

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 1, 2021**

**COMMUNICATIONS**

---

<b><u>Distributed May 28, 2021</u></b>	<b><u>Item(s)</u></b>
C1. Hon Wai Chong, dated May 26, 2021.	1
C2. Silvio Guglietti, dated May 25, 2021.	1
C3. Kathryn Angus, Kleinburg & Area Ratepayers' Association, dated May 28, 2021.	6
C4. Harry and Kathryn Angus, dated May 27, 2021.	6
C5. Presentation material. (Revised May 31, 2021)	1
C6. Rob Russell, dated April 15, 2021.	3
<b><u>Distributed May 31, 2021</u></b>	
C7. Presentation material.	6
C8. Irene Ford, dated May 31, 2021.	4
C9. Presentation material.	2
C10. Alexandra Nay, dated May 31, 2021.	4
C11. Presentation material.	5
C12. Removed (June 2, 2021) – Duplicate Record	1
C13. Presentation material.	4
C14. Presentation material.	3
C15. Xia Zhang, dated May 31, 2021.	6

**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.

**From:** [K.C](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Official Plan Amendment and Zoning By-Law Amendment to 1-88  
**Date:** May-26-21 2:58:31 PM

---

Hello,

I am the owner of a condo at ■ Buttermilk Ave.  
I will OPPOSE the Official Plan Amendment File OP.21.007, Zoning By-Law File Z.21.010  
and an amendment to draft-approved Plan of Subdivision File 19T-18V005.

When I made up my mind to own a condo at Transit City, I was admiring the master plan with  
a lovely nine-acre park beside it.

Under the submitted planning by the Owner, these three high rise buildings will totally alter  
the initial plan and view.

Once again, I oppose the applications and please notify me of the Council decision.

Best regards

Hon Wai Chong

# GB (VAUGHAN SEVEN) LIMITED

C2  
Communication  
CW (PM) – June 1, 2021  
Item# - 1

May 25, 2021

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Attention:** Todd Coles, City Clerk

**RE:** **Item #1 on the June 1, 2021 – Committee of the Whole (Public Hearing) Meeting - 7:00 PM**  
**Applicant: 1930328 Ontario Inc.**  
**Location: Southeast Corner of Highway 7 and Maplecrete Road, VMC**  
**Legal Description: Part of Lot 5, Concession 4; Lot 3, Plan 7977; 2871 Highway 7**  
**City Files: OP.21.007, Z.21.010, and 19T-18V005 (Related DA.18.037)**

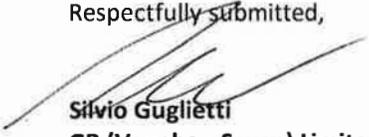
Dear City Clerk,

GB (Vaughan Seven) Limited Partnership ("GB") is the adjacent landowner (at 2851 Highway 7) to the east of the lands owned by 1930328 Ontario Inc. and subject to the Committee of the Whole (Public Hearing) on June 1, 2021. GB's lands were recently subject to approved development applications by Vaughan Council on December 15, 2020 to permit the development of a 27 and 37-storey residential tower complex with ground floor commercial fronting onto Highway 7 and a future development block at the rear of the site. GB's implementing Official Plan and Zoning By-law Amendment documents are in full force and effect, and GB is working towards clearing the respective conditions of Draft Plan of Subdivision and Site Plan approval so that we may enter into a Subdivision and Site Plan Agreements with the City of Vaughan later this summer, and register the final Subdivision M-Plan.

As a neighbouring landowner, GB has had ongoing discussions with 1930328 Ontario Inc. on minor issues and coordination and continue to meet to work cooperatively to resolve these matters. GB will continue to work with 1930328 Ontario Inc., to address proposed changes by 1930328 Ontario Inc., with respect to their Official Plan, Zoning By-law and Draft Plan of Subdivision, and in particular, but not limited to, the proposed change to the east / west road allowance from a 22 m wide public road allowance to a 20 m wide private road allowance provided that such proposed change will not affect our development block, or delay GB from obtaining final approvals and registration so that we may begin construction later this year.

GB respectfully requests that it be provided with all written notices of future public meetings, statutory or otherwise, that are associated with the processing and reporting of the above-noted applications.

Respectfully submitted,

  
**Silvio Guglietti**  
**GB (Vaughan Seven) Limited Partnership**

Copy: Marco Filice, 1930328 Ontario Inc.  
Jessica Kwan, Senior Planner, VMC Program Department  
Alireza Khosrowshahi, Melrose Investments Inc.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: [External] Item #1 on the June 1, 2021 - Committee of the Whole (Public Hearing) Meeting - 7:00 PM  
Applicant: 1930328 Ontario Inc.  
**Date:** May-27-21 10:35:21 AM  
**Attachments:** [GB \(Vaughan Seven\) - Letter for Committee of Whole \(Public Hearing\) 2871 Highway 7 - 2021-05-27.pdf](#)

---

---

**From:** Grant Uyeyama <GUeyama@klmplanning.com>  
**Sent:** Thursday, May 27, 2021 10:33 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Kwan, Jessica <Jessica.Kwan@vaughan.ca>; Alireza Khosrowshahi <AKhosrowshahi@MelroseInvestments.com>; Kirill Blotskii <KBlotskii@MelroseInvestments.com>; Olenka Karetnik <OKaretnik@MelroseInvestments.com>; Jessica Cudmore <JCudmore@MelroseInvestments.com>; Billy Tung <BTung@KLMPPlanning.com>; Lauren Dynes <LDynes@klmplanning.com>  
**Subject:** [External] Item #1 on the June 1, 2021 - Committee of the Whole (Public Hearing) Meeting - 7:00 PM Applicant: 1930328 Ontario Inc.

To City Clerk:

**RE: Item #1 on the June 1, 2021 - Committee of the Whole (Public Hearing) Meeting - 7:00 PM**  
**Applicant: 1930328 Ontario Inc.**  
**Location: Southeast Corner of Highway 7 and Maplecrete Road, VMC**  
**Legal Description: Part of Lot 5, Concession 4; Lot 3, Plan 7977; 2871 Highway 7**  
**City Files: OP.21.007, Z.21.010, and 19T-18V00S (Related DA.18.037)**

Please see the attached letter for the above Public Hearing Item #1 – June 1, 2021.

**GRANT UYAYAMA, BAA, MCIP, RPP**  
**Principal Planner**

**KLM Planning Partners Inc.**

64 Jardin Drive, Unit 1B  
Concord, Ontario, L6A 3P3  
Office Phone: 905-669-4055, X246  
Office Fax: 905-669-0097

[www.klmpartners.com](http://www.klmpartners.com)

Email: [guyeyama@klmpartners.com](mailto:guyeyama@klmpartners.com)

**During Covid Please Call My Cell: 416-871-6887**

**C3**  
**Communication**  
**CW (PM) – June 1, 2021**  
**Item# - 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](mailto:Bellisario, Adelina)  
**Subject:** FW: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue - REVISED SUBMISSION  
**Date:** May-28-21 9:01:50 AM

---

---

**From:** Coles, Todd <Todd.Coles@vaughan.ca>  
**Sent:** Friday, May 28, 2021 8:49 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue - REVISED SUBMISSION

Please note that this replaces an earlier communication.

**Todd Coles, BES, ACST(A), MCIP, RPP**  
**City Clerk**  
905-832-8585, ext. 8281 | [todd.coles@vaughan.ca](mailto:todd.coles@vaughan.ca)

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** Kathryn Angus <[Kathryn.Angus@hhangus.com](mailto:Kathryn.Angus@hhangus.com)>  
**Sent:** Friday, May 28, 2021 7:28 AM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca); Coles, Todd <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; Fera, Eugene <[EUGENE.FERA@vaughan.ca](mailto:EUGENE.FERA@vaughan.ca)>  
**Cc:** Ciampa, Gina <[Gina.Ciampa@vaughan.ca](mailto:Gina.Ciampa@vaughan.ca)>  
**Subject:** [External] Re: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue - REVISED SUBMISSION

To: Mayor Bevilacqua, Regional Councilors, Council, Todd Coles, City Staff

Re: **June 1 2021 Public Meeting, Item OP, 09.003 and Z.09.26: 10951 Kipling Avenue**

**Please note this is a revised submission and supersedes the submission of May 27th 2021.**

**The Kleinburg and Area Ratepayer's Association (KARA) would like to submit the following preliminary comments related to this application.**

(1) **Location/Accessibility** Such a facility needs to be within higher density development or in close proximity to existing urbanized areas or corridors, job employment areas or commercial districts. Accessibility (way finding) to the site will be a key consideration to whether this type of operation is at all appropriate. The collection of proposed uses poses a question as to its centrality to the larger Vaughan Community and ensuing access concerns.

Most of the roads in the vicinity (Teston / Stegman's Mill, Kipling, Kirby, Pine Valley) are two- lane rural roads, including steep grades in sections. Kipling terminates south of Teston Rd., Teston Rd turns into Stegman's Mill which terminates at Islington Ave. These roads for the most part would be considered substandard in their urban design criteria to accommodate this use.

We have particular concerns of the relationship between pedestrian, bicycle, and vehicular activity. There is no public transit, no sidewalks, no trails, no linkage other than rural roadways. The complex will be almost exclusively dependent on access by the car.

As the proposed use increases traffic volumes, the surrounding rural roads will become increasingly unsafe. Safe accessibility to these kinds of facilities is a key to their appropriate siting. These criteria are not present at this location.

2) **Infiltration into and impact on the Kleinburg Village Core** The impact of traffic that would find Islington Avenue the most convenient means of access / egress to/from the site is of major concern to KARA.

There is an ongoing focus on the part of our Association of the operational characteristics of the Islington /Stegman's Mill intersection and the traffic volumes on Islington through the village core. This will be further highlighted by the Streetscape improvements that are in process for Islington and the focus on a greater sense of pedestrian scale and "place making". Whether this increase in traffic will be to the net benefit of the village core is doubtful. KARA would like to see this added to as a matter for review in future staff reports.

(3) **Environmental Preservation/Conservation** Farm land is disappearing at an alarming rate in southern Ontario and we need to retain our agricultural land base. KARA strongly believes we should be encouraging as much agricultural land within Vaughan as possible and giving the small amount that is left a chance to survive for farming purposes. As these lands are within the protected countryside, Vaughan must be vigilant in safeguarding the protections afforded these lands outlined in intent and specific requirements of the Greenbelt Act and Greenbelt Plan.

The City of Vaughan is currently in the process of carrying out city wide focus studies as part of its Vaughan Tomorrow initiative and official plan review. The Kleinburg-Nashville Focused Study Area review will endeavour to identify and prepare policies to protect our significant resources. As such, KARA fully expects that all environmental and cultural resources will be conserved and protected.

The visioning process through the Vaughan Tomorrow initiative and official plan review creates a framework representing a comprehensive approach to defining the urban boundary and subsequent planning. This includes recreational/sports uses through the appropriate

placement of publically-funded community centres. This property, in our view, falls outside the important discipline and regimen of the integration criteria and process the framework will provide.

**(4) Public / Private Dichotomy** It is generally expected that recreational uses of this nature are best offered within the public context. Privately operated facilities are less certain in the long run. If land values increase or the policy environment becomes more favourable to development that generates the opportunity for a "higher and better" use (always measured in economic terms), then the owners may simply decide to redevelop again. In the public's hands, these kinds of facilities would have greater certainty and generally have a higher commitment to the public interest in the longer term.

**(5) Site Alteration/Changes to Land Form** The channel edge along the frontage of Kipling Avenue has been extended through a filling and grading operation adjacent to the "Valley and Stream Corridor".

We would like to see the technical details of the site alteration be part of the background analysis in future staff reports. This to include a review of the analysis, approval and monitoring process with respect to: Heritage evaluation; hydrological evaluation; storm water management; vegetation protection, impact to table land calculations, etc..

**(6) Site Servicing** While site servicing will be a matter for a future technical report on submitted plans, KARA has concerns with the availability of water and sewage servicing for this site.

**(7) Community Input** As this application winds through the planning process we would expect there to be greater input by stakeholders. This may best be accomplished by the applicant's direct outreach to the residents, our Association, and Kleinburg business owners, through one or more public meetings held within the community.

In conclusion, KARA is in support of recreational and sports facilities to serve local residents and their families. However, these facilities must be placed in the right location to practically, and with long-term stability, serve the greater community and public interest.

With the information provided to date, the KARA Board cannot recommend to its membership supporting the rezoning and Official Plan amendments being requested on lands in the protected countryside. With further information provided by the applicant on this proposal, our Association will likely have expanded comments at a later date. This application, irrespective of the proposed uses, represents an urbanization of this Greenbelt land.

Our position at this public hearing and to our membership is that these lands should remain zoned as agricultural and the Official Plan not be amended.

Sincerely

Kathryn Angus, President

Kleinburg & Area Ratepayers' Association

**C4**  
**Communication**  
**CW (PM) – June 1, 2021**  
**Item# - 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](mailto:Bellisario, Adelina)  
**Subject:** FW: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue  
**Date:** May-28-21 8:47:14 AM

---

---

**From:** Coles, Todd <Todd.Coles@vaughan.ca>  
**Sent:** Thursday, May 27, 2021 3:54 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue

---

**From:** Kathryn Angus <[REDACTED]>  
**Sent:** Thursday, May 27, 2021 3:36 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca); Coles, Todd <Todd.Coles@vaughan.ca>;  
[dvelopmentplanning@vaughan.ca](mailto:dvelopmentplanning@vaughan.ca); Fera, Eugene <EUGENE.FERA@vaughan.ca>  
**Cc:** Ciampa, Gina <Gina.Ciampa@vaughan.ca>  
**Subject:** [External] Public Meeting 1 June 2021 Item OP.09.003 and Z.09.26 10951 Kipling Avenue

To: Mayor Bevilacqua, Regional Councilors, Councilors and City Staff

Re: **10951 Kipling Avenue**

As residents of Teston Road we are writing regarding our concerns for the above-noted proposed development.

This proposal is on legislated Greenbelt land and the proposal outlines a massive building to be built as well as much of the land being paved over for parking lots. Amongst other things, this proposal will negatively impact the wildlife.

In addition and of great concern to us, it will directly impact the front of and sole access to our property, as storm water that normally is absorbed into the ground will be diverted from the hard surface paved areas into the existing creek, causing it to handle significantly more water than it currently does; and, as that same creek subsequently flows through the front of our property, it will cause extra deterioration of the concrete bridge on our property, as that bridge was not designed to handle the extra flow of creek water. We express this concern, whether or not the developer of the property would intend to mitigate the flow through storm water management systems, as we note the city has no current means of handling the storm water once it has exited the subject land, other than the existing natural creek.

With the parking lots, playing fields, and the building itself that is being proposed, the site

would require extensive hi-mount outdoor lighting to support the outdoor activities. This land is designated greenbelt, and the lighting pollution associated with this proposal will have significant negative impact on the area surrounding the subject property and the property itself which we note is incompatible with the existing designation of the property. We could, should you desire, produce the required documentation from the established professional lighting organizations to support this point.

This proposal would cause more traffic volume into the area and heightened traffic peaks – bringing traffic through Kleinburg and also on the secondary roads in the area which are not currently equipped to handle the increased volume and peaks. Teston Rd. in particular is proposed, in the future, to have two lanes with one cyclist lane. Kipling Ave was asked by the community to remain a rural road and this would place an enormous impact on the roadway, particularly as the traffic would come in surges (high peaks) associated with the start of and end of games. We believe it is reasonable to ask the question: do you, as councilors, wish to bear the increased risk of potential accidents occurring when high speed vehicular traffic on narrow rural roads meets with children who may be attempting to go to and from this proposed massive sports development by foot or by bicycle?

Garbage thrown from vehicles is an issue along Teston Rd. and Kipling Ave. already. Will the city commit, in writing, to the increased cost of vigilance and enforcement of its bylaws to minimize the increased load? Will it commit, in writing, to committing extra funds to clean up the increased garbage strewn onto the two roads? We suspect not: so who would bear this extra cost?

We hope our concerns will be given due consideration.

Yours truly,

Harry and Kathryn Angus, [REDACTED] Teston Road

# 2871 HIGHWAY 7

Public Meeting:  
OP.21.007 & Z.21.010

Owner: 1930328 Ontario Inc.

June 1<sup>st</sup>, 2021

Revised May 31, 2021

C5

Communication

CW (PM) – June 1, 2021

Item# - 1



# SITE CONDITIONS & LOCATION



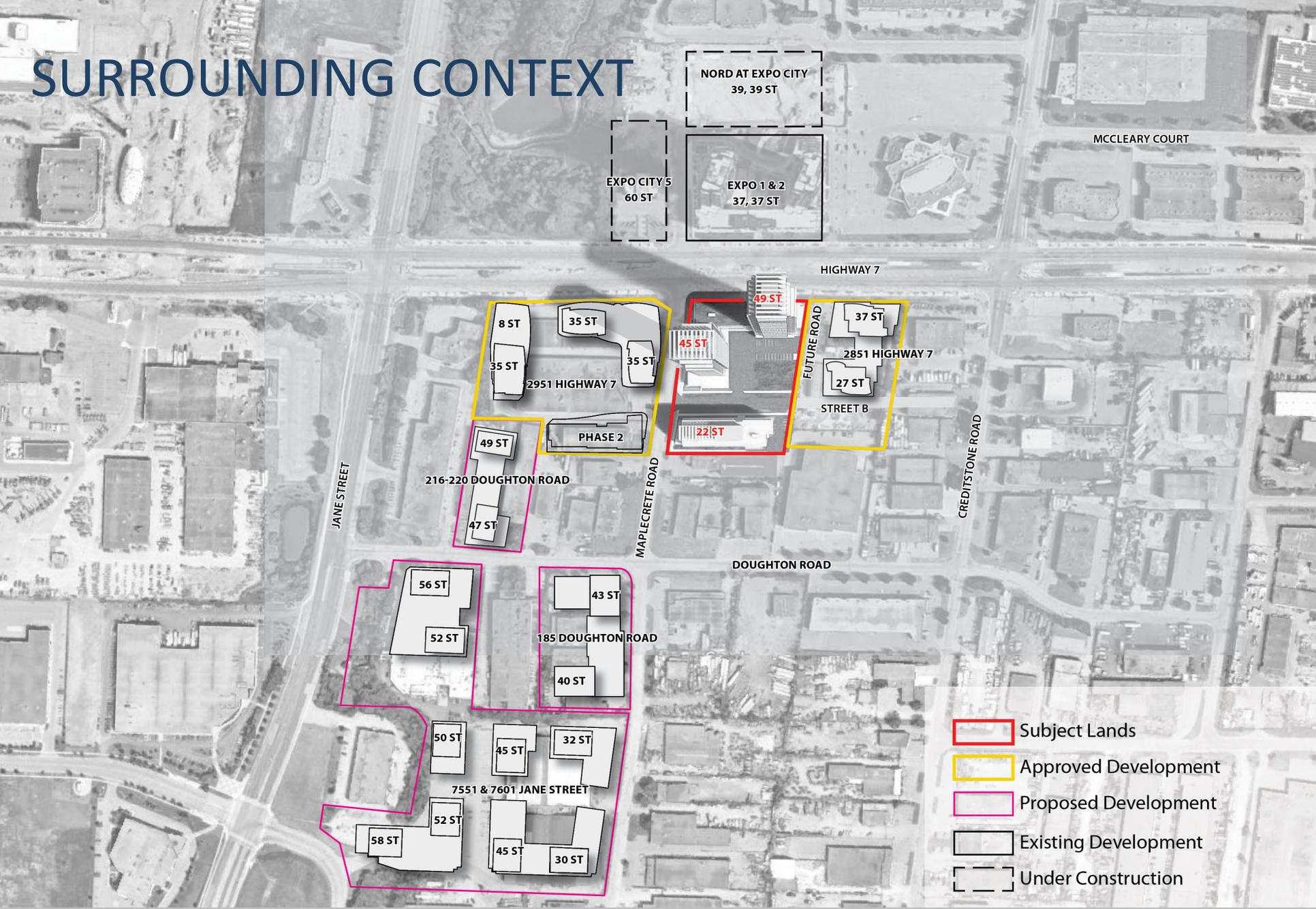
## Site Stats:

- Approx. 3.58 acres (1.45 ha).
- Currently vacant.
- Frontage along Highway 7 and Maplecrete Road.

