the existing uses and built form as permitted in OPA 350.	That Schedule 13-J be revised to identify the subject parcels as “Low Rise Mixed-use” designation.
I-408	Vellore	Incorrect designation in Urban Structure Schedule.	Primary Intensification Corridor and Primary Centres should be reversed.	That the “Primary Intensification Corridor” designation and the “Primary Intensification Corridor within Intensification Corridor” designation located between Highway 400 and Weston Road be reversed.
I-409	Vaughan	Site Specific Policies, Section 13.4 refers to “1125 Highway 50”.	This should be modified to “11245 Highway 50”.	That the reference to the subject lands in Section 13.4 be revised to 11245 Highway 50.

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Item	Location	Issue	Comments	Recommendation
I-411	2057 Major Mackenzie	<p>13.8.1.1 incorrectly identifies Policy 9.1.1.1</p> <p>Associated graphic map 13.8.A contains incorrect caption.</p>	<p>Change referenced policy to 9.2.2.3</p> <p>Change caption of map to “South side of Major Mackenzie Drive, East of the GO Rail Line.”</p>	<p>That reference to policy 9.1.1.1. be revised to 9.2.2.3. in Section 13.2.1.1. of VOP 2010.</p> <p>That reference to Map 13.8.A in Section 13.2.1.1. of VOP 2010 be revised to read “South East corner of Major Mackenzie and the GO Rail Line.</p>
I-412	West side of Weston Road, north of Major Mackenzie Drive	<p>The northwest corner of Weston Road and Chatfield Drive should remain as Low-Rise Mixed Use. However, the area north of the immediate corner should be designated Low-Rise Residential rather than Low-Rise Mixed Use, to reflect the recently approved Belmont Plan of Subdivision 19T-06V07.</p>	<p>Agreed. The lands north of the immediate corner are located on a window street with no access onto Weston Road, and given the road configuration, the future use of these lands for commercial uses is inappropriate.</p>	<p>Schedule 13-H of the VOP 2010 should be revised to show the lands north of the northwest corner of Weston Road and Chatfield Drive, on the west side of Weston Road, as Low-Rise Residential. The immediate northwest corner should retain its Low-Rise Mixed-Use designation.</p>

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Item	Location	Issue	Comments	Recommendation
I-415	Northwest Highway 7 and Sylvan Brook	<p>1. OPA 542 designates subject lands (municipally known as 4650 Regional Road 7) as partially “High Density Residential”, permitting and “Drainage Tributary”. The “High Density Residential” portion permits max of 4 storeys, with a max density of 85 units/ha, for the sole use of two residential adult lifestyle buildings. Schedule 13 designates the subject lands as “low-rise residential”, which permits a max of 3 storeys in height, reducing the height limitation from 4 storeys to 3 storeys. The “mid-rise residential” designation permits a minimum of 5 to a maximum 12 storeys in height additionally permitting small scale retail and commercial facilities.</p> <p>2. Schedule 13-Q permits a max height of 9 storeys and a density of 2.75 for the entire site. Site specific OPA 605 permits a maximum of height of 12 storeys on the westerly portion of the tableland, and 9 storeys for lands adjacent to Islington Avenue. Schedule 13-Q should be revised to show dual height designation recognizing the existing permitted heights through OPA 605.</p>	<p>1. A “mid-rise mixed use” designation would be an appropriate designation and is in keeping with intent of OPA 542.</p> <p>2. OPA 605 permits dual height limitation permissions on parcel.</p>	<p>1. That Schedule 13-Q be modified to show the subject lands as Mid-Rise Mixed-Use with a height limit of 4 storeys and an FSI as per OPA 542.</p> <p>2. That schedule 13-Q be modified to show permitted height range of 9-12 storeys, as permitted through OPA No.605.</p>

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Item	Location	Issue	Comments	Recommendation
I-421	Vaughan	Section 3.6.2.5 currently reads “To update the City’s Flood Emergency Management Plan on a regular basis to reflect best practices for disaster response.”	Section 3.6.2.5 should read “To update the City’s Emergency Response Plan on a regular basis to reflect best practices for disaster response.”	That Section 3.6.2.5 be revised to read as: “To update the City’s Emergency Response Plan on a regular basis to reflect best practices for disaster response.”
I-422	Vaughan	The only area of Greenbelt Protected Countryside without the Natural Heritage System (NHS) overlay is shown as Core Features on Schedule 2 and Natural Areas on Schedule 13-B.	The lands comprise the only area of the Greenbelt Protected Countryside without the NHS overlay in Vaughan. They are shown as Core Features on Schedule 2 and Natural Areas on Schedule 13-B. The lands are designated Agricultural Area on Map 8 of the Region OP. The lands are not included in the Regional Greenlands System (Map 2 of the Region OP). This part of Vaughan is primarily agricultural land and has not been evaluated as potentially part of the Natural Heritage Network for ecological integrity or connectivity purposes.	It is recommended to modify Schedule 2 to depict the lands as white (i.e. no legend item) and modify Schedule 13 and Schedule 13-B to depict the lands as Agricultural.

