

COMMUNICATIONS

Distributed January 21, 2011

- C1 Letter from Mr. Mauro Cristini, Development Manager, Central Region, Ivanhoe Cambridge, dated January 11, 2011.
(Refer to Item 16, Report No. 1, of the Committee of the Whole)

- C2 Memorandum from the Commissioner of Planning, dated January 20, 2011.
(Refer to 9. BYLAWS/FORMAL RESOLUTIONS – By-Law No. 4-2011)

- C3 CONFIDENTIAL Memorandum from the Senior Manager of Real Estate and Director of Legal Services, dated January 20, 2011. *(For Members of Council Only)*
(Refer to Item 4, Report No. 6, of the Special Committee of the Whole (Closed Session))

Distributed January 24, 2011

- C4 **OPTIONS FOR PHASING THE INITIATION OF THE SECONDARY PLAN PROCESS
URBAN BOUNDARY EXPANSION INTO NEW COMMUNITY AREAS
CITY OF VAUGHAN OFFICIAL PLAN 2010**
(Refer to Item 15, Report No. 1, of the Committee of the Whole)

Distributed January 25, 2011

- C5 Memorandum from the Commissioner of Finance/City Treasurer, dated January 25, 2011.
(Refer to Addendum 1)

- C6 CONFIDENTIAL Memorandum from the City Manager, Commissioner of Legal & Administrative Services & City Solicitor, Fire Chief and the Director of Human Resources, dated January 25, 2011. *(For Members of Council Only) Distributed at the meeting.*
(Refer to Item 7, Report No. 6, of the Special Committee of the Whole (Closed Session))



**Ivanhoe
Cambridge.**

Caisses de dépôt et placement
du Québec

C1
ITEM 16, REPORT NO. 1 CW
COUNCIL – JANUARY 25, 2011

*To: Members of Council
Y. Hardy chab*

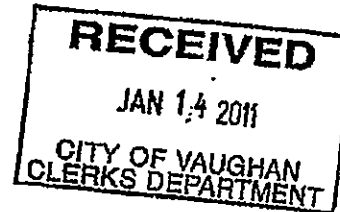
Ivanhoe Cambridge

85 Wellington Street West, Suite 300
Toronto, Ontario
Canada M5J 2R2

Tel. (416) 369-1200
Fax (416) 368-1327
www.ivanhoecambridge.com

January 11, 2011

Mayor Bevilacqua and Councillors
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mr. Mayor and Councillors:

RE: Committee of the Whole Agenda – January 11, 2010
Item 16 – Motion regarding Vaughan Mills

We write to you on behalf of Ivanhoe Cambridge II Inc., the owner of the Vaughan Mills Shopping Centre, municipally known as 1 Bass Pro Mills Drive ("Vaughan Mills").

Recently, we learned of a member's resolution aimed at transferring residential development potential from Vaughan Mills to the Vaughn Metropolitan Centre which will be brought before the Committee of the Whole on January 11, 2011. We understand that if this motion is approved, the City of Vaughan Official Plan 2010 would be modified to re-designate the lands with residential development potential at Vaughan Mills from High Rise Mixed Use to General Commercial, thereby eliminating the residential development potential at Vaughan Mills and the adjacent lands.

We would like to express our interest relating to this motion. While we appreciate that residential development would be beneficial to the Vaughan Metropolitan Centre, we feel that the residential development potential at Vaughan Mills is also important.

We support the new Official Plan's policies that would allow Vaughan Mills to evolve into a Primary Centre containing a mix of commercial and residential uses. We believe the proposed high-density residential development by Casertano Development Corp. would not only be complementary to Vaughan Mills, but more importantly, would benefit the community of Vaughan by creating a mixed use node, and higher densities, thus facilitating an eventual higher order transit infrastructure.

Continued on Page 2...



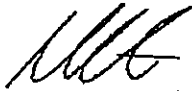
Letter to Mayor Bevilacqua and Councillors
City of Vaughan
January 11, 2011
Page 2

We are currently working with Casertano Development Corp. in exploring pedestrian route options that will link the proposed residential development with Vaughan Mills.

We are of the opinion that the proposed high-density residential development represents the highest best use for the site and we would encourage Council not to abandon one of the key outcomes of its lengthy official plan review process.

Yours truly,

IVANHOE CAMBRIDGE



Mauro Cristini
Development Manager, Central Region



C2
BY-LAW NO. 4-2011
COUNCIL – JANUARY 25,
2011

TO: MAYOR & MEMBERS OF COUNCIL
FROM: JOHN ZIPAY, COMMISSIONER OF PLANNING
DATE: JANUARY 20, 2011
SUBJECT: COMMUNICATIONS

COUNCIL MEETING – JANUARY 25, 2011
ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88, EXCEPTION 9(1333)
CAL-WOOD DEVELOPMENTS INC.
FILE: Z.07.046

Recommendation

The Commissioner of Planning recommends:

1. THAT an amending Zoning By-law be enacted to amend By-law 1-88, specifically to substitute Schedule "E-1461" and Key Map 6E, with a new schedule and key map to reflect the correct zoning, being RD1 Residential Detached Zone One, on the subject lands and in the manner shown on Attachment #4.

