

ISSUE DATE:

January 10, 2014



Ontario

Ontario Municipal Board  
Commission des affaires municipales de l'Ontario

PL111272

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

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

BEFORE:

J. CHEE-HING	)	Friday, the 10th
MEMBER	)	
	)	day of January 2014

THE BOARD ORDERS that further to the Decision issued on December 24, 2013, the Procedural Order, as agreed to between the Parties and attached hereto as Attachment "A", shall be in force and effect for the purpose of governing the required procedures leading up to and including the hearing, which is scheduled to commence on Monday, February 3, 2014 at 10:00 AM to be held at the Multipurpose Room, Municipal Building at 2141 Major Mackenzie Drive in the City of Vaughan. The Board has set aside five (5) days for the hearing.

A handwritten signature in black ink, appearing to read "Janne Hogg".

SECRETARY



PL111184

**ONTARIO MUNICIPAL BOARD**

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

Appellant: 1042710 Ontario Limited  
Appellant: 1191621 Ontario Inc.  
Appellant: 1529749 Ontario Inc.  
Appellant: 1541677 Ontario Inc. and others  
Subject: Failure to announce a decision respecting the proposed new Official Plan of the Regional Municipality for York for the City of Vaughan  
Municipality: City of Vaughan  
OMB Case No.: PL111184  
OMB File No.: PL111184

Appellants:

See Attachment A.

**PROCEDURAL ORDER - Phase 1, Volume 1 (City-wide Appeals)**

1. The Board may vary or add to these rules at any time, either on request or as it sees fit. It may alter this Order by an oral ruling, or by another written Order.

Organization of the Hearing

2. The hearing will begin on **Monday the 3<sup>rd</sup> day of February, 2013**, at 10:00 a.m. in the Committee Room 242, City of Vaughan City Hall, 2141 Major Mackenzie Drive, Vaughan.
3. The length of the hearing will be five (5) days.
4. The parties and participants to this proceeding are listed in Attachment A. The parties and participants who have identified an interest and will be actively participating in the Phase 1, Volume 1 hearing (the "Involved Parties") are listed in Attachment B. Any party or participant who has an interest in receiving copies of the materials exchanged for the Phase 1, Volume 1 hearing shall advise the Involved Parties and the Board by **Thursday December 19<sup>th</sup> 2013** (the "Interested Persons"). Except for deletions, there shall be no changes to these lists unless the Board permits it following written motion to the Board.
5. The Issues are the policies as set out in the Issues List attached as Attachment C. There will be no additions to this list unless the Board

permits, and a party who asks for changes may have costs awarded against it.

6. Any person intending to participate in the hearing should provide a telephone number to the Board as soon as possible. Any such person who will be retaining a representative should advise the other parties and the Board of the representative's name, address and phone number as soon as possible.

#### **Requirements Before the Hearing**

7. A Party who intends to call witnesses, whether by summons or not, shall provide to the Board, and to the other Involved Parties and the Interested Persons a list of their witnesses, their professional qualifications, their areas of expertise, completed Acknowledgements of Expert's Duty, the precise area and discipline in which they will seek to be qualified to provide expert testimony, and the intended order in which the witnesses will be called during the hearing. This information must be delivered on or before **Tuesday December 24<sup>th</sup>, 2013**. Any challenge by a Party to the qualifications or expertise of a witness must be filed with the Board with supporting reasons within 30 days.
8. An expert witness shall prepare an expert witness statement which shall list any reports prepared by the expert, or any other reports or documents to be relied on at the hearing. Copies of this must be provided as in section 11. Instead of a witness statement, the expert may file his or her entire report if it contains the required information. If this is not done, the Board may refuse to hear the expert's testimony. For greater certainty, each expert witness statement must comply with the minimum content requirements specified in Rule 21 of the Board's *Rules of Practice and Procedure*. If the expert witness has prepared any report(s) that he/she intends to rely on at the hearing, and which did not form part of the submissions made to the City such report(s) shall be provided to the other parties at the same time as the delivery of expert witness statements, as in section 12.
9. A participant must provide a participant statement consisting of a short written outline of the person's or group's background, experience and interest in the matter; a list of the issues which the participant will address and a short outline of the evidence on those issues; and a list of reports, if any which the participant will refer to at the hearing, to the Board and the Involved Parties, on or before **Wednesday January 15<sup>th</sup> 2014**, or the witness or participant may not give oral evidence at the hearing.
10. Expert witnesses who are under summons but not paid to produce a report do not have to file an expert witness statement; but the party calling them must file a brief outline of the expert's evidence, as in section 11.
11. On or before **Wednesday January 15<sup>th</sup>, 2014**, the Involved Parties shall provide copies of their witness and expert witness statements to the other

Involved Parties and the Interested Persons.

12. On or before **Friday January 24<sup>th</sup>, 2014**, the Involved Parties shall provide any Reply Witness Statements responding to any written evidence received to all other Involved Parties and the Interested Persons.
13. On or before 7 days before the commencement of the hearing, the Involved Parties and participants shall provide the Involved Parties and the Interested Persons with copies of their visual evidence. If a model will be used, all Involved Parties and Interested Persons must have a reasonable opportunity to view it before the hearing.
14. The Involved Parties will cooperate in producing a **Joint Document Book** for the assistance of the Board.
15. A person wishing to change written evidence, including witness statements, must make a written motion to the Board. Such a motion shall be in accordance with the Board's Rules 34 to 41, which require that the moving party provide copies of the motion to all other Parties 10 days before the Board hears the motion.
16. An Involved Party who has filed an expert witness statement must have the witness attend the hearing to give oral evidence, unless the Involved Party notifies the other Involved Parties and the Board by **three (3) days** before the commencement of the hearing that the written evidence is not part of the record.
17. Documents may be delivered by e-mail, personal delivery, facsimile, courier or registered or certified mail or otherwise as the Board may direct. The delivery of documents by fax shall be governed by the Board's Rules on this subject. Material delivered by mail shall be deemed to have been received five business days after the date of registration or certification.
18. The Board's file number PL111184 is to be clearly marked on all documents served by the Involved Parties and Participants or filed with the Board.
19. No adjournments or delays will be granted before or during the hearing except for serious hardship or illness. The Board's Rules 61 to 65 apply to such requests.

**This Member is [not] seized  
So orders the Board.**

## **ADDITIONAL INFORMATION FOR THE PROCEDURAL ORDER**

### ***Meaning of terms used in the Procedural Order:***

***Party*** is an individual or corporation permitted by the Board to participate fully in the hearing by receiving copies of written evidence, presenting witnesses, cross-examining the witnesses of the other parties, and making submissions on all of the evidence. If an **unincorporated group** wishes to become a party, it must appoint one person to speak for it, and that person must accept the other responsibilities of a party as set out in the Order. Parties do not have to be represented by a lawyer, and may have an agent speak for them. The agent must have written authorisation from the party.

**NOTE** that a person who wishes to become a party before or at the hearing, and who did not request this at the prehearing conference, must ask the Board to permit this.

**Participant** is an individual, group or corporation, whether represented by a lawyer or not, who may attend only part of the proceeding but who makes a statement to the Board on all or some of the issues in the hearing. Such persons may also be identified at the start of the hearing. The Board will set the time for hearing this statement. **NOTE** that such persons will likely not receive notice of mediations or conference calls on procedural issues. They also cannot ask for costs, or review of a decision as parties can. If a participant does not attend the hearing and only files a written statement, the Board will not give it the same attention or weight as submissions made orally. The reason is that parties cannot ask further questions of a person if they merely file material and do not attend.

### ***Written and Visual Evidence:***

**Written evidence** includes all written material, reports, studies, documents, letters and witness statements which a party or participant intends to present as evidence at the hearing. These must have pages numbered consecutively throughout the entire document, even if there are tabs or dividers in the material.

**Visual evidence** includes photographs, maps, videos, models, and overlays which a party or participant intends to present as evidence at the hearing.

### ***Witness Statements:***

**A witness statement** is a short written outline of the person's background, experience and interest in the matter; a list of the issues which he or she will discuss and the witness' opinions on those issues; and a list of reports that the witness will rely on at the hearing.