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Item	Location	Issue	Comments	Recommendation
I-423	Vaughan	Chapter 3 describes the Master Environment and Servicing Plan in Policies 3.2.4.5 to 3.2.4.1.1. Policy 10.2.3.3d refers to Master Environmental and Servicing Plans.	Policy 10.2.3.3d should be changed to provide consistency.	That reference to “Master Environmental and Servicing Plans” in Section 10.2.3.3d be revised to read “Master Environment and Servicing Plan”.
I-426	2 Conley Street	Property at 2 Conley Street is designated “General Commercial” by OPAs 254 and 430; however the new OP designates these lands as “Low-Rise Residential”.	<p>The property is located at the northwest corner of Steeles Avenue and Conley Street. A dental office has been operating here for several years and the lands are designated “General Commercial” by OPA 210 (Thornhill Community Plan), as amended by OPA 254, and OPA 430. The zoning permits commercial restricted to business and professional office.</p> <p>Given the location of the subject lands directly abutting the arterial road, and that this is a well established land use at this location; it is recommended that the lands be reflected as “Low-Rise Mixed-Use” with a maximum height of 3 storeys, and maximum density of .75 FSI. This designation permits the established use, and is considered appropriate in the context of the surrounding residential community and abutting arterial road.</p>	It is recommended that Schedule 13-T of the VOP 2010 be revised to reflect the subject lands as “Low-Rise Mixed-Use” with a maximum height of 3 storeys, and maximum density of .75 FSI.

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Item	Location	Issue	Comments	Recommendation
I-456	Vaughan	<p>May be a mapping error on Schedule 13-S of the OP (shown circled in red). The lands were originally designated Low Density Residential in OPA 210. The lands are currently developed with single detached houses (shown on the air photo). There is a watercourse that runs parallel to Highway 7 and there are yards of the existing residential lots. Watercourse zoned Open Space (as shown on the zoning map). The zoning map also shows the TRCA screening criteria as a grey shaded area on the zoning map. Appears the Natural Area OP designation on Schedule 13-S of the OP has followed the TRCA screening criteria line in this area, perhaps in error. The zoning map also shows TRCA screening criteria shaded areas north of Highway 7 which have not been designated Natural Area on the corresponding OP Schedule 13-S in the same manner as was done in the areas which I have circled in red.</p>	<p>The issue pertains to lands south of Hwy 7 between Keele Street and the GO Rail line to the east.</p> <p>The Core Features layer (and Natural Areas designation) appears to be based on the Regulated Area and results in the Core Features overlapping houses in this area. The OS1 zone in this area is considerably smaller.</p> <p>The Regulated Area is used consistently to determine the Core Features boundaries throughout the City. Hence, the schedules need not be modified at this time, but should be evaluated during Phase 1 of the Natural Heritage Network study. In addition, the NHN study should provide a rationale for using the Regulated Area boundaries to delineate the Core Features in urban areas where it is different than the Open Space zone.</p> <p>The City should also include a comment in the Environmental Management Guideline (EMG) whether an EIS is not required in such instances. As a corollary, describing in the EMG the instances that may trigger an EIS, such as a major redevelopment, should be considered.</p>	<p>No change is recommended at this time.</p>

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Part F: Vaughan Official Plan 2010 (Volume 1) – City Staff Comments and Recommendations

Item	Location	Issue	Comments	Recommendation
I-458	Vaughan	Schedule 1 - Parcel taken out of Parkway Belt Schedule 13-Q - Correct FSI	Lands are subject to Parkway Belt West Plan 1978 (as amended to June 2008) Amendment #14 – which removed the lands from the said plan.	That Schedule 1 in Volume 1 be modified to classify the lands as “Community Area” from “Parkway Belt West Plan”.
I-465	Highway 7 and Kipling Avenue	<p>Subject parcels located at 25 Woodstream Blvd. were permitted a Height of 8, and Density of 2.5 as requested by the applicant and supported by Staff. At the September 7, 2010 Council meeting a motion was made to require “the section of road between Bruce street and Woodstream Boulevard, along the north and south side of Highway 7, Woodbridge be amended to permit a maximum building height of six stories and FSI (Floor Space Index) of 2.0”.</p> <p>On January 25, 2011 Council resolved that the reference to Woodstream Boulevard” be replaced with “Rainbow Creek”, thus removing the subject parcel from the Height requirement of 6 storeys, and density 2.</p>	Lands are no longer subject to motion of max 6 height and density 2 requirement, as approved in Council resolution January 25, 2011. Therefore the height and density should be reverted back to the originally Council approved height of 8 and density of 2.5 as per initial Council resolution on September 7, 2010.	That the height and densities on Schedule 13 for properties located on 25 Woodstream Blvd be reverted back to 8 height and density of 2.5.