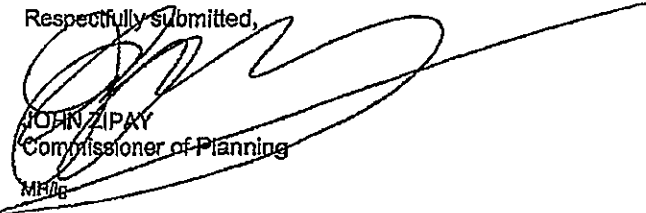
Background

By-law 23-2010 (site-specific Exception 9(1333)) was enacted on January 26, 2010, and rezoned the lands located on the north side of Major Mackenzie Drive, east of Pine Valley Drive (Attachments #1 and #2) from A Agricultural Zone to RT1(H) Residential Townhouse Zone, RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, and RD3(H) Residential Detached Zone Three, all with a Holding Symbol "(H)", and OS1 Open Space Conservation Zone. By-law 137-2010 was enacted on June 8, 2010, and removed the Holding Symbol "(H)" on the residential lands, as shown on Attachment #3. Inadvertently, Schedule "E-1461" and Key Map 6E of the original By-law 23-2010 which was also carried forward in By-law 137-2010, showed an incorrect zone category of RD2 for 15 of the westerly residential lots, as shown on Attachment #3.

The purpose of this Zoning By-law is to substitute Schedule "E-1461" and Key Map 6E with a new schedule and key map showing the correct zone category on the subject lands, being RD1 Residential Detached Zone One Zone, as shown on Attachment #4. The proposed amendment constitutes an administrative correction to the City's Zoning By-law 1-88.

Should Council concur, the implementing Zoning By-law is included on the January 25, 2011, Council agenda for enactment.

Respectfully submitted,

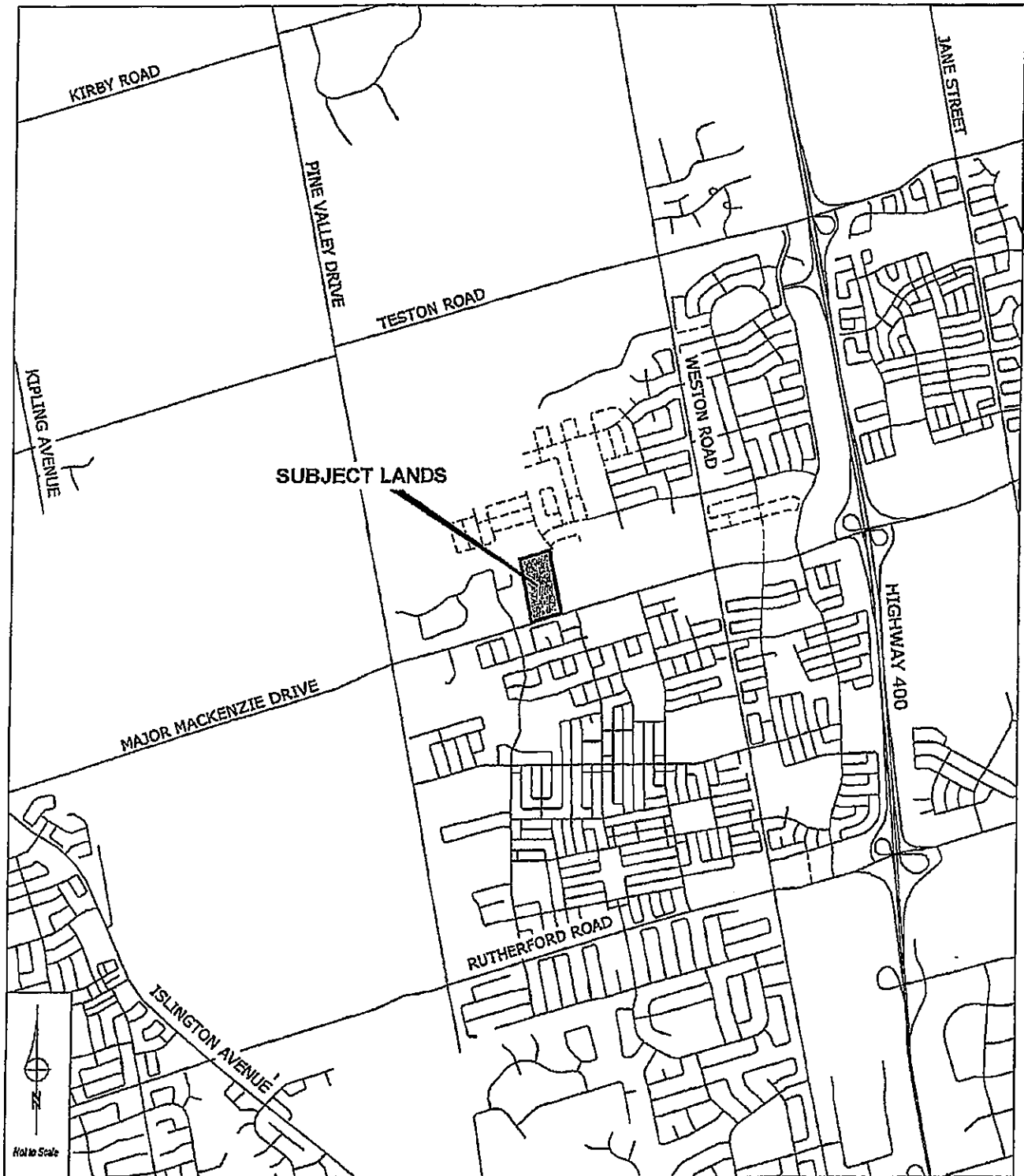

JOHN ZIPAY
Commissioner of Planning
MH/8

memorandum

Attachments

1. Context Location Map
2. Location Map
3. Original Zoning Schedule "E-1461"
4. Correct Zoning Schedule "E-1461"

Copy to: Clayton Harris, City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning



Context Location Map

LOCATION:
Part of Lot 21, Concession 8

APPLICANT:
Oak-Wood Developments Inc.

