

**COUNCIL – JANUARY 29, 2019
COMMUNICATIONS**

<u>Distributed January 25, 2019</u>		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C1.	Mr. Antonio Ienco, Vaughan International Film Festival, dated January 25, 2019.	2	1	Finance, Administration and Audit Committee
C2.	A. Joseph, dated January 22, 2019.	5	4	Committee of the Whole (Public Hearing)
C3.	d s, dated January 22, 2019.	5	5	Committee of the Whole (Public Hearing)
C4.	Mr. Christopher J. Tanzola, Overland LLP, dated January 22, 2019.	5	1	Committee of the Whole (Public Hearing)
C5.	Sudha Ghelani and Family, dated January 22, 2019.	5	4	Committee of the Whole (Public Hearing)
C6.	Ms. Carol Szymkowicz, dated January 22, 2019.	5	4	Committee of the Whole (Public Hearing)
C7.	Mr. Kurt Franklin, Weston Consulting, dated January 21, 2019.	5	2	Committee of the Whole (Public Hearing)
C8.	Mr. Keith MacKinnon and Ms. Christine Halis, KLM Planning Partners, dated January 18, 2019.	5	3	Committee of the Whole (Public Hearing)
C9.	Meezan Kotylo, dated January 25, 2019.	2	1	Finance, Administration and Audit Committee
C10.	Confidential memorandum from the City Clerk, dated January 25, 2019.	4	7	Committee of the Whole
<u>Distributed January 28, 2019</u>				
C11.	Mr. Peter Gould, dated January 27, 2019.	5	1	Committee of the Whole (Public Hearing)
C12.	Mr. Brian Shifman, Vaughan Chamber of Commerce, dated January 25, 2019.	1	3	Finance, Administration and Audit Committee
C13.	Concerned resident, dated January 29, 2019.	5	4	Committee of the Whole (Public Hearing)

Disclaimer Respecting External Communications

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Please note there may be further Communications.

From: Clerks@vaughan.ca
Sent: January-25-19 9:31 AM
To: Bellisario, Adelina
Subject: FW: Addendum to Deputation
Attachments: NextSteps.pdf

From: antonio@vaughanfilmfestival.com <antonio@vaughanfilmfestival.com>
Sent: Friday, January 25, 2019 9:23 AM
To: Clerks@vaughan.ca
Subject: Addendum to Deputation

To whom it may concern,

I would like to add the following slide as an addendum to my deputation that took place at the budget meeting on Monday, January 21, 2018 at 6pm.

Please advise on next steps. Thanks

Antonio Ienco
Director of Sponsorship & Events



7675 Hwy 27 Unit 21

Vaughan, ON
L4L 4M5

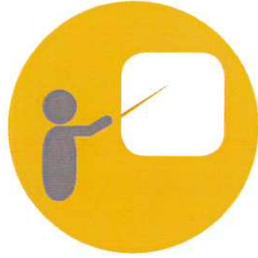
The Next Steps | Requested Budget



Administration

Full-time administrative assistant.

\$40,000



Workshops & Seminars

Five events throughout festival year.