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Item	Location	Issue	Comments	Recommendation
I-469	Greenbelt	Suggest that Volume 1 with respect to the schedules that references the Oak Ridges Moraine and the Greenbelt, the mapping legends on the schedules that refer to the limits of the Oak Ridges Moraine and the Greenbelt can have a notation that leads the reader to Schedule 4 of the Plan.	The City concurs with the suggestion.	It is recommended to modify Schedules 1, 1A, 2, 3, 5, 6, 7, 8, 10, 11 and 12 by adding a notation beneath the two legend items for “Greenbelt Plan Area” and “Oak Ridges Moraine Conservation Plan Area” as follows: See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area.
I-472	Vaughan	The VOP 2010 designates the subject lands as “Mid-Rise Residential”. However, at the time of Council’s consideration of the development applications, Council adopted the following decision respecting the designation of the subject lands: “That the Region of York be requested to modify the City of Vaughan Official Plan to remove the Mid-Rise Residential land use designation and replace it with a Study Area designation to permit a review of the issues, including, but not limited to , access, traffic issues, density issues, community facility issues, and site environmental issues.”	The decision of Council in their ratification dated January 25, 2011 on files: OP.08.016 and Z.08.062 to designate lands as “Study Area” on Schedule 13 and 14-B be recognized.	That Schedule 13, and 13-N of the VOP 2010, Volume 1, be revised to reflect the subject lands as “Study Area” as per the Council direction. It is further recommended that the lands be reflected on Schedule 14-A, indicating that the area requires a site specific study.

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Item	Location	Issue	Comments	Recommendation
I-497	Vaughan	<p>1. The Williams Treaty First Nations have been included in section 6.1 Protecting Vaughan’s Cultural Heritage.</p> <p>It was identified during consultation that the Williams Treaty First Nations was excluded from the introduction to Section 6.1. Vaughan is a part of the traditional territory of the Williams Treaty First Nations.</p> <p>2. One point of concern brought up several times at the consultation meetings was that First Nations are contemporary peoples with an active interest in their traditional territories. It was indicated during the consultation process that this should be reflected in the Official Plan document.</p> <p>3. A consultation protocol was discussed at a consultation meeting with First Nations on the York Region Archaeological Management Plan. It is intended to be a product of the York Region Archaeological Master Plan process. It is the intent of the Region that this protocol will be used for all First Nations consultation that occurs in York Region and will clearly identify with whom, under what circumstances and to what extent consultation is to occur, as well as clearly identify when consultation is considered sufficient and complete.</p>	<p>1. It is agreed to recognize the Williams Treaty First Nations in the opening paragraph of section 6.1, Protecting Vaughan’s Cultural Heritage.</p> <p>2. It is agreed to modify the background history provided in section 6.1 Protecting Vaughan’s Cultural Heritage to recognize First Nations as contemporary communities who continue to be active stakeholders in Vaughan today.</p> <p>3. It is agreed to amend the official plan policies which reference consultation with First Nations people in section 6.4.1 Archaeological Resource Protection and Conservation to provide a reference to a York Region First Nations consultation protocol, which is a yet-to-be developed protocol document.</p> <p>This protocol document, when complete, has the potential to help to identify which First Nations group is of 'closest cultural affiliation' to a site as per the Vaughan Archaeological Resource OP Policies.</p> <p>The title of the document has yet to be determined. “York Region First Nations Consultation Protocol” is used as a placeholder and will be replaced when the formal document</p>	<p>1. and 2. It is recommended to modify the opening paragraph of Section 6.1 as follows:</p> <p>Vaughan’s cultural history dates back thousands of years to when First Nations occupied many sites along the tributaries of the Humber and Don Rivers. By the 14th century, First Nations communities were actively engaged in farming thousands of hectares of land in Vaughan and the material record of these communities continues to be discovered and documented. The City’s boundaries fall within the recognized traditional territories of the Williams Treaty First Nations, Mississaugas of the New Credit First Nation, Huron-Wendat First Nation, Six Nations of the Grand River Territory and Kawartha Nishnawbe First Nation. These First Nations communities maintain an active interest in Vaughan today.</p> <p>3. It is recommended to modify Policy 6.4.1.4 and Policy 6.4.1.5 as follows:</p> <p>6.4.1.4. That, where burial sites are encountered during any excavation or other action, the provisions of the Cemeteries Act and its regulations shall apply. Where First Nations burials are discovered, consultation shall occur in accordance with the “York Region First Nations Consultation Protocol”, with the nearest First Nation and the First</p>