**An expert witness statement** is a written statement that must include: (1) The expert's name and address (2) qualifications and area of expertise, (3) The nature of the retainer, (4) A list of the issues he or she will address, (5) The expert's opinions on those issues and the complete reasons for the opinions including an analysis of how the experts arrived at the opinion, including a policy analysis where applicable and, (6) a list of reports that the witness will rely on at the hearing.

**A participant statement** is a short written outline of the person's or group's background, experience and interest in the matter; a list of the issues which the participant will

*address and a short outline of the evidence on those issues; and a list of reports, if any, which the participant will refer to at the hearing.*

***Additional Information***

***Summons:*** *A party must ask a Board Member or the senior staff of the Board to issue a summons. This request must be made before the time that the list of witnesses is provided to the Board and the parties. (See Rules 45 and 46 on the summons procedure.) If the Board requests it, an affidavit must be provided indicating how the witness' evidence is relevant to the hearing. If the Board is not satisfied from the affidavit, it will require that a motion be heard to decide whether the witness should be summoned.*

***The order of examination of witnesses:*** *is usually direct examination, cross examination and re-examination in the following way:*

- *direct examination by the party presenting the witness;*
- *direct examination by any party of similar interest, in the manner determined by the*

*Board;*

- *cross-examination by parties of opposite interest;*
- *re-examination by the party presenting the witness; or*
- *another order of examination mutually agreed among the parties or directed by the Board.*

## ATTACHMENT A

PL111184

<u>Appellants</u>	<u>Appeal No.</u>	<u>Representative</u>
1042710 Ontario Ltd.	1	Patricia A. Foran / Patrick Harrington
Briardown Estates Inc.	33	Patrick Harrington
Amar Transport Inc.	81	
Highway 27 Langstaff GP Ltd.	2	Kim Beckman, Susan Rosenthal & Jason Lewis
Highway 27 Langstaff GP Ltd.	22	
Solmar Inc.	3	Michael Melling & Jason Lewis
Tesmar Holdings Inc.	4	
Block 40/47 Developers Group Inc.	28	
1539253 Ontario Inc.	68	
Celebration Estates Inc.	96	
Block 66 West Landowners Group Inc.	125	
Block 41-28E Developments Limited, Block 41-28W Developments Ltd., 1212765 Ontario Inc. and 1213763 Ontario Ltd.	35	Ira T. Kagan
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38	
2 Steeles Avenue West Ltd.	39	
Auto Complex Ltd.	40	
Salz & Son Ltd.	51	
Haulover Investments Ltd.	7	Jeffrey Streisfield
David and Kathy Lundell	42	
Portside Developments (Kipling) Inc.	116	
Mario Tedesco (Fifthshire Homes Ltd.)	117	
Baif Developments Limited	8	Roslyn Houser, Michael Stewart & Jennifer Drake
Costco Wholesale Canada Ltd.	9	
Wal-Mart Canada Corp.	10	
First Vaughan Investments Inc., Ruland Properties Inc. and Skyrange Investments Inc.	72	
Calloway REIT (Sevenbridge) Inc.	73	
LTF Real Estate Company, Canada Inc. ("Life Time")	134	
TDL Group Corp.	11	
McDonald's Restaurants of Canada Ltd.	12	
A&W Food Services of Canada Inc.	13	Michael S. Polowin & Denise Baker
Wendy's Restaurants of Canada Inc.	14	
Ontario Restaurant Hotel & Motel Association	15	
West Rutherford Properties Ltd.	16	Bruce C. Ketcheson
Ozner Corporation	17	
836115 Ontario Inc.	18	Barry Horosko & Caterina Facciolo
1191621 Ontario Inc.	19	
Granite Real Estate Inc. (formerly MI)	20	
1834375 Ontario Ltd.	29	
1834371 Ontario Ltd.	30	



Delisle Properties Ltd.	34	Barry Horosko & Caterina Facciolo
1541677 Ontario Inc.	43	
Novagal Development Inc.	52	
2159645 Ontario Ltd. (Liberty)	56	
Centre Street Properties Inc.	78	
Vogue Investments Ltd.	79	
Nine-Ten West Ltd.	80	
Cedarbrook Residential	103	
Trimax on Islington Avenue	104	
Allegra on Woodstream Inc.	112	
588701 Ontario Limited	124	Quinto M. Annibale & Steven Ferri
Eugene and Lillian Iacobelli	21	
Hollywood Princess Convention and Banquet Centre Ltd.	50	
MCN (Pine Valley) Inc.	57	
785345 Ont. Ltd and I & M Pandolfo Holdings	59	
Kirbywest Ltd.	66	
Royal 7 Developments Limited	84	
Mr. Antonio Di Benedetto	109	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	
Blair Building Materials Inc.	131	Jeffrey L. Davies & Aaron I. Platt
Lucia Milani and Rizmi Holdings Ltd.	62	
Blackwood Realty Fund I Limited Partnership	24	
H&L Title Inc. & Ledbury Investments Ltd.	75	Susan D. Rogers
John Duca	113	
RioCan Holdings Inc. (Coulter's Mills Marketplace)	31	Joel D. Farber
RioCan Holdings Inc. (Springfarm Marketplace)	32	
Riotrin Properties (Vaughan) Inc., Riotrin Properties (Vaughan2) Inc. and Riotrin Properties (Vaughan3) Inc.	48	
RioCan Holdings Inc. (Centre Street Corridor)	82	
1306497 Ontario Inc. (Sisley Honda)	133	
Ms. Ronni Rosenberg	37	Amber Stewart
Canadian Fuels Association	41	N. Jane Pepino
Imperial Oil Ltd.	71	
Home Depot Holdings Inc.	44	Steven A. Zakem
Granite Real Estate Inc. and Magna International Inc.	110	
Casertano Development Corporation and Sandra Mammone	45	Mary Flynn-Guglietti & Annik Forristal
Danlauton Holdings Ltd.	46	
1529749 Ontario Inc. (the "Torgan Group")	47	
Suncor Energy Products Partnership	54	
CST Canada Co.	85	
2157160 Ontario Inc.	99	

165 Pine Grove Investments Inc.	53	Adam J. Brown & Jessica Smuskowitz
1525233 Ontario Inc.	97	
Overriver Holdings Ltd.	98	
Palmerston Properties Limited	122	Robert Miller
2090396 Ontario Ltd.	60	Mark R. Flowers
Arthur Fisch & 1096818 Ontario Inc.	61	
Teefy Developments Inc.	63	Chris Barnett & Alexis Alyea
281187 Ontario Ltd.	64	Gerard C. Borean
L-Star Developments Group	65	
Kipco Lands Development Inc.	86	
Lanada Investments Limited	87	
Market Lane Holdings Limited	88	
Gold Park (Woodbridge) Inc.	89	
Mrs. Anna Greco	90	
Luigi Bros. Paving Company Ltd.	91	
Mr. Silvio Di Giammarino	94	
1034933 Ontario Ltd.	120	
Belleterra Corporation	121	
Luigi Bros. Paving Company Ltd.	128	
Blue Water Ranch Development Inc.	67	Daniel Artenosi / Christopher J. Tanzola
Berkley Commercial (Jane) Inc.	119	Daniel Artenosi
2058258 Ontario Ltd. (Forest Green Homes)	69	Christopher J. Williams & Andrea Skinner
Royal Group Inc.	70	Robert J. Gray
Ms. Traci Shatz	76	Aynsley L. Anderson
Langvalley Holdings	77	Nicholas T. Macos
Anland Developments Inc.	83	Jason Gabriele
United Parcel Service Canada Ltd.	92	Tim Bermingham
Camelot on 7 Inc. and Elia Breda	93	Paul R. Bottos
Weston Downs Ratepayers Association	95	Anthony Francescucci
Mr. Alex Marrero	102	Alan Heisey
PERLS Inc.	105	Bruce McMinn
2117969 Ontario Inc.	106	John Alati & Alexander Suriano
Midvale Estates Ltd.	107	
Potestas Properties Inc.	108	
Covenant Chapel	115	
Bentall Kennedy (Canada) LP	111	James Harbell, Patrick Duffy & Maggie Chien
Toromont Industries Ltd.	114	Michael Arbutina & Michael Miller
Teresa Marando	123	Carmine Marando
Monica Murad	127	Micheal Simaan

