

COMMITTEE OF THE WHOLE (PUBLIC HEARING) – JUNE 23, 2020**COMMUNICATIONS****Item****Distributed June 19, 2020**

- | | | |
|----|--|---|
| C1 | Ms. Serenella Del Peschio, dated June 10, 2020 | 4 |
| C2 | Dr. Angela Mailis, dated June 18, 2020 | 4 |

Distributed June 22, 2020

- | | | |
|----|---|---|
| C3 | Presentation material submitted by Rosemarie Humphries, Humphries Planning Group | 1 |
| C4 | Mr. Gerard Borean, Parente Borean, Barristers and Solicitors, dated June 22, 2020 | 4 |

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**COMMUNICATION – C1
ITEM 4
Committee of the Whole (Public Hearing)
June 23, 2020**

:

From: Serenella Del Peschio [REDACTED]
Sent: Wednesday, June 10, 2020 6:37 PM
To: Clerks@vaughan.ca
Subject: [External] Zoning By-Law Amendment File Z.20.006

Hello,

I truly hope that I am not doing this for nothing and that our voices will be heard.

We oppose to this zoning by-law amendment because we have had so much construction in this area especially with the other townhouses on this corner!

We have had so much traffic problems because of this construction.

The contractor (applicants) want to put 3 more properties to make even more money and squeeze people and homes like sardines.

They don't care about this area or project, they don't have to live here.

We will have even more problems with traffic once all the families move in!!!

There is no quality of living with this kind of design and the front door is literally on the road!!

Because of the doors and driveways are right on the road, there will be more accidents too!!!!

Thank you for presenting our concerns at the public hearing.

I am writing this on behalf of the residents just across the street. It has been hectic because of all the problems these properties have brought to our area.

Thank you

--

Serenella Del Peschio



COMMUNICATION – C2

ITEM 4

Committee of the Whole (Public Hearing)

June 23, 2020

2301 MAJOR MACKENZIE DR. W., #101

VAUGHAN ON L6A 3Z3

TEL: 1-800-597-5733

FAX: 1-844-358-9308

info@thepwc.ca

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
clerks@vaughan.ca

Vaughan, June 18, 2020

I wish to file an objection to the application **Z.20.006 and DA.20.010**, to be discussed on June 23, 2020.

The applicants propose to rezone the subject land on 2291 Major Mackenzie street by creating 3 residential townhomes on Jackson street and retaining an old heritage building on Jackson/Major Mackenzie.

The current “RM2 Multiple Residential Zone” zoning, does not permit the Development. The applicants propose to rezone the Subject Lands to “RT1 Residential Townhouse Zone” in conjunction with numerous site-specific zoning exemptions.

Review of the report as provided by City Clerk, reveals in Table 1 (pages 56 and 57) 14 By-Law 1-88 standards, two of which define permitted uses and what a Live/Work Unit is.

Careful consideration of the remaining 12/14 tabulated exemptions to By-Law 1-88 standards, reveals that every single standard requires exemption, most of which are excessive, as follows:

- Minimum Lot Area of 162m² reduced to 102 m² (**37%** reduction)
- Minimum Lot Depth of 27 m reduced to 16.7 m (**38%** reduction)
- Maximum Rear Yard of 7.5 m reduced to 1.2 m (**84%** reduction)
- Minimum Interior Garage Width of 5.5 m reduced to 3.4 m (heritage dwelling) (**38%** reduction)
- Minimum Parking Requirements of 12 spaces reduced to 4 spaces (**67%** reduction)

- Minimum Landscape area of exterior yard, completely eliminated for the three townhomes (100% reduction)

Additional reductions of standards are calculated in the table attached from the Clerk's report.

Besides the obvious elimination of all By-Law standards governing the Subject Lands, the Development poses a **serious safety risk**, in particular to the patients of the Medical facility I own and direct, the Pain and Wellness Centre, located at the intersection of Major Mackenzie and Jackson street (address: 2301 Major Mackenzie Dr W), with our parking lot and exit facing Jackson and exactly opposite to the proposed Development.

To understand the safety issues facing us, one must understand the nature of the medical practice and the type of patients we see. The Pain and Wellness Centre was founded in 2014 as a community-based academic clinic, affiliated with the University of Toronto, and the only community pain clinic in Ontario endorsed by the Ontario Ministry of Health and Long Term Care. It looks after patients with chronic pain, employs a staff of 20, and sees patients referred from the GTA as well as the province of Ontario. The Pain and Wellness Centre is not only a clinical service provider but an educational and research facility. About 25% of our patients are over 65 years of age and many have difficulties walking or balancing. They park either in our parking lot, or on Jackson street for 2-3 hours if there is available street parking.

With the creation over the past 2 years of the 45 townhome-complex on Jackson already in place (with only 7 parking spaces for visitors), the street is literally clogged by townhome visitors, including our own parking lot. **We have to daily police our lot to prevent the overflow from the townhomes.**

Additionally, Jackson street serves as an escape route from the always severely congested Major Mackenzie. Cars turn to Jackson to escape to Keele via Church street, more often than not, at high speed.

The proposed 3-townhome complex has driveways for a single car, all facing the East side of Jackson. The parked cars will be backing onto Jackson in an effort to exit the townhomes, further creating serious risk for collision with oncoming turning vehicles from Major Mackenzie or even parked cars at the West side of Jackson.