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Item	Location	Issue	Comments	Recommendation
			<p>name is known.</p> <p>The City will continue to work with the Region on the Archaeological Management Plan and potential changes to the Region OP policies regarding archaeological resources policies and First Nations consultation.</p>	<p>Nation with the closest cultural affiliation, if that can be determined.</p> <p>6.4.1.5. To restrict development on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved on site or, where the nearest First Nation and the First Nation with the closest cultural affiliation have been consulted in accordance with the “York Region First Nations Consultation Protocol” and are in agreement with the means of conservation, through removal and documentation.</p>
<p>I-499</p>	<p>Bounded by King-Vaughan Road on the north, Malloy Street on the west and Keele Street on the east</p>	<p>Were the permissions granted within OPA 498 for a multi-unit dry storage use, considered during the review of Vaughan's Official Plan exercise? The designation in Vaughan's OP 2010 is ""Agricultural"", which does not permit the storage use nor is there site-specific permissions indicated. The zoning by-law, in accordance with the attached staff report, has not been implemented because the site plan was not finalized. One of the main outstanding points is a document demonstrating conformity with the ORM provisions, for review and approval by the City. The agent for the Owner had explained at that time the Owner fell ill and the files fell through the crack. Is the intent in the long-range plan to</p>	<p>OPA 498 was adopted by Council and approved by the Region in May 2000.</p> <p>The lands are designated “Agricultural Area” on Map 8 of the York Region Official Plan (approved by the Province in September 2010).</p> <p>The lands are in the Natural Linkage designation of the Oak Ridges Moraine Conservation Plan.</p> <p>Under S.8 of the Oak Ridges Moraine Conservation Act, the ORMCP prevails in the event of a conflict with a official plan or zoning by-law, as noted below:</p> <p>8. (1) Despite any other Act, the Oak Ridges Moraine Conservation Plan</p>	<p>No change is recommended.</p>

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		<p>revert the area back to agriculture or is this a matter of overlooking the site specific OPA, which we can handle by way of modifications?</p>	<p>prevails in the case of conflict between the Plan and, (a) an official plan; (b) a zoning by-law; or (c) a policy statement issued under section 3 of the Planning Act, 2001, c. 31, s. 8 (1).</p> <p>The lands are zoned 'ORM' to recognize the Natural Linkage designation in the ORMCP and do not include a site-specific exemption as provided for in OPA 604, which is the City's conformity amendment for the ORMCP, and approved by the Province in 2004.</p> <p>Section 6 of the ORMCP states:</p> <p>6. (1) Nothing in this Plan applies to prevent, (a) the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose; or (b) the erection or use for a purpose prohibited by this Plan of a building or structure for which a permit has been issued under subsection 8 (2) of the Building Code Act, 1992 on or before November 15, 2001 if, (i) the permit has not been revoked under subsection 8 (10) of the Building Code Act, 1992 , and (ii) the building or structure when erected is used and continues to be</p>	

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			<p>used for the purpose for which it was erected.</p> <p>In summary, OPA 498 is not recognized since:</p> <ul style="list-style-type: none"> - the lands were not being lawfully used for the purpose set out in OPA 498; - the City's ORMCP conformity amendment (OPA 604) approved by the Province in 2004 did not recognize OPA 498; - York Region has designated the lands 'Agricultural' and the City must conform with the Region's OP. 	
I-500	Vaughan	Policy 13.6.4.7 (pg.13-18) in Volume 2 of the new OP refers to "Community Policing Through Environmental Design (CPTED) Principles." It should read "Crime Prevention Through Environmental Design (CPTED) Principles."	Agreed.	Amend Policy 13.6.4.7 in Volume 2 of the Vaughan Official Plan by replacing the words "Community Policing Through Environmental Design (CPTED) Principles." with, "Crime Prevention Through Environmental Design (CPTED) Principles."