## Transit Routes:

- Within 300 m VIVA BRT Creditstone Station.
- Within 500 m VMC Subway Station.

# SURROUNDING CONTEXT



- Subject Lands
- Approved Development
- Proposed Development
- Existing Development
- Under Construction

# APPROVED PROPOSAL

The subject lands received approval of an Official Plan Amendment (040-2019) and Zoning by-law Amendment (039-2019) in 2019.

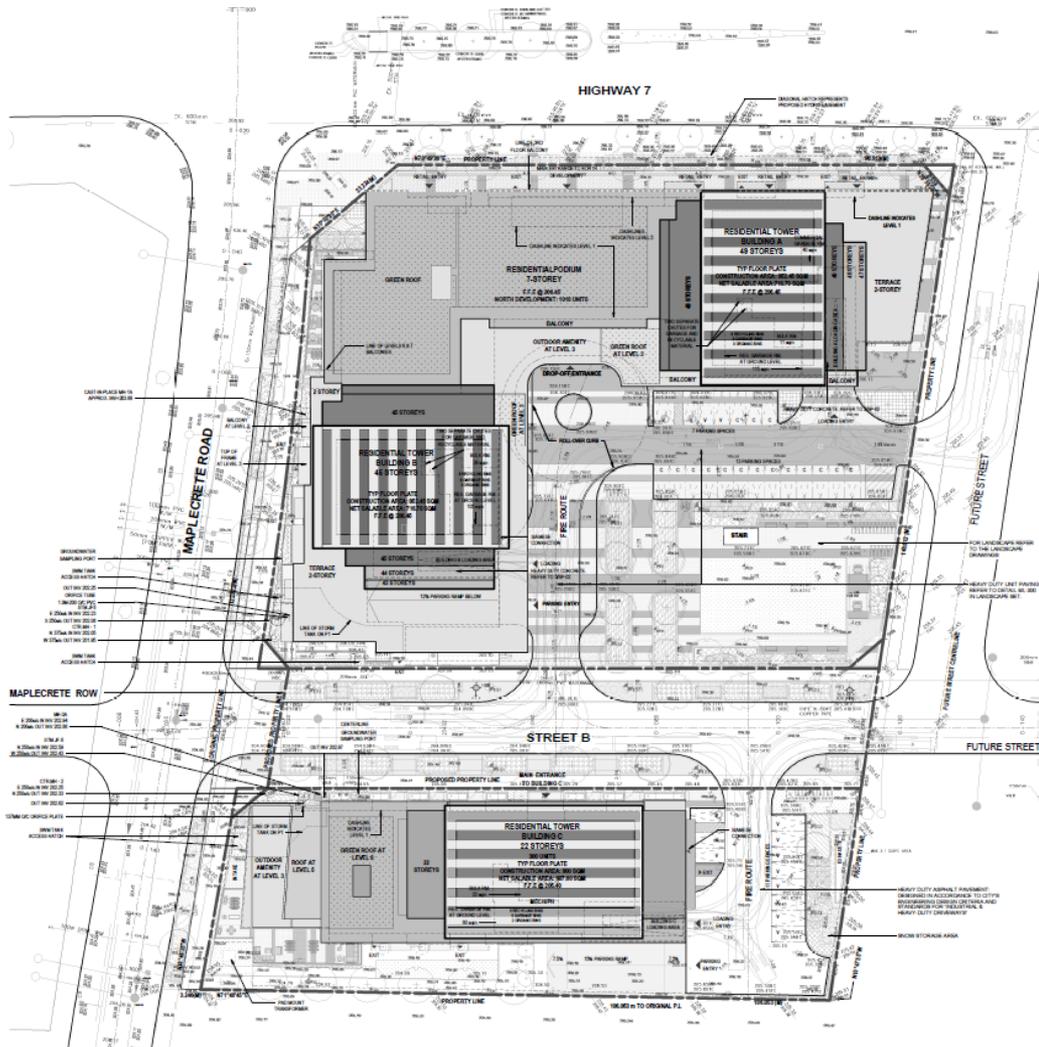
The amendments permitted a maximum building height of:

- 40-storeys (Building A);
- 34-storeys (Building B);
- and
- 7-storeys (Building C)

The amendments permitted a maximum Floor Space Index of 5.66 times the lot area .



# PROPOSED BUILT FORM



## Proposed:

- 22-stories, 45-storey & 49-storey mixed use building;
- 7.5 times the lot area.

## Total GFA 108,819.90 sq. m (1,171,328 sq. ft.):

- 794.17 sq. m. (8,548 sq. ft.) retail GFA; and
- 108,025.73 sq. m. (1,162,779 sq. ft.) residential GFA.

## 1,318 residential units:

- 31 Bachelor (2%);
- 475 1-bedroom units (37%);
- 758 2-bedroom units (56%); and
- 54 3-bedroom units (5%).

## 1,072 parking spaces:

- Four levels of underground parking.

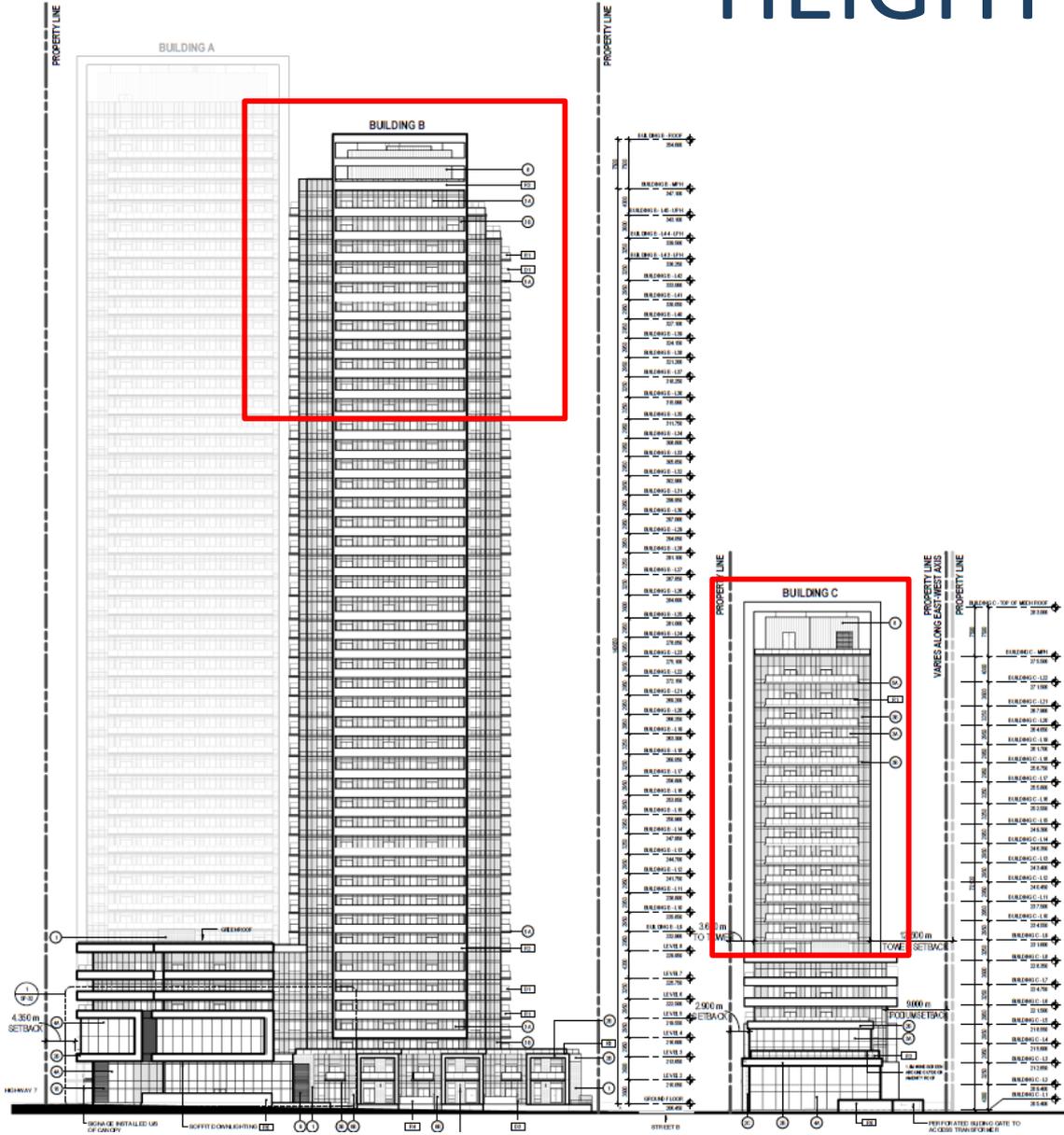
## 830 bicycle parking spaces

# APPROVED PROPOSAL VS. UPDATED PROPOSAL

	APPROVED PROPOSAL	UPDATE PROPOSAL
HEIGHT	7, 34 and 40-storeys	22, 45 and 49-storeys
DENSITY	5.66 times the lot area	7.5 times the lot area
TOTAL GROSS FLOOR AREA	82,038.5 sq. m	108,819.90 sq. m.
RESIDENTIAL GROSS FLOOR AREA	80,120.9 sq. m.	108,025.3 sq. m.
NON-RESIDENTIAL GROSS FLOOR AREA	762.2 sq. m.	794.14 sq. m.
PARKING SPACES	1,007	1,072
BICYCLE PARKING SPACES	582	830
FLOOR PLATE SIZE	852.5 sq. m.	852.4 sq. m.
NUMBER OF UNITS	935	1,318



# HEIGHT



## Building B East Elevation

	APPROVED PROPOSAL	UPDATED PROPOSAL
STOREYS	34-storeys	45-storeys
METRES	104 m	147 m

## Building C East Elevation

	APPROVED PROPOSAL	UPDATED PROPOSAL
STOREYS	7-storeys	22-storeys
METRES	25 m	70 m



# HEIGHT & DENSITY

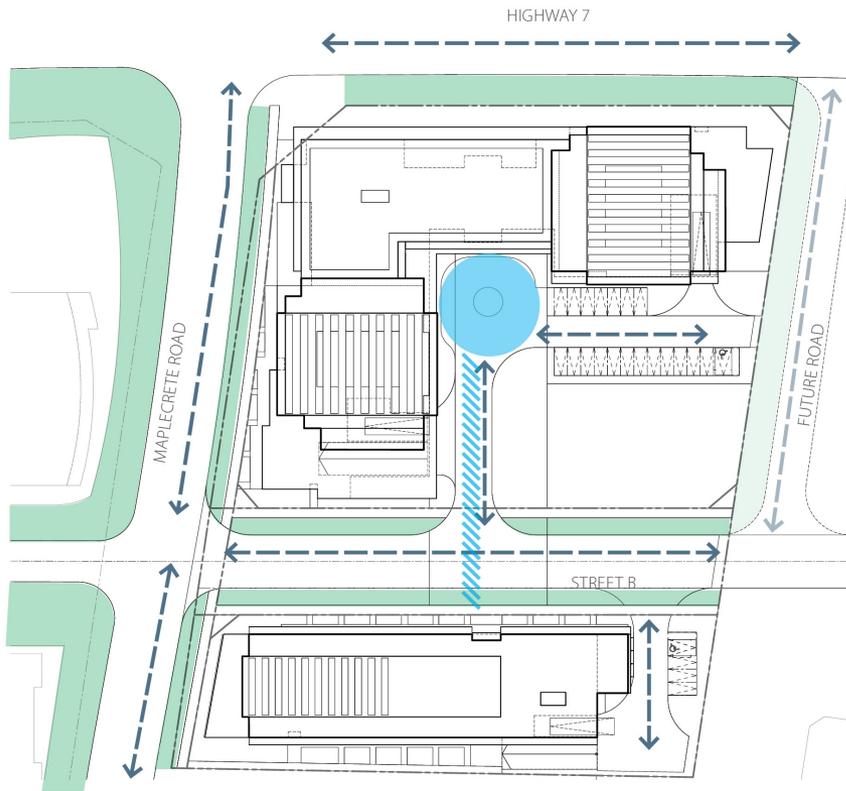
ADDRESS	APPLICATION STATUS	PROPOSED FSI	PROPOSED HEIGHT
<b>175 Millway Ave (East Block Phase 2)</b>	In progress (filed October 2020)	8.6 times the lot area	7 to 64-storeys
<b>CG Tower</b>	Approved May 2017	6.5 times the lot area	60-storeys
<b>7800 Jane Street</b>	In progress (filed March 2020)	10.0 times the lot area	50 and 60-storeys
<b>3301 Highway 7 (Block 3N)</b>	Approved 2020	7.8 times the lot area	40 to 59-storeys
<b>3300 Highway 7</b>	In progress (filed October 2019)	11.5 times the lot area	55 and 58-storeys
<b>7551 &amp; 7601 Jane Street</b>	In progress (filed April 2021)	10.6 times the lot area	30 to 58-storeys
<b>NE Corner of Highway 7 and Commerce Street (Block E2)</b>	In progress (filed December 2020)	8.1 times the lot area	48 and 56-storeys
<b>Transit City 1 &amp; 2</b>	Approved June 2017	8.64 times the lot area.	55-storeys
<b>Transit City 3</b>	Approved 2018	12.7 times the lot area	55-storeys
<b>175 Millway Ave (East Block Phase 1)</b>	Approved 2019	7.1 times the lot area	36 to 50-storeys
<b>216-220 Doughton Road</b>	In progress (filed April 2020)	11.4 times the lot area	47 and 49-storeys
<b>2871 Highway 7 (Proposal)</b>	<b>In progress (filed March 2021)</b>	<b>7.5 times the lot area</b>	<b>22, 45 and 49-storeys</b>
<b>185 Doughton Road and 108- 112 Maplecrete Road</b>	In progress (filed April 2021)	8.2 times the lot area	40 and 43-storeys
<b>Expo 3 &amp; 4</b>	Approved May 2017	6.5 times the lot area	37 to 39-storeys
<b>101 Edgeley Boulevard</b>	In progress (filed November 2020)	4.72 times the lot area	4 to 38-storeys
<b>2851 Highway 7</b>	Approved December 2020	5.42 times the lot area	27 and 37-storeys