<u>Parties</u>	<u>Party No.</u>	<u>Representative</u>
Region of York	A	Pitman Patterson, Gabriel Szobel & Frank Santaguida
Ministry of Municipal Affairs and Housing	B	Kenneth G. Hare & J. Flynn Paquin
Toronto and Region Conservation Authority	C	June Little
611428 Ontario Ltd.	F	David Bronskill & Nick Staubitz
York Region Catholic District School Board	G	Peter C. Williams
York Region District School Board	H	Jessica Peake
FCHT Holdings (Ont) Corp	I	Steven A. Zakem
CNR	K	Alan Heisey
Ivanhoe Cambridge Inc.	M	Jeffrey L. Davies
Vaughan 400 North Landowners Group Inc.	N	Michael Melling & Jason Lewis
1233389 Ontario Inc.	O	Alan Heisey
Sustainable Vaughan	P	Stephen Roberts
Joseph and Teresa Marando	S	Carmine Marando
Velmar Centre Property Ltd.	T	Michael Melling & Jason Lewis
Argo Lumber Inc., Alpa Trusses Inc.	U	Sarah Jane Turney
Roybridge Holdings Ltd., Vaughan West II Ltd. and Squire Ridge Investment Ltd.	V	Susan D. Rogers
Adidas Canada Ltd., 2029832 Ontario Inc. and Conair Consumers Products Inc.	W	Susan D. Rogers
Part of Block 59 Landowners Group	X	Sarah Jane Turney
Sidney Isenberg (Medallion Fence Ltd.)	Y	Shelly Isenberg
Liberta D'Aversa	Z	Gregory Gryguc
<u>Participants</u>	<u>No.</u>	<u>Representative</u>
City of Brampton	i	Roberto Zuech & David Waters
Block 27 Landowners' Group	ii	Michael Melling & Jason Lewis
Americo Ferrari	iv	
Ellen Schacter	v	Crown Hts Coop Housing

**ATTACHMENT B**  
**INVOLVED PARTIES**

<u>Appellants</u>	<u>Appeal No.</u>	<u>Representative</u>
1042710 Ontario Ltd.	1	Patricia A. Foran / Patrick Harrington
7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd.	38	Ira T. Kagan
2 Steeles Avenue West Ltd.	39	
Auto Complex Ltd.	40	
Salz & Son Ltd.	51	
2090396 Ontario Ltd.	60	Mark R. Flowers
Arthur Fisch & 1096818 Ontario Inc.	61	Steven A. Zakem
Home Depot Holdings Inc.	44	
Kirbywest Ltd.	66	Quinto M. Annibale & Steven Ferri
Mr. Antonio Di Benedetto	109	
Holcim (Canada) Inc.	129	
2203012 Ontario Limited	130	
Blair Building Materials Inc.	131	
First Vaughan Investments Inc., Ruland Properties Inc. and Skyrange Investments Inc.	72	Roslyn Houser, Michael Stewart & Jennifer Drake
Calloway REIT (Sevenbridge) Inc.	73	Kim Beckman, Susan Rosenthal & Jason Lewis
Highway 27 Langstaff GP Ltd.	2	
Highway 27 Langstaff GP Ltd.	22	
<u>Parties</u>	<u>Party No.</u>	<u>Representative</u>
Region of York	A	Pitman Patterson, Gabriel Szobel & Frank Santaguida
City of Vaughan		Bruce Engell & Claudia Storto

ISSUES LIST

LEGEND

Multiple appellants suggest language  
Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
2.2.1.1	That the areas identified on Schedule 1 as the Vaughan Metropolitan Centre, Primary Centres, Local Centres and Primary Intensification Corridors are collectively known within this Plan as <i>Intensification Areas</i> . The policies related to <i>Intensification Areas</i> shall be consistent with policies for such areas as contained in the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan.	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	That the areas identified on Schedule 1 as the Vaughan Metropolitan Centre, Primary Centres, Local Centres and Primary Intensification Corridors are collectively known within this Plan as <i>Intensification Areas</i> . <b>Intensification Areas will be the primary locations for the accommodation of growth, the greatest mix of uses, heights and densities.</b> The policies related to <i>Intensification Areas</i> shall be consistent with policies for such areas as contained in the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan.
2.2.1.2	That the areas identified on Schedule 1 as the Vaughan Metropolitan Centre, Primary Centres, Local Centres and Primary Intensification Corridors are collectively known within this Plan as <i>Intensification Areas</i> . The policies related to <i>Intensification Areas</i> shall be consistent with policies for such areas as contained in the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan.	#60 & 61 - Flowers	add " <b>Regional Intensification Corridors</b> " to the list of areas comprising the <i>Intensification Areas</i>
2.2.3.4	That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts.	#60 & 61 - Flowers	That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts. <b>At the same time, where lands immediately adjacent to Community Areas are within intensification Areas, development shall be of a scale, intensity, and use that is appropriate to ensure that the intensification objectives for the intensification Areas are fulfilled.</b>
2.2.5.12	The Primary Intensification Corridors are Intensification Areas that are planned to evolve with either mixed-use or employment intensification over time to complement adjacent areas, support public transit, and enhance the structure of the City by linking Intensification Areas.	#44 Home Depot - Zakem	The Primary Intensification Corridors are Intensification Areas that are planned to evolve with either mixed-use or employment intensification over time to complement adjacent areas, support public transit, and enhance the structure of the City by linking Intensification Areas. <b>Notwithstanding the intent for intensification of Primary Intensification Corridors over the lifetime of this plan, interim development at lower heights and densities is permitted provided future intensification is not precluded.</b>
2.2.5.13	That Primary Intensification Corridors shall be planned to:	#44 Home Depot - Zakem	That Primary Intensification Corridors shall be planned and developed over the lifetime of this plan. <b>They will be developed as mixed use areas. In either mixed use or single use buildings to:</b>
2.2.5.14	That only properties with frontage directly on the street forming a Primary Intensification Corridor shall be considered appropriate for intensification. For clarity, properties that are rear-lotted against a Primary Intensification Corridor, or those that have frontage on a window street parallel to a Primary Intensification Corridor, are generally not considered appropriate for intensification.	#44 Home Depot - Zakem	That only properties with frontage directly on the street forming a Primary Intensification Corridor, at the time the Plan is adopted by Council, shall be considered appropriate for intensification. For clarity, properties that are rear-lotted against a Primary Intensification Corridor, or those that have frontage on a window street parallel to a Primary Intensification Corridor, are generally not considered appropriate for intensification.
4.2.2.4	To support and encourage the implementation of the transit network shown on Schedule 10 and, working with York Region, to secure lands, where appropriate, through the development approval process for facilities such as:  d. intelligent transit and travel information systems; and,  e. public streetscape enhancements.	#60 & 61 - Flowers	To support and encourage the implementation of the transit network shown on Schedule 10 and, working with York Region, to secure lands, where appropriate, through the development approval process for facilities such as:  d. intelligent transit and travel information systems; and,  Delete Policy (consistent with policy 7.2.31 of the York Region Official Plan)  e. public streetscape enhancements.
4.2.2.16	To apply the York Region Transit-Oriented Development Guidelines, and Provincial Transit-Supportive Land Use Guidelines, through the development approvals process.	#60 & 61 - Flowers	Delete Policy (consistent with policy 7.2.31 of the York Region Official Plan)  To utilize the York Region Transit-Oriented Development Guidelines and the Provincial Transit-Supportive Land Use Guidelines in the review and evaluation of development applications. (consistent with policy 7.2.25.1 of the York Region Official Plan)  <del>To apply the York Region Transit-Oriented Development Guidelines and Provincial Transit-Supportive Land Use Guidelines, through the development approval process.</del>

