

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – DECEMBER 5, 2018****COMMUNICATIONS****Item****Distributed November 30, 2018**

C1 Ms. Rosemarie L. Humphries, dated November 22, 2018 2

**Distributed December 5, 2018**

C2 Mr. Kevin Bechard, dated December 4, 2018 4

**Distributed December 5, 2018 (at the meeting)**

C3 Teledyne Optech Incorporated, dated December 5, 2018 3

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Please note there may be further Communications.

## HUMPHRIES PLANNING GROUP INC.

Celebrating 15 years

November 22<sup>nd</sup> 2018  
HPGI File: 17515

Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attn: Eugene Fera,  
Planner

Re: Committee of the Whole  
OP.18.003 & Z.18.007  
8010 Kipling Avenue

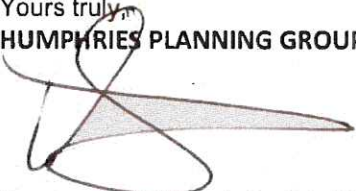
Humphries Planning Group Inc (HPGI) represents Canuck Properties Ltd, owners of the lands municipally known as 8214 Kipling Avenue, located on the West side of Kipling Avenue, and North of Woodbridge Avenue.

It is our understanding that a Committee of the Whole (public hearing) has been scheduled on December 5<sup>th</sup> 2018, for the above noted file to consider applications for the proposals to redesignate the subject land from "Low Rise Mixed Use" and "Low Rise Residential B" to "Mid-Rise Residential". In addition, the policies of VOP 2010 are proposed to be amended to permit a 3-storey apartment building with maximum Floor Space Index of 1.89 and a lot coverage of 70%.

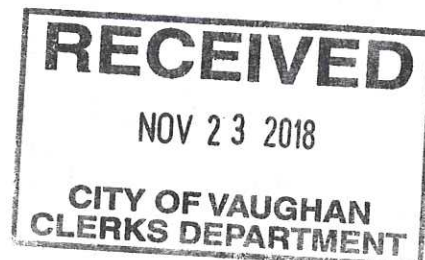
HPGI requests that we be provided with notice of any decision made by the Committee of the Whole or Council pertaining to the above noted files. We further request that HPGI be provided with notification of any future meetings, actions or procedures relating to the development applications listed above, given the proximity of our client's land to the subject land.

Should you have any questions, feel free to contact the undersigned at extension 244.

Yours truly,  
HUMPHRIES PLANNING GROUP INC.

  
Rosemarie L. Humphries BA, MCIP, RPP  
President

cc. Canuck Properties Limited





RECEIVED NOV 15 2018

## **NOTICE OF PUBLIC HEARING**

A public hearing to receive input on the following planning applications will be held on:

### **COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

**December 5, 2018 at 7:00 pm**

**at**

**VAUGHAN CITY HALL, COUNCIL CHAMBER  
2141 MAJOR MACKENZIE DRIVE, VAUGHAN, ONTARIO, L6A 1T1**

**PROPERTY:** West side of Kipling Avenue, north of Woodbridge Avenue and known municipally as 8010 Kipling Avenue, as shown on Attachments #1 and #2 - Ward 2.

**APPLICATION:** The following applications have been submitted to permit the development of the Subject Lands with a 3-storey residential apartment building with 45 residential rental units as shown on Attachments #3 to #6.

- i) Official Plan Amendment File OP.18.003 to redesignate the Subject Lands from "Low Rise Mixed-Use" and "Low-Rise Residential B" to "Mid-Rise Residential" and to amend the policies of the Vaughan Official Plan 2010 ("VOP 2010"), specifically Volume 2 Section 11.5 the Kipling Avenue Corridor Secondary Plan to permit a 3-storey apartment building with maximum Floor Space Index ("FSI") of 1.89 and a lot coverage of 70%.
1. Zoning By-law Amendment File Z.18.007, to amend Zoning By-law 1-88 to rezone the Subject Lands from R3 Residential Zone to RA2 Residential Apartment Zone, with the necessary site-specific zoning exceptions to implement the proposed development shown on Attachments #3 to #6.