\$50,000



Marketing

Billboards, TV, Radio, Print, and Social Media

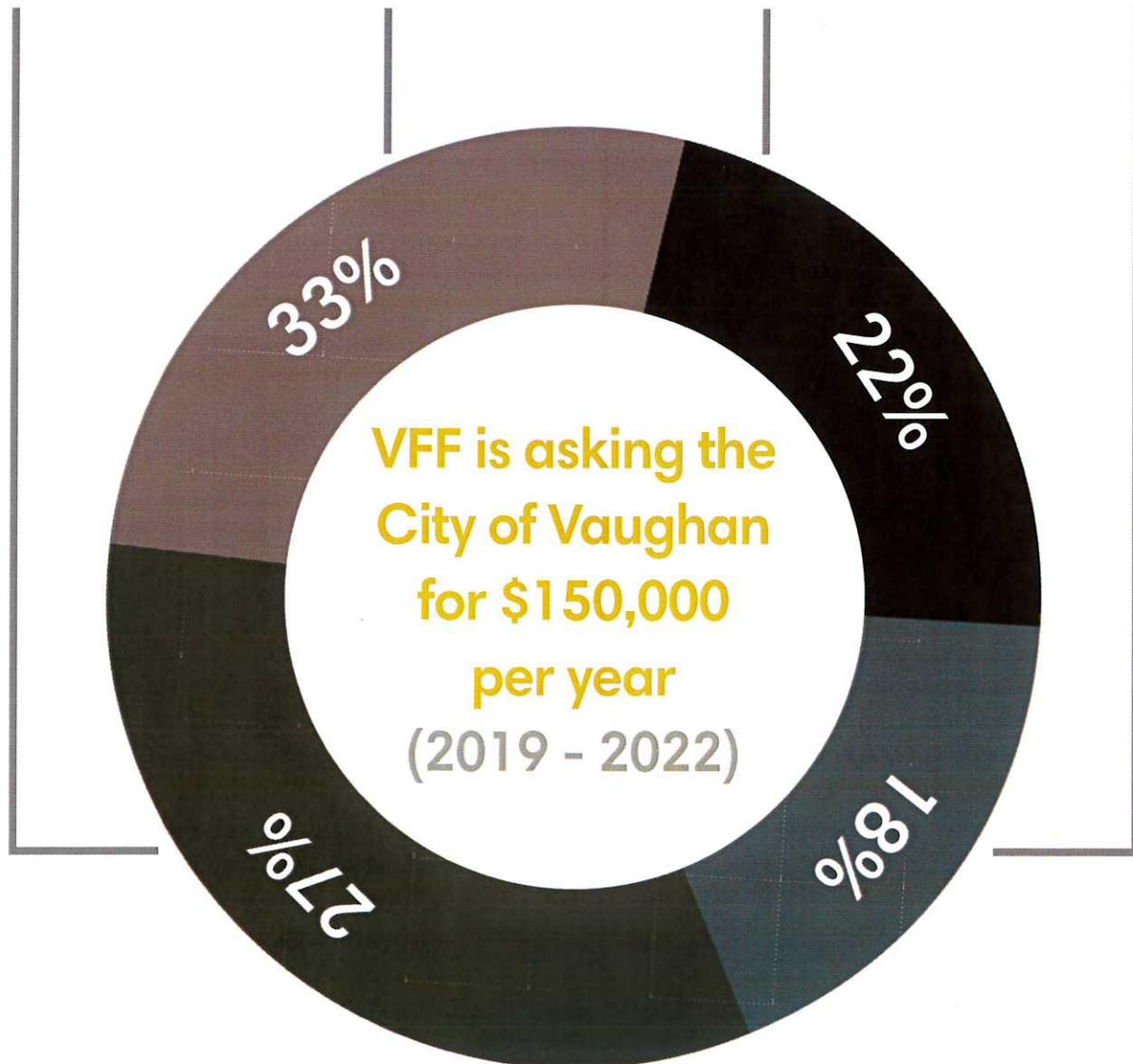
\$33,000



Publicist

Interim period of nine months (Sept - May)

\$27,000



c 2
Communication
COUNCIL: January 29, 2019
PH Rpt. No. 5 Item 4

Subject: FW: Ltr of objection re: 1 Promenade Circle, Files: OP 18.013 and Z 18.020
Attachments: A. Joseph ltr re 1 Promenade Circle.docx

From: Tuckett, Nancy
Sent: Wednesday, January 23, 2019 12:32 PM
To: Clerks@vaughan.ca
Cc: Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: FW: Ltr of objection re: 1 Promenade Circle, Files: OP 18.013 and Z 18.020

Please see the correspondence attached.

Nancy

From: Squadrilla, Dorianne
Sent: January-22-19 2:23 PM
To: Tuckett, Nancy <Nancy.Tuckett@vaughan.ca>
Subject: FW: Ltr of objection re: 1 Promenade Circle, Files: OP 18.013 and Z 18.020

From: A Joseph [REDACTED]
Sent: Tuesday, January 22, 2019 1:49 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Ltr of objection re: 1 Promenade Circle, Files: OP 18.013 and Z 18.020

Dear Mr. Schmidt-Shoukri,

Attached is my letter of objection to the proposed development-Phase 1 of 1 Promenade Circle.

If attaching it to the Planning Department's report or made public-do not include my address or email.

I would appreciate to be kept informed about said development proposal and Council's vote on it tonight and the Planning Department's future report on it.

Thank you in advance.

Yours truly,

A. Joseph, M.E.S.
Att.

Ms. A. Joseph
[REDACTED] Gailcrest Circle
Thornhill, ON [REDACTED]

January 22, 2019

Mr. Schmidt-Shoukri, Deputy City Manager
Development Planning Department
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mr. Schmidt-Shoukri,

RE: File Numbers OP.18.013 and Z.18.020 for 1 Promenade Circle-Phase 1

I am not in favour of the proposed development at 1 Promenade Circle as I live in close proximity to the affected area and would be impacted most negatively. As a resident and homeowner in the City of Vaughan for 33 years, I am surprised by the proposed development as it is not in sync or in compliance with the existing density at the Promenade. The residential component is for 2 apartment buildings of 35 and 30 stories high to be built close to the Clark Avenue and Bathurst Street corridor. The number of units for the 35 story apartment building is slated to be 319 units and the 30 story apartment building is slated to be 264 units. Together they would total 583 units. Taking the low figure of 2.5 persons per unit (and this is a low estimate) a total of 1,457 (almost 1500 people) will be brought to live in this immediate area if this development is approved and the impacts of such a large influx would be negative.

Granting an Official Plan Amendment and a Zoning By-Law Amendment to allow this proposed development to go through is unfair to the existing residents and homeowners in the affected area as it is going to change the character of the neighbourhood in so many negative ways. So many additional people will result in greater traffic congestion on our already congested streets which will result in many more accidents. There will be a major impact on the strained public transportation system that we presently have on Clark Avenue. With the influx of so many apartment dwellers into our midst many more buses will be needed which we will pay for in our increased property taxes. All the services will be impacted from such a large influx of people-library, longer lineups at the grocery stores, daycares, etc. The hard services will also be impacted. What about the environment- the air pollution from so many cars, additional recycling/garbage issues which are already a problem at the Promenade condos some of which have rats in the area?