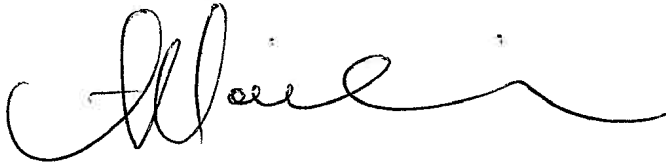
Lack of adequate parking space in the 3 townhomes will further add to competition for parking on the West side of Jackson and poses a further threat to our own parking from overflowing tenants and visitors. Our current experience speaks to it.

Having townhome tenants and visitors parking altogether on Jackson penalizes the most vulnerable of our patients who need to park in proximity to our centre. Many pain patients cannot walk distances, particularly in winter, snow, and inclement weather. A slip-and-fall can be fatal for an elderly person with a broken hip.

In summary, given a) numerous safety issues affecting our patients, and b) the massive exemptions requested in all By-Law 1-88 standards, I respectfully request that the City seriously considers the merits and feasibility of the requested Development application versus risks to my patients and adverse effects to our medical facility and Jackson street in general.

The question that begs an answer is:

If By-Laws are to be ignored given numerous exemptions and relaxations, why does the City create By-Laws in the first place?

A handwritten signature in black ink, appearing to read 'Mailis', with a long, sweeping horizontal line extending to the right.

Angela Mailis MD, MSc, FRCPC(PhysMed)

CIPP/UHN Consultant
Adjunct Clinical Professor, Dept. of Medicine,
University of Toronto
Chair, ACTION Ontario
Director, Pain & Wellness Centre
e-mail: angela.mailis@thepwc.ca
Cell: 416-882-1669

With attachments

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "RM2 Multiple Residential Zone" with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-specific Exception 9(1118). This zoning does not permit the Development. The Owner proposes to rezone the Subject Lands to "RT1 Residential Townhouse Zone", without the holding Symbol "(H)" and together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
1	a	Permitted Uses	Street Townhouse Dwelling
2	b	Definition of Live/Work Unit	Permit a Live/Work Unit as an additional use within the existing detached heritage dwelling
3	c	Minimum Lot Area	No Definition
4	d	Minimum Lot Depth	<u>Live/Work Unit</u> - Means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit above, and be limited to a Business of Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian
5	e	Minimum Front Yard	162 m ²
6	f	Maximum Building Height	27 m
7	g	Minimum Front or Exterior Side Yard to an Attached Garage Facing a Lot Line	16.7 m
8	h	Minimum Exterior Side Yard	4.5 m
9	i	Maximum Rear Yard	4 m (for Units 1-3)
			11.4 m
			5.8 m (Jackson Street)
			4 m (Jackson Street - existing heritage dwelling)
			7.5 m
			1.2 m (for units 1-3) 0 m

CHANGE OF
REDUCTION

37%

38%

11%

4%

3.5%

11%

84%

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
			(heritage dwelling)
10	j. Maximum Interior Garage Width for Lots Less Than 11 m in Width	3 m	3.1 m
11	k. Minimum Interior Garage Width for Lots 12 m to 17.99 m Frontage	5.5 m	3.4 m (heritage dwelling)
12	l. Minimum Parking Space length	6 m	5.6 m (Unit 2)
13	m. Minimum Parking Requirements	<u>Residential</u> 2 spaces/unit = 8 spaces <u>Business or Professional Office</u> 84.9 m ² @ 3.5 spaces/100m ² of GFA = 4 spaces Total parking required = 12 spaces	<u>Residential</u> 1 space/unit = 4 spaces <u>Business or Professional Office</u> No parking requirement Total parking proposed = 4 spaces
14	n. Minimum Landscape Area	For lots with a frontage between 6 m to 11.99 m - a minimum of 33% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping The lots with a frontage of 12 m and greater - a minimum 50% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum	These provisions shall not apply <i>No lands cap</i>

3%

38%

4%

64%

400 BRADWICK DRIVE, CITY OF VAUGHAN
TDC Medical Properties Inc.



PUBLIC HEARING
DATE: JUNE 23, 2020


HUMPHRIES PLANNING GROUP INC.


ZONING BY-LAW AMENDMENT (Z.20.012)