# PROPOSAL



# CIRCULATION

## Vehicular Circulation

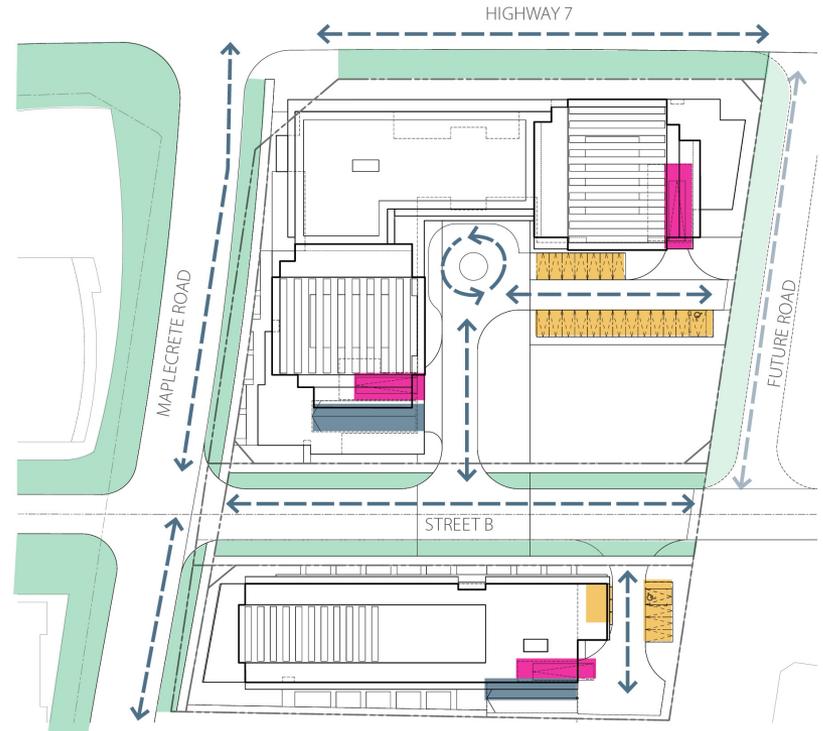


- VEHICULAR ACCESS
- MID-BLOCK CONNECTION / AREA OF DECORATIVE PAVING
- VEHICULAR ROUNDABOUT

STREETSCAPING



## Key Parking and Loading Areas

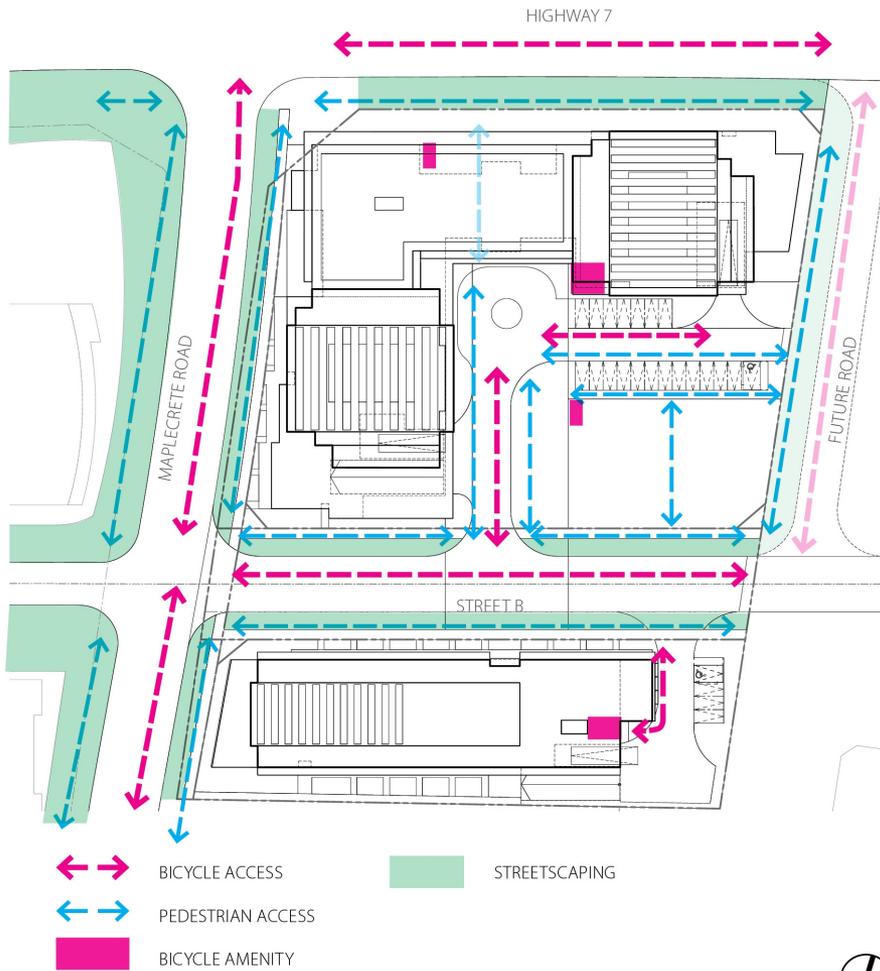


- LOADING AREA
- SURFACE PARKING
- STREETSCAPING
- RAMP TO UNDERGROUND
- VEHICULAR ACCESS

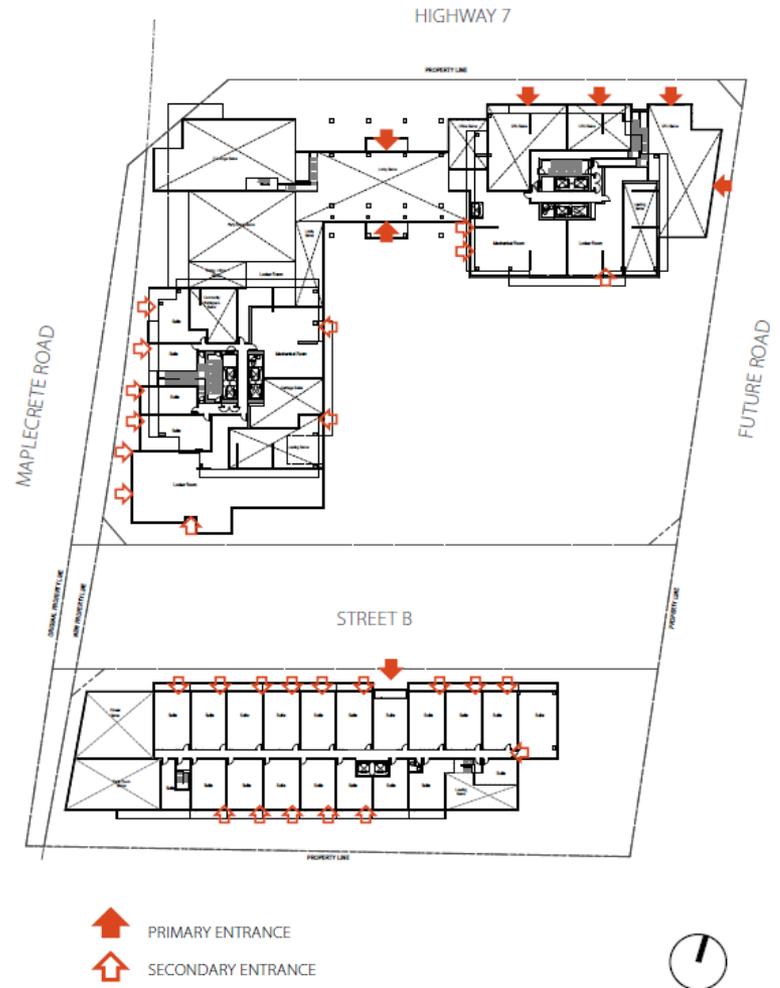


# CIRCULATION

## Pedestrian and Bicycle Circulation



## Pedestrian Entrances

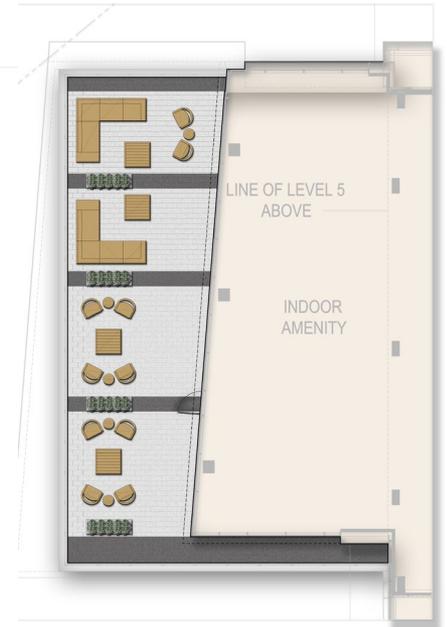


# PUBLIC REALM

HIGHWAY 7



# LANDSCAPE PLAN



THANK YOU



**C6**  
**Communication**  
**CW (PM) – June 1, 2021**  
**Item# - 3**



April 15, 2021

Judy Jeffers, Planner  
Development Planning Department, City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Re: Written Submission regarding Development Applications  
Z.20.030 and DA.20.053**

---

Robert Russell Planning Consultants Inc. has been retained by Warner Sulz, the son of Maria Sulz, who is the owner of the property legally described as Pt Lt 11 Con 10 Vaughan, As In Va61251 Except Pt 5 65R-27879; Vaughan with assessment roll number 192800033020300. Mr. Sulz has full power of attorney to represent the owner. Ms. Sulz's property is located immediately west of lands that are subject to proposed development applications Z.20.030 and DA.20.053. Robert Russell Planning Consultants Inc. has been retained to review the potential impact that the proposed development may have on Ms. Sulz's property.

We have reviewed the submission materials provided by 2118349 Ontario Limited, as published on the City of Vaughan's Planit Application Viewer, and don't have specific concerns at this time. However, given that the applicant is proposing to amend the Master Environmental Servicing Plan for Block 64 South, there is potential for these changes to negatively affect the future development potential of Ms. Sulz's property.

Our current understanding of these documents, leads us to believe that there will not be a negative impact to Ms. Sulz's property. Upon further detailed review our opinion may change. Furthermore, should the applicant submit revised documents and plans in the future, these will need to be reviewed by Mr. Sulz and ourselves to determine if we have any new concerns.

As such, we are not providing specific comments at this time, but wish to ensure that Ms. Sulz's right to provide comments or objections in the future is protected.

Sincerely,

**ROBERT RUSSELL PLANNING CONSULTANTS INC.**



Rob Russell, MCIP, RPP  
President

cc: Mr. Warner Sulz

Robert Russell | MCIP, RPP | PRESIDENT

32 Albert Street | Georgetown ON | L7G 2B3 | C: 647.460.5511 | rob.russell@russellplanning.com

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: June 1, 2021 Public Meeting - Zoning By-law Amendment File Z.20.030  
**Date:** May-28-21 12:10:04 PM  
**Attachments:** [Ltr Submission - Adjacent Development - Sulz - April 15, 2021.pdf](#)  
[image002.png](#)

---

---

**From:** Jeffers, Judy <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>  
**Sent:** Friday, May 28, 2021 11:49 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** June 1, 2021 Public Meeting - Zoning By-law Amendment File Z.20.030

Please see the attached communication.

Thank-you,

**Judy Jeffers, MCIP RPP**  
**Planner**  
905.832.8585, ext. 8645 | [Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

---

**From:** Rob Russell <[rob.russell@russellplanning.com](mailto:rob.russell@russellplanning.com)>  
**Sent:** April-15-21 4:31 PM  
**To:** Jeffers, Judy <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>  
**Cc:** Warner Sulz [REDACTED] >  
**Subject:** [External] Submission of comments Z.20.030

Hi Judy,

Attached please find a comment letter related to Z.20.030 and DA.20.053, submitted on behalf of Ms. Maria Sulz, owner of [REDACTED] Vaughan, As [REDACTED]; Vaughan with assessment roll number [REDACTED]

Please let me know if you have any questions.

Rob Russell, MCIP, RPP  
President  
Robert Russell Planning Consultants Inc.

32 Albert Street, Georgetown, ON, L7G 2B3

[rob.russell@russellplanning.com](mailto:rob.russell@russellplanning.com)

[www.russellplanning.com](http://www.russellplanning.com)

C. 647-460-5511

# 10951 KIPLING AVENUE

1539253 ONTARIO INC.  
CITY OF VAUGHAN  
OP.09.003 and Z.09.026

# Location

- The Subject Lands are located within the northeast quadrant of Kipling Avenue and Teston Road
- The lands are municipally known as 10951 Kipling Avenue.
- The Subject Lands are 79.69 hectares (196.9 acres) in size.
- Frontage of approximately 807 metres on Kipling Avenue.



# Location Map

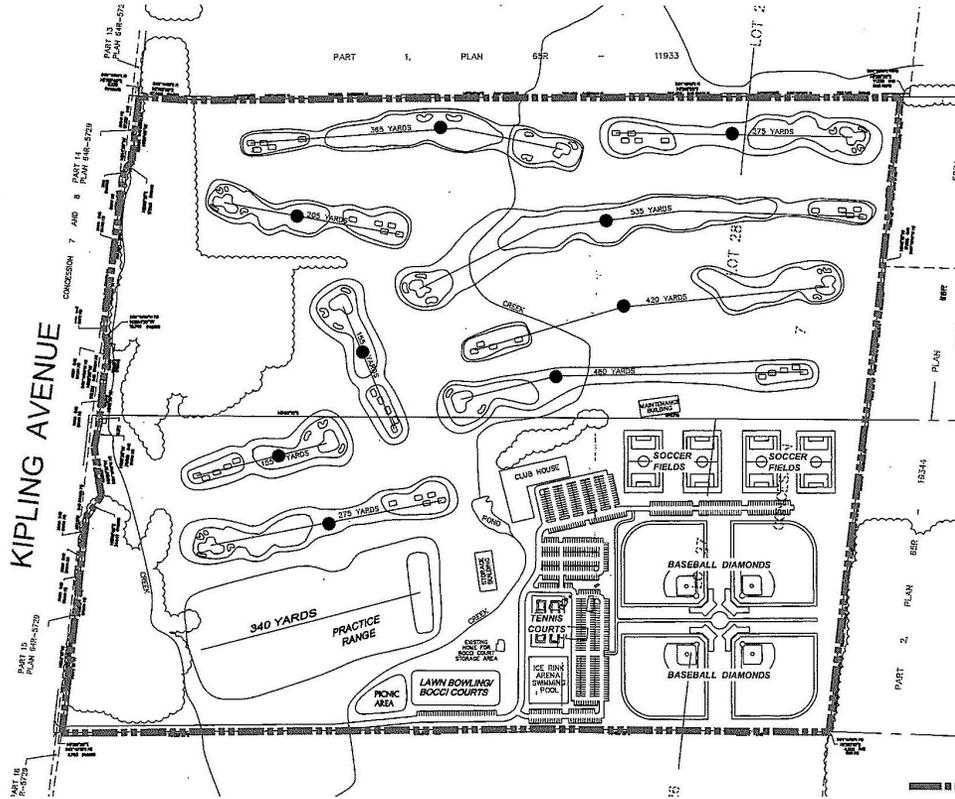


10951 KIPLING AVENUE / 1539253 ONTARIO INC.  
CITY OF VAUGHAN

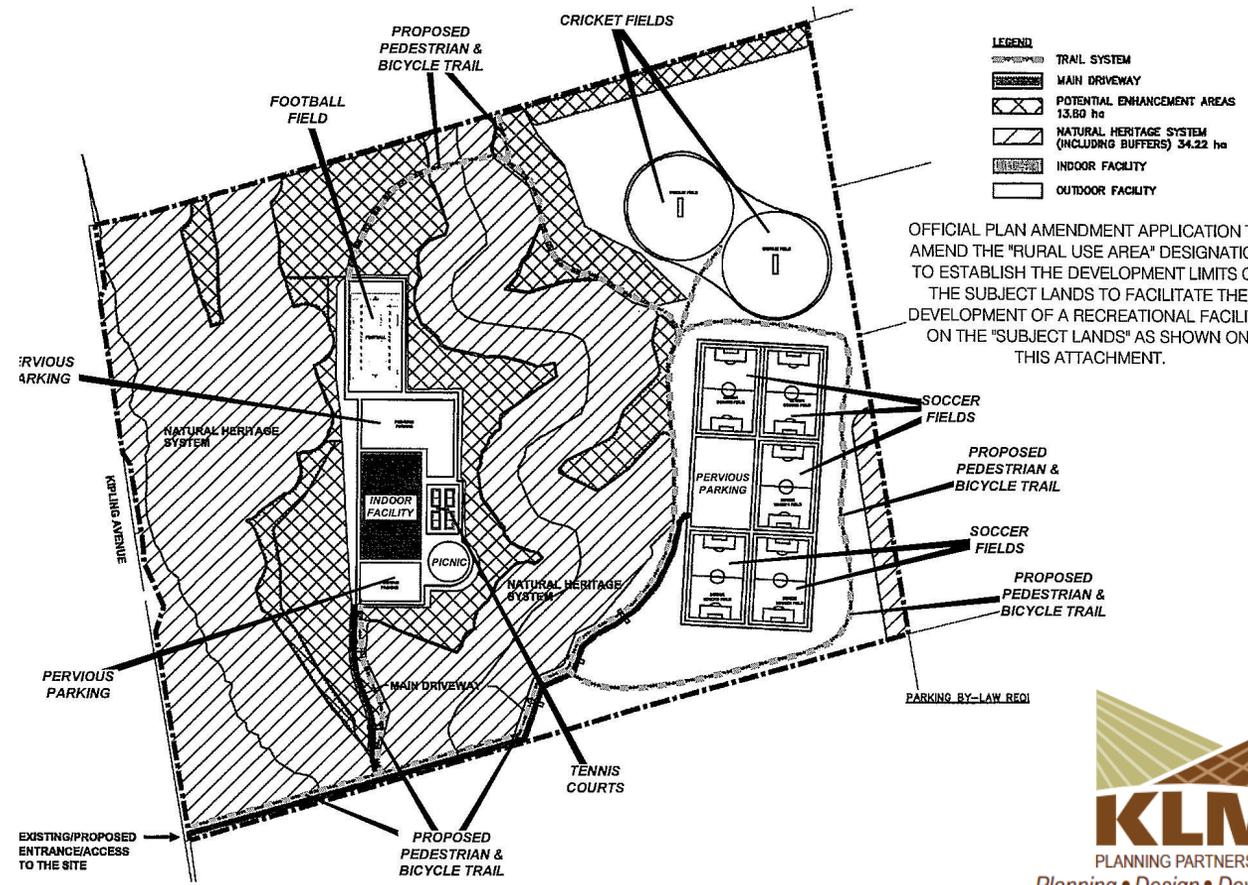
JUNE 1, 2021

# History

## Original Plan 2009



## Revised Plan 2013

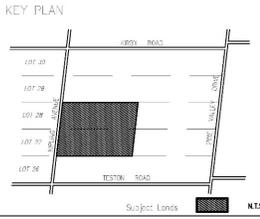


# Proposed Development

- Proposal for a private recreational facility;
- Outdoor recreational uses will include cricket pitches, soccer fields, tennis courts, picnic areas, and a trail network;
- Indoor facility of up to 11,210 m<sup>2</sup> will include indoor soccer and/or ice rink facilities; a hotel and conference centre; meeting rooms; a concession area; accessory restaurant and banquet hall type uses to hold functions associated with sports leagues using the recreational play fields; locker rooms, washrooms administrative offices, storage rooms;
- Associated surface parking of approximately 679 vehicles, with access from Kipling Avenue.



# 2020 Conceptual Site Plan



**DRAFT FOR DISCUSSION  
PURPOSES ONLY**

Gross Site Area: 79.69 Ha  
 Environmental Area: 28.1ha  
 Natural Self Sustaining Vegetation Area (30% of Gross Developable Area): 14.5ha  
 Gross Developable Area: 49.45ha  
 Net Developable Area: 35.43ha  
 Sports Field Area (Included in Net Developable Area): 8.81ha  
 GFA Indoor Facility (Included in Net Developable Area): 11210 sq.m  
 Parking Spaces: 679

- LEGEND**
- Subject Lands
  - Potential Areas for Natural Self Sustaining Vegetation
  - Environmental Area
  - - - Trail System

**Kipling Recreational Centre  
Concept Plan**

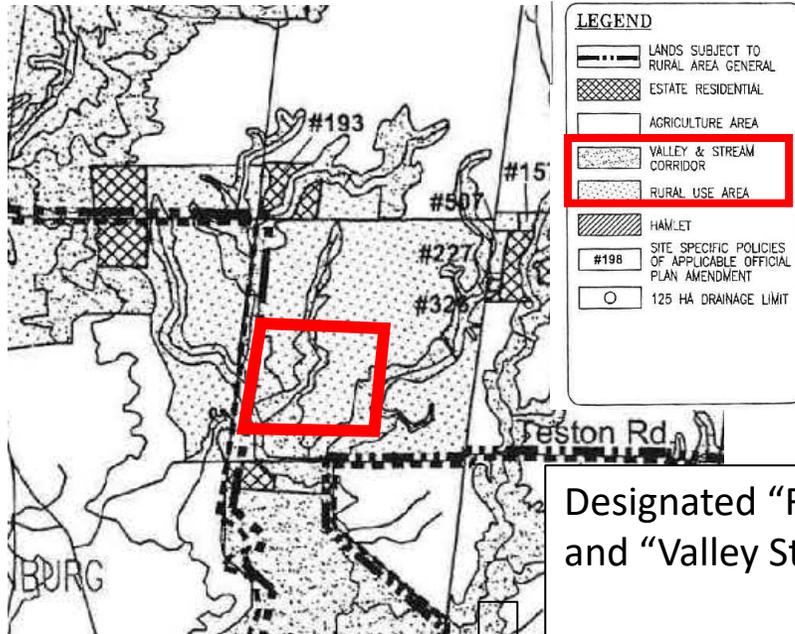
Concept Plan revised by  
KLM Planning Partners.  
MAY 2020

SCALE: 1:1000 DATE: October 2012  
Landscape Planning Limited



# Official Plan

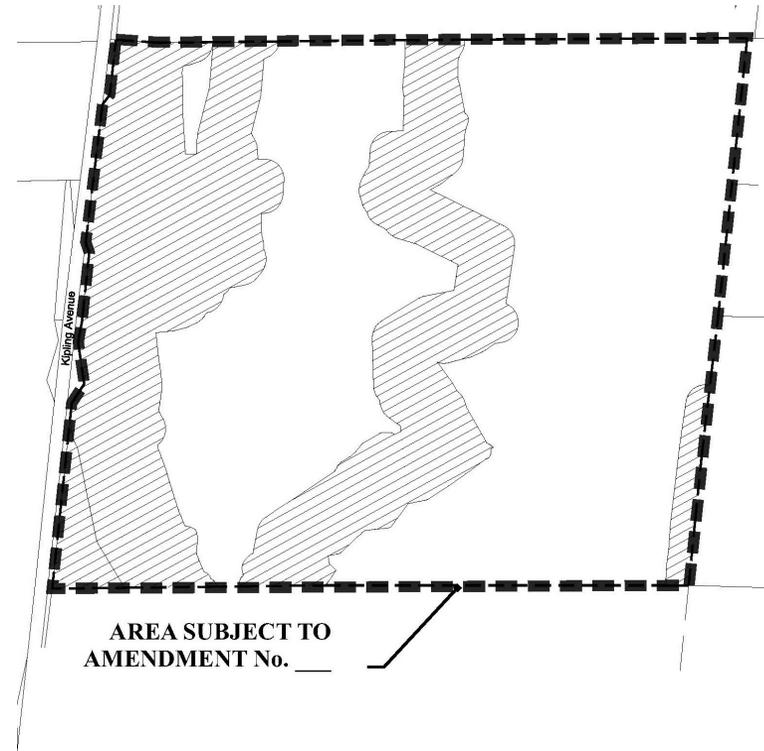
## Existing (OPA #600)



### Designated "Rural Use Area" and "Valley Stream Corridor"

- Rural Use Area permits recreational uses, subject to a site-specific amendment to OPA 600 to ensure the general criteria outlined in Section 6.2.1 of OPA 600 are addressed.