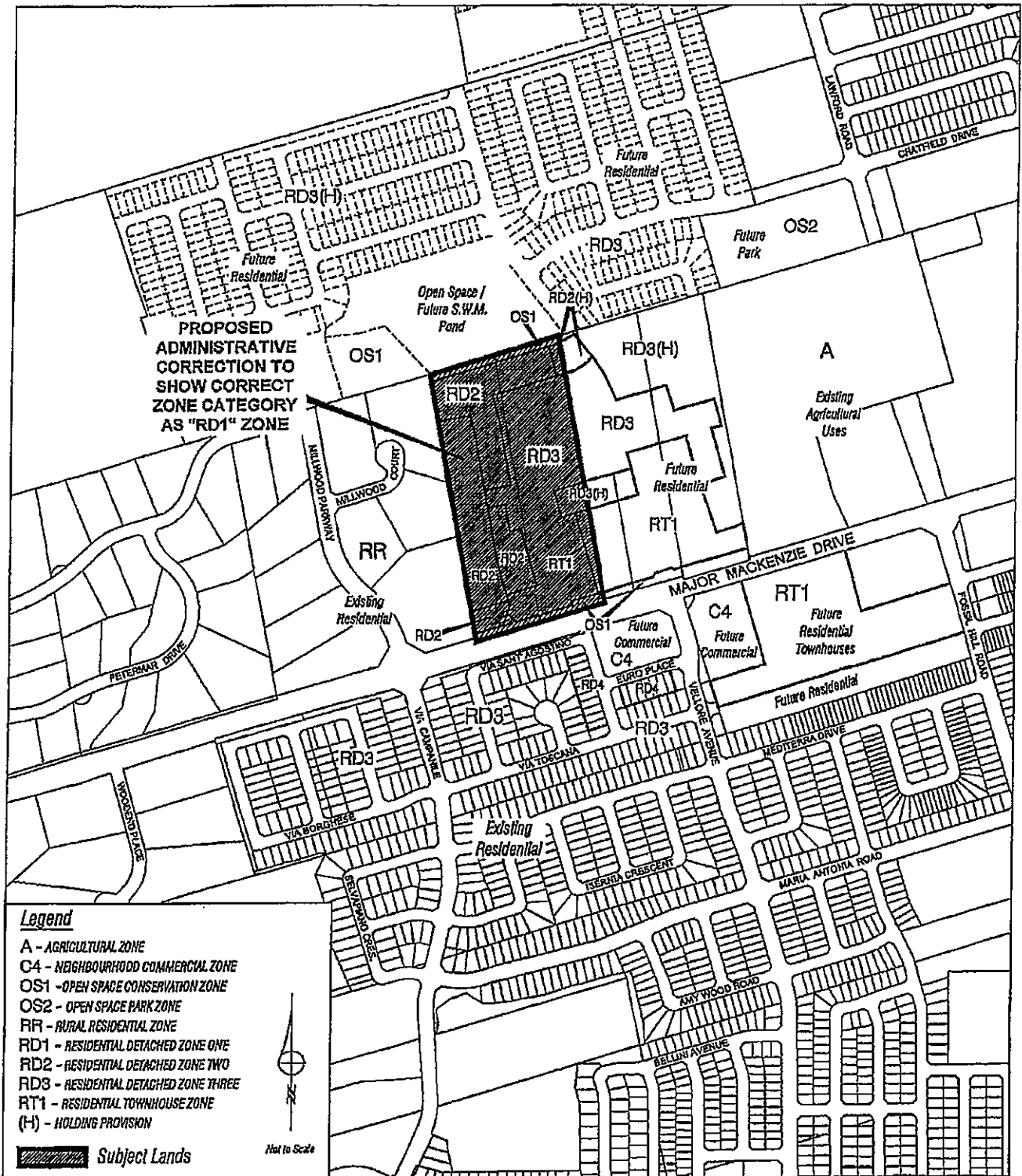
12/20/11 11:00:00 AM / 1/12/2011



Attachment

FILE:
DA.10.020
RELATED FILES:
Z.07.048 & 197-07104
DATE:
January 17, 2011

1



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Cul-Wood Developments Inc.