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I-505	Vaughan	The Parkland dedication policy in the original draft of the OP (Policy 7.3.3.2) allowed the City to collect 5% of the total gross land area or one hectare of parkland per 300 dwelling units "or a combination", whichever is the greatest. This wording was consistent with OPA 600. In the adopted September 2010 OP the words "or a combination" were deleted. It should be changed otherwise the City can potentially loose out on considerable parkland or cash-in-lieu.	The wording of the VOP, Volume 1, section 7.3.3.2 should be revised to read as provided in previous City OPA 600, and original draft of the VOP 2010.	It is recommended that the first sentence of section 7.3.3.2 be revised to read as follows: "To require the provision of new parkland for all new residential development at the rate of 5% of the total gross land area or one hectare of parkland per 300 dwelling units, or a combination, whichever is the greatest."
I-511	7894 Dufferin Steet - Patricia Kemp Community Centre	The current designation in the Official Plan for the community centre is parkland. However, as a result of a Budget Committee report some time ago, there was a Council direction to review the issue of whether Patricia Kemp Community Centre should remain in operation. On April 5, 2011, Council directed that the designation on the lands be modified in the VOP 2010 to "Commercial Mixed-Use" as per the designation of the lands to the immediate south.	The subject lands should be re-designated to "Commercial Mixed-Use" to reflect the Council direction.	It is recommended that Schedule 13-S of the VOP, Volume 1 be modified to reflect the subject lands as "Commercial Mixed-Use" with a height maximum of 4 storeys, and maximum density of 1.0 FSI.
I-513	1) South of Hwy 7 between Keele Street and the GO Rail line to the east. 2) Mill Street near Yonge Street North of Centre Street. (Near Uplands Golf and Country Club) 3) Jan-Sil property at Wigston Place. South	Specific Mapping Issues 1. South of Hwy 7 between Keele Street and the GO Rail line to the east. Schedule 13-S The Core Features layer (and Natural Areas designation) appears to be based on the Regulated Area and results in the Core Features overlapping houses in this area. The OS1 zone in this area is	1. See the response for I-456. 2. Mill Street near Yonge Street North of Centre Street. (Near Uplands Golf and Country Club) Schedule 13-T. The Regulated Area does not extend very far south of the golf club in this area, such that the Core Features boundary appears to be based on the Regionally Significant Forests layer	1. See the recommendation for I-456. 2. It is recommended to modify the Core Features boundary on Schedule 2 and the Natural Areas boundary on Schedule 13-T in the vicinity of Mill Street south of the Uplands Golf and Country Club based on the TRCA Terrestrial Natural Heritage System and continue to include the OS1 zone adjacent to Yonge Street.

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	<p>of Hwy 407 and east of Bathurst Street</p>	<p>considerably smaller.</p> <p>2. Mill Street near Yonge Street North of Centre Street. (Near Uplands Golf and Country Club) Schedule 13-T</p> <p>The Natural Area extends to south side of Mill Street and, hence, overlaps several estate homes.</p> <p>3. Jan-Sil property at Wigston Place. South of Hwy 407 and east of Bathurst Street. Schedule 13-T.</p> <p>There appear to be previous approvals and a lot fabric on the property, yet Core Features (Schedule 2) and Natural Areas (Schedule 13-T) are depicted overlapping the parcels.</p>	<p>south of Mill Street. The TRCA Terrestrial Natural Heritage System boundaries include the Regionally Significant Forests, but avoid overlapping the built structures on the properties.</p> <p>In the vicinity of Mill Street, use the boundaries of the TRCA Terrestrial Natural Heritage System to delineate the Core Features layer and Natural Areas designation to avoid the built structures. However, continue to include the OS1 zone adjacent to Yonge Street in the Core Features layer and Natural Areas designation.</p> <p>3. This issue was noted as Item #107, Point # 3 in the July 28th, 2010 Report to Council. It was included in the Core Features layer as it is identified as Regionally Significant Forest, however, the recommendation in the July 28th, 2010 report was to remove the Core Features layer and Natural Areas designation from the property.</p> <p>It is suggested to limit the Core Features boundary to the OS1 zone noted on the zoning map for the Jan-Sil property. This suggestion reflects that the area was identified as Regionally Significant Forest and reflects the development approvals.</p>	<p>3. It is recommended to modify the Core Features boundary on Schedule 2 and the Natural Areas boundary on Schedule 13-T to limit the Core Features boundary to the OS1 zone noted on the zoning map for the Jan-Sil property.</p>