## Proposed

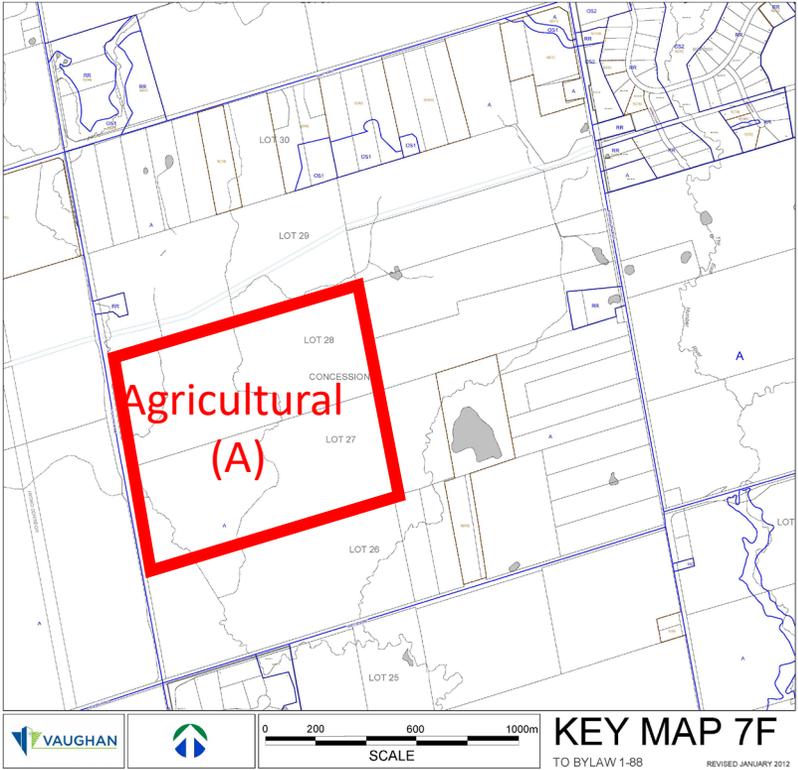


AREA CHANGED TO RURAL      AREA CHANGED TO NATURAL AREA

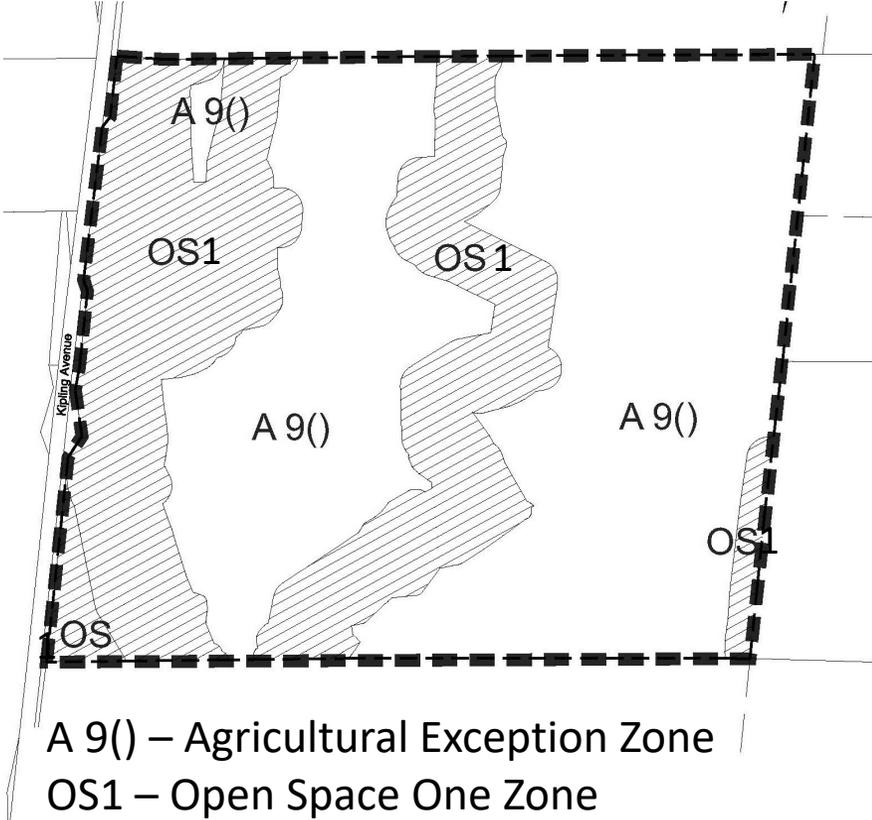


# Zoning

Existing



Proposed



# Studies Submitted in Support of Applications

1. Planning Justification Report, KLM Planning Partners Inc.;
2. Natural Heritage Evaluation, Beacon Environmental;
3. Noise Report, Howe Gastmeier Chapnik Engineering;
4. Cultural Heritage Impact Assessment, Letourneau Heritage Consulting Inc.;
5. Lighting Impact Brief, RTG Systems Inc.;
6. Environmental Site Assessments (Phase 1 & 2), Soil Engineers Ltd.;
7. Traffic Impact, Parking, and Access Review Study, Paradigm Transportation Solutions Limited;
8. Minimum Distance Separation Review, Colville Consulting Inc.;
9. Archaeological Assessments (Stage 1, 2, & 3), This Land Archaeology Inc.;
10. Functional Servicing & Stormwater Management Report, TMIG;
11. Conservation Plan, TMIG;
12. Floodline Analysis, TMIG;
13. Long-term Stable Top of Slope Analysis, TMIG.



# Questions?

- Presentation by: Ryan Mino-Leahan with KLM Planning Partners Inc.
- Contact information: [rmino@klmplanning.com](mailto:rmino@klmplanning.com)



C8  
Communication  
CW (PM) – June 1, 2021  
Item# - 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: [External] 3230 King Vaughan Rd  
**Date:** May-31-21 12:05:18 PM  
**Attachments:** [IFordLetter June1 PublicMeeting.pdf](#)

---

**From:** IRENE FORD [REDACTED]  
**Sent:** Monday, May 31, 2021 12:04 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] 3230 King Vaughan Rd

Hello,

Please find attached a letter to be added to tomorrow agenda regarding the above properties application.

I would also like to speak to this item and will send the form momentarily.

Thanks,  
Irene

Irene Ford  
Woodbridge, ON

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

Re: Public Meeting June 1 @ 7pm, Agenda Item 3(4) Entitled Royal King Valley Holdings Inc. Zoning By-Law Amendment File Z.21.004 Temporary Use 3230 King Vaughan Road Vicinity of King Vaughan Road and Highway 400

Mayor Bevilacqua, Regional Councillors and Local Councillors,

The combination of the current provincial government's complete and utter disregard for environmental protection, persistence to push through the nonsensical Highway 413 and the pandemic has resulted in me paying acute attention to local planning decisions in the City of Vaughan. I have been continually disappointed by the governance in Vaughan, the lack of political will and enforcement by staff and the connections that have been found to overly influential powerful developers, in particular with MZOs and lands surrounding the proposed highway 413.

Of all of the research I have done this year 3230 King Vaughan Road has opened my eyes the most and been the most upsetting to me personally. The level of non-compliance and lack of action or ability to act by the City of Vaughan is disturbing. The following is a summary of what I have found.

- A pre-fabricated structure was erected in 2018 without a building permit, conveniently when the King-Vaughan Road was closed due to bridge construction from the expanded Highway 400.
- A fence that appears higher than permitted by the City's current by-laws surrounds the site and weather intentional or not conceals site activities from the public.
- Vaughan by-law was notified in 2018 when construction started yet a **Notice of Violation was not issued until May 19, 2020<sup>1</sup>**.
- **Vaughan Building Standards issued a Order to Comply September, 2018 and a Stop Work Order November 2018** (refer to Attachment 1). The building is still standing and it is unclear if any further action has been taken other than to 'bring the applicant into compliance' through submission of the development application.
- **There is nothing temporary about this site** they have poured a 15cm thick concrete pad over an area greater than 1,500 m<sup>2</sup>/16,000 ft<sup>2</sup>

---

<sup>1</sup> Refer to pg. 2: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=71120>

- **There is nothing proposed in this development application** they are operating and had trucks going all day last Sunday May 30, 2021 from 8am to 6pm
- The applicants planned activities for this site are unclear and the application lacks sufficient details. **They indicate they will manage ‘material’ but do not provide sufficient details to be able to confirm or deny if they are planning to manage and conduct activities that require approval under the Environmental Protection Act.**
- There are three certificates of registration approved by the MECP<sup>2</sup>. **The Site is not approved under the Environmental Protection Act nor have they applied to be a ‘waste receiving site’ yet they have applied to have their trucks approved for a waste haulage system to haul various materials, including but not limited to: contaminated soil and biosolids.**
- The local Environmental Officer was emailed and confirmed that the site is not nor have they applied to become a ‘waste receiving site’ yet dump trucks full of undefined ‘material’ are observed entering and exiting the site daily. How is the public to know what ‘material’ is being managed and if it is being managed as per the applicable legislation.

Already the City of Vaughan has a legacy at 5550 Langstaff Road, Kleinberg that has been going on for decades<sup>3</sup>. Council cannot pretend to not know the risks and what can happen with rouge developers/businesses.

City of Vaughan Staff responses when inquiry about this project have been mixed. Vaughan planning staff were transparent that the site was not operating illegally on a site agriculturally zoned site with exceptions for school bus storage as per By-Law about this site with Vaughan planning staff continually directed me to inquire with by-law 1-88 Exception 9(670). Planning staff were not transparent when asked about the building code violation and at no point suggested I should contact Building Standards. When Building Standards was asked they did promptly indicate an order had been issued against the site but offered no further information.

It is unclear if the City of Vaughan even has authority to approve what it being requested since the area is within the GTA West Corridor Focused Area of Analysis.

For such gross non-compliance and blatantly not following the by-laws and legislation there appears to have been little to no consequences the site never stopped operating. I would have never believed a municipal government would have such little power and ability to do anything

---

<sup>2</sup> <https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2251948>  
<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2224879>  
<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2206537>

<sup>3</sup> <https://www.thestar.com/news/gta/2016/06/06/vaughan-dump-cleanup-snagged-in-web-of-lawsuits.html>

in the face blatant illegal operations and construction. It remains unclear to me if it is a lack of political will, staff inability to do anything or there are simply no consequences.

Please do not approve this application and consider conducting a review to determine why there has been such little action and ability for Vaughan staff to act and enforce compliance with legislation and by-laws.

Thank you,  
Irene Ford



2141 Major Mackenzie Drive  
The City of Vaughan, Ontario  
Canada L6A 1T1  
Tel (905) 832-2281  
BCIN 19212

# ORDER TO COMPLY

Pursuant to section 12(2) of the Building Code Act, 1992

**ORDER NUMBER: 18-279 OB**

**DATE ORDER ISSUED: SEPTEMBER 24, 2018**

**ADDRESS TO WHICH ORDER APPLIES:**

3230 KING-VAUGHAN RD, KING, CON 5, PT LOT 1,  
AND RP 65R13663, PARTS 1, 2 AND 4, VAUGHAN

**APPLICATION/PERMIT NUMBER: N/A**

**ORDER ISSUED TO:**

ROYAL KING VALLEY HOLDINGS INC.  
#33-3560 RUTHERFORD RD  
VAUGHAN ON L4H 3T8

**ORDER ISSUED TO:**

ROYAL KING VALLEY HOLDINGS INC.  
RAIMONDO IANNELLO  
54 NAPIER ST  
KLEINBURG ON L0J 1C0

The inspection on or about **SEPTEMBER 21, 2018** at the above-referenced address found the following contraventions(s) of the Building Code or the Building Code Act, 1992.

You hereby ordered to correct the contraventions itemized below immediately, by the dates listed below, or by **OCTOBER 31, 2018**.

ITEM	REFERENCE	DESCRIPTION AND LOCATION	REQUIRED ACTION AND COMPLY DATE
1	OBCA 8.-(1)	CONSTRUCTION OF A ONE-STOREY DETACHED BUILDING HAS BEEN UNDERTAKEN PRIOR TO OBTAINING THE REQUIRED BUILDING PERMIT.	OBTAIN THE REQUIRED BUILDING PERMIT OR REMOVE THE UNAUTHORIZED CONSTRUCTION AND RESTORE THE BUILDING/PROPERTY TO ITS FORMER STATE.  NOTE: FOR THE PURPOSE OF INSPECTION, PROVIDE A REPORT FROM AN ARCHITECT AND/OR A PROFESSIONAL ENGINEER CERTIFYING THAT ALL UNAUTHORIZED CONSTRUCTION MEETS THE REQUIREMENTS OF THE ONTARIO BUILDING CODE ACT AND REGULATIONS.

SEE SCHEDULE "A"

**ORDER ISSUED BY:**

**NAME: Peter Jung**

**BCIN: 19992**

**SIGNATURE:** 

**TELEPHONE NUMBER: 905-832-8511, Ext. 8129**

**Note:**

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or registered Code Agency. [Building Code Act, 1992 s. 20]
- An order may be appealed to The Superior Court of Justice. [Building Code Act, 1992 s. 25]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [Building Code Act, 1992 s. 24]
- Failure to comply with this Order could result in a stop work Order. [Building Code Act, 1992 s. 14]
- Failure to comply with this Order is an offence, which could result in a fine. [Building Code Act, 1992 s. 36]
- No construction affected by this order is to be covered until inspected and approved. [Building Code Act, 1992 s. 13]



2141 Major Mackenzie Drive  
 Vaughan, Ontario  
 Canada L6A 1T1  
 Tel (905) 832-2281  
 BCIN 19212

# STOP WORK ORDER

Pursuant to Subsection 14(1) of the *Building Code Act, 1992*

**ORDER NUMBER: 18- 303 OB**

**DATE ORDER ISSUED: November 19, 2018**

**ADDRESS TO WHICH ORDER APPLIES:**  
 3230 KING-VAUGHAN RD, KING, CON 5, PT  
 LOT 1, AND RP 65R13663, PARTS 1, 2 AND 4,  
 VAUGHAN

**APPLICATION/PERMIT NONE**

**ORDER ISSUED TO:**  
 ROYAL KING VALLEY HOLDINGS INC.  
 #33-3560 RUTHERFORD RD  
 VAUGHAN ON  
 L4H 3T8

**AND TO:**  
 ROYAL KING VALLEY HOLDINGS INC.  
 RAIMONDO IANNELLO  
 54 NAPIER ST  
 KLEINBURG ON  
 LOJ 1C0

The inspection on or about November 16, 2018 at the above-referenced address found the following contravention(s) of the *Building Code Act, 1992* or the Building Code have not been rectified as required by the Order(s) indicated below:

Order to Comply number 18-279 OB dated September 24, 2018  
 Order Not to Cover number \_\_\_\_\_ dated \_\_\_\_\_  
 Order to Uncover number \_\_\_\_\_ dated \_\_\_\_\_

You are hereby ordered to immediately cease construction and/or demolition as specified below:

ITEM	DETAILS
1.	Construction of a one-storey detached building has been undertaken prior to obtaining the required building permit.

**ORDER ISSUED BY:**

**NAME: Ben Pucci, P. Eng.**  
 Chief Building Official

**BCIN: 44530**

**SIGNATURE:** 

**TELEPHONE NUMBER: 905-832-8510 X 8872**

**Note:**

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [Building Code Act, 1992 s. 20]
- An Order may be appealed to the Superior Court of Justice. [Building Code Act, 1992 s. 25]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [Building Code Act, 1992 s. 24]
- Failure to comply with this Order is an offence which could result in a fine. [Building Code Act, 1992 s.36]
- When a Stop Work Order is issued, no person shall perform any act in the construction or demolition of the building in respect of which the Order is made other than work necessary to carry out an Order to Comply, the Order Not to Cover, or an Order to Uncover. [Building Code Act, 1992 s. 14]



# STATUTORY PUBLIC MEETING

REVISED TOWNHOUSE  
DEVELOPMENT  
300 ATKINSON INC.

JUNE 1, 2021  
CITY OF VAUGHAN

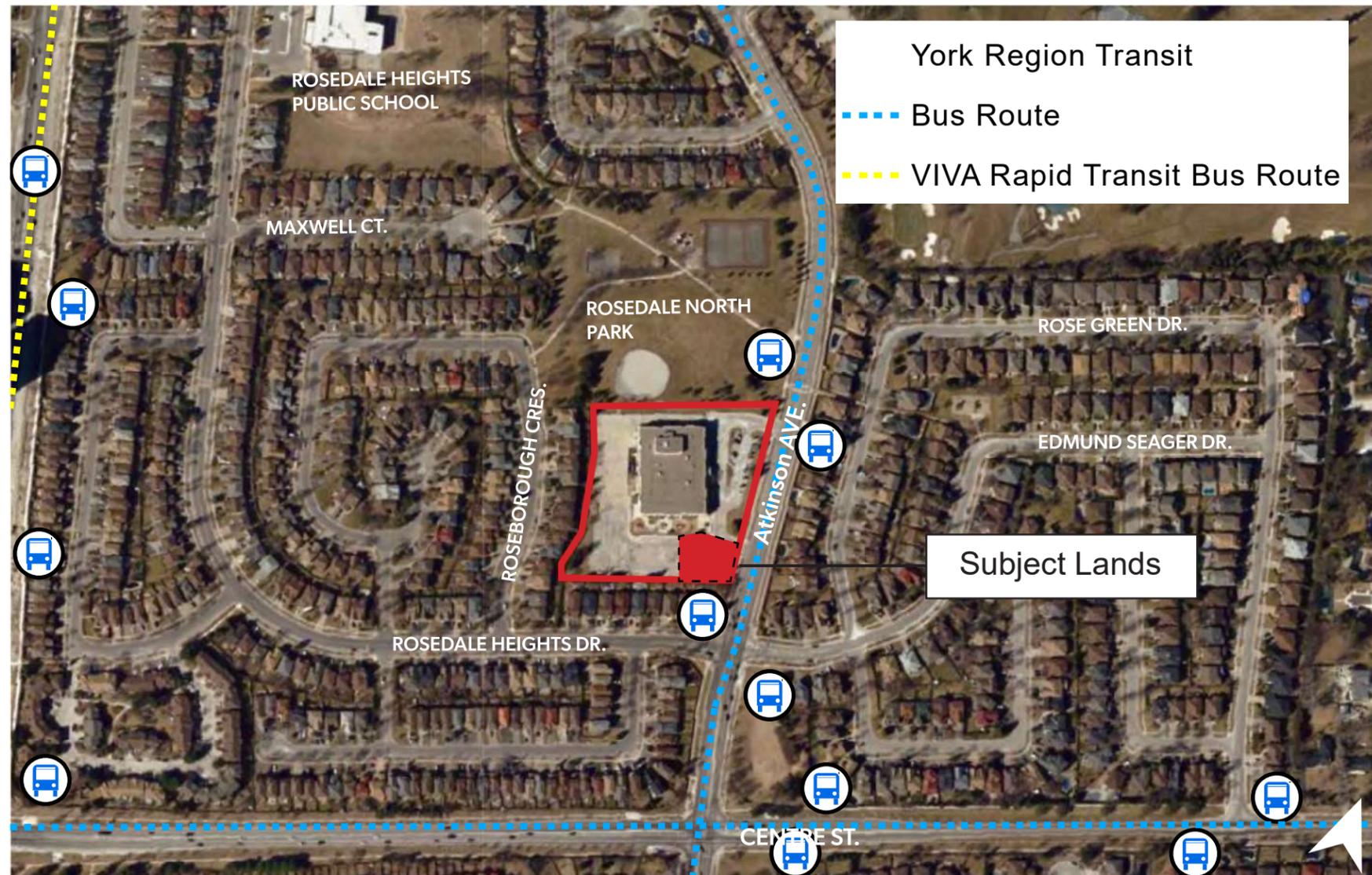
COMMITTEE OF THE WHOLE - PUBLIC MEETING  
Z.19.028