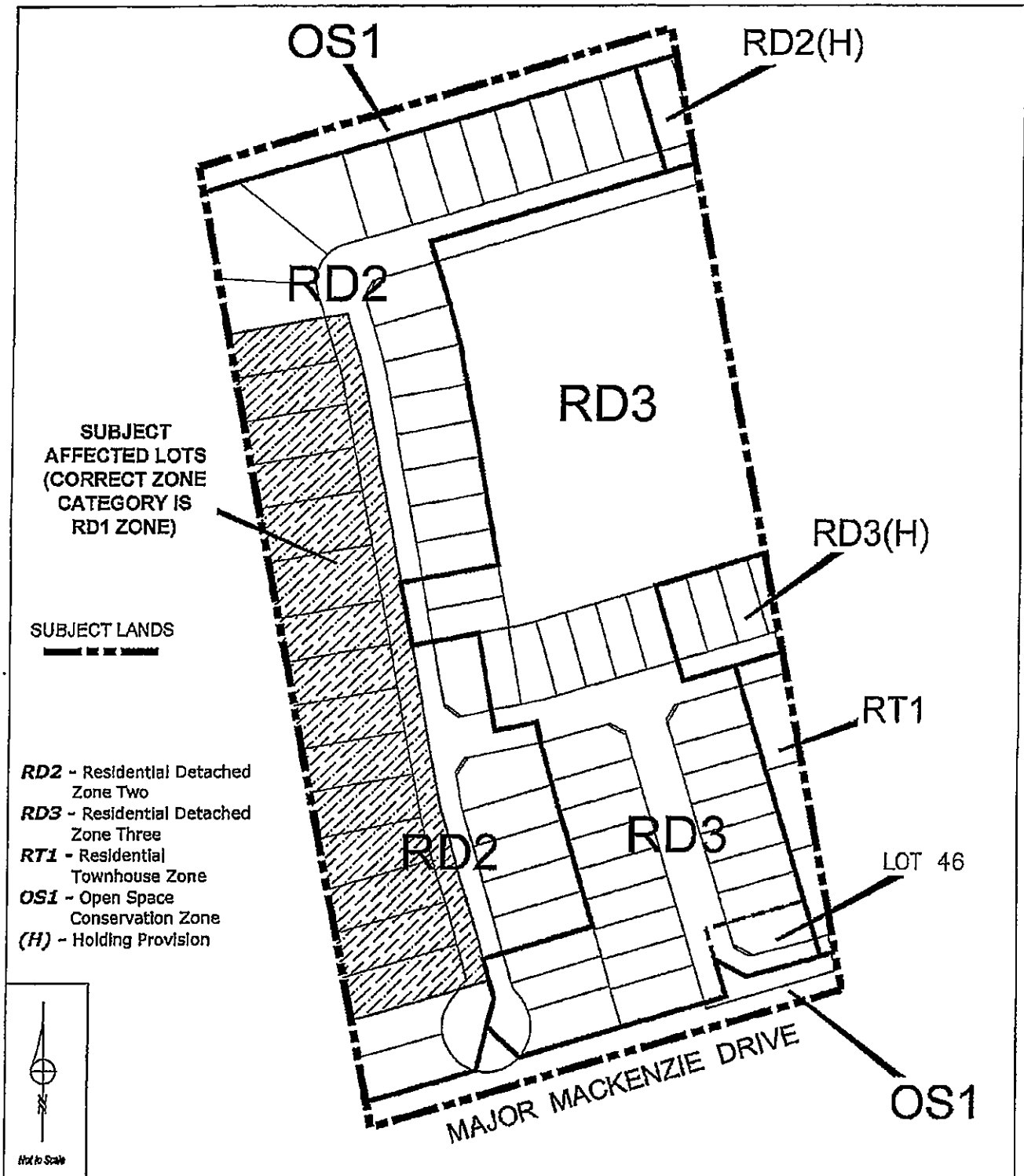
ATTACHMENT 2



Attachment

FILE
Z.10.020
RELATED FILES:
Z.07.046 & 197-0704
DATE:
January 17, 2011

2



Original Zoning Schedule "E-1461"

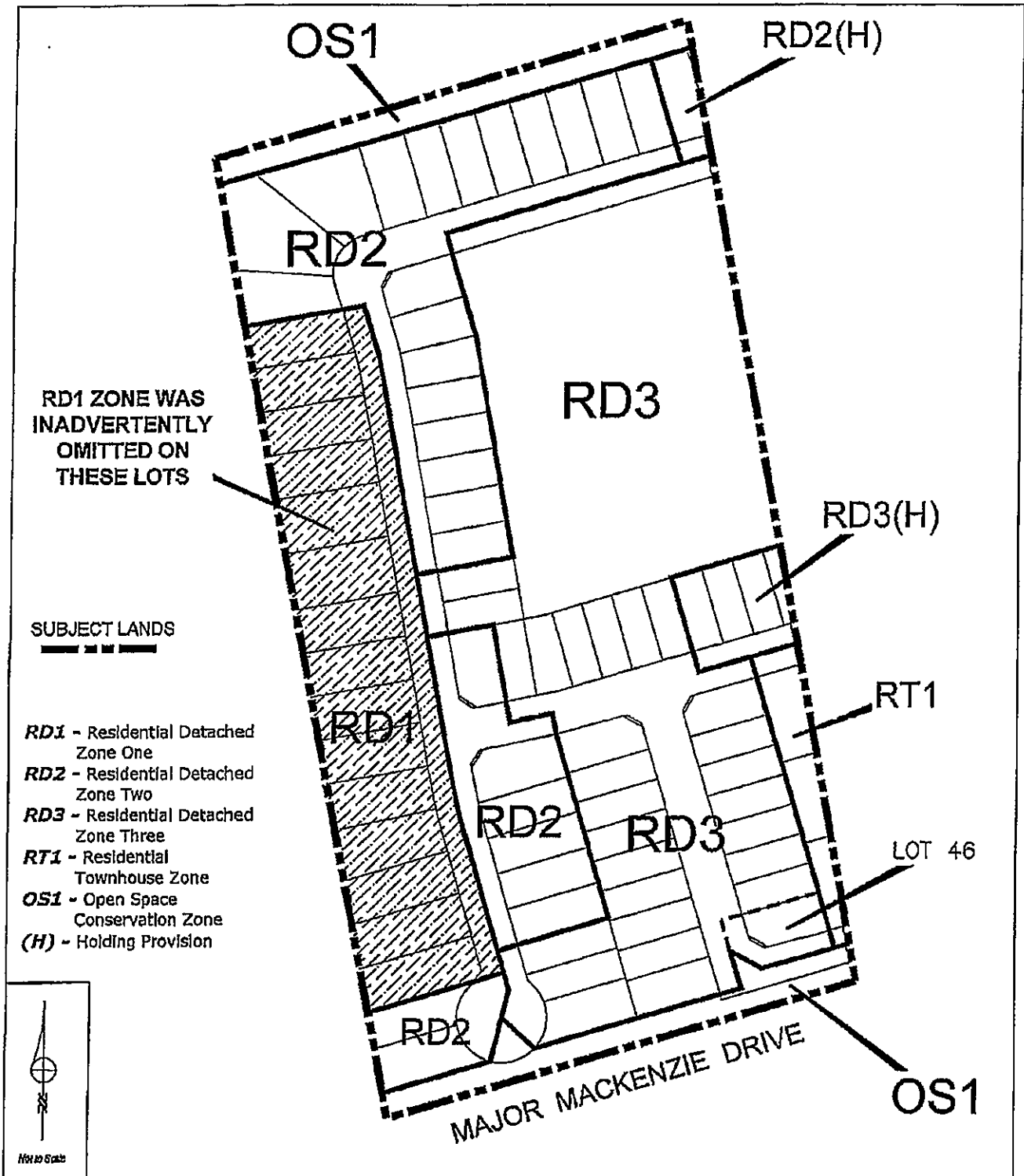
APPLICANT: Cal-Wood Developments Inc. LOCATION: Part of Lot 21, Concession 6