SITE LOCATION

- **Site Area:**
1.46 acres
- **Lot Frontage:**
Bradwick Dr: 92.27m

HWY 7: 62.56m

 - Subject Site

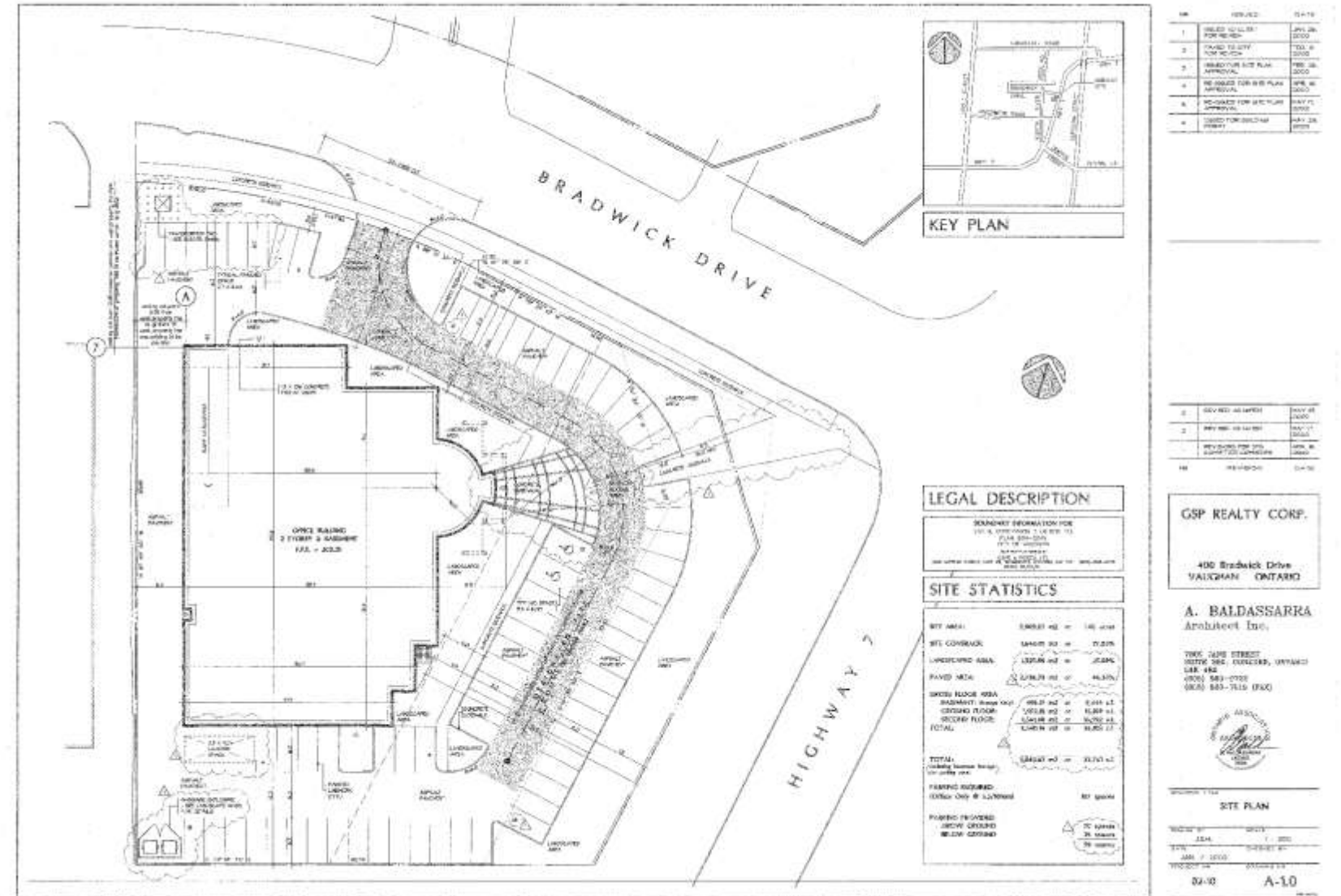
 - Other Lands
owned by
Applicant



SITE PLAN

Existing on-site:

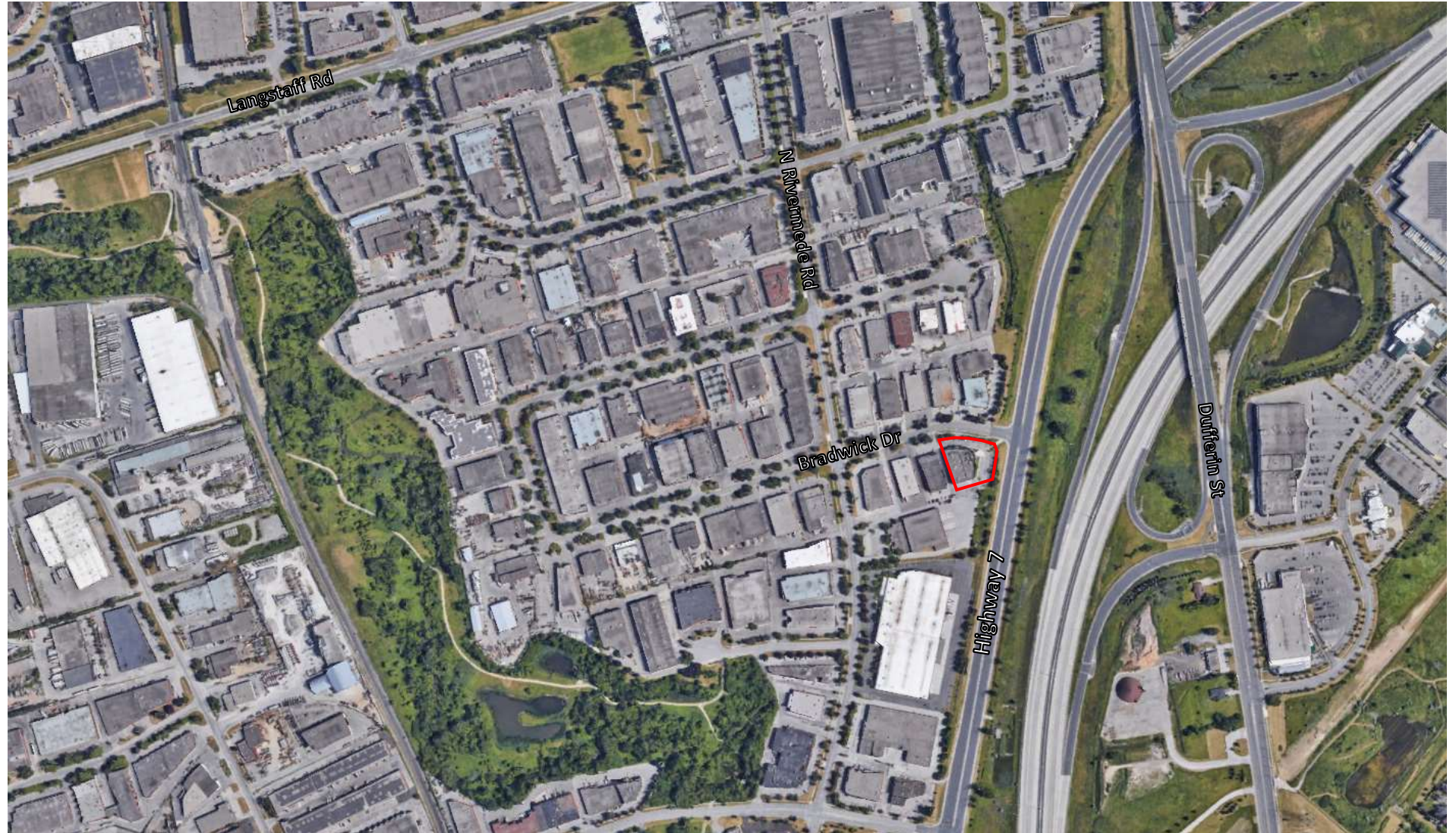
- 2-Storey office building.
- Associated surface and underground parking.
- Landscaping.
- Driveway access from Bradwick Dr.