**APPLICANT:** 1567855 Ontario Ltd.

**FILE NUMBERS:** OP.18.003 and Z.18.007

**CONTACT:**

Additional information may be obtained from Eugene Fera of the Development Planning Department at 905-832-8585, Extension 8003. Comments may also be mailed to the Development Planning Department at the same address, or faxed to (905) 832-6080, or e-mailed to [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca) prior to the meeting (please quote file name and number).

*The Planning Act, R.S.O. 1990, c.P.13 authorizes the City of Vaughan to collect any personal information in your communication or presentation to City Council or its Committees. The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, facsimiles, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it such as your address and postal code or e-mail address available to the public unless you expressly request the City to remove it.*

*The City audio records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be audio recording you and City staff may make these recordings available to the public.*

*Please direct any questions about this collection to the Planner listed above.*

**JASON SCHMIDT-SHOUKRI, Deputy City Manager, Planning & Growth Management  
TODD COLES, City Clerk**

**NOTE**

**Official Plan (O. Reg. 543/06)**

*If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan and/or the Regional Municipality of York, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.*

*If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.*

*If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the official plan, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.*

**Zoning By-law (O. Reg. 545/06)**

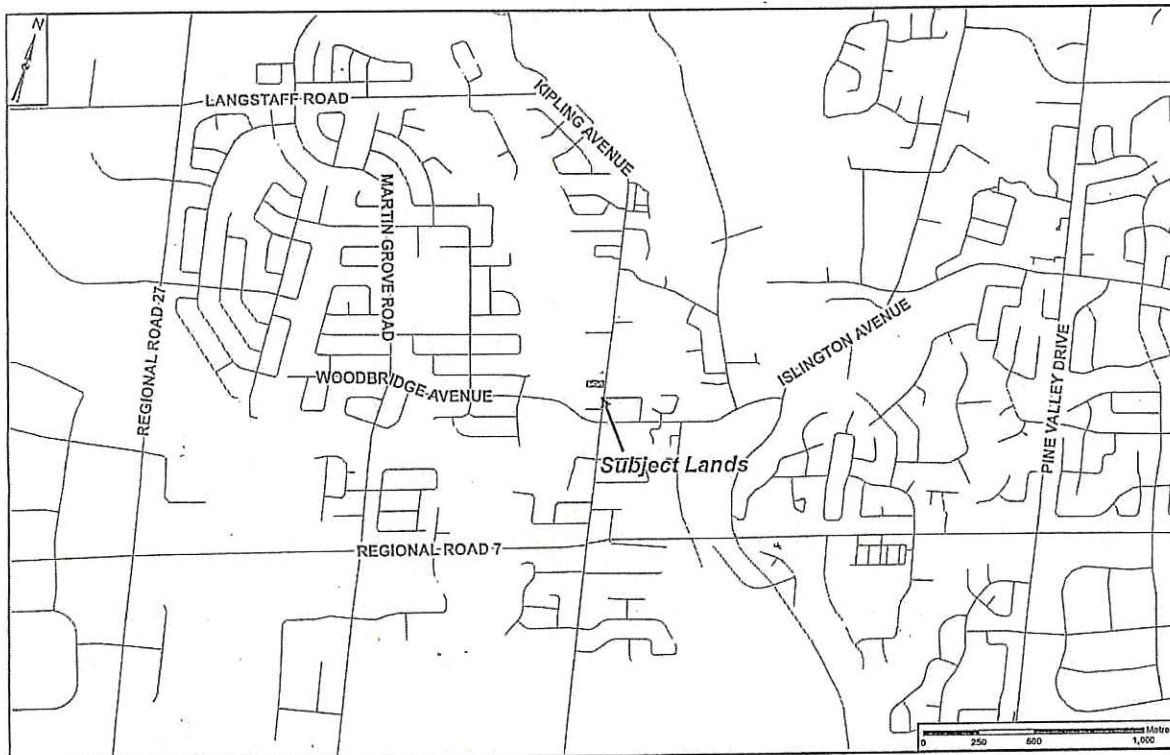
*If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision.*

*If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.*

*If you wish to be notified of the passing of a Zoning By-law, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.*

**DATED** at the City of Vaughan this 9<sup>th</sup> day of November, 2018.





## Context Location Map

LOCATION:  
Part of Lot 7, Concession 8

APPLICANT:  
1567855 Ontario Ltd.