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Item	Location	Issue	Comments	Recommendation
I-516	Vaughan	<p>Missing designation in Schedule 13-Q</p> <p>Natural Area show as approved plan #520 - High Density</p>	<p>OPA 682 was approved by the Region on September 11, 2008 and re-designates the lands at 4620 Hwy 7 to high density residential to a maximum of 4 storeys and 81 units. It is suggested to denote the lands as Mid-Rise Mixed Use with a height of 4 storeys (H4) and a density of 2.0 FSI (D2) on Schedule 13.Q.</p> <p>The Natural Areas depicted on Schedule 13-Q overlapping the property with the address 4700 Hwy 7 is based on both the Regionally Significant Forests and TRCA's Terrestrial Natural Heritage System. Minor modifications to Natural Areas are permitted according to the Core Features policies in Chapter 3.</p>	<p>It is recommended to modify Schedule 13-Q to denote the lands at 4620 Hwy 7 with a Mid-Rise Mixed-Use designation and with a height of 4 storeys (H4) and a density of 2.0 FSI (D2).</p> <p>No change is recommended to the Natural Areas boundaries.</p>
I-517	Vaughan	<p>In the definition for INTENSIFICATION AREA, should note primary intensification corridor and primary intensification corridors within Employment areas as well. It looks like it does not include it in the definition.</p>	<p>The definition of "Intensification Area" in Section 10.2.2.1. of Volume 1 should include "Intensification Corridor within Employment Areas".</p>	<p>That the definition for "Intensification Area" in Section 10.2.2.1 be revised to include "Intensification Corridor within Employment Areas".</p>

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Item	Location	Issue	Comments	Recommendation
I-526	7611 Pine Valley Drive	Incorrect designation of Land Use: OPA #662 designates the lands as "Prestige Areas - Centres and Avenue Seven Corridor," whereas new OP designates the lands as "Prestige Industrial."	Parcel located at 7611 Pine Valley Drive were erroneously mapped as "General Employment" on Schedule 13 of Volume 1. The lands were initially include within OPA 662 as "Prestige Areas – Centres and Avenue Seven Corridor" permitting a mix of commercial, office and retail uses.	That Schedule 13 be revised to shown lands at 7611 Pine Valley Drive as "Mid-Rise Mixed Use" to be consistent with the lands shown in OPA 662.
I-529	Vaughan	Confirm that the original policies in the Kleinburg-Nashville Community Plan regarding the Valley Policy Area 1 to 4 have been interpreted in to the new OP. There is a reference to Valley Policy Area 1-4 in Policy 10.1.3.3(d)(v) of the VOP and it is described in the Pre-Application submission reference developed by the Development Planning team.	<p>The Regional Road 27 Valley Corridor Study identified 4 "Valley Policy Areas" and recommended site-specific policies for these areas. The 4 areas are briefly described below. OPA 610 amended OPA 601 to define where limited development potential is appropriate in Valley Policy Areas 1-4.</p> <p>Valley Policy Area 1 Site 1 is located on the east and west side of Stevenson Road, south of Nashville Road. It is noted in the York Region Notice of Decision to OPA 610 that Valley Policy Area 1 is "deferred ... for future site-specific considerations".</p> <p>The lands are shown on Schedule 13-G as Low Rise Residential and Natural Areas. Part of the lands are also identified on Schedule 2 as Built-up Valley Lands.</p> <p>Valley Policy Area 2</p>	It is recommended to include the site-specific policies for Valley Policy Areas 1-4 in Volume 2 (Section 13) and include outlines of Valley Policy Area 1-4 on Schedule 14-C.

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Item	Location	Issue	Comments	Recommendation
			<p>Site 2 is located on the east side of Regional Road 27 south of Nashville Road. Most of the site is currently developed as a senior's residence with parking to the south of the building.</p> <p>The lands are shown on Schedule 13-G as Low Rise Residential and also identified on Schedule 2 as Built-up Valley Lands.</p> <p>Valley Policy Area 3 Site 3 is located at the 3 corners of Regional Road 27 & Major Mackenzie Drive (west) and Humber Bridge Trail.</p> <p>The lands at the northwest of Hwy 27 and Major Mackenzie Drive (west) are shown on Schedule 13-G as Low Rise Residential and also identified on Schedule 2 as Built-up Valley Lands. The lands to the east of Hwy 27 at this intersection are shown on Schedule 13-G as Natural Areas.</p> <p>Valley Policy Area 4 The lands are located on the east and west sides of Regional Road 27, north of Major Mackenzie Drive (extending east from hwy 27).</p> <p>Most of the lands are shown as Low Rise Residential on Schedule 13-L, with a small portion shown as Natural Areas bounding the north side of Major Mackenzie Drive.</p>	