ISSUES LIST

LEGEND

Multiple appellants suggest language  
Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
4.2.2.19	To plan for the development of street networks that accommodate efficient transit movement, provide convenient access to transit stops, and can accommodate a range of uses over time, and to: a. divide larger parcels into a more walkable and connected street and block pattern; b. form development parcels that are flexible and supportive of a range of uses over time; and, c. align with and extend into adjacent neighbourhoods to provide connectivity.	#72 & 73 SmartCentres - Houser, Stewart, Drake	To plan for the development of street networks that accommodate efficient transit movement, provide convenient access to transit stops, and can accommodate a range of uses over time, and to <b>encourage:</b> a. divide larger parcels into a more walkable and connected street and block pattern; b. form development parcels that are flexible and supportive of a range of uses over time, and, c. align with and extend into adjacent neighbourhoods to provide connectivity.
4.2.2.20	That all new development applications are required to prepare a mobility plan and development the proposal's approach to transit as per the complete application submission requirements as contained in subsection 10.1.3 of this Plan.	#60 & 61 - Flowers	That all new development applications are required to prepare a mobility plan and <b>identify development</b> the proposal's approach to transit as per the complete application submission requirements as contained in subsection 10.1.3 of this Plan.
4.3.2.3	To consider developing guidelines for cash-in-lieu of parking in <i>Intensification Areas</i> where it can be demonstrated that parking reductions will not have adverse spill-over impacts on surrounding areas, and where the provision of on-street or municipally provided parking can meet additional parking needs. Revenue generated from cash-in-lieu of parking would be used to support facilities for parking, transit, bicycling and walking.	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	To consider developing guidelines for cash-in-lieu of parking in <i>Intensification Areas</i> where it can be demonstrated that <b>any further or additional parking reductions (below the reduced standards established in Section 4.3.2.2)</b> will not have adverse spill-over impacts on surrounding areas, and where the provision of on-street or municipally provided parking can meet additional parking needs. Revenue generated from cash-in-lieu of parking would be used to support facilities for parking, transit, bicycling and walking.
4.3.2.8	Where a structured parking facility fronts onto a street or public space, the parking structure on all levels, shall be fronted with active uses.	#72 & 73 SmartCentres - Houser, Stewart, Drake	Where a structured parking facility fronts onto a street or public space <b>it is encouraged that the parking structure on all levels shall be fronted with active uses at the street level where appropriate.</b>
4.3.3.8	To require the preparation and implementation of a travel demand management program for all Site Plan approval applications for office uses greater than 2,000 square metres or residential apartment or mixed use buildings with greater than 50 residential units. The travel demand management program shall:	#60 & 61 - Flowers	To require the preparation and implementation of a travel demand management program for all Site Plan approval applications for office uses greater than <b>12,500-2,000</b> square metres or residential apartment or mixed use buildings with greater than <b>250-50</b> residential units. The travel demand management program shall:
7.5.1.3	To require that all significant developments that include a residential component demonstrate their contribution to meeting the City's housing objectives through the preparation of a housing options statement. Housing options statements, prepared to the satisfaction of the City, will be required for all Block Plan, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications, and describe the following:	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	To require that all significant developments that include a residential component demonstrate their contribution to meeting the City's housing objectives through a <b>brief analysis of the following: the preparation of a housing options statement. Housing options statements, prepared to the satisfaction of the City, will be required for all Block Plan, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications, and describe the following:</b>
7.5.1.3	To require that all significant developments that include a residential component demonstrate their contribution to meeting the City's housing objectives through the preparation of a housing options statement. Housing options statements, prepared to the satisfaction of the City, will be required for all Block Plan, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications, and describe the following:	#60 & 61 - Flowers	To require that all developments <b>including more than 250 residential units - significant developments</b> that include a residential component demonstrate their contribution to meeting the City's housing objectives through the preparation of a housing options statement. Housing options statements, prepared to the satisfaction of the City, will be required for all Block Plan, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications, and describe the following:
8.2.1	To require the use of underground wires for local electricity distribution systems.	#72 & 73 SmartCentres - Houser, Stewart, Drake	To <b>encourage</b> <del>require</del> the use of underground wires for local electricity distribution systems.
9.1.1.4(s)	To promote an interconnected grid-like pattern of streets and blocks that is walkable and cyclable through the following measures: a. limiting the length of streets and blocks to assist with pedestrian and bicycle circulation;	#72 & 73 SmartCentres - Houser, Stewart, Drake	To promote an interconnected grid-like pattern of streets and blocks that is walkable and cyclable through the following measures: a. <b>limiting encouraging</b> the length of streets and blocks <b>to assist with which promote</b> pedestrian and bicycle circulation.
9.1.2.1	That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: b. in Intensification Areas, new development will be located and organized, as set out in policies 9.1.2.4 and 9.1.2.5, to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity development;	#60 & 61 - Flowers	That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: b. in Intensification Areas, new development will be located and organized, as set out in policies <b>9.1.2.5 and 9.1.2.6</b> to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity development;

ISSUES LIST

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Multiple appellants suggest language  
Portion of policy not appealed

Policy	APPELLANT	CITY TEXT	PROPOSED REVISION OR RECOMMENDED ACTION
9.1.2.5	#38, 39, 40 & 51 Yonge Steeles Landdowners - Kagan	That in Intensification Areas, new development will be designed to:	That in Intensification Areas, new development will be <b>encouraged to des gn, to the extent possible, designed to:</b>
	#60 & 61 - Flowers	e. create appropriate transitions in scale to areas of lower intensity;	e. create appropriate transitions in scale to areas of lower intensity <b>while, at the same time, fulfilling the intensification objectives for the Intensification Areas</b> ;
	#60 & 61 - Flowers	h. minimize adverse shadow and/or wind impacts on neighbouring properties or public realm areas as demonstrated through the submission of the appropriate studies;	h. <b>adequately limit</b> <del>minimize</del> adverse shadow and/or wind impacts on neighbouring properties or public realm areas as demonstrated through the submission of the appropriate studies;
9.1.2.6		That in Intensification Areas, new development will locate and organize vehicle parking, access and service areas to minimize their impact on surrounding properties and the public realm by:	That in Intensification Areas, new development will locate and organize vehicle parking, access and service areas to minimize their impact on surrounding properties and the public realm by:
	#60 & 61 - Flowers	d. providing underground parking where appropriate;	d. <b>encouraging providing</b> underground parking where appropriate;
	#60 & 61 - Flowers	f. buffering and screening any surface parking areas are buffered and screened from all property lines through the use of setbacks and landscaping; and	f. <b>ensuring that buffering and screening</b> any surface parking areas are buffered and screened from all property lines through the use of setbacks and landscaping; and
9.1.3.1	#60 & 61 - Flowers	To develop Green Development Standards, in consultation with the building and construction industry, and, where appropriate, specific standards will be established to:	To develop Green Development Standards, in consultation with the building and construction industry, and, where appropriate, specific standards will be established to <b>encourage the following sustainability objectives in new development</b> :
9.1.3.1	#72 & 73 SmartCentres - Houser, Stewart, Drake	To develop Green Development Standards, in consultation with the building and construction industry, and, where appropriate, specific standards will be established to:	To develop Green Development Standards, in consultation with the building and construction industry, and, where appropriate, specific and <b>feasible</b> standards <b>will</b> may be established to:
9.1.3.2	#60 & 61 - Flowers	That in developing the Green Development Standards outlined in policy 9.1.3.1, the policies related to sustainable buildings in the York Region Official Plan will be applied, including a minimum of:	That in developing the Green Development Standards outlined in policy 9.1.3.1, the policies related to sustainable buildings in the York Region Official Plan will be applied <del>including a minimum of:</del> <b>(alternatively, make the policy consistent with York Region Official Plan policy 5.2.21)</b>
9.1.3.3	#60 & 61 - Flowers	That until such time as Green Development Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Approval are required to submit a Sustainable Development Report, indicating how the sustainable building policies of the York Region Official Plan are being met, and how the various elements contained in policy 9.1.3.1 are being applied.	That until such time as Green Development Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Approval are required to submit a Sustainable Development Report, indicating how the sustainable building policies of the York Region Official Plan are being <b>addressed met, and how the various elements contained in policy 9.1.3.1 are being applied.</b>
9.2.1.2	#44 Home Depot - Zakem	The development criteria for various building types are set out in subsection 9.2.3. Any variations from the policies in subsection 9.2.3, shall, to the satisfaction of the City, be minor and shall respond to unique conditions or context of a site. Such variations, with the exception of variations to height and or density, will not require an amendment to this Plan provided that they are supported through an Urban Design Brief that has been prepared to the satisfaction of the City. Detailed development standards to implement the policies set out in subsection 9.2.3 will be provided through the City's Zoning By-law.	The development criteria for various building types are set out in subsection 9.2.3. Any variations from the policies in subsection 9.2.3, shall, to the satisfaction of the City, be minor and shall respond to unique conditions or context of a site. Such variations, with the exception of variations to <b>maximum</b> height and or <b>maximum</b> density, will not require an amendment to this Plan provided that they are supported through an Urban Design Brief that has been prepared to the satisfaction of the City. Detailed development standards to implement the policies set out in subsection 9.2.3 will be provided through the City's Zoning By-law.
9.2.1.6	#38, 39, 40 & 51 Yonge Steeles Landdowners - Kagan	The use of the maximum floor space index regulation to justify extra height, the use of the maximum height regulation to justify extra density or use of either of those regulations to deviate from the other built form policies will be deemed to meet neither the intent nor spirit of this Plan.	The use of the maximum floor space index regulation to justify extra height, the use of the maximum height regulation to justify extra density or use of either of those regulations to deviate from the other built form policies will be deemed to meet neither the intent nor spirit of this Plan.
9.2.1.6	#60 & 61 - Flowers	The use of the maximum floor space index regulation to justify extra height, the use of the maximum height regulation to justify extra density or use of either of those regulations to deviate from the other built form policies will be deemed to meet neither the intent nor spirit of this Plan.	The use of the maximum floor space index regulation to justify extra height, the use of the maximum height regulation to justify extra density or use of either of those regulations to deviate from the other built form policies will be deemed to meet neither the intent nor spirit of this Plan.