# 300 Atkinson Inc. Development Proposal



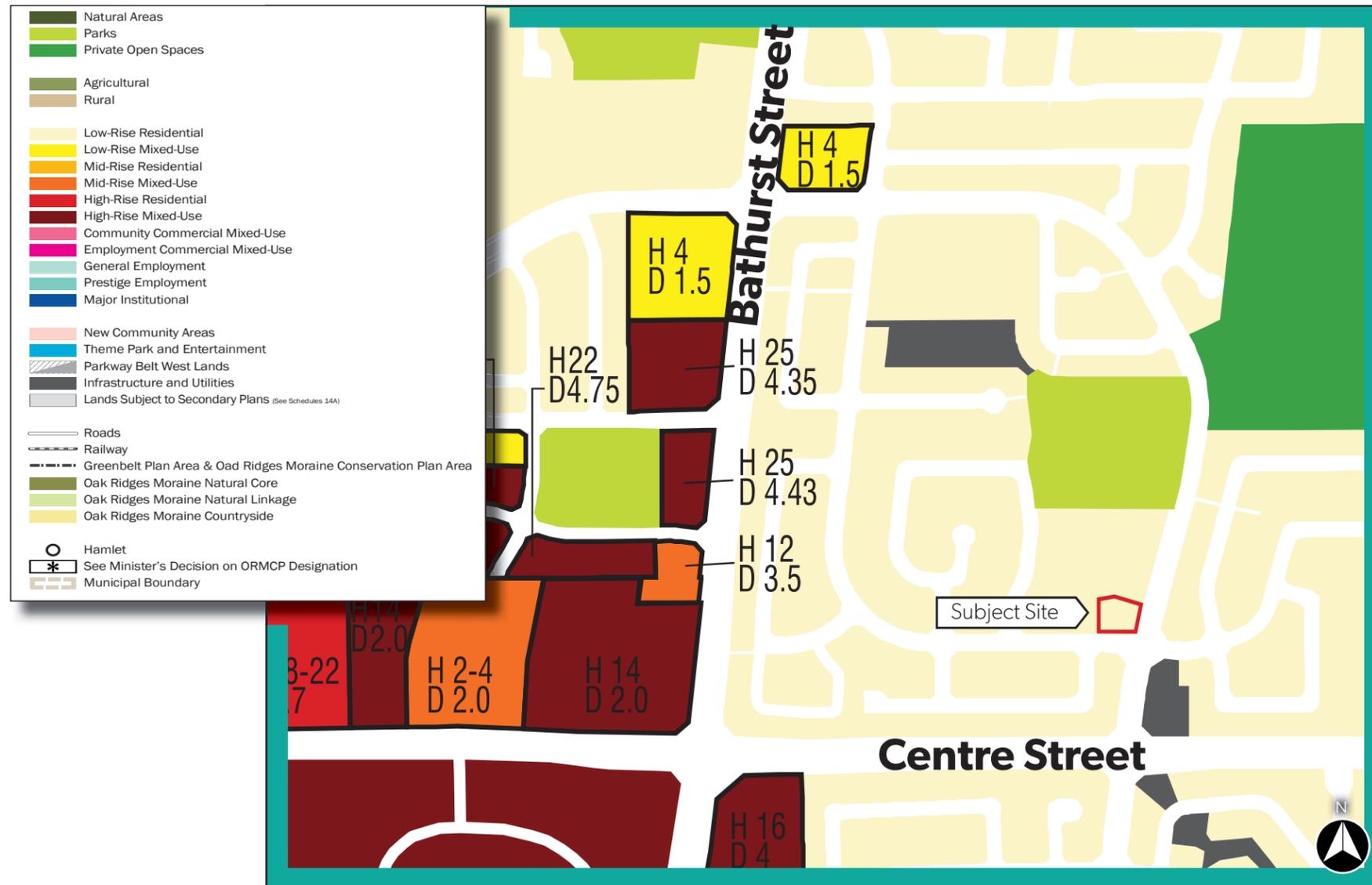
# Subject Lands



- Site area - 1.7 ha (4.2 acres)
- A school building occupies the site and is surrounded by parking and outdoor play areas
- Frontage of 140 m along Atkinson Avenue
- Change in grade from west to east
- Existing vehicle access from Atkinson Avenue
- Abuts Rosedale North Park to the north
- Southeast portion of the property at 300 Atkinson Avenue
- Separate applications for remainder of site approved to permit a townhouse development with 114 units

Serviced by a number of local YRT transit stops along Atkinson Avenue, with higher order facilities along Bathurst Street, Centre Street and at Promenade Mall

# Policy Framework Review - Vaughan Official Plan



Land Use Schedule

Subject property designated “Low-Rise Residential”, which permits low-rise residential and community uses, including:

- Residential units (Detached Houses, Semi-Detached Houses, Townhouses)

Townhouses are permitted in the Low-Rise Residential designation. Site-specific OPA was approved by City Council on May 18, 2021 which recognizes back-to-back townhouses as a permitted use on the subject property.

Maximum permitted height in Low-Rise Residential designation is 3 storeys.

Consistent with the PPS including the creation of complete communities.

# Policy Framework Review



Subject property zoned “R3 – Residential”  
Permits Single Family Detached Dwellings.

Zoning By-law Amendment submitted to rezone  
the subject lands from “R3 Single Family Detached  
Dwelling” to “RM2 Apartment Residential Zone”.

Site specific provisions to facilitate a single  
townhouse block consisting of 4 traditional  
townhouse units.



Zoning Map

# Site Plan Statistics



Development Statistics	Required	Proposed
Net Site Area	n/a	746.8 m2
Total Units	n/a	4
<b>Parking</b>		
Resident	1.5/unit: 6 spaces	8 spaces
Visitor	0.2/unit: 1 space	1 space
<b>Total</b>	<b>7 spaces</b>	<b>9 spaces</b>
<i>Parking and servicing to be shared with 114-unit townhouse development</i>		

# Site Plan and Statistics

## Site Plan Statistics

- Total GFA: 18,183.70 m<sup>2</sup>
- Net FSI: 1.12
- Net Coverage: 5,963.70 (36.71%)
- Maximum Height: 12.91 m (3 storeys)
- Total Units: 114

## Parking Required

- Resident (1.5/unit): 171 spaces
- Visitor (0.2/unit): 23 spaces
- Total: 194 spaces

## Parking Proposed

- Resident: 222 spaces
- Visitor: 26 spaces
- Total: 248 spaces

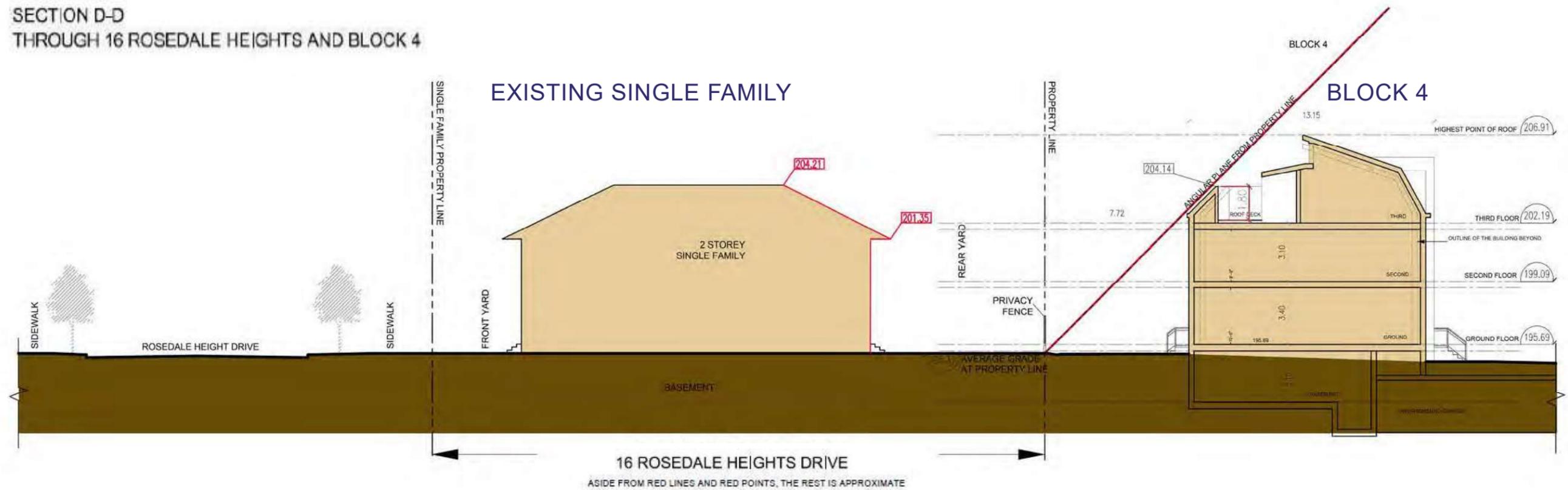
■ Regular Townhouses

■ B2B Townhouses



# Cross Section - South Side (Flanking Rosedale Heights Drive)

SECTION D-D  
THROUGH 16 ROSEDALE HEIGHTS AND BLOCK 4



# Elevations

North Elevation



East Elevation



# Bird's Eye View



Thank You  
**Questions?**

**C10**  
**Communication**  
**CW (PM) – June 1, 2021**  
**Item# - 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: [External] File Z.21.004 Royal King Valley Holdings  
**Date:** May-31-21 11:23:38 AM  
**Attachments:** [Request to speak form for Electronic Meetings.pdf](#)  
[ATT00001.htm](#)  
[File Z.21.004.docx](#)  
[ATT00002.htm](#)

---

**From:** alexandra ney [REDACTED]  
**Sent:** Monday, May 31, 2021 11:20 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] File Z.21.004 Royal King Valley Holdings

Good morning,

Please find my attached request to speak form for electronic meetings and my letter for the Mayor and Councillors.

Please send confirmation this has been received.

Please also advise on how to make the electronic deputation procedure.

Thanking you.

Kind regards,  
Alexandra Ney

June 1st, 2021

To Mayor Bevilacqua and Councillors/Regional Councillors:

Re: Royal King Valley Holdings Inc. Zoning By-Law Amendment  
File Z.21.004 Temporary Use 3230 King Vaughan Road  
Vicinity of King Vaughan Road and Highway 400

In response to this Zoning By-law Amendment File Z.21.004, to amend the Zoning By-law to permit a temporary use for a maximum period of three year. The owner proposes a temporary Contractors Yard with the outdoor storage of construction equipment and materials and a prefabricated storage building with accessory office use, as shown on Attachments 2 to 4.

Why are we here today listening to this Zoning By-law amendment approval request, 2 years after site development? The site had been a School bus parking area, no pavement or asphalt was visible, no buildings stood on the site. Suddenly a building went up in 2018 when King Vaughan Road was closed off during the Highway 400 bridge overpass demolition and rebuild. Next - high wooden fencing, landscaping, enhanced earth berm, parking lots, equipment storage areas, extensive outdoor lighting, septic (shown on site plan) and outside storage of materials. In the report, from the Deputy City Manager Planning and Growth Management, it states a pre-application consultation meeting occurred December 3, 2019, application was deemed complete March, 15, 2021. How does this relate to the building and all the infrastructure being constructed and the site operating during this process? Is this allowed, before zoning, by-law and building and this procedure to give public input? Were they skipping over the zoning, by-law and compliance, licensing and permit services and business applications? The report also states two companies currently operate on the Subject Lands. Both companies utilize the existing prefabricated storage building, the accessory office uses, and have outdoor storage areas.

This is not a Public consultation. Mayor and Councillors, are you not outraged and insulted by this submitted zoning by-law amendment request 2 years too late, after the building and infrastructure is in place, and they have been operating out of the site?

As a Residential Neighbour, I am greatly affected daily by this level of non-compliance, daily impacted by all the truck traffic to and from the site. **I'm asking you to say no to this application to amend the zoning by-law to permit a temporary use for a maximum of three years.**

**Here are a few considerations why I ask this:**

With a constructed building with offices (as shown in Attachments 2 to 4) site infrastructure and landscaping, it is fundamentally wrong for this well-established operational business to come forward with a zoning by-law amendment application, after the fact. I'm concerned what type of message you are sending, if you provide a temporary permit after the site is developed and operating.

- 1) **Protect our well-water.** Residents in the area are dependent on well-water, how much water is being consumed on site? Will our wells run dry? You have another operation in the same vicinity, consuming water. Residents have a right to be concerned about wells running dry with potential heavy commercial water usage in the area. Environmentally how will this affect the Humber River tributary and wetlands if there is heavy water consumption?
- 2) **What materials are stored** on site – once again the site has been operating for months and months. I see gravel and broken asphalt storage on the attached site plan. What permits if any are required and do they have? Trucks are seen going out past our home loaded with material, even on Sundays. Potential dust drift (particulate matter) from site storage – winds are predominantly from the East and South- East. This wind direction would send the dust directly at our property. Will we be impacted and if so, how will you protect us?
- 3) A) **I ask you to review and heavily consider the impactful items - *development planning department has identified matters to be reviewed in greater detail, - 13 items in total.*** Noted these two comments. *“The Subject Lands are within Ministry of Transportation (MTO) GTA West Corridor Protection Area. The MTO has advised that they cannot permit or give final approval on any application within this area until the Environmental Assessment process and alignment is further determined to have no impact to the Subject Lands”* How can you give and do you have the authority to give temporary permit in lands in this subject area?  
  
B) *“The Subject Lands are located within TRCA’s Regulated Area pursuant to Ontario Regulation 166/06. The owner will be required to obtain a TRCA permit for any development or site alteration”* The building, storage areas, fence, paved parking, lighting, septic, concrete entrance/exit are built and existing now. How does this conform to the required process if any with TRCA? This area is zoned agricultural, there are farmed lands, Greenbelt, Wetlands and Humber River in the vicinity.
- 4) **King Vaughan Road** – consist of one lane eastbound and one lane westbound. King Vaughan Road has load restrictions. Well posted signage advising trucks about the load restrictions. York Region has issued to the majority of Companies already operating in the vicinity a load exemption permit for all trucks to use Jane Street to enter and exit their premise. The corner of Jane Street and King Vaughan Road is a wide-open area, clean unobstructed site lines, without homes to be effected by all the heavy and frequent truck traffic. We are located at the bottom of a hill; they cannot see us coming out of our driveway. While this is a Regional Road, this is a City of Vaughan Company, if you approve this application, do you have the resources to enforce road compliance and protect us from all this truck traffic?

- 5) **Cumulative effect of truck traffic**, associated noise, dust, dirt and diesel emissions (known health concern) has a profound negative impact on the enjoyment of our home, health and property. We are heavily impacted daily (even on Sundays) by all the trucks coming and going to this location metres from Jane Street. Most days, starting around 6 am onward well past 9 pm. They operate on Sundays – we never get a break. The constant dust kicked up by trucks, noise (engine, brakes and honking) as truck drive by and/or idle at the stop lights a few feet from our house. At this time our trees are being damaged and killed by hot diesel emissions blasting directly at them.
  
- 6) **What is considered temporary in nature?** This well established and developed property does not appear to be easily terminated or temporary.

In closing, I'm asking you Mayor and Councillors, to not amend the Zoning By-law to permit a temporary use for a maximum period of three years. Thanking you for your time and consideration.

Kind regards,  
Alexandra Ney  
[REDACTED] King Vaughan Road  
Woodbridge [REDACTED]

**OFFICIAL PLAN AMENDMENT &  
ZONING BY-LAW AMENDMENT**  
City File No. OP.21.002 / Z.21.003

---

8265 and 8277 Islington Avenue

**PUBLIC MEETING**

DCFM Development Ltd.  
City of Vaughan

June 1, 2021



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

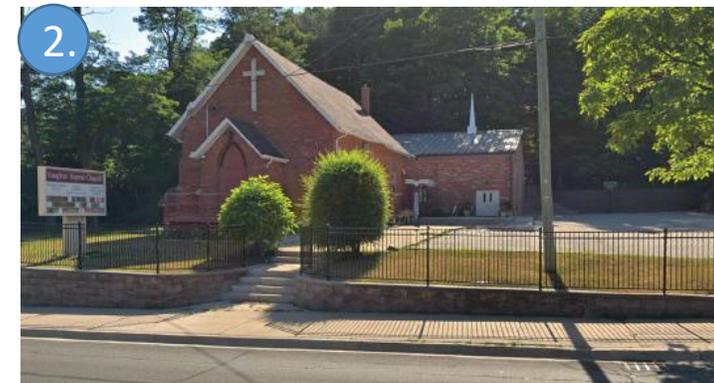
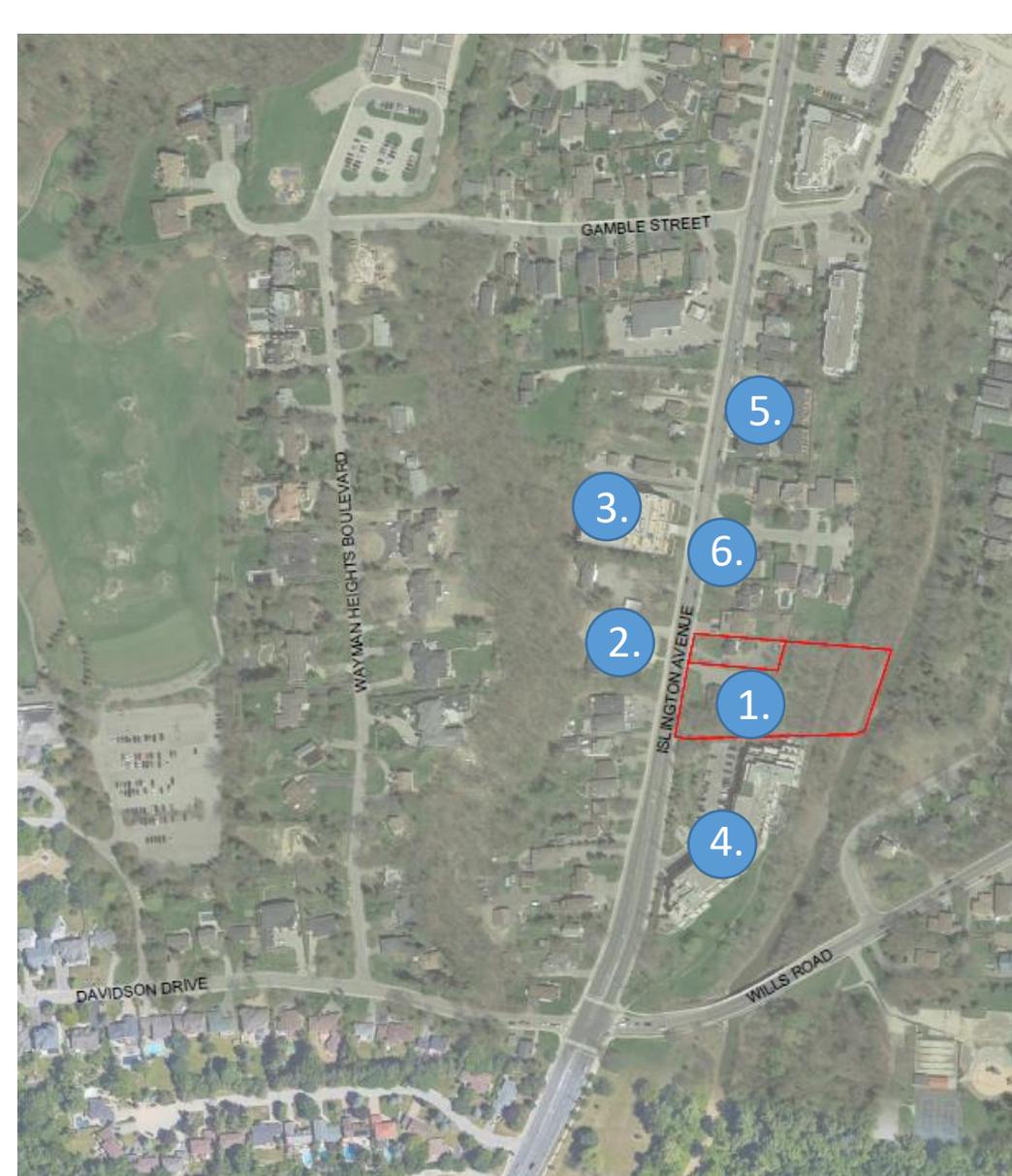
## 8265 and 8277 Islington Avenue