SITE CONTEXT

Site is surrounded by employment & industrial uses.

 - Subject Site



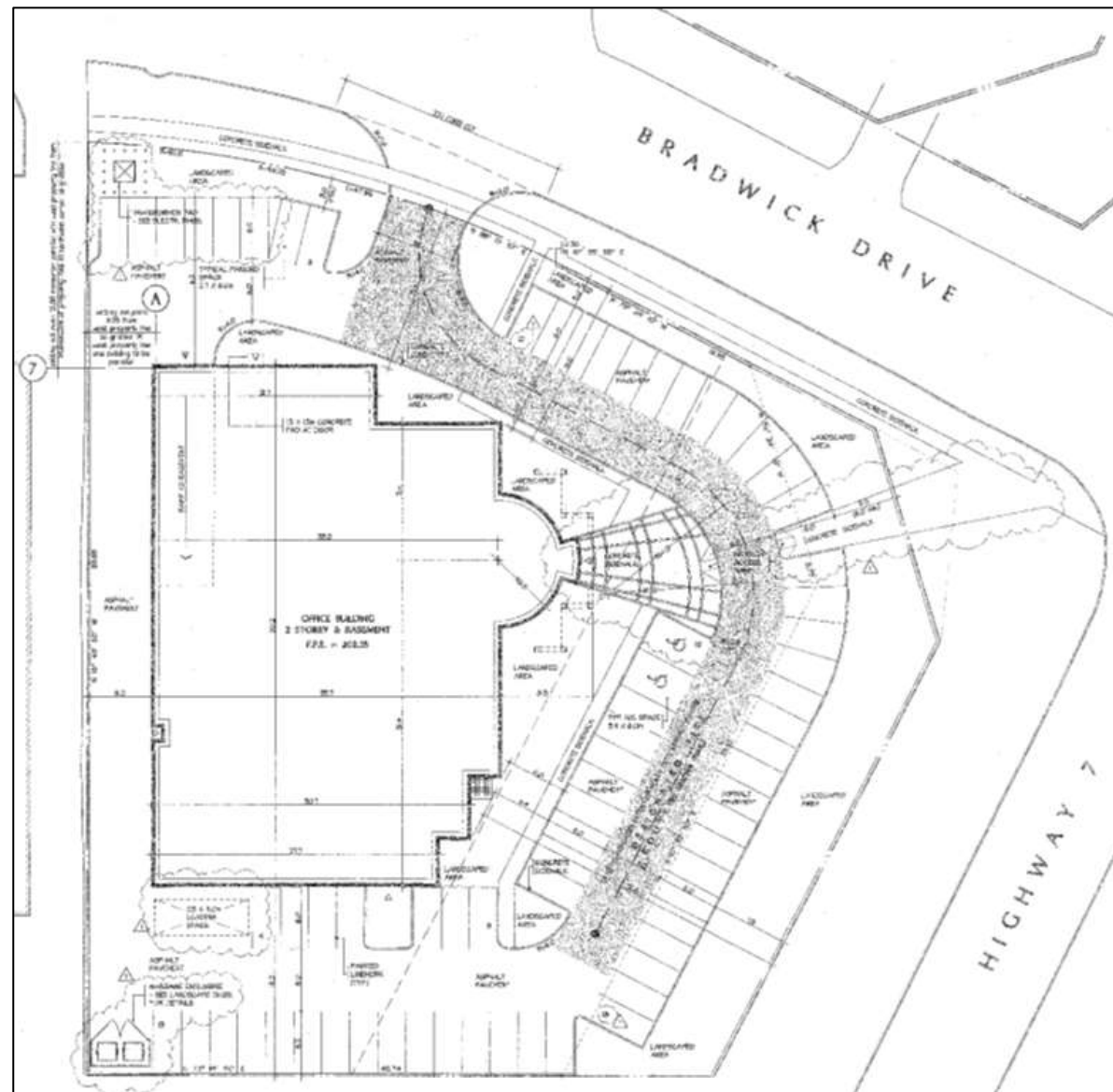
DEVELOPMENT PROPOSAL

A Zoning By-law Amendment application has been submitted to the City of Vaughan to include “Office of a Medical Professional” as a permitted use.