Page 2 – Ltr from Alisa Joseph re: Phase 1 of Proposed Development at 1 Promenade Circle

The City of Vaughan will likely cite that there is a need for affordable housing in the municipality and with the increased density may even get a social housing component. Where in Thornhill are there 30 and 35 story apartments? Why set such a precedent? And the mixed use hotel tower at 26 stories-how does a hotel belong at the Promenade? This is a quiet area surrounded by residential areas-how does a hotel fit in? What activities are going to result –crime is already on the increase in this area? A much more appropriate location for such high density buildings and the hotel tower would be along the Hwy 7 corridor where a large influx of people can be accommodated and where such large structures will fit in more easily. The Hwy 7 corridor with its new transportation infrastructure, other hotels is a much better location –not at the Promenade mall. The whole character of the mall and the area will be changed trying to make it a “RA5 High Density Town Centre Zone”.

Part of the appeal of the Promenade is that it is not a Town Centre environment. It is difficult enough if one wants to walk to the Promenade to cross through the parking lot at peak times. What will happen with so many additional people living there? What is needed instead is to make the Promenade parking lot greener with some proper landscaping and hold community friendly activities such as farmers markets in the summer(as your neighbour Hillcrest Mall in Richmond Hill has done). People may be drawn to it and then go shop at the stores afterwards. The City of Vaughan should be looking to better the quality of life of its existing residents and all change should be for the better of its residents and the environment .

There is no precedent that I can think of in a similar area in Thornhill where such a high density and a 4.23 times floor space index exists. Both an Official Plan amendment and a Zoning bylaw amendment would be required. The 26 story mixed use development is too high as well- the density of the existing Promenade condominiums need to be considered-they are 14 or 15 stories high. They would be dwarfed by these proposed structures and for what end.

The whole peaceful, quiet suburban environment would change with such a proposal. **At minimum** it needs to be scaled back to conform with the surrounding area, existing condominiums and in conformity with the existing Official plan and Zoning bylaws . Existing residents are entitled to the quality of life that we presently have. To burden our services from transportation, library, daycares, to name a few to our hard services and such a huge influx of people in one area is not to the benefit of the residents. Did Council and the Planning Department forget that across the street luxury townhouses are being built-how can another 1500 be added to this immediate area as well? In order to serve the best interest of the residents of Thornhill, this proposal should not be approved or with a much lower density to fit in.

Please note that I do NOT give my consent for my address to be shown with this letter for the public .

Respectfully Submitted,

A. Joseph, M.E.S.

Subject: FW: My comments re Yonge & Steeles Developments Inc. C/O The Gupta Group

From: Panaro, Doris
Sent: Wednesday, January 23, 2019 11:08 AM
To: 'd s' [REDACTED]; DevelopmentPlanning@vaughan.ca
Cc: Tuckett, Nancy <Nancy.Tuckett@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: My comments re Yonge & Steeles Developments Inc. C/O The Gupta Group

Sudha, following up on your objections for the Promenade Ltd. Partnership file noted above. I have copied the Manager of Development Planning, Nancy Tuckett.
I have also forward your comments to the Clerks Department to be included as a communication to the Committee of the Whole (Public Hearing) Agenda.

Regards,

Doris Panaro
Clerical Assistant
905-832-8585, ext. 8208 | doris.panaro@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: d s [REDACTED]
Sent: January-22-19 6:06 PM
To: DevelopmentPlanning@vaughan.ca
Subject: My comments re Yonge & Steeles Developments Inc. C/O The Gupta Group

Location: 7028 Yonge Street and 2 Steeles Avenue West

Application: Yonge and Steeles Developments Inc. C/O The Gupta Group

Your Reference: OP.18.016 and Z.18.028

I was surprised at the drastic zoning changes commercial to largely residential and significant height and density of proposed 1892 units requested by the Gupta Group on the small land area corner of Yonge and Steeles. The density is triple the approved FSI.

I am in favour of a well planned development which balances and enhances the need of existing and new residents (employment opportunities, schools ,recreation needs (parkland, community centre,library, hospitals and transit enhancements., grocery store (Basic, Freshco, etc),energy efficiency (e.g solar panels on the rooftops of the proposed development, electric charging stations, underground path to CentrePoint Mall under Steeles Ave.)

The key planning question is that this proposed zoning change from commercial to mixed use minor commercial and predominantly residential will change the area to residential from commercial. The new residents will use this area as a "bedroom" community as most of the jobs are in downtown Toronto or York Region (north of Hwy7, west Vaughan, Markham). Very few jobs will be permanently created. This area zoning should be left largely commercial 60 to 70% with rest residential and recreational so that new and existing residents can live and work in the same area instead of increased transit and infrastructure needs. I believe this was the rationale for the existing commercial zoning. This proposed development does not address the adequacy of the above existing infrastructure to cope with such a massive growth in population. I am concerned that the recreational facilities eg parkland, community centre facilities are inadequate for such a large development. Currently there are only 2 hospitals North York General 9Km away and Mackenzie hospital 12 km away which may not have enough beds to cope with this population growth.