Document Path: N:\GIS\_Archive\Attachments\GIS\OP\18.003\OP\_18.003\_ContextLocationMap.mxd

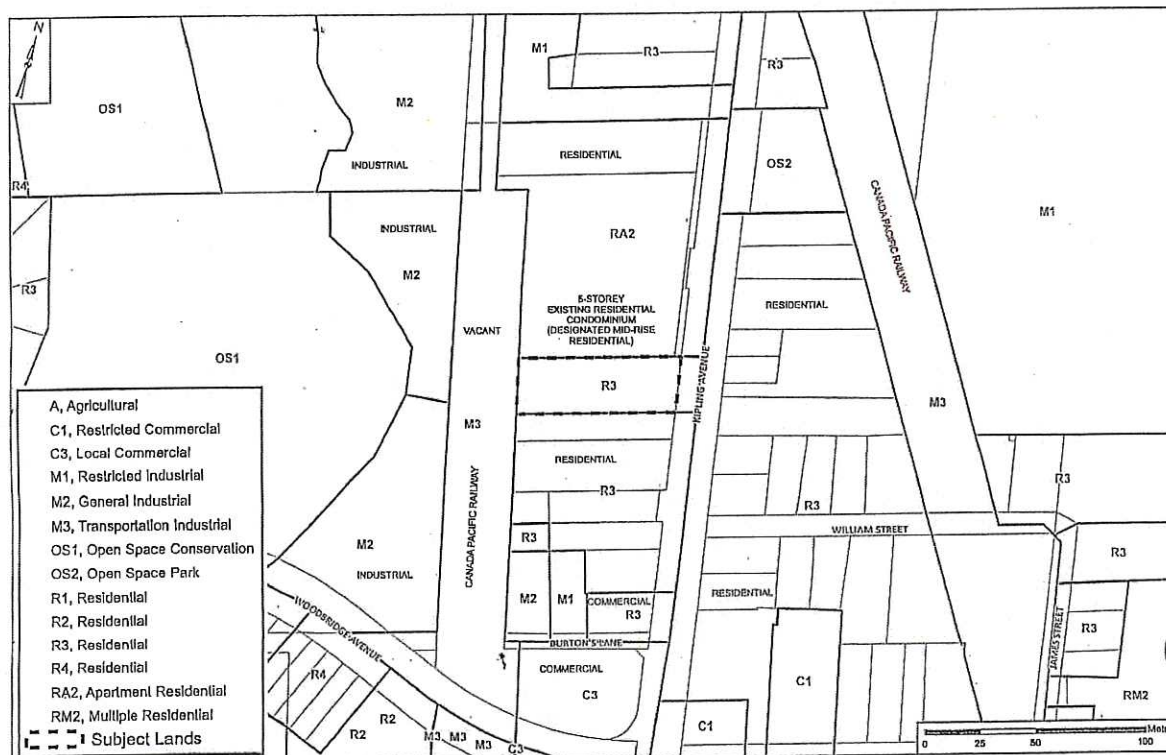


FILES: OP.18.003 and Z.18.007  
RELATED FILE: DA.18.012

DATE:  
December 5, 2018

Printed on: 10/23/2018

Attachment 1



- A, Agricultural
- C1, Restricted Commercial
- C3, Local Commercial
- M1, Restricted Industrial
- M2, General Industrial
- M3, Transportation Industrial
- OS1, Open Space Conservation
- OS2, Open Space Park
- R1, Residential
- R2, Residential
- R3, Residential
- R4, Residential
- RA2, Apartment Residential
- RM2, Multiple Residential
- Subject Lands

## Location Map

LOCATION:  
Part of Lot 7, Concession 8

APPLICANT:  
1567855 Ontario Ltd.