Delete Policy.

Delete Policy.

ISSUES LIST

LEGEND

Multiple appellants suggest language  
Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
9.2.1.8	For lands designated Mid-Rise Residential, Mid-Rise Mixed Use, High-Rise 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.	#44 Home Depot - Zakem	Delete policy. It is inappropriate to preclude a future application. There is sufficient policy direction elsewhere in the plan.
9.2.1.12	Where there is a change in land use designation from lands in an Employment Area, identified on Schedule 1, including the general Employment, Prestige Employment and Commercial Mixed-Use land use designations, or lands with a Commercial Mixed Use designation outside an Employment Area to 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 noise and truck traffic. Such provisions and regulations shall be applied to the proposed development and, where feasible, shall also be extended to the existing use in order 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, 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.	#44 Home Depot - Zakem	Why is this just an issue for Employment Areas? "Where there is a change in land use to a more sensitive use adjacent to existing employment or commercial uses, 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. Such provisions and regulations shall be applied to the proposed development and, where feasible, shall also be extended to the existing use in order 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, 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. Any and all required mitigation measures shall be at the expense of the proponent for the proposed development."
9.2.1.12	Where there is a change in land use designation from lands in an Employment Area, identified on Schedule 1, including the general Employment, Prestige Employment and Commercial Mixed-Use land use designations, or lands with a Commercial Mixed Use designation outside an Employment Area to 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 noise and truck traffic. Such provisions and regulations shall be applied to the proposed development and, where feasible, shall also be extended to the existing use in order 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, 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.	#60 & 61 - Flowers	Where there is a change in land use designation from lands in an Employment Area, identified on Schedule 1, including the general Employment, Prestige Employment and Commercial Mixed-Use land use designations, or lands with a Commercial Mixed Use designation outside an Employment Area to 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. Such provisions and regulations shall be applied to the proposed development and, where feasible, shall also be extended to the existing use in order 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, 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.
9.2.2.3	In areas designated on Schedule 13 as Mid-Rise Residential, the following policies apply:	#38, 39, 40 & 51 Yonge Steeles Landdowners - Kagan	[There was a typo in the list of policies being held. It referred to 9.2.2.5 when it ought to have referred to 9.2.2.3 This policy is being held because of appeals with respect to height and density in Volume 2. No specific policy modifications are required to this Volume 1 policy at this time but may be required as part of the Volume 2 hearing.]
	a. Mid-Rise Residential areas are generally located in Intensification Areas and shall be planned to consist of primarily residential buildings. They will help achieve the City's population and intensification targets by establishing medium intensity housing forms. These areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.		a. Mid-Rise Residential areas are generally located in Intensification Areas and shall be planned to consist of primarily residential buildings. They will help achieve the City's population and intensification targets by establishing medium intensity housing forms. These areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.



ISSUES LIST

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Multiple appellants suggest language  
Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
	<p>b. The following uses shall be permitted in areas designated as Mid-Rise Residential, in addition to those uses permitted through policy 9.2.1.9:</p> <ul style="list-style-type: none"> <li>i. Residential units;</li> <li>ii. Home Occupations;</li> <li>iii. <i>Small scale convenience retail, provided the use is:</i> <ul style="list-style-type: none"> <li>A. located on a corner lot where at least one of the sides is on a collector or arterial street as indicated on Schedule 9; and</li> <li>B. a maximum of 185 square metres of gross floor area, and</li> </ul> </li> <li>iv. <i>Community facilities.</i></li> </ul> <p>c. The following Building Types are permitted in areas designated as Mid-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:</p> <ul style="list-style-type: none"> <li>i. Mid-Rise Buildings; and,</li> <li>ii. Public and Private Institutional Buildings.</li> </ul> <p>d. Within 70 metres of an area designated as Low-Rise Residential or on streets that are not arterial streets or major collector streets, the following building types may be permitted, pursuant to policies in subsection 9.2.3 of this Plan, in order to provide for an appropriate a transition to the Low-Rise Residential area:</p> <ul style="list-style-type: none"> <li>i. Townhouses;</li> <li>ii. Stacked Townhouses; and,</li> <li>iii. Low-Rise Buildings.</li> </ul> <p><i>In areas designated on Schedule 13 as Mid-Rise Mixed-Use, the following policies shall apply:</i></p>		<p>b. The following uses shall be permitted in areas designated as Mid-Rise Residential, in addition to those uses permitted through policy 9.2.1.9:</p> <ul style="list-style-type: none"> <li>i. Residential units;</li> <li>ii. Home Occupations;</li> <li>iii. <i>Small scale convenience retail, provided the use is:</i> <ul style="list-style-type: none"> <li>A. located on a corner lot where at least one of the sides is on a collector or arterial street as indicated on Schedule 9; and</li> <li>B. a maximum of 185 square metres of gross floor area, and</li> </ul> </li> <li>iv. <i>Community facilities.</i></li> </ul> <p>c. The following Building Types are permitted in areas designated as Mid-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:</p> <ul style="list-style-type: none"> <li>i. Mid-Rise Buildings; and,</li> <li>ii. Public and Private Institutional Buildings.</li> </ul> <p>d. Within 70 metres of an area designated as Low-Rise Residential or on streets that are not arterial streets or major collector streets, the following building types may be permitted, pursuant to policies in subsection 9.2.3 of this Plan, in order to provide for an appropriate a transition to the Low-Rise Residential area:</p> <ul style="list-style-type: none"> <li>i. Townhouses;</li> <li>ii. Stacked Townhouses; and,</li> <li>iii. Low-Rise Buildings.</li> </ul> <p><i>In areas designated on Schedule 13 as Mid-Rise Mixed-Use, the following policies shall apply:</i></p> <p>a. Mid-Rise Mixed-Use areas are generally located in Intensification Areas and provide for a mix of residential, retail, community and institutional uses. These areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas. <b>It is recognized that these areas will develop / redevelop over the lifetime of this plan and permitted uses can be developed in an interim form which does not meet the minimum heights / densities provided the development does not preclude the long term development of the height / density anticipated by this plan.</b></p> <p>b. The following uses shall be permitted in areas designated as Mid-Rise Mixed-Use, in addition to those uses permitted through policy 9.2.1.9:</p> <p><b>Add "major retail" as a permitted use.</b></p> <p>d. In areas designated as Mid-Rise Mixed-Use, located in Intensification Areas identified on Schedule 1, retail uses shall not exceed 50% of the total gross floor area of all uses on the lot.</p> <p><b>Delete - or apply a site specific policy to the Woodbridge Home Depot site permitting 100% retail uses in an intensification area. As the property is transitioning to a more intense form of development over the long term the proposed policy eliminates the ability for future full urban retail proposals.</b></p> <p>e. The following Building Types are permitted in areas designated as Mid-Rise Mixed-Use, pursuant to policies in subsection 9.2.3 of this Plan:</p> <p><b>Add low rise buildings pursuant to the interim development language we have added.</b></p> <p>In areas designated on Schedule 13 as High-Rise Mixed-Use, the following policies shall apply:</p> <p><b>Not an issue for Home Depot (#44 Home Depot - Zakem)</b></p> <p><b>#38, 39, 40 &amp; 51 Yonge Steeles Landowners - Kagan:</b></p> <p><b>Additionally, this policy is being held because of appeals with respect to height and density in Volume 2. No specific policy modifications are required to this Volume 1 policy at this time but may be required as part of the Volume 2 hearing.</b></p>
9.2.2.4	<p><i>In areas designated on Schedule 13 as Mid-Rise Mixed-Use, the following policies shall apply:</i></p> <p>a. Mid-Rise Mixed-Use areas are generally located in Intensification Areas and provide for a mix of residential, retail, community and institutional uses. These areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.</p>	#44 Home Depot - Zakem	
	<p>b. The following uses shall be permitted in areas designated as Mid-Rise Mixed-Use, in addition to those uses permitted through policy 9.2.1.9:</p>	#44 Home Depot - Zakem	
	<p>d. In areas designated as Mid-Rise Mixed-Use, located in Intensification Areas identified on Schedule 1, retail uses shall not exceed 50% of the total gross floor area of all uses on the lot.</p>	#44 Home Depot - Zakem	
	<p>e. The following Building Types are permitted in areas designated as Mid-Rise Mixed-Use, pursuant to policies in subsection 9.2.3 of this Plan:</p>	#44 Home Depot - Zakem	
9.2.1.6	<p>In areas designated on Schedule 13 as High-Rise Mixed-Use, the following policies shall apply:</p>	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	