My major concern is the increased traffic and pollution from this population increase before the Yonge Line 1 subway extension is built. Also excessive overcrowding on the subway will increase during rush hours before the Downtown Relief line is built. I travel downtown everyday and find severe overcrowding on the return commute. In the morning I am able to vary my travel time.

I live on Athabaska Avenue close to Yonge Street and have seen a significant increase in traffic during the rush hour which will increase when new developments being considered. The City of Toronto was forced to restrict oncoming traffic onto Willowdale Ave from the area north of Steeles during the rush hours as it was being used to bypass heavy Yonge Street traffic and stop lights have been introduced. Many of these new residents from the proposed development will drive or use the TTC transit to travel to Finch subway station or continue on to access the 401 significantly increasing traffic congestion.

Also why is the developer proposing to build so many residential units before the subway has been extended to Steeles and Hwy 7. The City of Vaughan appears to have approved such developments at Jane and Hwy #7 only when the subway construction was approved to be able to handle the additional traffic from new residents and businesses.

The very large number of new residents populating 1892 proposed residential units is going to significantly add to the gridlock and pollution from vehicles which existing residents experience on a daily basis. If traffic lights are installed on both Yonge and Steeles Ave, significant traffic delays will be caused especially on the north west side of Yonge Street which is close to the 4 way Yonge and Steeles intersection. These new residents will avoid Yonge street and use the adjoining streets such as Willowdale to commute especially to Hwy. 401. Willowdale is an alternative fast route to the 401.

In conclusion

1. I feel the zoning change from commercial to mixed use residential should be restricted with commercial zoning 60-70% use being predominant so that employment opportunities such as office space is created rather than adding to mostly residential condo development with subsequent traffic and pollution problems.
2. This proposed development height and density of residential units should be reduced in line with other North York developments.
3. Applicant (Gupta Group) detail if not already done so of whether they have considered impact on existing infrastructure (employment opportunities, schools, recreation needs (parkland, community centre, library, hospitals and transit enhancements, low price grocery store (Basic, Freshco, etc), energy efficiency (e.g solar panels on the rooftops of the proposed development, electric charging stations, underground path to Centre Point Mall under Steeles Ave.)

The closure of the Basic food store at Yonge and Cummer creates a need for another low price grocery store at reduced rent from the landlord (applicant). Many seniors and apartment dwellers on low income used to shop at the Basic foodstore. This has been closed as new condos are being built on this site. The developer jacks up the rent of the new store in the development. Existing residents are forced to pay higher food prices. The existing No Frills store in Centre Point mall will not be able to handle the new residents from this proposed development. There is less need for more expensive prices such as "organic" food stores.

4. Applicant contribute funds held in escrow for a future Steeles subway station.
5. The start of this project if approved with above restrictions should only be allowed once construction of the Line 1 subway extension from Finch to Steeles commences.

6. If the development with amendments is approved before the Yonge line 1 is built then applicant should provide/ fund a dedicated shuttle bus from Steeles to Finch for the new residents until the Yonge Line 1 is extended to Steeles.



Overland LLP
Christopher J. Tanzola
Tel: (416) 730-0337 x. 112
Direct: (416) 730-0645
Email: ctanzola@overlandllp.ca

c <u>4</u>
Communication
COUNCIL: <u>January 29, 2019</u>
<u>PH</u> Rpt. No. <u>5</u> Item <u>1</u>

January 22, 2019

VIA EMAIL

City Clerk
City of Vaughan
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

**RE: 10568 Islington Avenue
 Official Plan Amendment Application File No. OP.18.021
 Zoning By-law Amendment Application File No. Z.17.018
 Applications by Portside Developments (Kleinburg) Inc.
 Request for Notice**

We are the lawyers for Highview Building Corp Inc. ("Highview"), the applicant with respect to applications for Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval pertaining to the lands municipally known as 89 & 99 Nashville Road and part of 10515 Highway 27.

We are in receipt of the Notice of Public Hearing issued for the applications for Official Plan Amendment and Zoning By-law Amendment to facilitate the proposed redevelopment of the lands located at 10568 Islington Avenue.

As the developer of lands in the Kleinburg Village area, Highview is interested in monitoring the development proposal for 10568 Islington Avenue, especially with respect to consideration of the heritage, commercial, and transportation aspects of the proposed development. We understand a public meeting will be held January 22, 2019 to consider these applications; a representative from Highview will be in attendance.

Please provide us with notice of any further public meeting in respect of these applications, as well as any consideration of these applications by the City and the decision of City Council in this matter.

Yours truly,
Overland LLP

A handwritten signature in black ink, appearing to be "C. Tanzola", written over a horizontal line.