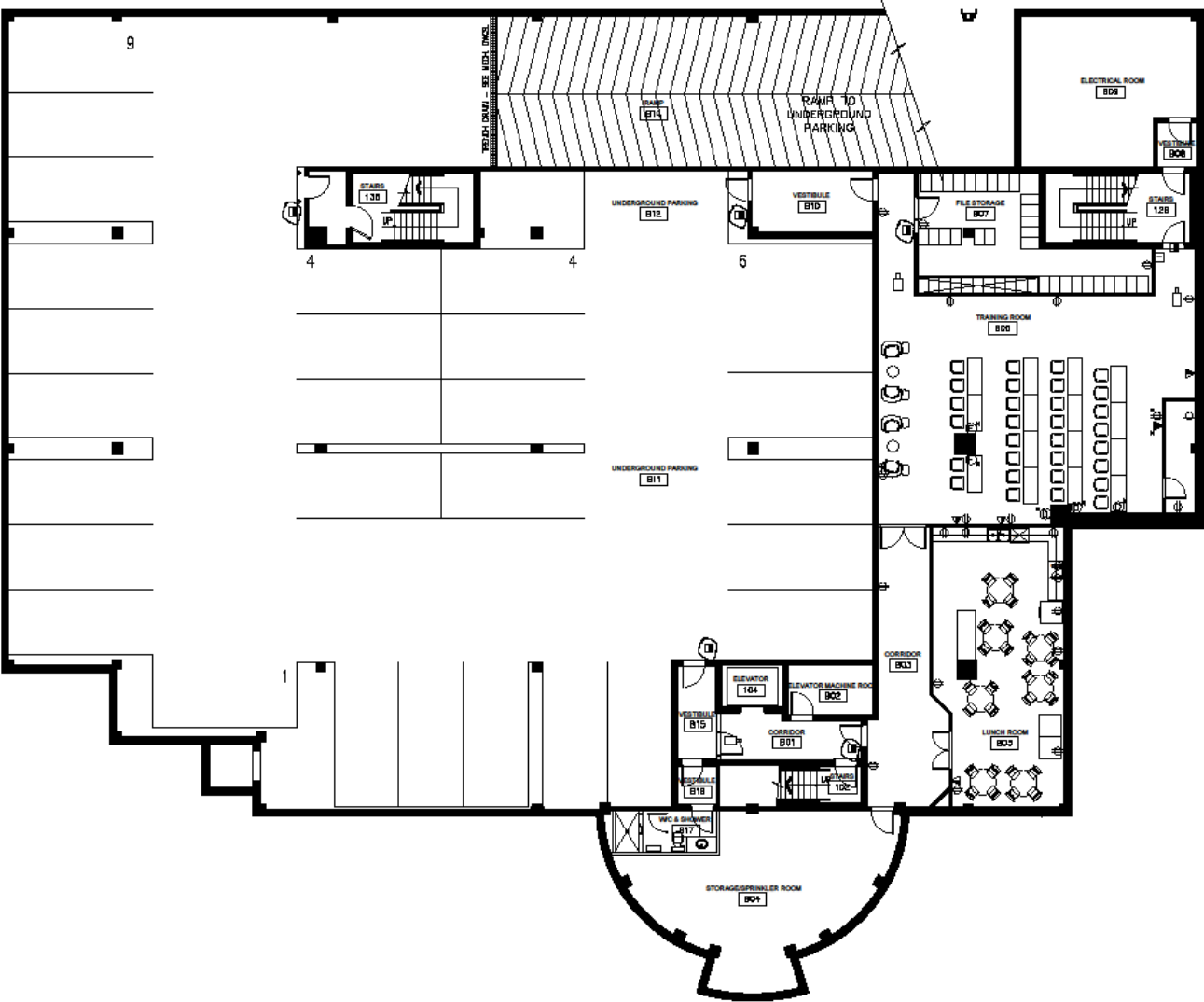
No structural changes are proposed.

Background:

Minor Variance A179/19 was approved which permits Office of a Medical Professional use on a temporary basis while this zoning application is being processed by the City.