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Multiple appellants suggest language  
Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
	a. High-Rise Mixed-Use areas are generally located in Intensification Areas and provide for a mix of residential, retail, community and institutional uses. These areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	a. High-Rise Mixed-Use areas are generally located in Intensification Areas and provide for a mix of residential, retail, community and institutional uses. These areas are intended to accommodate the greatest mix of uses, heights and densities and will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.
	c. In areas designated as High-Rise Mixed-Use the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street.	#39, 39, 40 & 51 Yonge Steeles Landowners - Kagan	c. In areas designated as High-Rise Mixed-Use the ground floor frontage of buildings facing arterial and collector streets generally shall predominantly consist of retail uses or other active uses that animate the street.
9.2.2.10	In areas designated on Schedule 213 as General Employment, the following policies shall apply:  c. 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, vibration, particulate, odour or other irritants.	#129 to 131 Coco Group - Annibale/Ferri	In areas designated on Schedule 33 as General Employment, the following policies shall apply:  c. 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, vibration, particulate, odour or other irritants. The operation of any use will not be considered to result in a nuisance or to have an adverse effect on neighbouring uses so long as it substantially meets the requirements of a Certificate of Approval issued by the Ministry of the Environment or if it has received Environmental Compliance Approval from the Ministry of the Environment.
9.2.3.5	The following policies and development criteria apply to Mid-Rise Buildings: b. Mid-Rise Buildings over six storeys in height shall be designed with a pedestrian scaled podium. The podium shall generally be between three and six storeys in height. Taller building elements shall generally be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.  b. Mid-Rise Buildings over six storeys in height shall be designed with a pedestrian scaled podium. The podium shall generally be between three and six storeys in height. Taller building elements shall generally be set back from the podium by an appropriate distance generally be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.  c. In order to provide appropriate privacy and daylight/sunlight conditions for any adjacent house form buildings, Mid-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall generally be setback a minimum of 7.5 metres from the property line and shall be contained within a 45 degree angular plane measured from the property line abutting those house form buildings.	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	The following policies and development criteria apply to Mid-Rise Buildings: b. Mid-Rise Buildings over six storeys in height shall be designed with a pedestrian scaled podium or other similar architectural articulation to enhance the building design and pedestrian oriented design. The podium shall generally be between three and six storeys in height. Taller building elements shall generally be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level. b. Mid-Rise Buildings over six storeys in height shall be designed with a pedestrian scaled podium. The podium shall generally be between three and six storeys in height. Taller building elements shall be set back from the podium by an appropriate distance generally be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level. c. In order to provide appropriate privacy and daylight/sunlight conditions for any adjacent house form buildings, Mid-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall be set back an appropriate distance from the property line and shall be contained within an angular plane measured generally be setback a minimum of 7.5 metres from the property line and shall be contained within a 45 degree angular plane measured from the property line abutting those house form buildings.
	d. Mid-Rise Buildings should be located and oriented in order to provide sufficient privacy and daylight conditions for the people living and working within them. Primary windows on a facade shall achieve a minimum window separation from other primary windows facades of approximately 20 metres.	#60 & 61 - Flowers	d. Mid-Rise Buildings should be located and oriented in order to provide sufficient privacy and daylight conditions for the people living and working within them. Primary windows on a facade shall achieve a minimum window separation from other primary windows facades of approximately 20 metres.
	e. Surface parking is not permitted between the front or side of a Mid-Rise Building and a public street. Surface parking elsewhere on a lot with a Mid-Rise Building should be set back from any property line by a minimum of three metres and shall be appropriately screened through landscaping. The maximum width of the landscape buffer will be established in the Zoning By-law. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for the site's stormwater management system.	#60 & 61 - Flowers	e. Surface parking is generally not permitted between the front or side of a Mid-Rise Building and a public street. Surface parking elsewhere on a lot with a Mid-Rise Building should be set back from any property line by a minimum of three metres and shall be appropriately screened through landscaping. The maximum width of the landscape buffer will be established in the Zoning By-law. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.
9.2.3.6	The following policies and development criteria apply to High-Rise Buildings: b. High-Rise Buildings shall be designed with a pedestrian-scaled podium. The podium should generally be between three and six storeys in height. Taller building elements should be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	The following policies and development criteria apply to High-Rise Buildings: b. High-Rise Buildings shall be designed with a pedestrian-scaled podium or other similar architectural articulation to enhance the building design and pedestrian oriented design. The podium should generally be between three and six storeys in height. Taller building elements should be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.