Per: Christopher J. Tanzola
Partner

Encl.

c. Client

c <u>5</u>
Communication
COUNCIL: <u>January 29, 2019</u>
PH Rpt. No. <u>5</u> Item <u>4</u>

Subject: FW: Promenade Limited Partnership files op.18.013andZ.18.020

-----Original Message-----

From: Panaro, Doris
Sent: Wednesday, January 23, 2019 10:49 AM
To: 'Sudha Ghelani' [REDACTED]; DevelopmentPlanning@vaughan.ca
Cc: Clerks@vaughan.ca; Caputo, Mary <Mary.Caputo@vaughan.ca>; Tuckett, Nancy <Nancy.Tuckett@vaughan.ca>
Subject: RE: Promenade Limited Partnership files op.18.013andZ.18.020

Sudha, following up on your objections for the Promenade Ltd. Partnership file noted above. I have copied the Manager of Development Planning, Nancy Tuckett and Senior Planner, Mary Caputo for their review.

I have also forward your comments to the Clerks Department to be included as a communication to the Committee of the Whole (Public Hearing) Agenda.

Regards,

Doris Panaro
Clerical Assistant
905-832-8585, ext. 8208 | doris.panaro@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1 vaughan.ca

-----Original Message-----

From: Sudha Ghelani [REDACTED]
Sent: January-22-19 5:52 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Promenade Limited Partnership files op.18.013andZ.18.020

To: Jason Schmidt-Shoukri, Deputy City Manager, planning and Growth Management TODD

My name is Sudha Ghelani. I live at [REDACTED] Cantertrot Court since 1991. When we moved in 1991 there was nothing in promenade mall except one condo of New Westminster and three condo on the corner of Bathurst and Clark. Over the years you allowed to Build four more condo and town houses in Promenade mall of New Westminster plus more condos were build near Walmart and more condo are coming north of Centre street.

We are facing very high density and lot of traffic on New Westminster. We already lost sunshine that we used to have.

We as resident oppose no more condo to build in Promenade. It is very very unfair to the resident who are living in the area , who has to face traffic jam, noise, loosing good air quality.

We really hope that our elected Mayor and Councillors should not approve these project keeping in mind that we already are suffering enough over the last twenty years with all the condos that are build off New Westminster.

Yours truly

Sudha Ghelani and family
Sent from my iPad

c 6		
Communication		
COUNCIL: January 29, 2019		
PH	Rpt. No. 5	Item 4

Subject: FW: Promenade Official Plan and Zoning By-law Amendments Files OP.18.013 and Z.18.020

From: Panaro, Doris
Sent: Wednesday, January 23, 2019 9:59 AM
To: 'Carol Szymkowicz' [REDACTED] DevelopmentPlanning@vaughan.ca
Cc: Clerks@vaughan.ca; Tuckett, Nancy <Nancy.Tuckett@vaughan.ca>; Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: RE: Promenade Official Plan and Zoning By-law Amendments Files OP.18.013 and Z.18.020

Carol, following up on your objections to the proposed development for OP.18.013 & Z.18.020. I have forward them to Nancy Tuckett, Manager of Development Planning and Mary Caputo, Senior Planner for their review.

I have also forward your comments to the Clerks Department to be included as a communication for this development.

Regards,

Doris Panaro

Clerical Assistant

905-832-8585, ext. 8208 | doris.panaro@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Carol Szymkowicz [REDACTED]
Sent: January-22-19 5:18 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Promenade Official Plan and Zoning By-law Amendments Files OP.18.013 and Z.18.020

The Notice of Public Hearing in the Liberal newspaper shows the public meeting on MONDAY JANUARY 22, 2019 at 7 PM. I hope it is not too late to state my concerns about this proposal.

I strongly object to this proposed development for these reasons:

1. The traffic congestion in the area is horrible and nothing has been done to alleviate this problem. More development will worsen this problem. Drivers in Thornhill are high on the list of worst drivers in Ontario. They have no respect for pedestrians or red lights (which mean "go" to some drivers). More traffic means more impatient and aggressive drivers and more accidents.
2. The density in the area is plenty high already. Do we need an ugly city?
3. The height of these buildings will overshadow existing buildings casting shadows and impacting the quality of life for those in the area.

4. Emergency services will be slower.

5. The density in the Bathurst corridor has already resulted in over development. All other areas in Vaughan should be at the same density before more is added to the Bathurst corridor. This includes the backyards of Vaughan politicians.

6. Thornhill has become a conglomerate of ugly condos with no architectural appeal--just cheap box-like buildings like mausoleums. Some developments are on very small footprints and this is likely to be the case for the proposed development.

7. There will be more pressure on community services like swimming pools and libraries. Garnett Williams is over capacity for many activities. It is doubtful services will be improved to accommodate more condo residents.

Carol Szymkowicz



**WESTON
CONSULTING**

planning + urban design

c <u>7</u>		
Communication		
COUNCIL: <u>January 29, 2019</u>		
<u>PH</u>	Rpt. No. <u>5</u>	Item <u>2</u>

City Clerk's Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

January 21, 2019
File 7531

Attn: City Clerk

**RE: Public Hearing
Official Plan Amendment OP.18.012 and Zoning Bylaw Amendment Z.18.019
Vicinity of Clark Ave. West and Bathurst Street**

Weston Consulting are the Planners for Wycliffe Clark Limited, the owner of the lands immediately to the west, and adjacent to, the Reena lands that are the subject of this public hearing. Wycliffe Clark Limited obtained Council approvals for an 82-unit townhouse development on February 21, 2018. The townhouse units are currently under construction. We have reviewed the submitted plans and offer the following comments on the development applications.