Document Path: N:\GIS\_Archive\Attachments\GIS\OP\18.003\OP\_18.003\_LocationMap.mxd

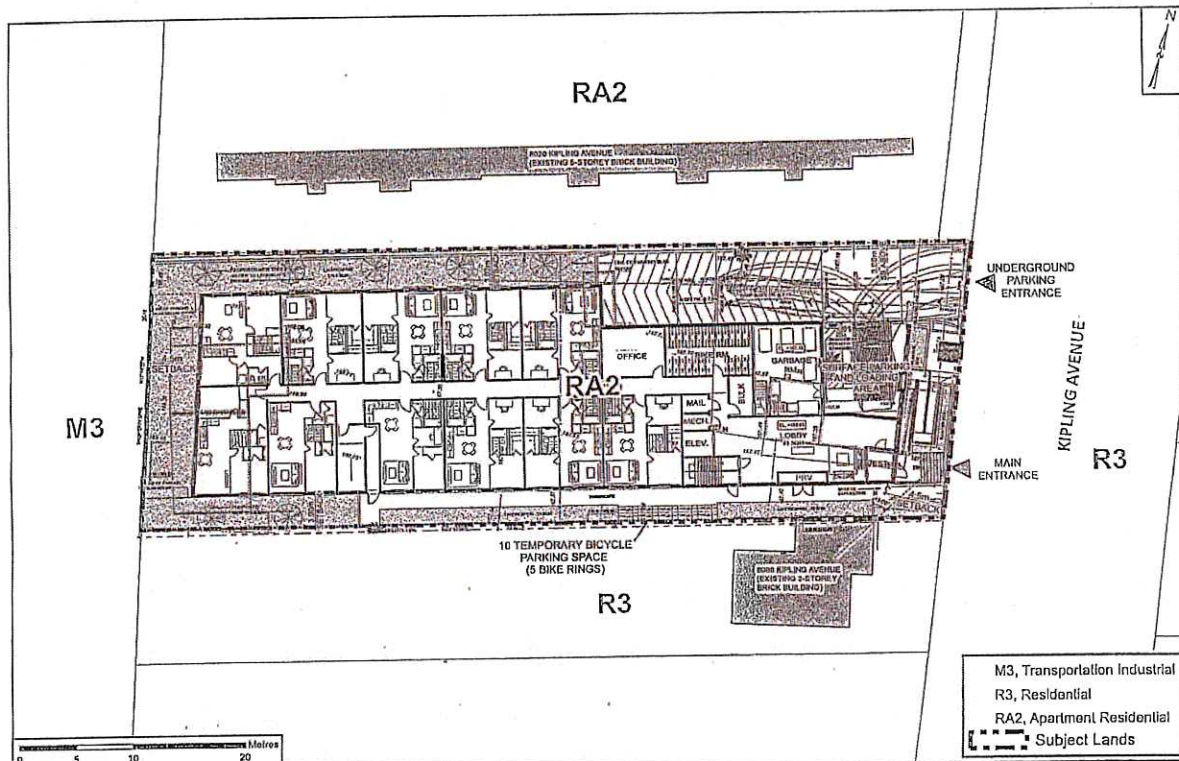


FILES: OP.18.003 and Z.18.007  
RELATED FILE: DA.18.012

DATE:  
December 5, 2018

Printed on: 10/23/2018

Attachment 2



## Site Plan and Proposed Zoning

LOCATION:  
Part of Lot 7, Concession 8

APPLICANT:  
1567855 Ontario Ltd.