ISSUES LIST

LEGEND

- Multiple appellants suggest language
- Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
9.2.3.7	The following policies and development criteria apply to Employment/Industrial Buildings:		The following policies and development criteria apply to Employment/Industrial Buildings:
	b. In order to provide convenient access for pedestrians and transit users, Employment/Industrial Buildings shall generally be oriented to front onto a public street and provide direct and safe pedestrian access, separated from parking lots, to any main building entrance.	#2 & 22 Hwy 27/Langstaff - Beckman, Rosenthal, Lewis	b. In order to provide convenient access for pedestrians and transit users, Employment/Industrial Buildings shall generally be oriented to front onto a public street and provide direct and safe pedestrian access, <del>separated from parking lots</del> , to any main building entrance.
	c. Employment/Industrial Buildings that do not front onto a public street are only permitted on lots where the majority of any frontage facing a public street is occupied by an Employment/Industrial Building that does front onto the public street. Such Employment/Industrial Buildings are required to provide direct and safe pedestrian access, separated from parking lots, to any main building entrance.	#2 & 22 Hwy 27/Langstaff - Beckman, Rosenthal, Lewis	c. Employment/Industrial Buildings that do not front onto a public street are only permitted on lots where the majority of any frontage facing a public street is occupied by an Employment/Industrial Building that does front onto the public street. Such Employment/Industrial Buildings are required to provide direct and safe pedestrian access, <del>separated from parking lots</del> , to any main building entrance.
	d. Surface parking between the front or side of an Employment/Industrial Building and a public street is limited to one aisle of parking spaces and shall generally occupy no more than 50% of the building frontage.	#2 & 22 Hwy 27/Langstaff - Beckman, Rosenthal, Lewis	d. Surface parking between the front or side of an Employment/Industrial Building and a public street is limited to one aisle of parking spaces and shall generally occupy no more than 50% of the building frontage.
	f. The rooftop of Employment/Industrial Buildings should include landscaped green space, private outdoor amenity space or environmental features such as solar panels, green and cool roofs.	#129 to 131 Coco Group - Annisale/Ferri	<del>Deletes policy.</del> f. The rooftop of Employment/Industrial Buildings should include landscaped green space, private outdoor amenity space or environmental features such as solar panels, green and cool roofs.
10.1.1.2	The initiation of the New Community Areas Secondary Plan(s) within the Region of York Official Plan Amendment No. 2 (ROPA 2) Area, as shown on Schedule 1, will not proceed until two of the Secondary Plans identified on Schedule 14-A (Areas Subject to Secondary Plans) and the Natural Heritage Network Study are substantially completed. For the purposes of the Secondary Plans identified on Schedule 14-A, a substantial completion means having held a Statutory Public Hearing under the Planning Act and for the purpose of the Natural Heritage Network Study substantial completion means the submission by the landowners within the ROPA 2 amendment area of information in a format and at a level of detail consistent with the TRCA, York Region and City of Vaughan policies, a report to Committee of the Whole and Council on the findings of Phase 1 of the Natural Heritage Network Study and Council approval of Terms of Reference for Phases 2-4.	#66 Kirby - Annisale/Ferri	<del>Deletes policy.</del> The initiation of the New Community Areas Secondary Plan(s) within the Region of York Official Plan Amendment No. 2 (ROPA 2) Area, as shown on Schedule 1, will not proceed until <del>two of the Secondary Plans identified on Schedule 14-A (Areas Subject to Secondary Plans) as required by ROPA 2 and the Natural Heritage Network Study is substantially completed.</del> <del>For the purposes of the Secondary Plans identified on Schedule 14-A, a substantial completion means having held a Statutory Public Hearing under the Planning Act and for the purpose of the Natural Heritage Network Study substantial completion means the submission by the landowners within the ROPA 2 amendment area of information in a format and at a level of detail consistent with the TRCA, York Region and City of Vaughan policies, a report to Committee of the Whole and Council on the findings of Phase 1 of the Natural Heritage Network Study and Council approval of Terms of Reference for Phases 2-4.</del>
10.1.1.4	That in addition to the requirements of policy 10.1.1.3, in the case of Secondary Plans for the Vaughan Metropolitan Centre and Key Development Areas, secondary plans shall also include the following:	#72 & 73 SmartCentres - Houser, Stewart, Drake	That in addition to the requirements of policy 10.1.1.3, in the case of Secondary Plans for the Vaughan Metropolitan Centre and Key Development Areas, secondary plans shall <del>only</del> also include the following:
	a. minimum density requirements and targets established by the Region and the Province;		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;	#72 & 73 SmartCentres - Houser, Stewart, Drake	b. <del>the establishment, implementation and/or continuation of a fine grained street grid that incorporates sidewalks and bicycle lanes,</del>
	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;	#72 & 73 SmartCentres - Houser, Stewart, Drake	c. an urban built form that is massed, designed and oriented to people and oriented to create active and attractive streets for all seasons <del>with ground-floor uses such as retail, human and personal services;</del>
	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;	#72 & 73 SmartCentres - Houser, Stewart, Drake	d. a concentration of the most intensive development and greatest mix of uses within a reasonable <del>and direct</del> walking distance of rapid transit stations and/or planned subway stations;

ISSUES LIST

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Multiple appellants suggest language  
Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
	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;	#72 & 73 SmartCentres - Houser, Stewart, Drake	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;	#72 & 73 SmartCentres - Houser, Stewart, Drake	f. policies that sequence development in an orderly way, coordinated with the provision of human services, transit and other infrastructure; <b>Delete Policy</b>
	g. policies to ensure excellence in urban design and sustainable construction methods, including winter design;	#72 & 73 SmartCentres - Houser, Stewart, Drake	g. policies to <b>ensure</b> promote 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;	#72 & 73 SmartCentres - Houser, Stewart, Drake	h. <b>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 - policies to promote the reduction and/or mitigation of urban heat island effects;</b>
	i. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, green walls, requirements for on-site greening;	#72 & 73 SmartCentres - Houser, Stewart, Drake	i. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for on-site greening; <b>Delete Policy</b>
	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;	#72 & 73 SmartCentres - Houser, Stewart, Drake	j. provisions for an urban public realm, including passive and active parks and meeting places, <b>such as urban squares, which incorporate art, culture and heritage, and that contribute to a sense of place and clear identity;</b>
	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;		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;
	l. policies to ensure natural and recreational connections and enhancements to and within local and Regional Greenlands Systems;		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 green roofs, water capture and reuse;	#72 & 73 SmartCentres - Houser, Stewart, Drake	m. policies to <b>require</b> encourage innovative approaches to urban stormwater management, <b>including such as</b> 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 9.2.2.14.b.iii.ii of this Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities;		n. a mobility plan that addresses the criteria in policy 9.2.2.14.b.iii.ii 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		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
10.1.1.5	p. provisions for human services that meet local community and Region-wide needs. That Secondary Plans shall be prepared by the City in consultation with the community.	#60 & 61 - Flowers	p. provisions for human services that meet local community and Region-wide needs. That Secondary Plans shall be prepared <b>by the City</b> in consultation with the community.
10.1.1.6	That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.	#44 Home Depot - Zakam	That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area. <b>Delete policy.</b>
10.1.1.6	That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.	#60 & 61 - Flowers	That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area. <b>Delete policy.</b>

ISSUES LIST

LEGEND

Multiple appellants suggest language  
Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
10.1.1.9	<p>That, in addition to the studies listed in policy 10.1.3.3, following the completion of a Development Concept Report and prior to the approval of any development application, the City may require the preparation of additional studies:</p> <p>a. community services needs assessment and delivery strategy; b. public art delivery strategy;</p> <p>The City shall establish specific requirements for studies addressing the foregoing concerns with development proponents. The costs associated with the conduct of these studies shall be the responsibility of the landowners and be shared equitably among benefiting landowners on a pro-rata basis.</p>	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	<p>That, in addition to the studies listed in policy 10.1.3.3, following the completion of a Development Concept Report and prior to the approval of any development application, the City may require the preparation of additional studies:</p> <p>a. community services needs assessment and delivery strategy; b. public art delivery strategy;</p> <p><del>That the City shall establish specific requirements for studies addressing the foregoing concerns with development proponents and that the costs associated with the conduct of these studies shall be the responsibility of the landowners and be shared equitably among benefiting landowners on an equitable pro-rata basis.</del></p> <p>That, in addition to the studies listed in policy 10.1.3.3, following the completion of a Development Concept Report and prior to the approval of any development application, the City may require the preparation of additional studies:</p> <p>a. community services needs assessment and delivery strategy; b. public art delivery strategy if and where applicable.</p> <p>The City shall establish specific requirements for studies addressing the foregoing concerns with development proponents. The costs associated with the conduct of these studies shall be the responsibility of the landowners and be shared equitably among benefiting landowners on a pro-rata basis.</p>
10.1.1.9	<p>That, in addition to the studies listed in policy 10.1.3.3, following the completion of a Development Concept Report and prior to the approval of any development application, the City may require the preparation of additional studies:</p> <p>a. community services needs assessment and delivery strategy; b. public art delivery strategy;</p> <p>The City shall establish specific requirements for studies addressing the foregoing concerns with development proponents. The costs associated with the conduct of these studies shall be the responsibility of the landowners and be shared equitably among benefiting landowners on a pro-rata basis.</p>	#60 & 61 - Flowers	<p>That, in addition to the studies listed in policy 10.1.3.3, following the completion of a Development Concept Report and prior to the approval of any development application, the City may require the preparation of additional studies:</p> <p>a. community services needs assessment and delivery strategy; b. public art delivery strategy;</p> <p>The City shall establish specific requirements for studies addressing the foregoing concerns with development proponents. The costs associated with the conduct of these studies shall be the responsibility of the landowners and be shared equitably among benefiting landowners on a pro-rata basis.</p>
10.1.1.12	<p>That notwithstanding the policies concerning the Required Secondary Plan Areas identified in Schedule 14-A, Council may permit the continuance of processing of an existing development application submitted prior to May 17, 2010 when it is demonstrated to Council's satisfaction that the proposed development is generally compatible with the vision contemplated in the Official Plan; is significant in terms of its contribution to city-building; and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process.</p>	#44 Home Depot - Zakem	<p>That notwithstanding the policies concerning the Required Secondary Plan Areas identified in Schedule 14-A, Council may permit the continuance of processing of an existing development application submitted prior to May 17, 2010 when it is demonstrated to Council's satisfaction that the proposed development is generally compatible with the vision contemplated in the Official Plan; is significant in terms of its contribution to city-building; and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process.</p> <p><del>If we delete 10.1.1.6 then this policy (and 10.1.1.13) should also be deleted.</del></p>
10.1.1.12	<p>That notwithstanding the policies concerning the Required Secondary Plan Areas identified in Schedule 14-A, Council may permit the continuance of processing of an existing development application submitted prior to May 17, 2010 when it is demonstrated to Council's satisfaction that the proposed development is generally compatible with the vision contemplated in the Official Plan; is significant in terms of its contribution to city-building; and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process.</p>	#60 & 61 - Flowers	<p>That notwithstanding the policies concerning the Required Secondary Plan Areas identified in Schedule 14-A, Council may permit the continuance of processing of an existing development application submitted prior to May 17, 2010 when it is demonstrated to Council's satisfaction that the proposed development is generally compatible with the vision contemplated in the Official Plan; is significant in terms of its contribution to city-building; and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process.</p> <p>Delete policy.</p>
10.1.1.13	<p>That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the applicant attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.</p>	#60 & 61 - Flowers	<p>Where a development application is filed in advance of the completion of a Secondary Plan for lands within the Required Secondary Plan Areas identified in Schedule 14-A, the applicant will be required to attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies to be undertaken as part of a complete application will be established.</p> <p><del>That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the applicant attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.</del></p>
10.1.1.13	<p>That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the applicant attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.</p>	#109 - Annibale	<p>That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the applicant attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application. Staff shall not refuse pre-application consultation requests from any applicant at any time.</p>