As shown on the site plan and elevations, the proposed development is 6 storeys in height (19.85m). Also, the proposed building is located only 8.85m from the eastern property line. The approved Wycliffe Clark subdivision has a townhouse block at the north-west corner that is negatively affected by the proposed development.

The proposed development creates significant shadows affecting the western most block of approved townhomes. These townhouses have already been purchased and are under construction. Thus, the new owners will be affected by the shadowing from this proposed development yet they were unable to take this issue into consideration when purchasing their units.

While the Vaughan Official Plan requires a 45-degree angular plane for mid-rise development adjacent to low-rise residential development, the specific language of the policy only requires this level of separation at the rear property line. The policy ignores the impact that mid-rise buildings can have on low-rise residential dwelling at the side property lines, as shown with this development. Mid-rise development should not be permitted to impact other approved development just because of an omission in the policy documents.

Shadowing is a recognized planning impact that needs to be evaluated as part of a development application, even if it is not specifically required in the Official Plan. Options such as terracing or stepping back should be considered and alternative designs contemplated that would mitigate the existing shadowing impact on the north-west townhouse block.

Wycliffe Clark Limited, and ourselves, look forward to work with Reena and the City to develop solutions that meet Reena's needs while minimizing impacts on the adjacent approved residential development.

Yours truly,

Weston Consulting

A handwritten signature in black ink, appearing to read 'Kurt Franklin', written over a white background.

Kurt Franklin BMath, MAES, MCIP, RPP
Vice President

Cc: Wycliffe Homes



64 Jardin Drive, Unit 1B
 Concord, Ontario
 L4K 3P3
 T. 905.669.4055
 F. 905.669.0097
 klmpanning.com

c <u>8</u> Communication COUNCIL: <u>January 29, 2019</u> <u>PH</u> Rpt. No. <u>5</u> Item <u>3</u>
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File: P-3014

January 18, 2019

City of Vaughan
 2141 Major Mackenzie Drive
 Vaughan, ON
 L6A 1T1

Attention: Mr. Todd Coles, City Clerk

**Re: Letter of Support
 Penguin-Calloway (Vaughan) Ltd.
 Municipal File Numbers: OP.18.018 and Z.18.030
 Part of Lot 6, Concession 4**

Dear Mr. Coles:

KLM Planning Partners Inc. represents Aspen Ridge Holdings Inc. with respect to their lands located at 7800 Jane Street, immediately south of the lands subject to the above-noted development applications. We are pleased to submit this letter of support for the applications for Official Plan Amendment and Zoning By-law Amendment, as we believe that the proposed amendments represent good land use planning and will ultimately achieve the vision of the Vaughan Metropolitan Centre Secondary Plan (VMCSP).

In particular, we support the removal of the north-south local street on Schedules "A" to "K" of the VMCSP in favour of a private east-west road. Based on the proximity of the north-south local street proposed by the VMCSP to Millway Avenue to the west, the need for the additional north-south road connection is unclear. We are of the opinion that the north-south local street will function as a "short-cut" for commuters attempting to make a southbound right-hand turn from Jane Street on to Highway 7, as opposed to creating internal efficiencies. If the north-south local street is maintained, it will serve automobiles as opposed to pedestrians and cyclists.

For the above reason we are in support of the removal of the north-south local street through the subject lands from the VMCSP, which will ultimately benefit the long-term development of the Vaughan Metropolitan Centre.

We wish to be notified of any future decisions made by Council regarding the above-noted applications.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon, BA, MCIP, RPP
Partner



Christine Halis, BURPI.
Intermediate Planner

CC: Mauro Peverini, Director of Development Planning
Stephen Lue, Senior Planner
Andrew De Gasperis, Aspen Ridge Homes
Darius Rybak, Aspen Ridge Homes

c 9
Communication
COUNCIL: January 29, 2019
FAA Rpt. No. 2 Item 1

From: Canestraro, Laura
Sent: January-25-19 10:39 AM
To: Bellisario, Adelina
Subject: FW: FAA January 21, 2019 meeting video link
Attachments: dog parks.docx 2.docx

-----Original Message-----

From: Meezan Kotylo [REDACTED]
Sent: Friday, January 25, 2019 9:58 AM
To: Canestraro, Laura <Laura.Canestraro@vaughan.ca>
Cc: [REDACTED]
Subject: Re: FAA January 21, 2019 meeting video link

Hello Laura ,

Happy Friday

Thank you so much for the link .

Yes I would like to order a copy of the video .Where do I pay when I pick it up ?

Secondly I am attaching my presentation that I would like to be attached to the minutes of the council meeting .Would you please put it in the right hands or let me know who to direct it to .

Also would someone from the city get back to me on the deputation that I presented . If so what may be the timeline so I can diarize it for follow up.