- Located on the east side of Islington Avenue, north of Willis Road
- Combined Area of 0.8 hectares (2.17 acres)
- 8265 Islington Avenue is vacant, 8277 Islington Avenue is occupied by a single detached dwelling



### SUBJECT PROPERTY

8265 and 8277 Islington Avenue, Vaughan

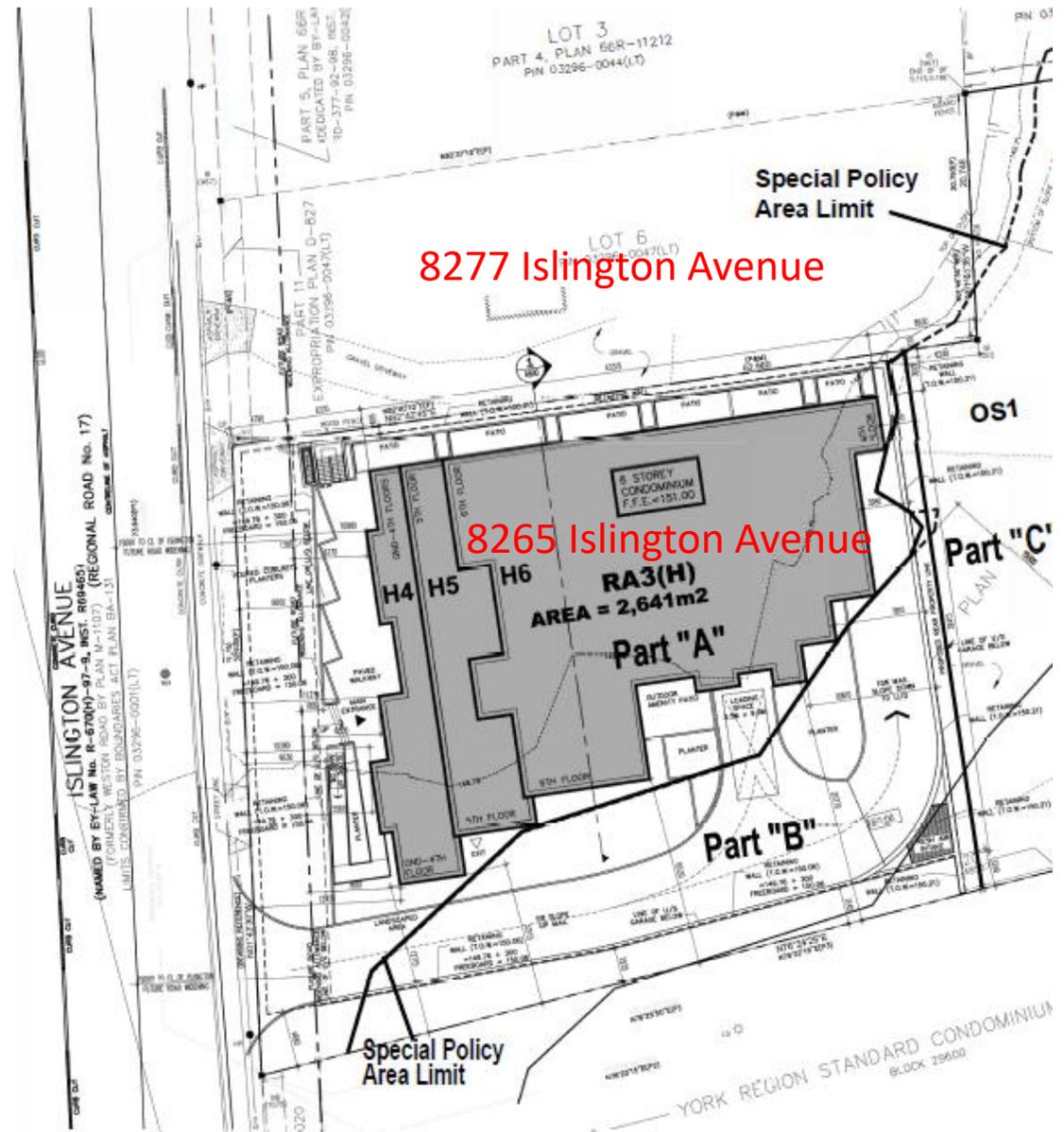


# SURROUNDING CONTEXT

8265 and 8277 Islington Avenue, Vaughan

# 8265 Islington Avenue

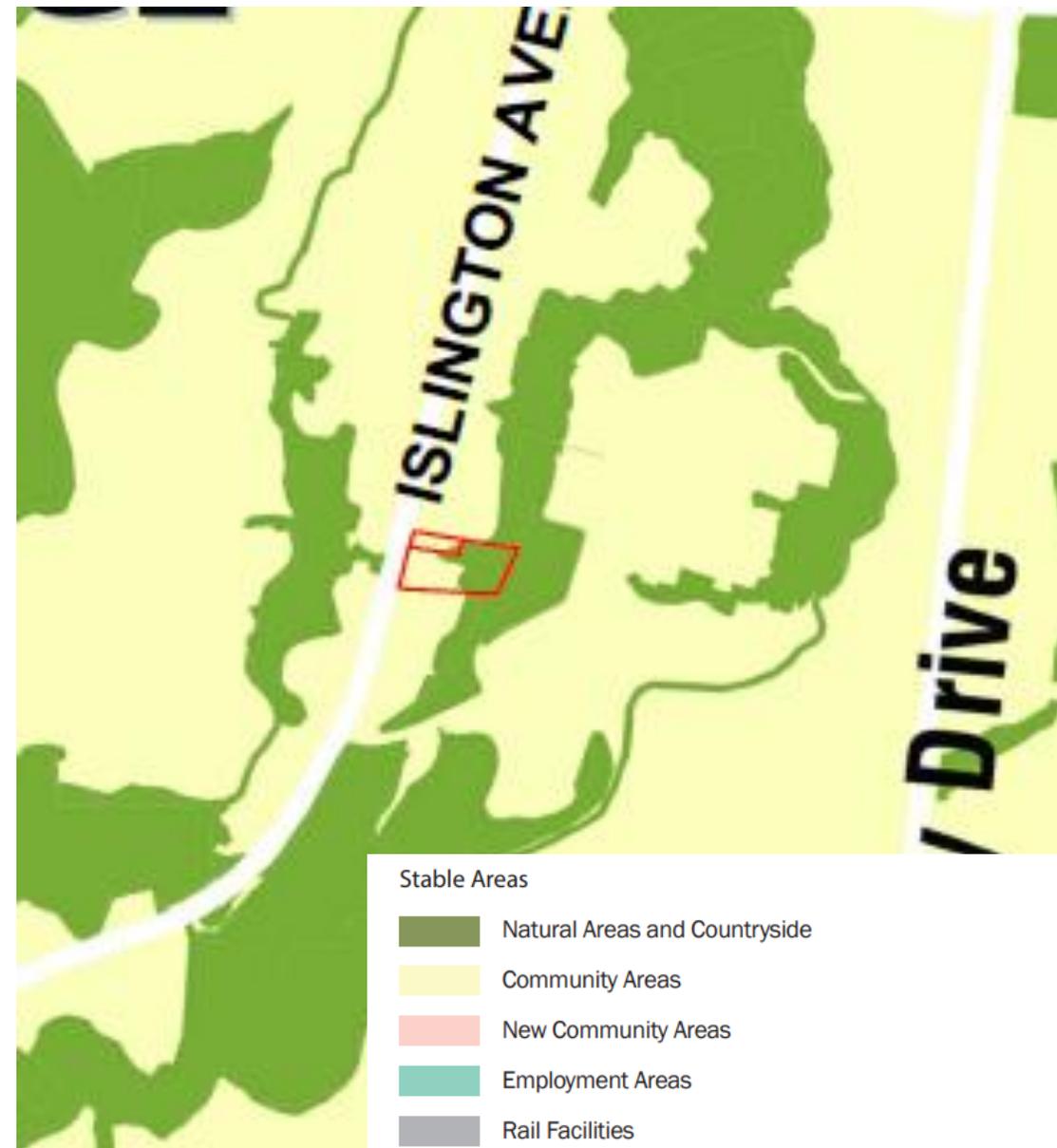
- September 2018 Settlement Hearing - LPAT approved an Official Plan and Zoning By-law Amendment for 8265 Islington Avenue
- Previous approvals included:
  - 74 residential units
  - A maximum density of 2.5 FSI
  - A maximum building height of 6 stories
  - Established an apartment built form and access onto Islington Avenue
  - Established Flood Plain Limits and Special Policy Area Limits



## LPAT APPROVAL — 8265 Islington Avenue

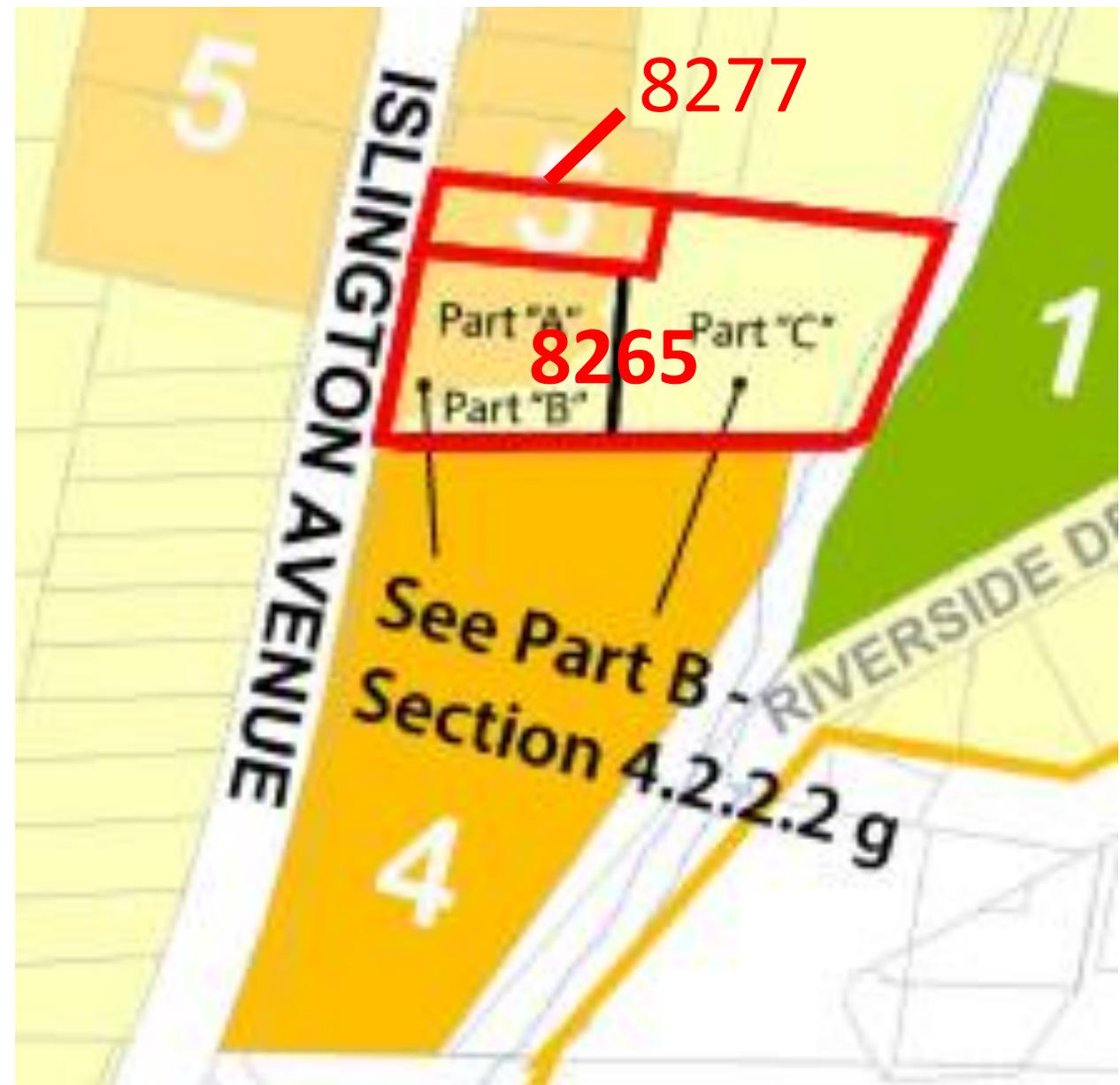
8265 and 8277 Islington Avenue, Vaughan

- Schedule 1 (Urban Structure) – **“Community Area”**. The Valleylands are subject to the **“Natural Areas and Countryside”**
- Subject Lands are located within the **Woodbridge Centre Secondary Plan**

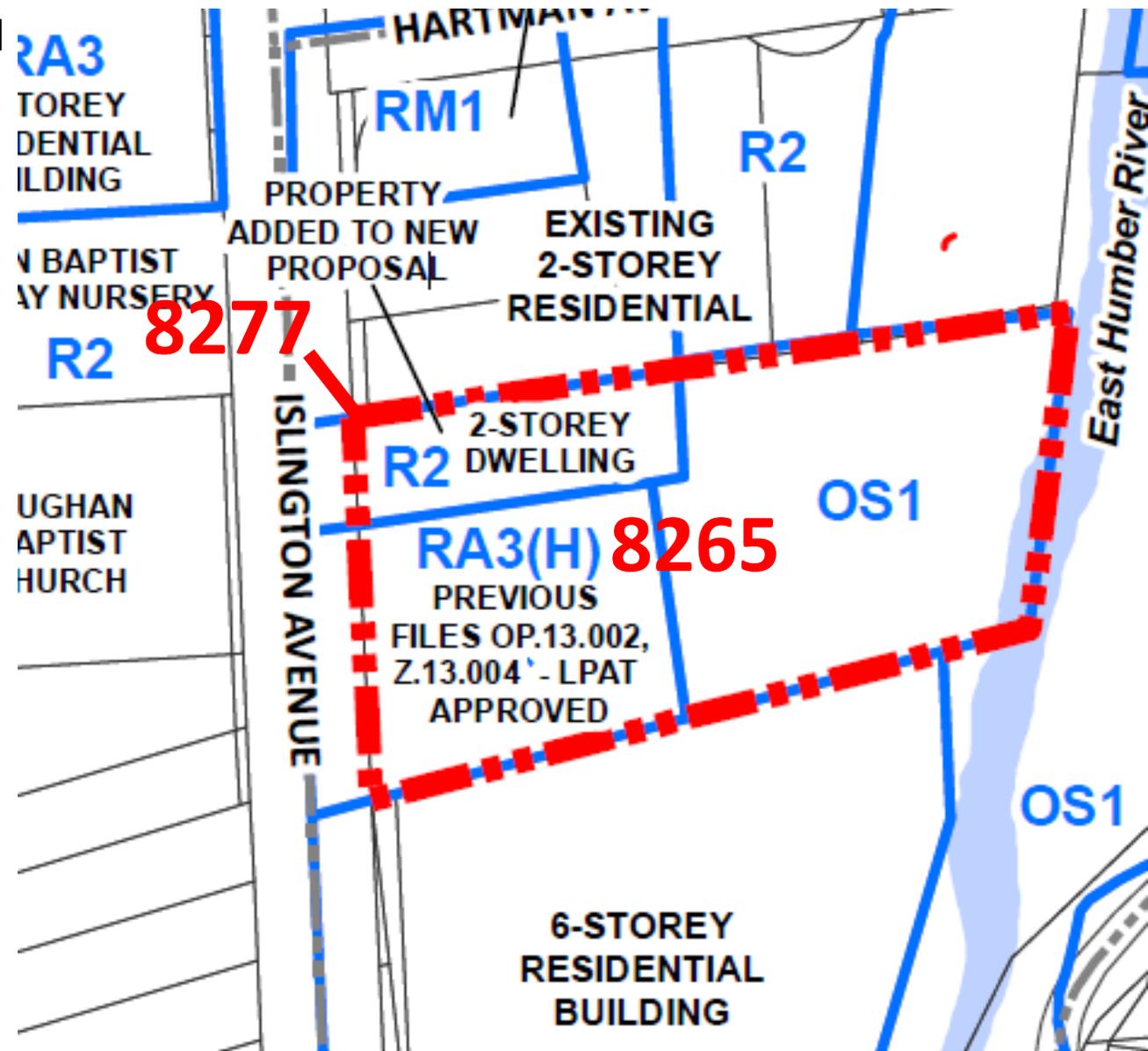


## Secondary Plan Policy Framework:

- Subject Lands are designated **Low Rise Residential (2)** and **Low Rise Residential**
- 8265 Islington Avenue subdivided into 3 parts; Part A, B and C.
- 8265 Islington permits a maximum density of 2.5 FSI (Part A and B) and a maximum height of 6 storeys
- 8277 Islington permits a maximum density of 0.5 FSI and a maximum height of 3.5 storeys



- 8277 Islington Avenue is zoned “**R2-Residential**” and is subject to a site-specific exception (656), which permits a Business or Professional Office, Photography Studio and Personal Service Shop.
- 8265 Islington Avenue zoned “**RA3 – Apartment Residential**” Zone (Holding) and “**OS1 – Open Space Conservation**”.
- Zoning By-law Amendment required to rezone 8277 Islington Avenue to RA3 Zone.



## ZONING BY-LAW

8265 and 8277 Islington Avenue, Vaughan

# KEY DEVELOPMENT STATISTICS:

- 86 residential units (33 one bedroom units, 48 two bedroom units and 7 three bedroom units)
- Floor Space Index of 2.5
- Building Height of 6 storeys (21 metres)
- Maintains vehicular access in keeping with LPAT approval of 8265 Islington Avenue
- Two levels of underground parking, providing a total of 150 parking spaces.