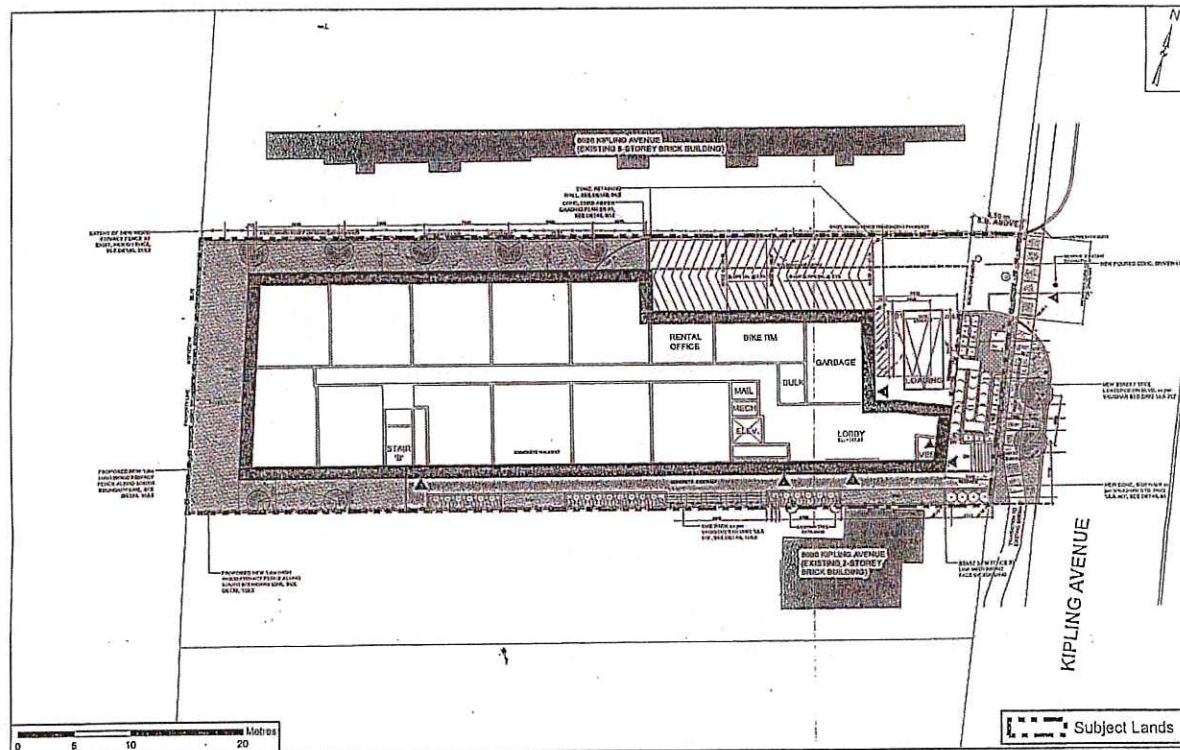
Document Path: N:\GIS\_Archive\Attachments\OPDP\18.003\18.003\_SitePlan.mxd



Attachment  
FILES: OP.18.003 and Z.18.007  
RELATED FILE: DA.18.012

DATE:  
December 5, 2018

Printed on: 10/23/2018



## Landscape Plan

LOCATION:  
Part of Lot 7, Concession 8

APPLICANT:  
1567855 Ontario Ltd.