Thanks
Ann
[REDACTED]

On Tue, 1/22/19, Canestraro, Laura <Laura.Canestraro@vaughan.ca> wrote:

Subject: FAA January 21, 2019 meeting video link
To: [REDACTED]
Date: Tuesday, January 22, 2019, 2:59 PM

Hello,

Please use the link below
to view the FAA January 22, 2019 meeting.

http://archive.isiglobal.ca/vod/vaughan/archive_2019-01-21%20FAA%20PM.mp4.html

if you would like a copy
of the video, please contact me and I can get it ready for you.

The fee for recording of
meetings would be \$43 plus HST.

Have a nice day

Laura
Canestraro
P/T Council/Committee
Service Coordinator

905-832-8585 ext.8194 |
laura.canestraro@vaughan.ca

City
of Vaughan | Office of the City Clerk

2141
Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1

vaughan.ca

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Dog Parks -Council proposal Jan 21 /19 – Vaughan city hall

I have 2 request s that I would like to put forward to council for consideration .

The 1st is to consider having a DOG park where pet and humans can socialize . I recently did a survey in Vaughan with a small sampling of 90 respondents. The purpose was to focus on pet nutrition,however I included a question asking:“**which pet services would you like to see more of in your Vaughan community** “.

At the time this question was asked for general interest.

I was somewhat surprised with the results of what pet parents wanted. The results were:

- 83 % said they wanted more dog parks
- 82 % said they wanted dog-friendly restaurants
- 52 % said they wanted splash water parks
- 50 % said they wanted a web site dedicated to pets
- and 44 % wanted water fountains for their fur babies.

This led me to research what was happening in other parts of the world and I was surprised to discover that dog parks are now being designed differently to includes a wealth of dog pleasing features such as climbing rocks, tunnels, water fountains, dog washing stations, pond for splashing and agility courses.

Making dogs feel at ease by placing them in a setting that feels naturally familiar and where they can leap over and go under logs, climb rocks, splash around, not only provides pets with much needed exercise but it also exercises their brains which is important too.

We think of off-leash parks as being primarily for the benefit of our beloved dogs. However, off leash parks offer just as many benefits or even more to humans. They are community centres where friends and neighbours gather to relax and hang out. Seniors who live alone would be able to participate with pets which is good pet therapy for them .

Social networks are developed with people of similar interests.

People - including myself- say“I never knew my neighbor until I went to the park“.

Personally I met and became friends with so many people in the park that I would not otherwise have met.

According to stats Canada, 1 in 3 household have a pet. Vaughan is no different and has a very large pet population; therefore it is important that the city stake out 4-legged-friendly zones to make sure our pets and pet parents are getting the best experience. Providing such spaces becomes increasingly important as cities like Vaughan continue to grow.

Dog parks benefit the community by promoting responsible dog ownership by preventing dogs from infringing on other community users such as joggers, cyclists, or people who may be afraid of dogs .

It would be nice to see Vaughan become the leader in this area and make **the top list of communities in the world with dog parks**, where fur babies can scamper off-leash with stimulating activities and where pet owners can kick back while their dogs play and frolic to their hearts' content. Dog parents know that after a good workout a tired dog leaves you alone. Ha!

My second request is for more community gardens. I know the city already has some; however there is still a need for more.

community gardens are:

1. low cost to establish
2. low maintenance –they can be run by volunteers
3. strong community participation
4. positive results

I am requesting budget to be put aside for these two much needed community amenities.

Thank you for your consideration

From: Clerks@vaughan.ca
Sent: January-28-19 9:09 AM
To: Bellisario, Adelina; Magnifico, Rose
Subject: FW: File Nos.: Z.17.018 + Related Files DA.17.042

-----Original Message-----

From: Carol Gould [REDACTED]
Sent: Sunday, January 27, 2019 2:19 PM
To: Guy, Katrina <Katrina.Guy@vaughan.ca>; Clerks@vaughan.ca; Committee of the Whole Public Hearing <ph@vaughan.ca>; Council <Council@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca; policyplannig@vaughan.ca; Building@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>
Cc: Bayley, Rob <Rob.Bayley@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; kara@kara-inc.ca
Subject: File Nos.: Z.17.018 + Related Files DA.17.042

RE: APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
OWNER: Portside Developments (Kleinburg) Inc
Lot 24, Plan 268, Pt Lot 18, Plan 210 and Part 1, Plan 65R-16052
Ward: 1
File Nos.: Z.17.018 + Related Files DA.17.042

Hon. Maurizio Bevilacqua, Mayor, Council and city planners City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

My name is Peter Gould. My wife and I reside at and own [REDACTED] slington Ave. in Kleinburg, which is the property bordering the north side of the proposed development at 10568 Islington Ave. We have been living here for almost 40 years.

I'd like to preface my remarks by saying that we do not oppose development, per se, in Kleinburg. We support good development—development that follows the rules of the "Kleinburg-Nashville Heritage District Plan".