Attachment

FILE: Z.10.020
 RELATED FILES: Z.07.016 & 187-07Y04
 DATE: January 17, 2011

3



**Correct Zoning
Schedule "E-1461"**

APPLICANT: Cal-Wood Developments Inc. **LOCATION:** Part of Lot 21, Concession 6



Attachment

FILE: Z.10.020
 RELATED FILES: Z.07.046 & 197-07704
 DATE: January 17, 2011

4

COUNCIL MEETING – JANUARY 25, 2011

**OPTIONS FOR PHASING THE INITIATION OF THE SECONDARY PLAN PROCESS
URBAN BOUNDARY EXPANSION INTO NEW COMMUNITY AREAS
CITY OF VAUGHAN OFFICIAL PLAN 2010**

Recommendation

The Commissioner of Planning recommends:

1. That Council provide direction on the preferred option for phasing the initiation of the required secondary planning process for the New Community Areas outside the current urban boundary. Such direction will be translated into detailed policy language as part of the modification process for the City's VOP 2010.

Contribution to Sustainability

Moving forward with finalization of the Vaughan Official Plan 2010 is consistent with Goal 2 of *Green Directions Vaughan – Community Sustainability and Environmental Master Plan*, "To ensure sustainable development and redevelopment" and Objective 2.1: "To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy-2031, and by ensuring that the strategy is subject to periodic review and renewal." VOP 2010 is an integral part of the Vaughan Tomorrow program.

Economic Impact

Depending on which phasing option Council adopts and the timing and number of studies that are undertaken, additional staff resources may be required.

Communications Plan

No communications plan is required at this time.

Purpose

The purpose of this report is to respond to direction from Committee of the Whole on January 11, 2011, for a general report to the Council meeting of January 25, 2011 in respect of Item 15, "Removal of the Urban Boundary Expansion for Residential/Commercial from the New Official Plan".

Background – Analysis and Options

Background

At the Committee of the Whole meeting on January 11, 2011, Committee considered Item 15, "Removal of the Urban Boundary Expansion for Residential/Commercial from the New Official Plan". The item recommended that Committee adopt the following resolution:

AND THEREFORE BE IT RESOLVED that the Region of York be requested to modify the City of Vaughan Official Plan 2010 by deleting all reference to the New Community Areas in Blocks 41 & 27 as depicted on Schedule 13 entitled Land Use of the Plan and redesignating those areas as Agricultural.

Schedule 13-H entitled Land Use (Block 41), Schedule 13-I entitled Land Use (Block 27) be redesignated from New Community Areas to Agricultural.

That Schedule 1 Urban Structure be modified to redesignate these lands from Community Areas to Natural Areas and Countryside.

That Schedule 1A Urban Area be modified to redraw the Urban Boundary to remove Block 41 and 27 from the Urban Boundary and to designate them as Non-Urban Area.

And further that any policies related to the urban expansion of these referenced blocks be deleted from the plan.

Committee recommended that this resolution be received and that the following motion:

"be referred to the Commissioner of Planning for a general report to the Council meeting of January 25, 2011; with the timing of a more comprehensive report to be determined by Council with the advice of the Commissioner:

That the general principle will apply that no studies shall be undertaken with respect to New Community Areas outside the current urban boundaries until the 6 Required Secondary Plan Area plans within the urban boundary, are completed."

This report has been prepared in response to this direction.

Location

The subject lands comprise two separate concession blocks, being Lots 26-30 in Concession 4 (Block 27) and Lots 26-30 in Concession 6 (Block 41) respectively. Block 27 is bounded by Teston Road on the south, Keele Street on the east, Jane Street on the west and Kirby Road on the north. Block 41 is bounded by Teston Road on the south, Weston Road on the east, Pine Valley Drive on the west and Kirby Road on the north (see Attachment 1).

Region of York Official Plan

The Region of York Official Plan (2009) was approved by the Minister of Municipal Affairs and Housing on September 7, 2010. On September 23, 2010 Regional Council adopted Amendment No. 2 to the Region of York Official Plan (ROPA 2). This amendment provides for the identification of urban expansion areas in the City of Vaughan to the year 2031, by adding parts of Block 27 and Block 41 to the Urban Area of the City of Vaughan in the Regional Official Plan. It is currently subject to an appeal.