ISLINGTON AVENUE

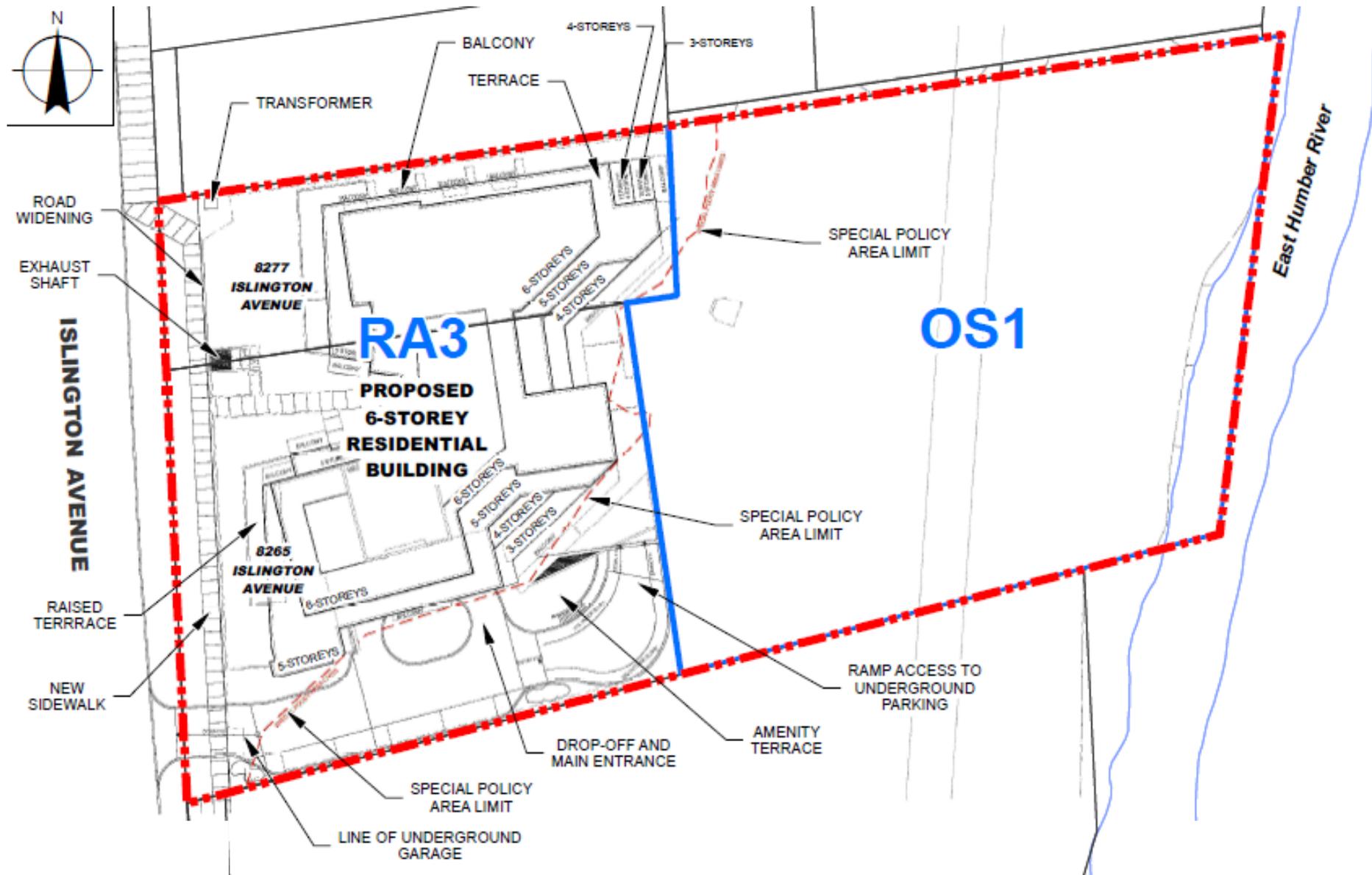
HUMBER RIVER

LEGEND

- AMENITY
- RESIDENTIAL - SUITES
- RESIDENTIAL - BALCONIES/ TERRACES
- CIRCULATION
- LOADING SPACE, MECHANICAL ROOM
- LANDSCAPE/ SOFT AREAS  
(Refer to landscape drawings)



EXISTING 6 STOREY  
CONDOMINIUM  
BUILDING



# ZONING BY-LAW AMENDMENT SCHEDULE

8265 and 8277 Islington Avenue, Vaughan



# ELEVATION (ISLINGTON)

8265 and 8277 Islington Avenue, Vaughan



## ELEVATION (SIDE)

8265 and 8277 Islington Avenue, Vaughan



# PERSPECTIVE (ISLINGTON)

8265 and 8277 Islington Avenue, Vaughan



ISLINGTON AVENUE

HUMBER RIVER

SPECIAL POLICY AREA LIMITS

SPECIAL POLICY AREA LIMITS

LEGEND

- AMENITY
- RESIDENTIAL - SUITES
- RESIDENTIAL - BALCONIES/ TERRACE
- CIRCULATION
- LOADING SPACE, MECHANICAL ROOM
- LANDSCAPE/ SOFT AREAS  
(Refer to landscape drawings)

EXISTING 6 STOREY  
CONDOMINIUM  
BUILDING

C13  
Communication  
CW (PM) – June 1, 2021  
Item# - 4



# 3230 King Vaughan Road

Royal King Valley Holdings Inc.  
City of Vaughan

City File No.: Z.21.004 & DA.21.006

# Location

- The subject lands are located on the north side of King Vaughan Road, east of Highway 400 and west of Jane Street.
- The lands are municipally known as 3230 King Vaughan Road.
- The Subject Lands have an area of approximately 4.21 hectares (10.4 acres).



# Location Map



**Subject Lands**  
3230 King Vaughan  
Road

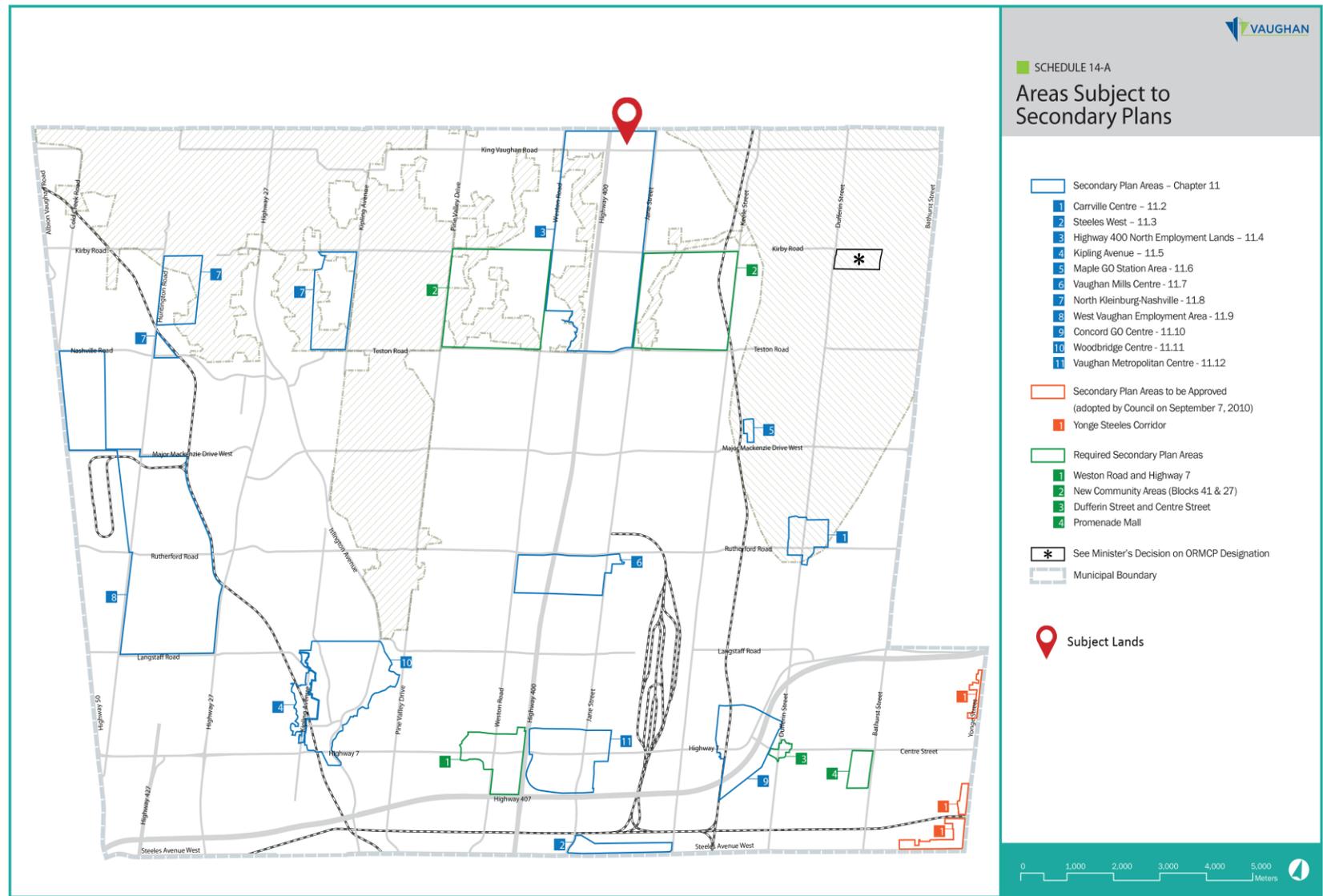


# City of Vaughan Official Plan Schedule 14-A – Areas Subject to Secondary Plans

- The subject lands are located within the “Highway 400 North Employment Lands Secondary Plan”.
- The Secondary Plan is also referred to as OPA 637, which was approved by the OMB on November 21, 2011.

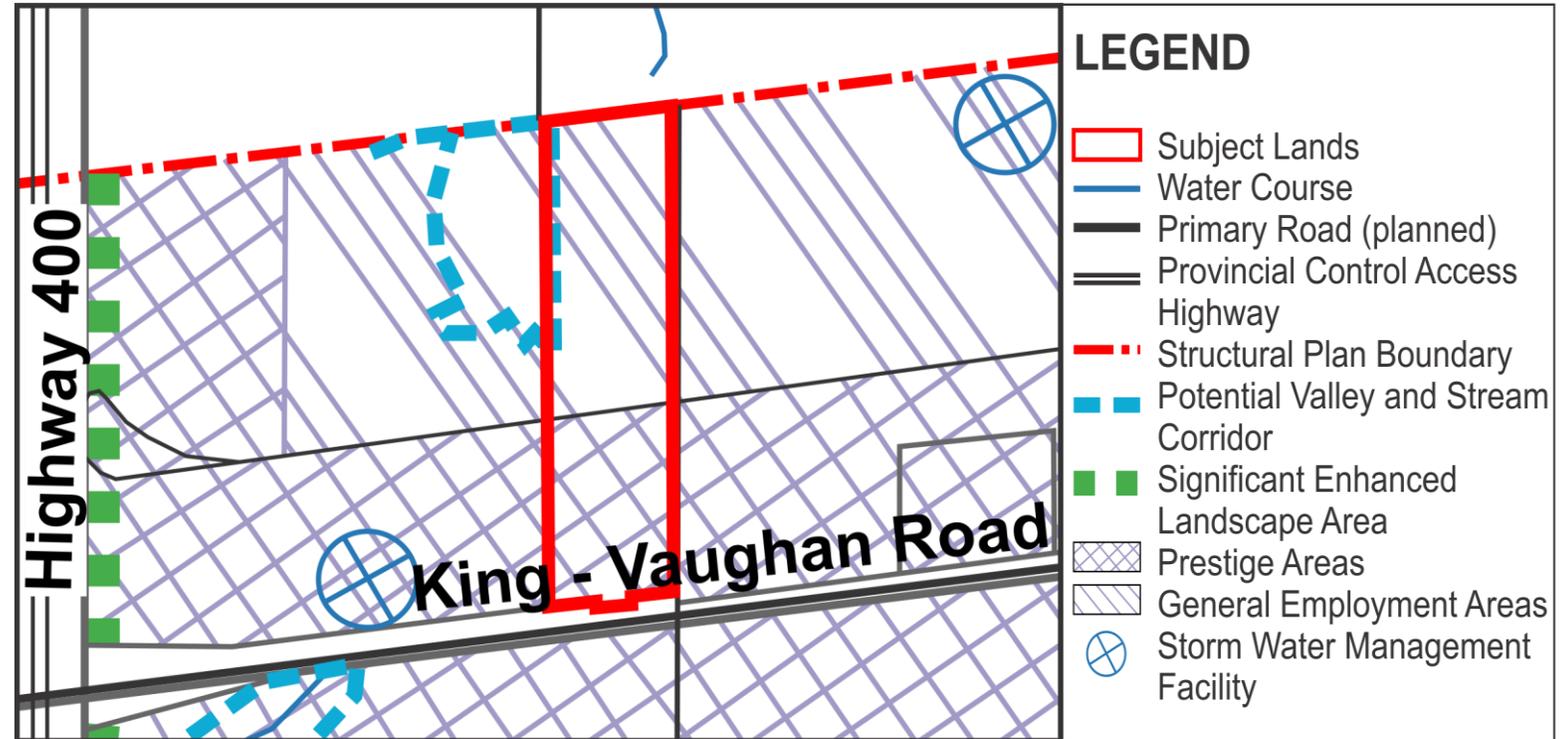


Planning • Design • Development



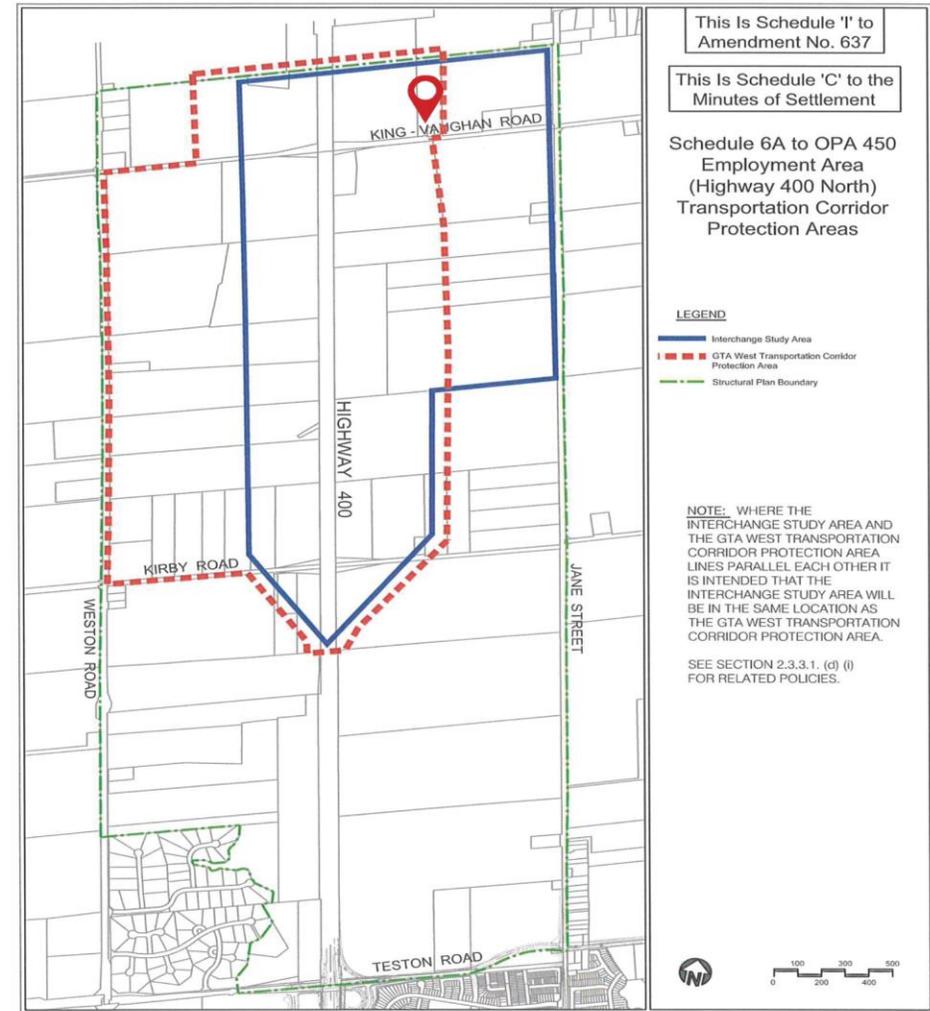
# Figure 8 – Schedule ‘C’ – City of Vaughan – Land Use

- The subject lands are designated “Prestige Area” and “General Employment Area” as shown in ‘Schedule C – Land Use Plan’ of the Secondary Plan.
- The use is permitted within the Prestige and General Employment Area designations.



# Figure 9 – Schedule ‘I’ – City of Vaughan – Transportation Corridor Protection Area

- The subject lands are situated within the “GTA West Transportation Corridor Protection Area” boundary as illustrated on Schedule C.
- This protection area was established to protect lands for future consideration of transportation facilities and interchanges while associated environmental assessments are being undertaken.

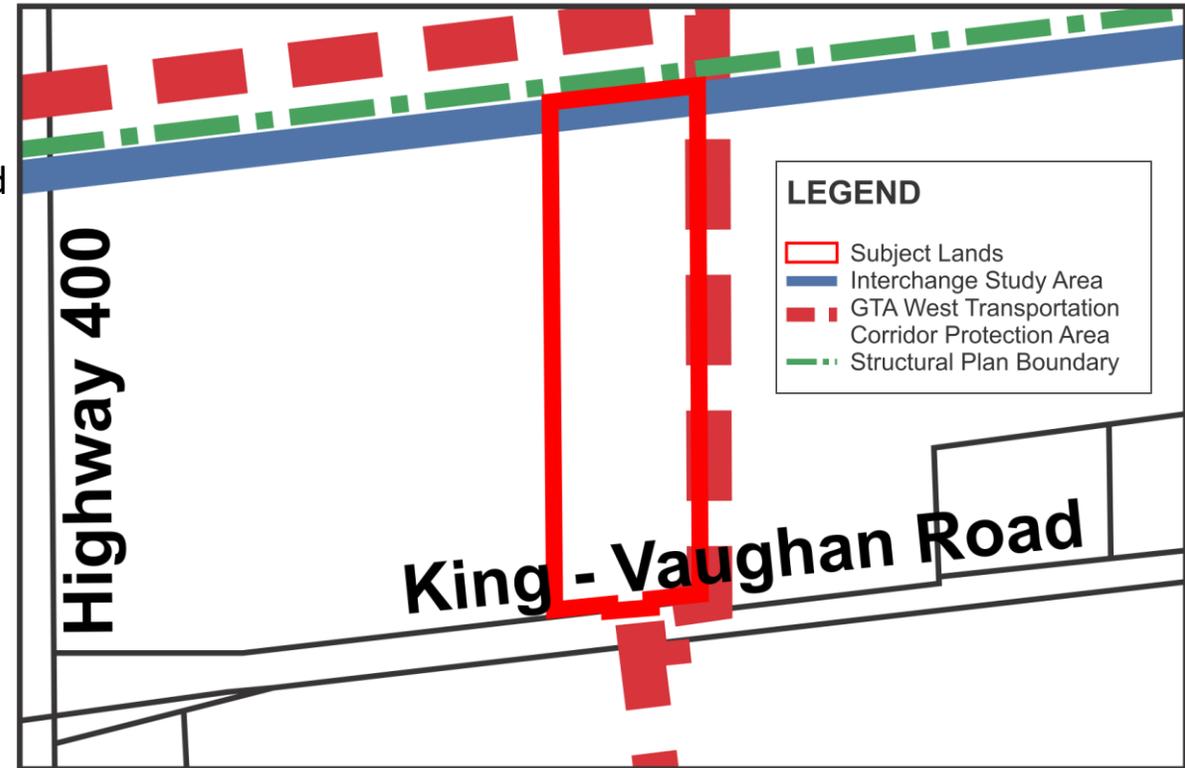


 Subject Lands

# Figure 9 – Schedule ‘I’ – City of Vaughan – Transportation Corridor Protection Area

Section 11.4.2.1.s)v) describes the following relevant policy:  
Notwithstanding, zoning by-laws pursuant to Section 39 of the *Planning Act* may allow the temporary use of land, buildings, or structures provided that the use meets the following conditions:

- A. Is consistent with the general intent of this Plan;
- B. Is compatible with adjacent land-uses;
- C. Is temporary in nature and can be easily terminated when the temporary Zoning By-law expires;
- D. Does not require new buildings or significant structures;
- E. Does not require significant grading of land;
- F. Sufficient servicing and transportation capacity exists for the temporary use;
- G. Maintains the long-term viability of the lands for the uses permitted in this Plan; and
- H. The duration of use and proposed interim use are to the satisfaction of the Province.