Document Path: N:\GIS\_Archive\Attachments\OPDP\18.003\18.003\_LandscapePlan.mxd



Attachment  
FILES: OP.18.003 and Z.18.007  
RELATED FILE: DA.18.012

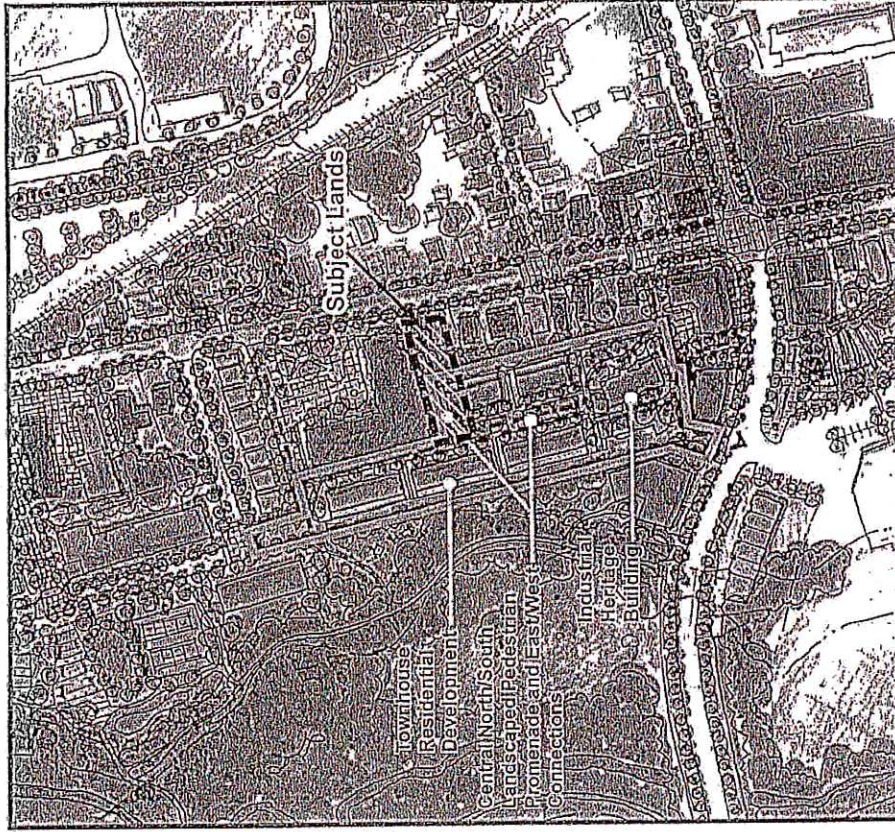
DATE:  
December 5, 2018

Printed on: 10/23/2018



Filed on 10/24/2018





# Map 11.5.N (The Rainbow Creek South Industrial Lands Low Density Residential Neighbourhood)

LOCATION:  
Part of Lot 7, Concession 8  
APPLICANT:  
1567855 Ontario Ltd.

Document Path: N:\GIS\_Archive\Aurora\GIS\OP\18.003\OP-18.003\_VisitingAvenue.mxd



## Attachment

FILES: OP:18.003 and Z:18.007  
RELATED FILE: DA:18.012

7

DATE:  
December 5, 2018

Printed on: 10/23/2018





**WESTON  
CONSULTING**

planning + urban design

**PUBLIC HEARING  
COMMUNICATION**

Date: December 5, 2018 ITEM NO. 4 C2

Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

December 4, 2018  
File 7494

**Attn: Rose Magnifico, Acting Deputy City Clerk**

Dear Madame,

**RE: Official Plan Amendment File OP.18.015  
Zoning By-law Amendment File Z.18.024  
Catholic Cemeteries and Funeral Services Archdiocese of Toronto  
Regional Road 27 and Highway 407  
Committee of the Whole (Public Hearing- December 5, 2018- Item 4)**

Weston Consulting is the planning consultant for Importanne Marketing, the owner of the lands located at 7242 Highway 27, Vaughan directly adjacent to the above noted applicant, Catholic Cemeteries and Funeral Services Archdiocese of Toronto (CCAT). In December 2017, Importanne Marketing submitted Official Plan and Zoning By-law Amendment applications (OP.17.016, Z.17.046) to revise existing permissions for an office and hotel development. The Statutory Public Hearing for the applications was held on June 5, 2018, where feedback was received from CCAT.

CCAT has expressed concerns that relate to potential impacts of Importanne's proposal on future development of CCAT. These concerns relate to the relationship of the proposed funeral home to Importanne's proposed parking and perceived impacts related to noise, pollution etc., maintaining appropriate buffers from Importanne to their lands, relationship of a shared access to Highway 27 and proposed built form of a proposed parking structure.

We are of the opinion, that these matters have not been resolved with CCAT and that a joint agreement between the two landowners and the City is required prior to the approval of this proposal. The location of the proposed funeral home and its proposed access needs to be evaluated in context of Importanne's application and the existing land use permissions for our clients' lands that are approved by the Board.

We request that Staff facilitate future meetings with CCAT and our team to discuss and come to a resolution that is appropriate for both proposals.

Weston Consulting also requests that we be provided with notice of any future meetings or actions related to this application so we can appropriately participate in the approval process. Should you have any question or require further information please contact the undersigned at ext. 236.