City of Vaughan Official Plan 2010

The City of Vaughan Official Plan 2010 was adopted by Council on September 7, 2010. It is currently under review by the Region of York and a report to Regional Council is anticipated in the second half of 2011 to address modifications recommended by the City and the Region. Blocks 27 and 41 are primarily designated "New Community Areas", "Natural Areas" and "Agricultural" by Schedule 13, Land Use. Currently, VOP 2010 does not contain policies which would provide for the phasing of development in Blocks 27 and 41. Therefore, upon approval of VOP 2010, the preparation of the required secondary plans for the New Community Areas could commence, subject to the City allocating the necessary resources.

Should Council wish to proceed with a phasing program to govern the timing of the initiation of the secondary plan studies for the New Community Areas a discussion of alternatives is provided below.

Options for Proceeding with a Phasing Program

a) Basis of the Report

In response to the motion recommended by Committee of the Whole, staff has identified phasing options for the consideration of Council. This includes the alternative defined in the originating motion, being the completion of the 6 required Secondary Plan Area plans within the urban boundary, prior to commencing the secondary planning process for the New Community Areas. The intention is to assist Council in coming to a determination as to a preferred phasing option.

b) Principles

The development of a phasing program to regulate the timing of the initiation of the secondary plans for the New Community Areas should take into consideration a number of underlying principles. These would include the following:

- i. The need to ensure that the housing and population targets of Places to Grow, the Provincial Growth Plan and the Region of York Official Plan can continue to be met in a timely manner;
- ii. The need to continuously support, as a priority, intensification within the existing urban boundary (June, 2006) in accordance with the Growth Plan;
- iii. The recognition that the provision of housing stock of all types has a substantial lead time, based on the need for planning approvals, servicing and construction, requiring the timely initiation of actions to deliver the required supply;
- iv. The recognition that the demand for all forms of housing is not constant; and growth may be subject to peaks and troughs. This can be influenced by a number of factors such as the economic cycle, the availability of planning approvals and municipal services and the implementation of rapid transit. The delivery of rapid transit services in the City's Intensification Areas may also have the potential to either advance or delay higher density housing forms;
- v. The approach taken to phasing the initiation of the secondary planning process for the Intensification and New Community Areas will need to consider the impact on City resources, in respect of staffing and budget;
- vi. Should phasing be contemplated there may be the need for flexibility within the chosen approach to address the long lead times inherent in the approval and development processes and in response to a fluctuating and evolving housing market and general economic conditions. The City should monitor the available supply of land for housing.

Base Case for the Timing of Developments Approvals in the New Community Areas

Certain phasing options may constrain the ability to quickly bring housing units in the New Community Areas to market by the lead times inherent in the planning approval/development process.

If there were no restrictions on the timing of the initiation of the secondary plan for the New Community Areas, as is the case at present, then the process could commence on approval of the VOP 2010 subject to the allocation of the necessary resources. Approval from the Region is anticipated in the latter part of 2011. This does not take into

consideration any additional time for approval of all or part of the plan resulting from an appeal to the Ontario Municipal Board.

Based on past experience, the following timeline from the start of the secondary plan process through to development can be anticipated. This is assuming no additional issues (e.g. an OMB Hearing, servicing constraints or worsening economic conditions).

- Preparation of Secondary Plan: 18 months to 2 years;
- Preparation of Block Plans: Approximately one year;
- Draft Plan of Subdivision/Zoning Approvals: 6 months to one year;
- Fulfilling Draft Conditions/Registration: 6 months to one year;
- Completion of Permitting Processes: 6 months plus.

As such, it would take from four to six years to bring housing units to market in the New Communities Areas. If the process were to commence in January of 2012, after VOP 2010 approval, new housing stock could make its first appearance in the New Community Areas between 2016 and 2018.

The City should continue to monitor the housing supply and absorption rates. Without additional supply being brought forward in a timely manner there may be periods where specific housing types, like ground related units may be in short supply.

It is an objective of the Regional Official Plan to ensure that growth in York Region occurs in an orderly and sustainable manner. This includes ensuring a consistent supply of a variety of housing types over the life of the plan. It is the policy of Regional Council to maintain a housing supply of 3 to 7 years in registered and draft approved plans of subdivision, condominium plans and/or site plans. Vaughan will be able to play a major role in providing the overall regional supply of housing.

Ensuring Balance of Supply: Continuing to Support Intensification as a Priority

The Provincial Growth Plan, the Region of York Official Plan and VOP 2010 all emphasize the importance of intensification. Ensuring that the planning approvals are in place to support the delivery of higher densities is a top priority. Therefore, committing to and implementing measures that would secure the availability of land to accommodate higher density development is an appropriate trigger for the initiation of the secondary plan process for the New Community Areas.

It is noted that the delivery of higher density housing in the City's Intensification Centres and Corridors also has challenges. For example, uncertainties continue over the implementation of the rapid transit systems in the main intensification areas. Examples include:

- The Yonge Subway Extension is currently in question. Uncertainty over its future and the timing of construction could dampen investment along Yonge Street in general and at the Yonge-Steeles intersection in particular;
- The Spadina Subway Extension is currently under construction. During the construction period, some development in the Vaughan Metropolitan Centre, would be anticipated. However, until construction is completed and the subway is opened in 2015, it is unlikely that the VMC will reach its full promise until the post opening period;
- The Viva Next Highway 7 Bus Rapid Transit Service, for the most part, has been delayed to the end of this decade. The associated construction period and the lack of rapid transit may well delay intensification along the rapid transit corridor.