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Item	Location	Issue	Comments	Recommendation
			<p>The lands are also identified on Schedule 2 as Built-up Valley Lands.</p> <p>While the Built-up Valley Lands policies and the Low Rise Residential policies are generally consistent with the site-specific policies of OPA 610, the policies in the VOP do not provide the same level of detail. Hence, it is recommended to include the site-specific policies for Valley Policy Areas 1-4 in Volume 2 (Section 13) and include outlines of Valley Policy Area 1-4 on Schedule 14-C.</p>	
I-531	Vaughan	<p>There is a mapping error on Schedule 13-M of the Land Use Maps in the New OP.</p> <p>An elementary school which is designated for in OPA #600 has been designated "Park" in VOP 2010.</p> <p>Schedule 13-M showing the area in question and a copy of the current zoning of these lands.</p>	<p>Schedule B of OPA 600 shows a proposed elementary school within the area, with underlying designation as "Low Density Residential". Schedule 13-M of VOP 2010 shows lands as "park". Policy 9.2.1.8. permits "school" uses within any most designations "as of right". Therefore Schedule 13-M should be revised to show the proposed elementary school site as "Low Rise Residential" to be consistent with OPA 600, and to be consistent with the treatment of other school sites within the VOP 2010.</p>	<p>That schedule 13-M be revised to show subject parcel as "Low Rise Residential".</p>

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Item	Location	Issue	Comments	Recommendation
I-532	Vaughan	<p>The land use designations and policies in OPA #467 were not recognized on Schedule 13 of VOP 2010. OPA #467 designates the lands fronting on the east side of Keele Street between Hwy #7 and Jardin Drive from “Residential Area” to “Commercial Area” to permit a range of commercial uses and provide design policies to guide the development and redevelopment of the subject lands. VOP 2010 recognizes the southeast corner of Highway #7 and Keele Street as well as the northeast corner of Jardin Drive and Keele Street but the lots between have not been addressed to reflect OPA #467.</p>	<p>The land uses and policies in OPA 467 should be correctly reflected in VOP 2010. OPA 467 permits business oriented uses, such as offices, limited service commercial, and limited service commercial actives. Eating establishments and retail uses are not permitted except where already approved, and select service commercial opportunities.</p> <p>A new area specific policy in Section 12 of VOP 2010, Vol 2 should be included to recognize the area specific policies in OPA 467.</p>	<p>That Volume 2 include a new Area Specific Policy included in Section 12 to recognize the policies under the current OPA 467 as it pertains to these lands.</p>
I-535	Vaughan	<ol style="list-style-type: none"> The heights and densities along Highway 7 in between Woodstream Boulevard and CP Rail line are different in 13-P & 13-Q. The parcel along Steeles Avenue between Martin Grove and Kipling Avenue designated “High Rise Residential”, however, maximum height permission of 4 storeys and density of 1.5 FSI. 	<ol style="list-style-type: none"> Schedule’s 13-P and 13-Q be consistent with Site specific OPA in Section 12.11 “Kipling Avenue and Highway 7” in Volume 2 of the VOP. The boundaries of the permitted land uses densities be consistent with the schedules identified in OMB decision PL05057 amending OPA 661. A site specific OPA 580 amends OPA 450 as amended by OPA 503, re-designating property from “Prestige Area” to “High Density Residential” to permit the subject lands to be developed with a four-storey, long-term care facility use, having a gross floor area of 11,500m², with a total of 224 beds. 	<ol style="list-style-type: none"> That Schedule’s 13-P and 13-Q be consistent with Site specific OPA in Section 12.11 “Kipling Avenue and Highway 7” in Volume 2 of the VOP; and, That the boundaries of the permitted land uses densities be consistent with the schedules identified in OMB decision PL05057 amending OPA 661. That the site specific policies identified in OPA 580 be recognized, and, that a new a site specific OPA in Section 13-1 of Volume 2 be added to reflect the policy provisions in OPA 580.

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Item	Location	Issue	Comments	Recommendation
I-536	Vaughan	In Volume 2, the map title "Map 13.3.A" is used twice. The second map should be identified as "Map 13.3.B".	Erroneous reference to corresponding map in Section 13.3 of Volume 2 should be revised to refer to map as "Map 13.3.B".	That mapping shown in Section 13.3 of Volume 2 be referenced as "Map 13.3 B".