DEVELOPMENT PROPOSAL – Underground Parking



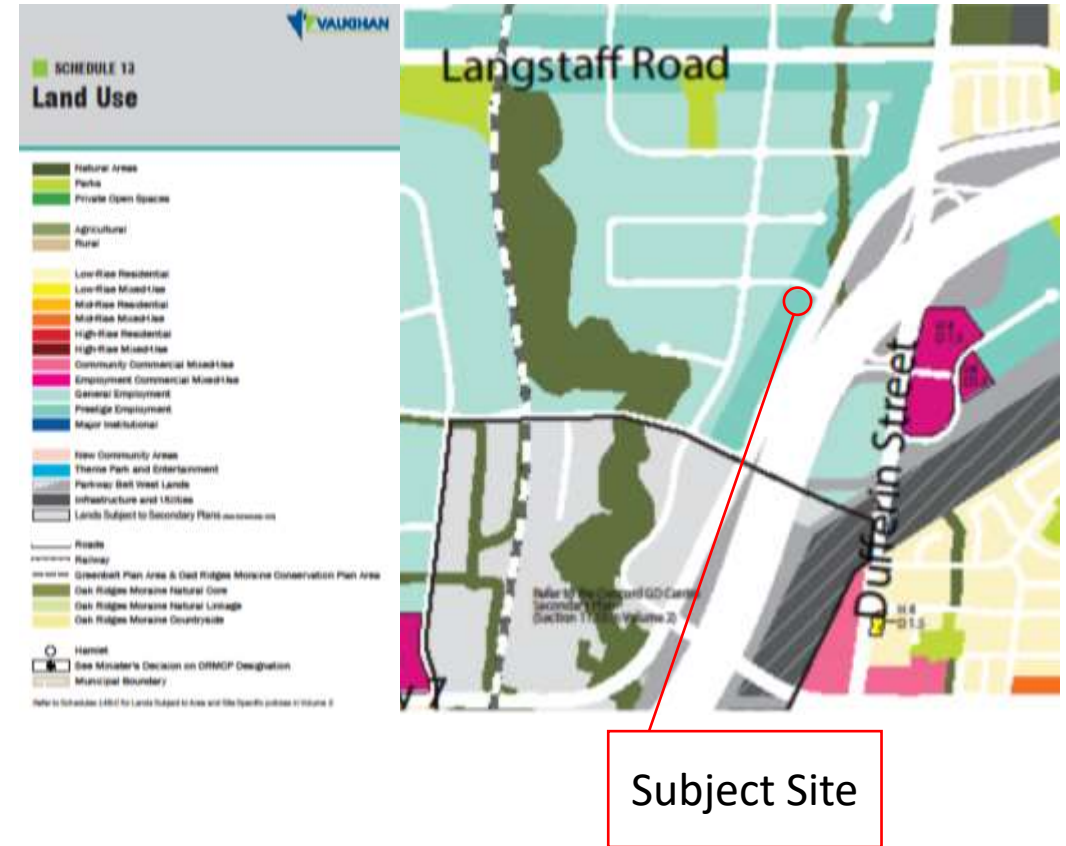
PARKING STATISTICS BREAKDOWN

REQUIRED PARKING	
Office Building	3,044m ² @ 3.5 spaces/100m ² = 107 spaces
Pharmacy	140m ² @ 6 spaces/100m ² = 9 spaces
Accessible	1 space plus 3% of total # of parking = 5
Total	116 spaces

PROPOSED PARKING	
Office Building	0 m ² @ 3.0 spaces/100m ² = 0 spaces
Pharmacy	140m ² @ 0 spaces/100m ² = 0 spaces
Office of a Regulated Health Professional	5.0 spaces per practitioner operating on the site at any one time
Accessible	3 spaces
Other spaces on-site *(estimated)	9 spaces
Total	108 spaces
Number of Practitioners permitted	21 practitioners operating on the site at any one time

PLANNING CONTEXT – CITY OF VAUGHAN OFFICIAL PLAN

- Subject site is designated as “Prestige Employment” in the City of Vaughan Official Plan per Schedule 13 – Land Use.
- Applicable “Prestige Employment” policies permit:
 - Industrial uses including, manufacturing, warehousing, processing, and distribution uses;
 - Accessory office & retail for any industrial use listed above;
 - Office uses;
 - Ancillary retail; and
 - Gas stations.



PLANNING CONTEXT – ZONING BY-LAW 1-88

- Subject site is zoned EM1 – Prestige Employment Area under Zoning By-law 1-88
- Section 6.2.1 describes the permitted uses for this zone which include:
 - Business and Professional Offices, not including regulated health professional; and
 - Office Building.
- Amendments to the Zoning By-law are required to permit offices of regulated health professionals as a use on the site.



Subject Site

ZONING AMENDMENTS

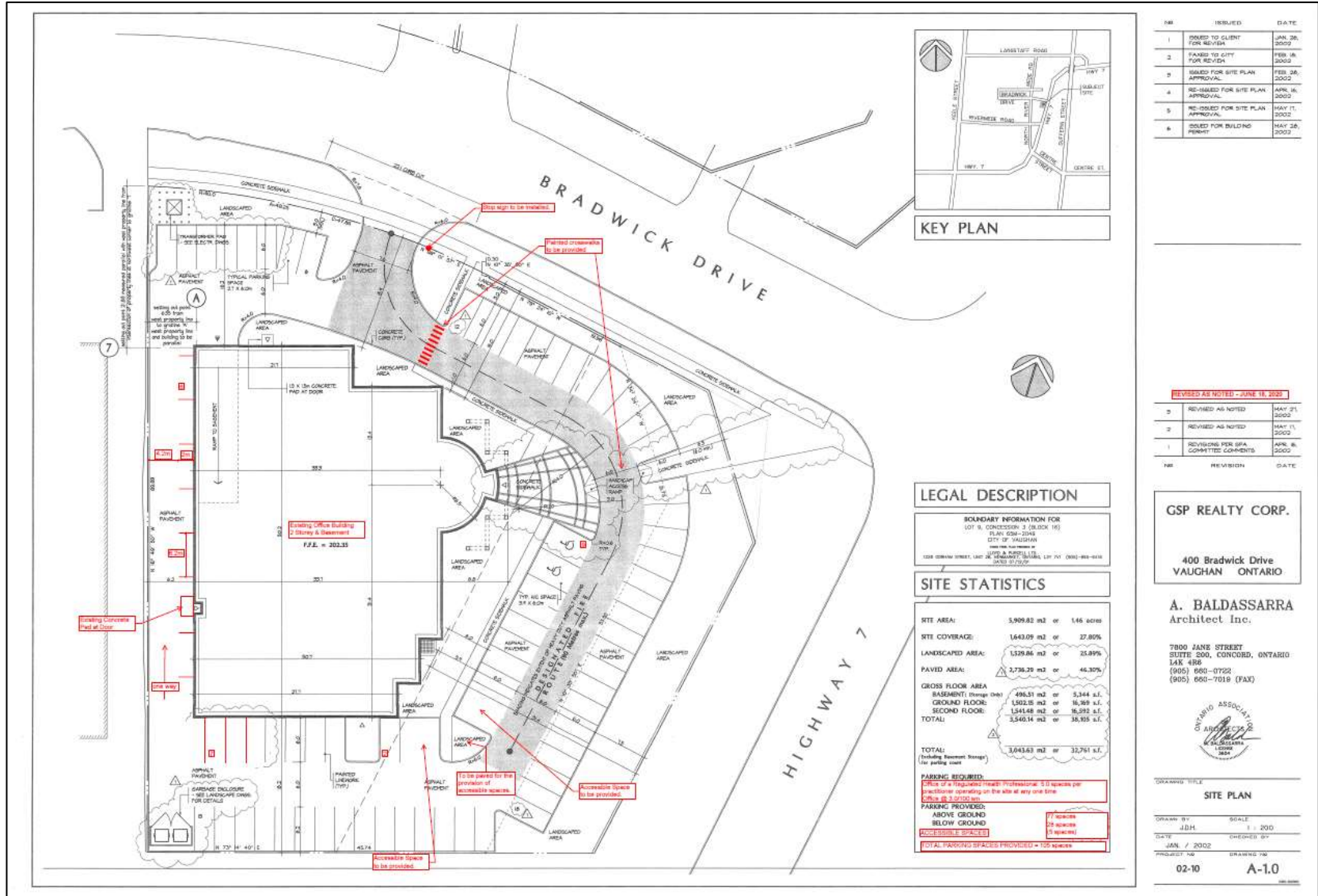
To facilitate the proposed development, the following Amendments to the bylaw have been requested:

- Permit an Office of a Regulated Health Professional and a pharmacy not exceeding 140m² in the existing building, in addition to the uses permitted in an EM1 Zone;
- Minimum parking requirements:
 - Office building – 3.0 spaces/100m² (by-law requires 3.5 spaces/ 100m²)
Pharmacy – 140m² @0 spaces/100m² (by-law required 6.0 spaces/ 100m²)
 - Office of a Regulated Health Professional – by-law requires 5.0 spaces per practitioner. **Request by-law amendment to recognize number of practitioners operating on site at any one time.**

PROPOSED CHANGES – RESPONSE TO STAFF COMMENTS

Though not required to undertake changes to the site plan – the applicant has agreed to review on site improvements, requested by city staff, which include:

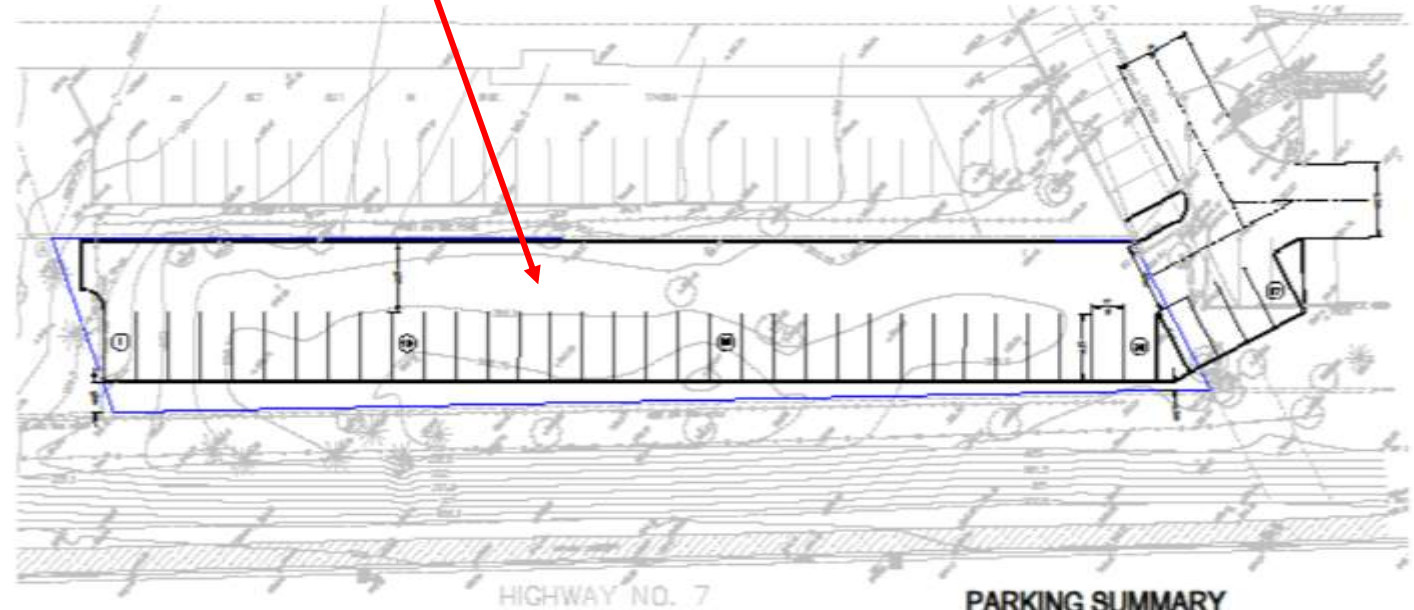
- accommodate directional signage and line painting on the site;
- formalize parking areas in-use on site; and
- Potential incorporation of additional accessible spaces.



FUTURE SITE PLAN APPLICATION

The applicant recently acquired a sliver of land adjacent to the site subject to this application for the purposes of extending available parking on the site.

The concept would result in 33 additional spaces for the site while maintaining a minor landscape strip along Highway 7.



PARKING SUMMARY

37 new spaces to be constructed
less 4 spaces to be removed

= 33 additional spaces

June 11, 2020

SUPPORTING STUDIES

- **Traffic Brief** – Prepared by Nextrans Consulting Engineers & dated March 20, 2020
 - The proposed medical office building can be sufficiently accommodated by the existing transportation network;
 - The traffic impact on the adjacent public roadways is considered manageable;
 - Based on the analysis, the proposed development will generate less trips than the previous office use tenant (PWC).