From the City's perspective it will be important to ensure that the policy regime is in place to support intensification. This will mean committing resources as early as possible, within the City's financial and staffing means, to put as many of the necessary policies in place. Giving priority to a number of planned secondary plans, within the existing urban boundaries, in advance of the initiation of the secondary plans for the New Community Areas is an appropriate response. Such secondary plans are identified on Schedule 14-A ("Required Secondary Plan Areas") to VOP 2010 and include:

- Vaughan Mills Centre;
- Weston Road and Highway 7;
- Concord Go Centre
- Jane Street and Major Mackenzie Drive;
- Dufferin Street and Centre Street;
- Promenade Mall.

Providing a broad range of alternatives for the provision of intensification opportunities throughout the entire City will help ensure a consistent long term supply of higher density housing throughout the life of VOP 2010. Providing these alternatives should be a priority.

Natural Heritage Network Inventory Study

The purpose of this study is to build on the Natural Heritage Network (NHN) work undertaken for the preparation of VOP 2010. While the field work component of the study focuses primarily on the areas outside the current urban envelope, the study would provide a variety of broader operational benefits. It would result in an improved natural heritage inventory providing the key support and rationale of the NHN, for use in the development review process. It would provide a single source of information for staff on matters related to the biodiversity value and ecosystem function on individual sites. In addition, it would assist in establishing the submission requirement for Environmental Impact Studies when development applications are in proximity to the natural heritage network. This study would tie into a number of related initiatives taking place over the next five years. It would serve to inform these processes and establish the position of the City. These include:

- the initiation of the 10 year review of the Greenbelt Plan in 2015;
- the GTA West Corridor IEA, which has the potential to affect large parts of the Greenbelt and natural areas;
- the Secondary Plan/Block Plans for the New Community Areas in VOP 2010; and
- the completion of a sub-watershed study by the TRCA in coordination with the City, either preceding or concurrent with the preparation of the New Community Areas Secondary Plan.

The study would provide a level of detail that would assist in the secondary planning process for the New Communities Areas and undertaking it would also address a number of concerns raised by the TRCA regarding the VOP 2010. Given the contribution it could make to natural heritage preservation and the development review process, it is appropriate that this study be completed before the New Community Areas Secondary Plan is approved and before the GTA West IEA is substantially advanced.

The Natural Heritage Inventory Study from inception (i.e. terms of reference) to completion is a process that will take approximately two years. It would be highly beneficial to have the results of this study before the completion of the Secondary Plan for the New Community Areas. The direction that Council takes will determine at what critical point the Natural Heritage Study should commence. It is recommended that the

Natural Heritage Study should be a key component of any phasing policy and should be initiated prior to undertaking the preparation of the Secondary Plan for the New Community Areas.

Options

The following represents a range of alternatives for phasing the initiation of the secondary plan for the New Communities Areas.

Option 1: **Maintaining the Current Policy – No Policy Restriction on Commencing the Secondary Plan**

At present, VOP 2010 does not restrict the timing of the start of the secondary planning process in the New Community Areas. If maintained the following advantages and disadvantages are seen.

Advantages

- Provides the quickest route to the preparation of the New Community Area Secondary Plan and delivery of additional ground related units;
- Simplest to administer, no restrictions in policy.

Disadvantages

- Fails to reflect the priority the VOP 2010 gives to intensification;
- If it were to proceed immediately it would divert staff and funding resources away from other plans that support intensification;
- If it were decided to proceed with both the New Community Area Secondary Plan and other intensification studies concurrently, the City would have to budget accordingly and staff resources are not available to undertake all of this work as well as the ongoing work related to VOP 2010 and other policy planning initiatives.

Option 2: **Proceeding with the New Community Areas Secondary Plan Studies after the Completion of the Six Required Secondary Plans**

This option requires that the preparation of the secondary plan for the New Community Areas wait for the completion of the six secondary plans identified on Schedule 14-A to VOP 2010.

Advantages

- Clearly signals the City's commitment to intensification;
- City resources can be immediately focussed on the intensification studies;
- The phasing approach is process driven, not market driven thereby providing the City with a greater level of control, outside of market fluctuations;
- The complete suite of secondary plans would be in place prior to moving on to the New Community Area plan;

Disadvantages

- May result in the longest and most uncertain lead time to the initiation of the New Community Areas Secondary Plan, due to the number of complete plans required and potentially subject to delays resulting from OMB appeals;
- Could result in a shortage of ground related housing units post-2021;
- If the City attempted to proceed with all six of Schedule 14-A secondary plans simultaneously, the necessary resources would have to allocated;
- A single delayed secondary plan could result in a major delay in starting the secondary planning process for the New Community Areas;

- Not all Intensification Area Secondary Plans can be undertaken at this time. For example, hospital planning in the Jane and Major Mackenzie area which is one of the required Intensification Area Secondary Plans, needs to be advanced prior to the start of a secondary plan process for the potential remaining City lands.

Option 3: Proceeding with the New Community Areas Secondary Plan after at Least Three of the Required Secondary Plans Have Been Substantially Advanced

This alternative was previously recommended by staff at the Special Committee of the Whole meeting on July 28, 2010. It requires that at least three of the six secondary plans identified on Schedule 14-A to VOP 2010 be "substantially advanced" before commencing the secondary planning for the new community blocks.

Advantages

- Continues to signal the City's commitment to intensification;
- Moving forward with three of the Schedule 14-A Secondary Plans will have fewer short-term staffing and budget implications;
- It is also process driven, not market driven providing the City with a greater level of control on phasing, outside of market fluctuations;
- Requiring the advancement of three as opposed to the completion of the six secondary plans, provides a greater level of flexibility which thereby provides less risk of a long-term delay in the initiation of the New Community Areas Secondary Plan.