City Staff Comments and Recommendations – Environment and Related Policies

Section	Issue	Comment	Recommendation
3.2.3.4	Minor edits to use terms consistent with the Greenbelt Plan and ORMCP.	The following changes are consistent with the terms used in the ORMCP and Greenbelt Plan: <ul style="list-style-type: none"> - Revised Policy 3.2.3.4(a) to add a reference to "permanent and intermittent streams"; - Added a new sub-paragraph (3.2.3.4 g) regarding kettle lakes; - Added a new sub-paragraph (3.2.3.4 h) regarding seepage areas and springs. 	
3.2.3.7	Consistency of terms in the Greenbelt Plan and ORMCP regarding permitted uses in Core Features, which are equivalent to key natural heritage features and key hydrologic features/hydrologically sensitive feature.	The additions reflect consistency with policies in the ORMCP and the Greenbelt Plan.	
3.2.3.16 & 3.2.3.17	Minor additions to reflect policies in new sections of Chapter 3 regarding the Greenbelt Plan and ORMCP policies, and that ORMCP		

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Section	Issue	Comment	Recommendation
	policies regarding designations are to be moved to Chapter 9.		
3.3.1.2	Feature limits and adjacent lands in relation to valley and stream corridors.	Removed text regarding “appropriate ecological buffers” following May 6 th meeting of staff.	
3.3.1.5	Addition of text to address external connections along urban river valleys noted in the Greenbelt Plan.	Interpreted Greenbelt Plan policy 3.2.5.2 regarding urban valley connections between the Greenbelt Plan area and Lake Ontario.	<p>It is recommended to add the following text to Policy 3.3.1.5:</p> <p>River valleys that run through existing or approved urban areas and connect the Greenbelt to the Great Lakes are generally depicted on Schedules 1 and 4 of the Greenbelt Plan, but are not within the regulated boundary of the Greenbelt Plan. These urban river valleys are identified as external connections in the Greenbelt Plan. Land conversions or redevelopments in or abutting such urban river valleys, particularly in those areas identified as Built-up Valley Lands on Schedule 2 of this Plan, shall strive for planning approaches that:</p> <ul style="list-style-type: none"> a) establish or increase the extent or width of vegetation protection zones in natural self-sustaining vegetation, especially in the most ecologically sensitive areas (i.e. near the stream and below the stable top of bank); b) increase or improve fish habitat in streams and in the adjacent riparian lands; c) include landscaping and habitat restoration that increase the ability of native plants and animals to use valley systems as both wildlife habitat and

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Section	Issue	Comment	Recommendation
			<p>movement corridors; and</p> <p>d) seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into the valley systems.</p>
3.3.3	Reference to appropriate technical papers for the Greenbelt Plan and ORMCP.	Added policies that woodlands are defined in the Greenbelt Plan area and ORMCP area according to the technical paper series for these provincial plans.	
3.3.7 (new section)	Consistency with ROP Policy 2.2.25 regarding agricultural uses in relation to key natural heritage features and hydrologically sensitive features.	Added a policy in the section regarding KNHFs and HSFs in the ORMCP area consistent with ROP Policy 2.2.25.	
3.4 (new section)	Consistency with the York Region OP regarding goals and objectives of watershed plans.	Added a policy at the beginning of the new section on Water Resources regarding goals and objectives of watershed plans, consistent with ROP Policy 2.3.32.	<p>It is recommended to add a general policy at the beginning of the subsection on water resources, as follows:</p> <p>That the goals and objectives of watershed plans shall be supported through the implementation of this Plan.</p>
3.4.1.43(d)	Deleted the reference to Region of York in relation to the development of a watershed plan. Note that this policy is to be moved to Section 9 in relation to ORMCP designations.	The watershed plans for the Humber River and Don River are complete. Hence, the policy need only reference that the watershed plans be developed in accordance with the appropriate ORMCP policies.	<p>It is recommended to modify Policy 3.4.1.43(d) as follows:</p> <p>that the project will comply with the applicable Watershed Plan and water budget and conservation plan prepared in accordance with sections 24 and 25 of the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02; and</p>
3.4.1.47(c)	Deleted the reference to Region of York in relation to the development of a watershed plan. Note that this policy is to be moved to Section 9 in relation to ORMCP designations.	The watershed plans for the Humber River and Don River are complete. Hence, the policy need only reference that the watershed plans be developed in accordance with the appropriate ORMCP policies.	<p>It is recommended to modify Policy 3.4.1.47(c) as follows:</p> <p>be prepared in accordance with the applicable Watershed Plan prepared in accordance with Section 24 of the Oak</p>

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Section	Issue	Comment	Recommendation
			Ridges Moraine Conservation Plan, Ontario Regulation 140/02, if one exists.
3.6.2.5	The City does not have an emergency response plan specifically for flood events, but routinely updates a City-wide plan.	Recommendations from the Manager of Emergency Planning regarding the correct reference to the City-wide Emergency Response Plan.	It is recommended to modify Policy 3.6.2.5 as follows: To update the City's Emergency Response Plan on a regular basis to reflect best practices for disaster response.