As you pass through the northern gateway on Mainstreet Kleinburg this development property occupies a prominent location on the brow of the hill. On it sits an 1870's Georgian style house—a house that has Vaughan Heritage Designation and protection. The developer proposes to demolish this house and, in its place, construct a building that stretches from the front of the property almost to the back property line, in violation of the required 15 M. rear set-back. (By-law 1-88)

The 3-storey rear wing of the condo is cantilevered. It is up on STILTS! This is what you would see coming into Kleinburg.

The 1870's house on the development site is one of four, almost identical houses in Kleinburg that were moved from the Howland Mill, built by John Klein, to their present locations, over a century ago. Our modest house is one of these, and it retains the original siding, columns, and architectural mouldings, as does another house at 10545 Islington.

The house at 10568 Islington has been altered. The basic configuration has been retained. Rear additions have been made and styrofoam and stucco have been applied to the exterior siding. It is being argued by the developer that the house has lost its heritage significance. This is NOT the case! The house is structurally sound and exterior restoration CAN and SHOULD be made.

Original photos from the previous owners are available, and architectural details are the same as our house. I am more than willing to work with the developer and Vaughan Heritage on this issue. Over some 40 years, my company did historical restoration projects, including work for the Ontario Heritage Foundation

By retaining this house which borders our property line, there would be the required "transition to neighbouring properties", including the backyard neighbours to the west.

The cantilevered wing off the condo is a non-starter! It not only violates rear set-back (2.2 M vs. 15 M required), but also contributes to the serious overbuilding—35% lot coverage vs. 27% allowed by the O.P.

The development also calls for the removal of all trees on the property (over 54) and some on the adjoining property, contrary to 9.5.2 of the KNHCDP.

We strongly urge you to reject the development proposal in its present form.

Yours truly,

Peter Gould

Friday, January 25, 2019

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

c <u>12</u>	
Communication	
COUNCIL: <u>January 29, 2019</u>	
FAA Rpt. No. <u>1</u>	Item <u>3</u>

RE Municipal Accommodation TAX (MAT)

Dear Mayor and Members of Council,

On behalf of the Vaughan Chamber of Commerce, representing almost 900 businesses across the City of Vaughan including a majority of the hotels in Vaughan, we are writing to express support for the City of Vaughan's staff recommendations regarding the Municipal Accommodation Tax.

The Vaughan Chamber of Commerce held a roundtable with City staff and hoteliers across Vaughan where the consensus was in support of the overall objectives surrounding the implementation of the Municipal Accommodation Tax. The feedback was positive and focused on the opportunity to capitalize on the growth the City is currently experiencing. Hoteliers were of the opinion that the MAT can promote tourism in Vaughan through a new Destination Marketing Organization (DMO) funded through the MAT. With respect to the 50% allocation towards City services and infrastructure, we strongly urge Council to allocate the funding specifically towards areas that tie into tourism services.

However, it is critical that Short-Term Rental (STR) is included in the MAT as soon as possible. At a time when competitiveness is a primary concern to businesses in all sectors, the MAT will further exacerbate the gap between STR and hotels if it is only applied to one group. It creates a tax on hotels that is not applicable to STRs that are capitalizing on the sharing economy including but not limited to Airbnb's operations in the City.

We look forward to continuing the conversation with City staff surrounding the future of the MAT and the overall makeup of the DMO, which we would like to be part of.

Best Regards,



Brian Shifman
President and CEO
Vaughan Chamber of Commerce

Subject:

PUBLIC HEARING Jan22nd RE: PLANNING APPLICATION 1 PROMENADE CIRCLE

C 13 Communication COUNCIL: Jan 29/19 PH Rpt. No. 5 Item 4

From: KAREN LASKY [REDACTED]

Sent: Tuesday, January 29, 2019 11:01 AM

To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca

Cc: Traub, Debi <Debi.Traub@vaughan.ca>

Subject: PUBLIC HEARING Jan22nd RE: PLANNING APPLICATION 1 PROMENADE CIRCLE

Please take this as formal notice of my objection with respect to the above proposed development by Promenade Limited Partnership related to the following proposals:

1. With regard to amending the Official Plan File OP.18.013 to allow increase of building height and maximum density beyond 4 times greater than the allowable in this area - For the below reasons:

Note: I do not oppose the Upgrades planned for the retail "Mall area" nor the revision of the existing commercial zone to that of a more "Medium Density Residential" classification:

The High Density RA5 zone proposed would allow buildings almost twice the height of the existing 7 - 8 promenade area towers. This would bring some 750 additional Units plus hotel & office units (in the first phase alone) to an area where the infrastructure, roadways is not there to support this kind of massive increase, strain on existing services etc.

Congestion will be far greater than what we have been already subjected to for the last two years causing during transportation upgrades - causing personal stress, inconvenience, disruption, noise levels and the list goes on. Additionally, more of the area residents in Thornhill are drivers, and may not use public transit, so I personally feel that the transportation upgrades may be under utilized for many years yet.

With the greatest of respect to Committee, Staff and other residents - I suggest a modified allowable height restriction and number of units be considered to a more Medium Density scale

[REDACTED] Concerned Resident

Please do not publish my name or address publicly. ThankYou