ISSUES LIST

LEGEND

- Multiple appellants suggest language
- Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
10.1.1.22	That the first phase of any block will start with sub-areas that are adjacent to already developed areas of abutting blocks. Subsequent phases will proceed such that there are no gaps of undeveloped land between development phases.	#72 & 22 Hwy Beckman, Rosenthal, Lewis	That the first phase of any block will start with sub-areas that are adjacent to already developed areas of abutting blocks. Subsequent phases will proceed such that there are no gaps of undeveloped land between development phases. <b>Delete Policy.</b>
10.1.2.3	That Zoning By-laws may be enacted to permit the use of land, buildings or structures subject to one or more prescribed conditions set by Council.	#60 & 61 - Flowers	That, <b>subject to subsection 34(16) of the Planning Act</b> , Zoning By-laws may be enacted to permit the use of land, buildings or structures subject to one or more prescribed conditions set by Council. <b>Delete Policy.</b>
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.	#1 Royal Centre - Foran, Harrington	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. <b>Delete Policy.</b>
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.	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	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. <b>Delete Policy.</b>
10.2.1.7	That where policies of this Plan contain numerical standards, minor variations from those standards may be permitted without amendment to this Plan, with the exception of any variations to floor space index, height or environmental standards set out in Chapter 3, provided that such variations respond to unique conditions or context of a site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the City.	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	That where policies of this Plan contain numerical standards, minor variations from those standards may be permitted without amendment to this Plan, with the exception of any variations to floor space index, height or environmental standards set out in Chapter 3, provided that such variations respond to unique conditions or context of a site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the City. <b>Notwithstanding the foregoing, minor variations to height and density found in any Secondary Plan may be permitted without amendment to this Plan.</b>
10.2.1.7	That where policies of this Plan contain numerical standards, minor variations from those standards may be permitted without amendment to this Plan, with the exception of any variations to floor space index, height or environmental standards set out in Chapter 3, provided that such variations respond to unique conditions or context of a site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the City.	#60 & 61 - Flowers	That where policies of this Plan contain numerical standards, minor variations from those standards may be permitted without amendment to this Plan, with the exception of any variations to <del>floor space index, height or</del> environmental standards set out in Chapter 3, provided that such variations respond to unique conditions or context of a site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the City.
10.2.2.1	It is the policy of Council that, where italicized in this Plan, the following definitions shall apply:		It is the policy of Council that, where italicized in this Plan, the following definitions shall apply:
	<b>FLOOR SPACE INDEX</b> The ratio of gross floor area to the net developable area of the site. The gross floor area means the total area of all of the floors in a building above grade measured from the outside of the exterior walls, but excluding bicycle parking within a building. Net developable areas means the area of the site excluding any lands to be conveyed for public purposes such as public streets, valley lands, street widenings, parts and schools.	#1 Royal Centre - Foran, Harrington	<b>FLOOR SPACE INDEX</b> The ratio of gross floor area to the net developable area of the site. The gross floor area means the total area of all of the floors in a building above grade measured from the outside of the exterior walls, but excluding bicycle parking within a building. Net developable areas means the area of the site excluding any lands to be conveyed for public purposes such as public streets, valley lands, street widenings, parts and schools. <b>In Intensification Areas, net developable areas shall include public streets, parkland, publically accessible privately owned open space and other similar lands within the limits of the property to help fulfill the intensification objectives in the Plan to the extent possible.</b>
	<b>FLOOR SPACE INDEX</b> The ratio of gross floor area to the net developable area of the site. The gross floor area means the total area of all of the floors in a building above grade measured from the outside of the exterior walls, but excluding bicycle parking within a building. Net developable areas means the area of the site excluding any lands to be conveyed for public purposes such as public streets, valley lands, street widenings, parts and schools.	#38, 39, 40 & 51 Yonge Steeles Landowners - Kagan	<b>FLOOR SPACE INDEX</b> The ratio of gross floor area to the net developable area of the site. The gross floor area means the total area of all of the floors in a building above grade measured from the outside of the exterior walls, but excluding bicycle parking within a building. Net developable areas means the area of the site excluding any lands to be conveyed for public purposes such as public streets, valley lands, street widenings, parts and schools. <b>Notwithstanding the foregoing, this definition shall not apply to those lands within the Yonge Steeles Corridor Secondary Plan (as found in Volume 2 of this Official Plan). The area specific definition for Floor Space Index provided for within the within the Yonge and Steeles Corridor Secondary Plan Area shall prevail.</b>

ISSUES LIST

LEGEND

Multiple appellants suggest language  
Portion of policy not appealed

Policy	CITY TEXT	APPELLANT	PROPOSED REVISION OR RECOMMENDED ACTION
	<p><b>REGIONAL MARKET AREA</b> An area, generally broader than a lower-tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single-tier municipality will normally serve as the regional market area. For the purposes of the City of Vaughan, York Region shall be used as the regional market area.</p>	<p>#2 &amp; 22 Hwy 27/Langstaff - Beckman, Rosenthal, Lewis</p>	<p><b>REGIONAL MARKET AREA</b> An area, generally broader than a lower-tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single-tier municipality will normally serve as the regional market area. <del>For the purposes of the City of Vaughan, York Region shall be used as the regional market area.</del></p>
	<p><b>URBAN AREA</b> Lands identified on Schedule 1 Urban Structure as having an urban designation including Employment Area, Community Area, Vaughan Metropolitan Centre, Primary Centre, Local Centre and Primary Intensification Corridor.</p>	<p>#60 &amp; 61 - Flowers</p>	<p><b>URBAN AREA</b> Lands identified on Schedule 1 Urban Structure as having an urban designation including <b>Regional Intensification Corridors</b>, Employment Area, Community Area, Vaughan Metropolitan Centre, Primary Centre, Local Centre and Primary Intensification Corridor.</p>