Disadvantages

- There may be uncertainty in the timing of the initiation of the New Community Areas Secondary Plan initiation unless the definition of "substantially advanced" is clear;
- While it remains more flexible than b), it is likely to result in a longer horizon for the development of the New Community Areas;
- If the City proceeds with three of Schedule 14-A secondary plans plus the Natural Heritage Network Inventory Study the necessary staff resources and study funding would need to be allocated.

Staff recommend that the definition of "substantially advanced" be when the Draft Secondary Plan for an Intensification Area goes to the Committee of the Whole - Statutory Public Hearing.

Option 4: Proceed with Required Secondary Plans for Intensification Areas at the Discretion of Council and Budgetary Process and Initiate the New Community Areas Secondary Plan when a Shortage of Available Greenfield Land for Housing Becomes Apparent as a Result of Establishing a Base Line Threshold Subject to Annual Monitoring

Advantages

- Future greenfield development can respond to market demands and gives Council a metric based on land supply/demand which provides a signal as to when to initiate the New Community Areas Secondary Plan.

Disadvantages

- If it were decided to proceed with both the New Community Area Secondary Plan and other intensification studies concurrently, the City would have to budget accordingly and additional staff resources would be required.

Relationship to Vaughan Vision 2020

This report is consistent with the following objectives and initiatives:

- Plan and Manage Growth & Economic Development
 - Complete and Implement the Growth Management Strategy

Regional Implications

It is anticipated that the Regional report on the approval of the Vaughan Official Plan will proceed to Regional Council in September/October of 2011. Staff will be preparing reports to Vaughan Council on the VOP 2010 with City recommendations on modifications to the plan. Any modifications to the VOP 2010 resulting from this report will be subject to this process and Council approval.

Conclusion

VOP 2010 provides for the delivery of a range of housing types for the next 20-years. This includes higher density forms such as apartments and ground related units. Intensification is a priority and securing the conditions that will facilitate the construction of higher density units in the planned intensification areas will be necessary. In considering phasing plans it will be important to ensure that all of the planned housing types are available in a timely manner, taking into consideration the uncertainties in the timing of the planning approvals and the demands of the housing market.

From a policy perspective, an approach to phasing the initiation of the secondary plan process for the New Community Areas should contain triggering mechanisms which ensure that the planning approvals are well advanced for the intensification areas. This will reflect the City's commitment to achieve the planned intensification targets. The triggering mechanism should also provide a reasonable level of certainty as to when the preparation of the secondary plan for the New Community Areas can begin so the necessary investment decisions can be made.

The Commissioner of Planning advises that the Planning Department supports Option 3 and further advises that the Natural Heritage Network Inventory Study should be undertaken prior to commencement of the Secondary Plan for the New Community Areas.

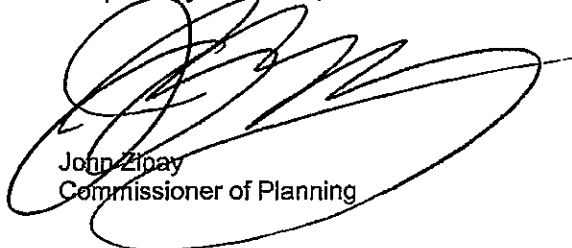
Attachments

1. Location Map - New Community Areas.

Report Prepared by

Roy McQuillin, Manager of Policy Planning, ext. 8211
Diana Birchall, Director of Policy Planning, ext. 8411
John Zipay, Commissioner of Planning, ext. 8445

Respectfully submitted,



John Zipay
Commissioner of Planning




Diana Birchall
Director of Policy Planning



Legend

**SUBJECT AREAS
 (BLOCKS 27 & 41)**

N

 Not to Scale

**Location Map of New
 Community Areas**

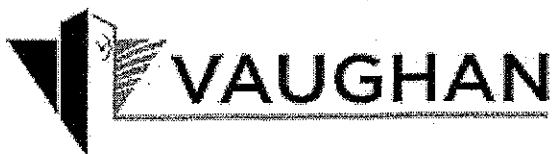
Location: Part Lots 26-30, Concession 4 &
 Part Lots 26 - 30, Concession 6

H:\DFT\ ATTACHMENTS\B-05-61\B-01.2005.4-03



Attachment 1

File: 25.2.4
 Date: January 25, 2011



C5
ADDENDUM 1
COUNCIL – JANUARY 25, 2011

January 25, 2011

To: Mayor Maurizio Bevilacqua and Members of Council

Re: **Communications**
Council Meeting January 25, 2011
Addendum Item # 1 - Deadline Extension Pursuant to ISF and RINC Projects

Please be advised that the following ISF and RiNC projects have been removed from the list of projects requesting an extension:

- ISF #2221: Don and Humber Trail
- ISF #2432: MNR Trail System
- ISF #1528: Woodbridge Memorial Park
- RiNC #1979: WEA Bocce Shelter
- RiNC #1969 WEA Field Renovations

Upon further review staff has determined there is insufficient time and resources to complete additional work within the revised timeframe and residual funds. The updated list has been attached for your information and review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Cribbett', with a long horizontal stroke extending to the right.

Barbara Cribbett, CMA
Commissioner of Finance/City Treasurer

Revised Attachment – Infrastructure Stimulus Fund Projects Requesting an Extension

c: Clayton Harris, City Manager
Senior Management Team
Ferruccio Castellarin, Director of Reserves & Investments

memorandum