THANK YOU

June 22, 2020

DELIVERED BY EMAIL TO: clerks@vaughan.ca

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

Attention: Clerks Department/City Clerk – Todd Coles

Re: Requested Condition for Cost Sharing
Carlo Ammendolia/Brutto Planning Consultant Ltd. Planning Applications
MW Hall Corporation
2291 Major Mackenzie Drive West, City of Vaughan
File No: Z20.006 and DA.20.010
(collectively the “Ammendolia Project”)

Please be advised that Parente Borean LLP represents Gold Park (Woodbridge) Inc. (“Gold Park”) and Cassavia Estate Homes (Maple) Ltd. (“Cassavia”), respectively, the developer and the owner of lands immediately to the south of the above noted planning applications, namely, the property legally described as:

Block 1, Plan 65M-4537;

and municipally known as:

1. 2285 Major Mackenzie Drive;
2. 2283 Major Mackenzie Drive;
3. 2279 Major Mackenzie Drive;
4. 2277 Major Mackenzie Drive;
5. 2273 Major Mackenzie Drive;
6. 2271 Major Mackenzie Drive;
7. 2267 Major Mackenzie Drive;
8. 2265 Major Mackenzie Drive;
9. 5 Amherst Circle;
10. 7 Amherst Circle;
11. 9 Amherst Circle;

12. 11 Amherst Circle;
13. 13 Amherst Circle;
14. 19 Amherst Circle;
15. 23 Amherst Circle;
16. 25 Amherst Circle;
17. 29 Amherst Circle;
18. 9980 Keele Street;
19. 9976 Keele Street;
20. 9972 Keele Street;
21. 9970 Keele Street;
22. 9966 Keele Street; and
23. 9964 Keele Street;

(collectively the "Cassavia Lands").

The Ammendolia Project is being considered at a Public Hearing before the Committee of the Whole, on June 23rd, 2020. This correspondence shall serve as Gold Park/Cassavia's submission for the purpose of the public meeting with respect to its objection to the proposed zoning by-law.

The Applicants, Carlo and Mary Ammendolia (collectively "Ammendolia") are presently proposing a townhouse development at the south east corner of Jackson Street and Major Mackenzie Drive. The Ammendolia project will significantly benefit from Gram Street Sanitary Sewer upsizing infrastructure constructed by Gold Park/Cassavia

I attach hereto Gold Park/Cassavia's engineer's calculation and area map that establishes the quantum of contribution required from the development of the Ammendolia Project with respect to the front ending costs incurred by Gold Park/Cassavia.

Accordingly, Gold Park/Cassavia shall require, as conditions of approval of the Ammendolia Project, that:

1. Zoning By-law Amendment provide a holding provision requiring Ammendolia to satisfy/compensate Gold Park/Cassavia with respect to such front ending costs prior to lifting the "H" provision; and
2. the City shall include a condition of Site Plan Approval/Draft Plan Approval related to file DA.20.010 requiring Ammendolia to enter into a cost sharing agreement with Gold Park/Cassavia.

This is required in order compensate for the front-ended upgrades the sanitary sewer on Gram Street; such that, Ammendolia pay for their proportionate share of the upgrade costs based on the population proposed and for their proportionate share of the shortfall from 2177419 Ontario Limited, through the planning applications.

We look forward to the City's response and agreement on this matter and ask that Parente Borean LLP be added to the notification list in order to be updated on the progress of these applications.

If you have any questions or require further clarification, please contact the undersigned.

Yours truly,
PARENTE BOREAN LLP

Per:

Gerard C. Borean *

*Executed pursuant to the *Electronic Commerce Act*

Gerard C. Borean

GCB/cp

cc: OluwaKemi Apanisele, Planner- via email - Kemi.Apanisile@vaughan.ca

Mauro Peverini, Director of Development Planning – via email - mauro.peverini@vaughan.ca

Todd Coles, City Clerk – via email - Todd.Coles@vaughan.ca

DOWNSTREAM SANITARY SEWER IMPROVEMENT ON GRAM STREET
CITY OF VAUGHAN
GOLPARK (WOODBIDGE) INC.
UPDATED COST SHARING ALLOCATIONS MAY 6, 2020

Final project cost (exluding HST): \$ 269,547.91

Participant	Population	% Share	Share	Amount paid	Short fall
Goldpark	Townhouses	157.5	38.04	\$ 102,545.40	\$ 182,035.91
2177419 Ontario Limited	Apartments	242.5	58.57	\$ 157,887.36	\$ 87,512.00
Ammendolia	Townhouses	14	3.38	\$ 9,115.15	\$ -
Totals	414	100.00	\$ 269,547.91	\$ 269,547.91	\$ 0.00

Shortfall funding \$ 70,375.36

Participant	Population	% Share	Share of shortfall	Share of completed costs	TOTAL
Goldpark	157.5	91.84	\$ 64,630.44	\$ 102,545.40	\$ 167,175.84
Ammendolia	14	8.16	\$ 5,744.93	\$ 9,115.15	\$ 14,860.07
Totals	171.5	100.00	\$ 70,375.36		

Notes:

- i the cost sharing is based on population consistent with the previously submitted cost sharing agreements; 3.5 persons per townhouse 2.5 persons per apartment
- ii as noted above, these are the actual construction costs for the sanitary sewer improvements on Gram Street.

iii

2177419 only committed the LC of \$87,512.00 as they were already built out.
Goldpark fronted their shortfall.