Yours truly,  
**Weston Consulting**  
Per:



Kevin Bechard, BES, M.Sc., RPP  
Senior Associate

c: Dennis Zovko, Importanne Marketing  
Patrick Harrington, Aird and Berlis





300 Interchange Way ■ Vaughan, ON ■ Canada L4K 5Z8 ■ tel +1 905 660 0808 ■ fax +1 905 660 0829 ■ www.teledyneoptech.com

December 5, 2018

**VIA EMAIL: [stephen.lue@vaughan.ca](mailto:stephen.lue@vaughan.ca)**

**VIA Personal Hand Delivery to City Clerk**

Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A1T1

Attention: Stephen Lue

Dear Mr. Lu:

**Notice of a Public Hearing for File Numbers: OP.18.014; Z.18.021; 19T-18V008 submitted by Applicant 2748335 Canada Inc.**

Teledyne Optech Incorporated ("Optech") is located at 300 Interchange Way, next to the Subject Lands (as defined in the referenced applications). As the owner and occupant of the lands adjacent to the Subject Lands, Optech wishes to express its objection to the development proposal and the zoning amendments as outlined in the referenced applications for the following reasons:

1. *Appendix A: Functional Road Plan* of the Transportation Study submitted with the referenced applications shows the creation of a median on Interchange Way. Optech's property includes a driveway onto Interchange Way ("Front Driveway") and currently drivers can make both left-hand and right-hand turns from the Front Driveway. The addition of a median will restrict left-hand turns and force all drivers to make a right. This forces all drivers onto Jane St., an already busy road during peak AM and PM hours. Further, many drivers leaving Optech are heading to HWY 400 and currently these drivers are able to make a left turn exiting our Front Driveway and then taking Interchange to HWY 7 where they can then get onto HWY 400, a median will force drivers to take Jane St. to HWY 7, a very congested intersection during peak AM and PM hours; and
2. *The Draft Plan*, Attachment 5 of the Notice of a Public Hearing, shows that the Subject Land comprises of the vacant field next to IKEA and a little over 300 meters of Street A (also known as Exchange Ave.), and that of the approximately 300 meters of Street A, a section of approximately 50 meters abuts the rear of Optech's property. Optech's property includes a driveway that exits onto Street A ("Rear Driveway") and our ability to enter and exit our property through our Rear

Driveway requires access to Street A. An easement will be required in order to prevent restriction of Optech's access from its Rear Driveway; and

3. Developments of this nature typically involve years of construction and this will adversely affect our ability to conduct business due to noise, restricted vehicle access and environmental disturbances related to construction ; and
4. The surrounding area is primarily industrial buildings and corporate offices. A large scale residential development is not compatible with surrounding properties. The proposed zoning amendment creates conflicting land uses in our neighborhood, and while it may be consistent with Vaughan's plan to create a metropolitan center, there is other land nearby that is more suited to a development of this nature; and
5. The Transportation Study concludes that the development "...can be reasonably accommodated on the surrounding area road network..." and while it may be the case that the roads can be used by additional drivers, Optech questions whether "reasonable" accommodation of the traffic created by this development proposal is sufficient; and
6. The 15 story buildings proposed will dwarf our office and make our property less desirable overall because it will block our West-facing view;
7. Optech is registered with the Federal Controlled Goods Program and does maintain controlled goods at its facilities. Adding 993 residential units will add additional security issues and may make it harder and more costly for Optech to maintain an adequate security plan;
8. Optech maintains a disaster recovery plan in order to protect our operations. The development proposed greatly increases the density of the area making any civil unrest or natural disaster events much more impactful and increases our overall risk of being able to recover from such an event; and
9. Optech's facilities were built for purpose building and include many unique features necessary for the design and manufacture of our equipment. These building features would make it incredibly difficult for Optech to relocate to another location should the proposed development impact our operations.

Thank you for your attention in this matter. Please do not hesitate to reach out to Optech by phone at 9056600808 should additional information be required.

Yours truly,

Teledyne Optech Incorporated

Represented at the Public Hearing on Dec. 5 by Patricia Carswell and Manish Tailor