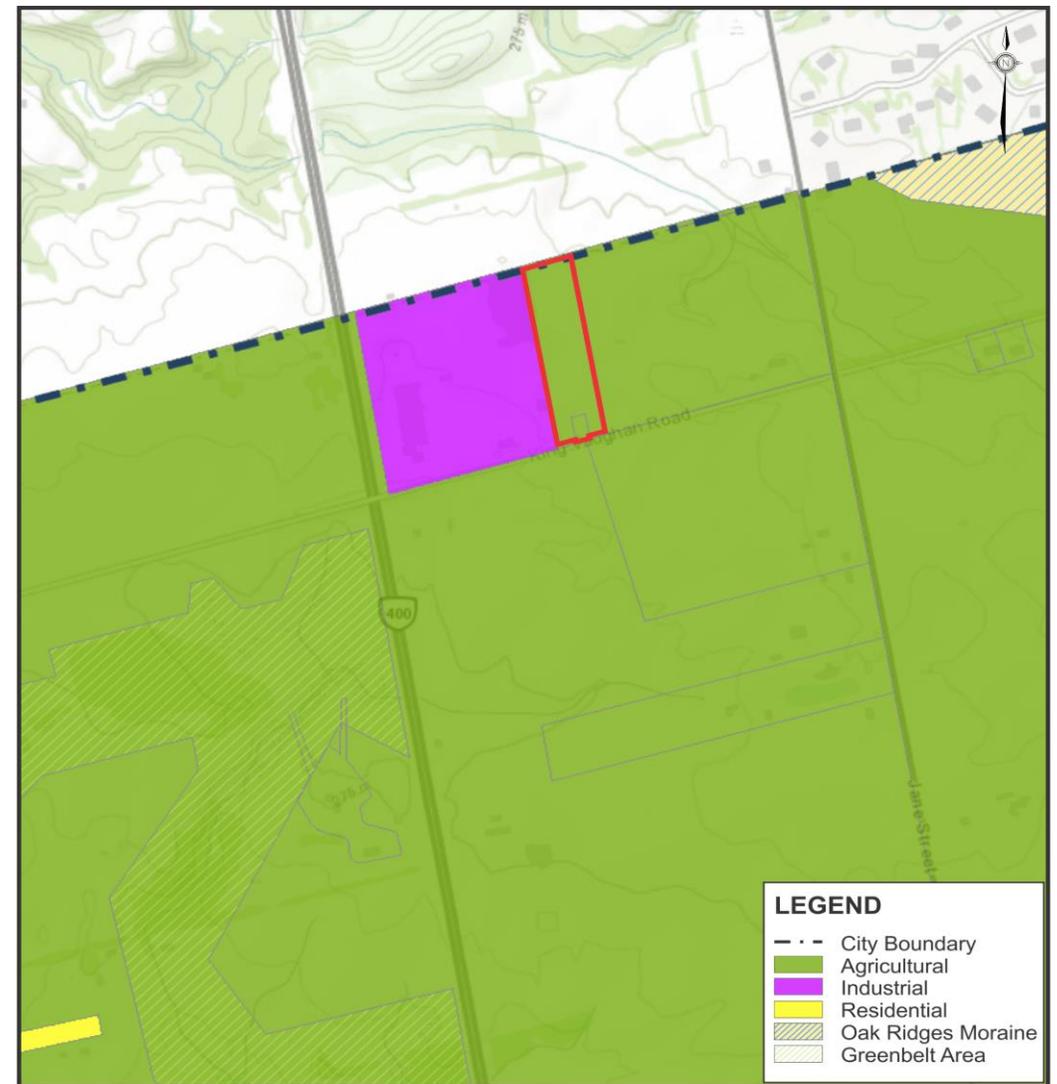
# Zoning

- The subject lands area zoned as 'A – Agricultural' by By-law 1-88, as amended and is further subject to Exception 9(670).
- This site specific exception allows the following permitted uses:
  - A bus maintenance and storage facility and ancillary office uses;
  - A licensed garage for the purposes of servicing and certifying the school buses stored on the lands only;
  - Parking of a maximum of 200 buses;
  - The provision of fuel for the buses to be parked and dispatched from the site.



PLANNING PARTNERS INC.

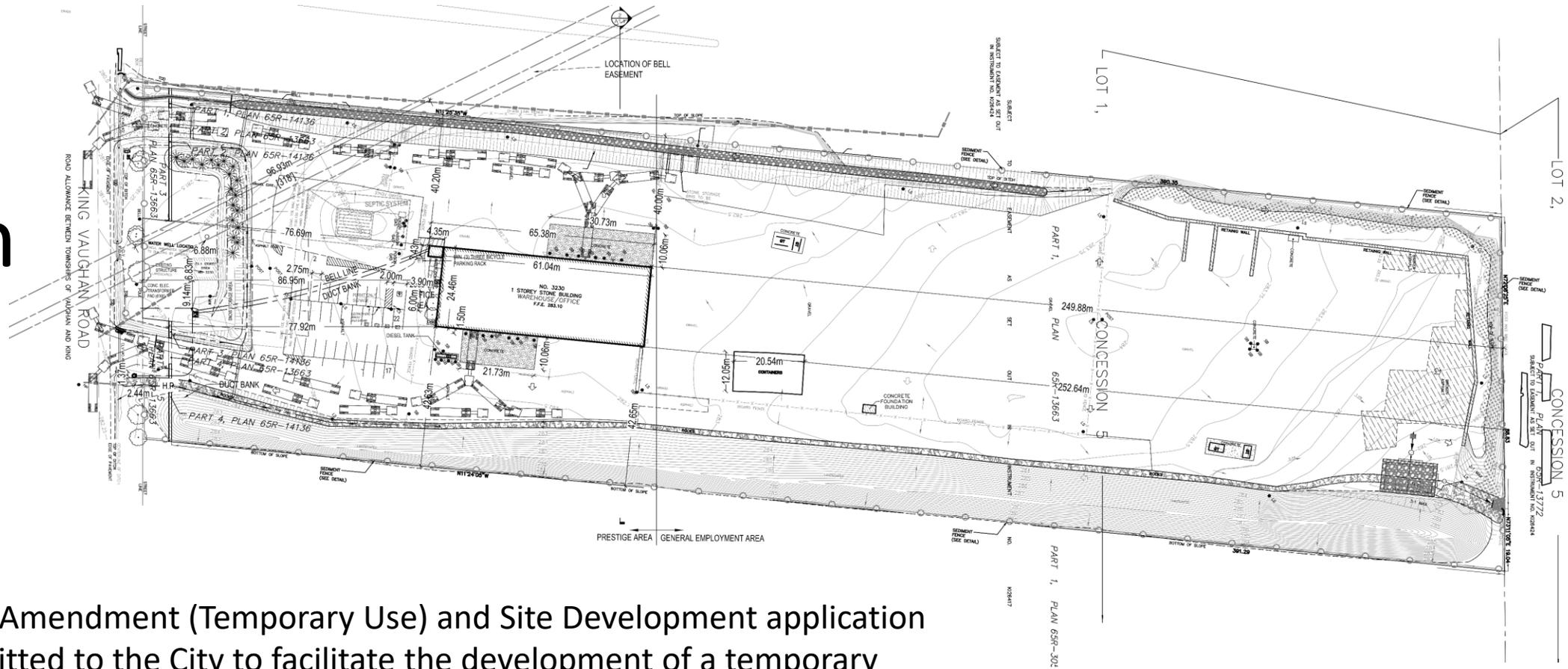
Planning • Design • Development



 Subject Lands "Agricultural"

LEGEND	
	City Boundary
	Agricultural
	Industrial
	Residential
	Oak Ridges Moraine
	Greenbelt Area

# Site Plan



- A Zoning By-law Amendment (Temporary Use) and Site Development application have been submitted to the City to facilitate the development of a temporary 1,507.8 square metre prefabricated storage building with an accessory office.
- The proposal also consists of a outdoor open storage area for construction equipment, septic system and infiltration gallery.

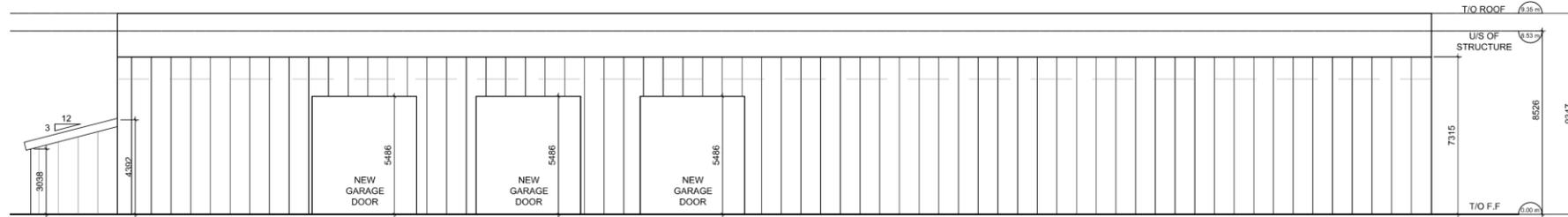


# Purpose of Zoning By-law Amendment(Temporary Use) Application

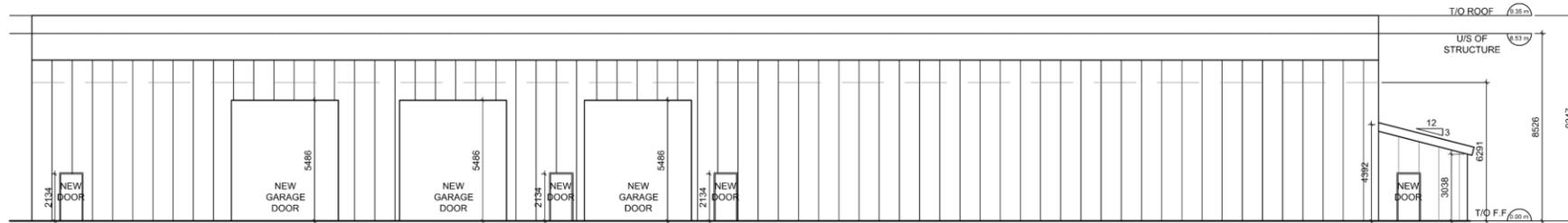
- A Zoning By-law Amendment (Temporary Use) Application is required to permit the employment use with an accessory office and outdoor storage area along with site-specific exceptions for a period of three (3) years.
- The proposed development will abide by the existing building envelope and will improve upon the existing landscaping requirements through additional berming and landscaping features.
- The landscaping proposed will enhance the visual aesthetic of the property and assist to screen the outdoor area from the public realm.
- The outdoor storage area will host approximately 80 equipment vehicles, significantly less than the currently permitted 200 parking spaces for buses per the existing Zoning By-law.



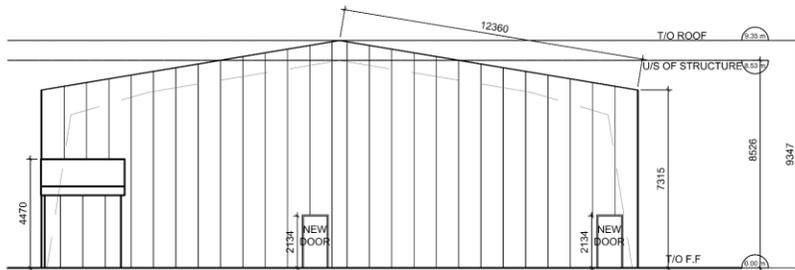
# Cross Sections



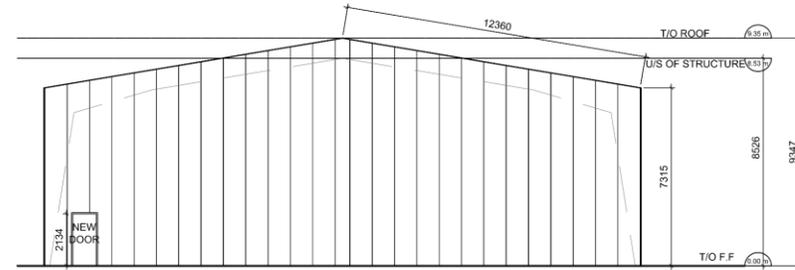
1 EAST ELEVATION  
A3.0 SCALE: 1:150



2 WEST ELEVATION  
A3.0 SCALE: 1:150



3 SOUTH ELEVATION  
A3.0 SCALE: 1:150



4 NORTH ELEVATION  
A3.0 SCALE: 1:150



# Materials Submitted in Support of Application

- Architectural Plans (Foundation, Floor Plans, Elevations, Sections etc.), prepared by FCA Architects
- Environmental Impact Study, prepared by Beacon Environmental
- Stormwater Management Report, prepared by EMC Group Limited
- Site Specific Water Balance, prepared by EMC Group Limited
- Environmental Noise Feasibility Study, prepared by Valcoustics
- Safety Sightline Access Study, prepared by JD Northcote Engineering Limited
- Landscape Plans, prepared by Landscape Planning Landscape Architects
- Phase One Environmental Site Assessment, prepared by Strata Environmental
- Phase Two Environmental Site Assessment, prepared by Soil Engineers Limited
- Geotechnical Investigation, prepared by Davroc Testing Laboratories Inc.
- Sustainability Metrics + Summary Letter, prepared by KLM Planning Partners Inc.
- Planning Justification Report, prepared by KLM Planning Partners Inc.



# Questions?

- Presentation by: Aidan Pereira with KLM Planning Partners Inc.
- Contact information: [apereira@klmplanning.com](mailto:apereira@klmplanning.com)



C14  
Communication  
CW (PM) – June 1, 2021  
Item# - 3

# COMMITTEE OF THE WHOLE PUBLIC MEETING

LANGSTAFF ROAD AND HUNTINGTON ROAD  
CITY OF VAUGHAN

ZONING BY-LAW AMENDMENT (Z.20.030)

JUNE 1, 2021  
VIRTUAL MEETING

**WESTON**  
CONSULTING



# OVERVIEW

## 2019

- Pre-Application Consultation meeting with City Staff and the Region held on September 20, 2019

## 2020

- Submitted Zoning By-law Amendment (Z.20.030) and Site Plan Control applications (DA.20.053)
- Applications deemed complete on November 27, 2020

## 2021

- Applications have been circulated to all City departments, Region of York and external agencies
- Meetings have been held with City and Regional Transportation Staff to confirm the accesses for Huntington and Langstaff Road and the removal of the cul-de-sac
- Attend Public Meeting to receive feedback on the proposal
- Prepare a resubmission to address the comments received on the proposal

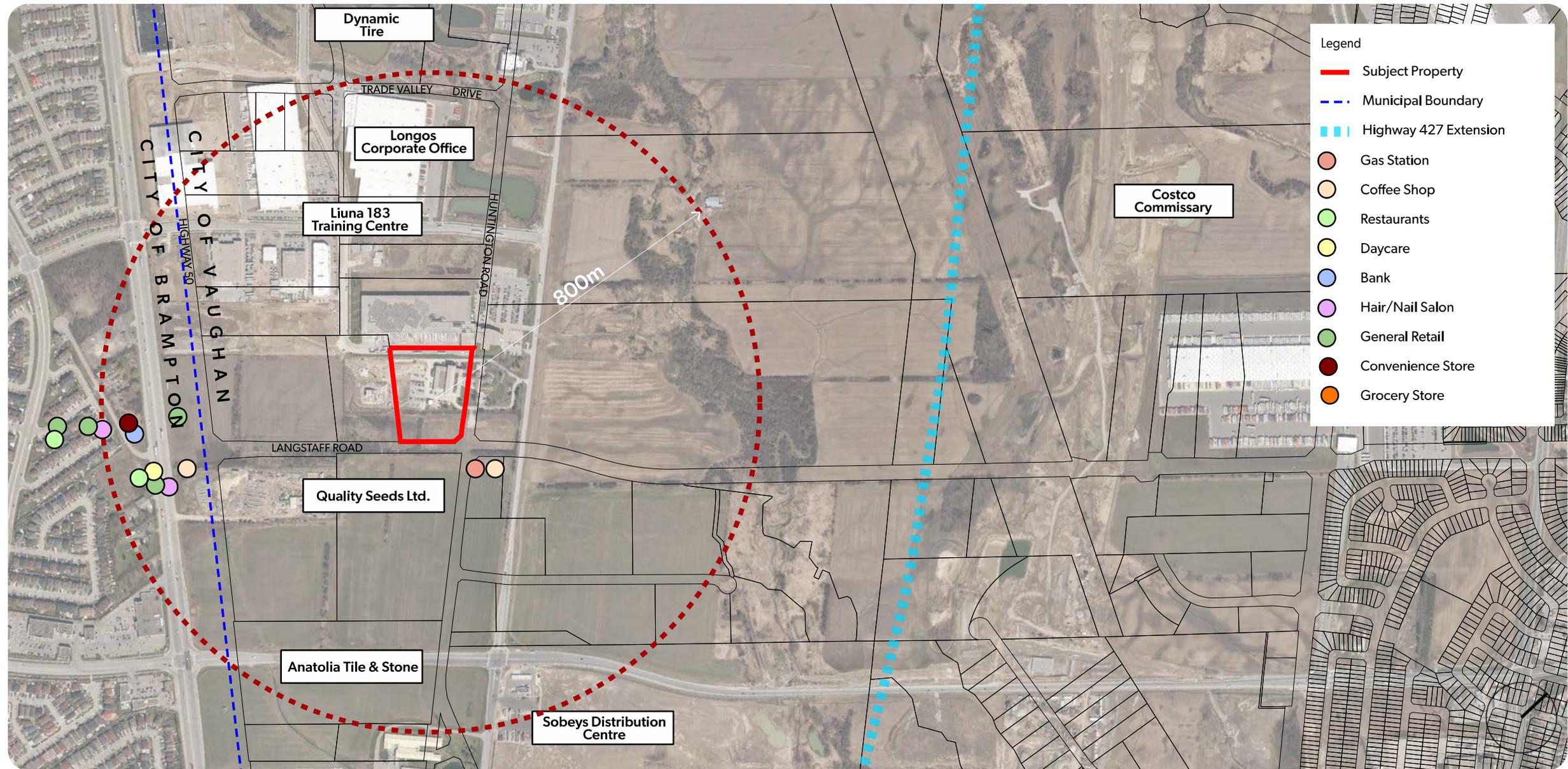
# SUBJECT LANDS



Air Photo

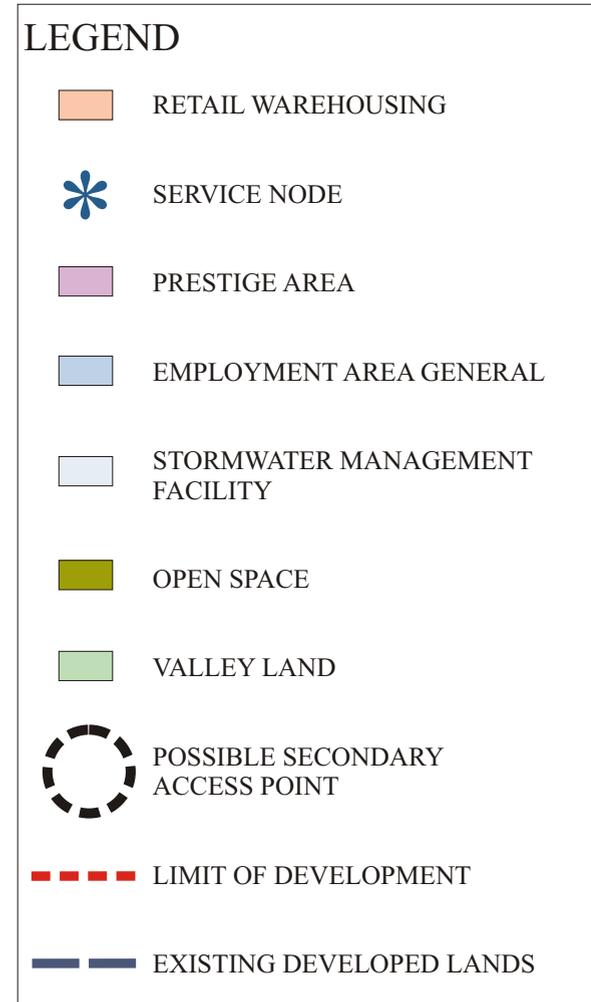
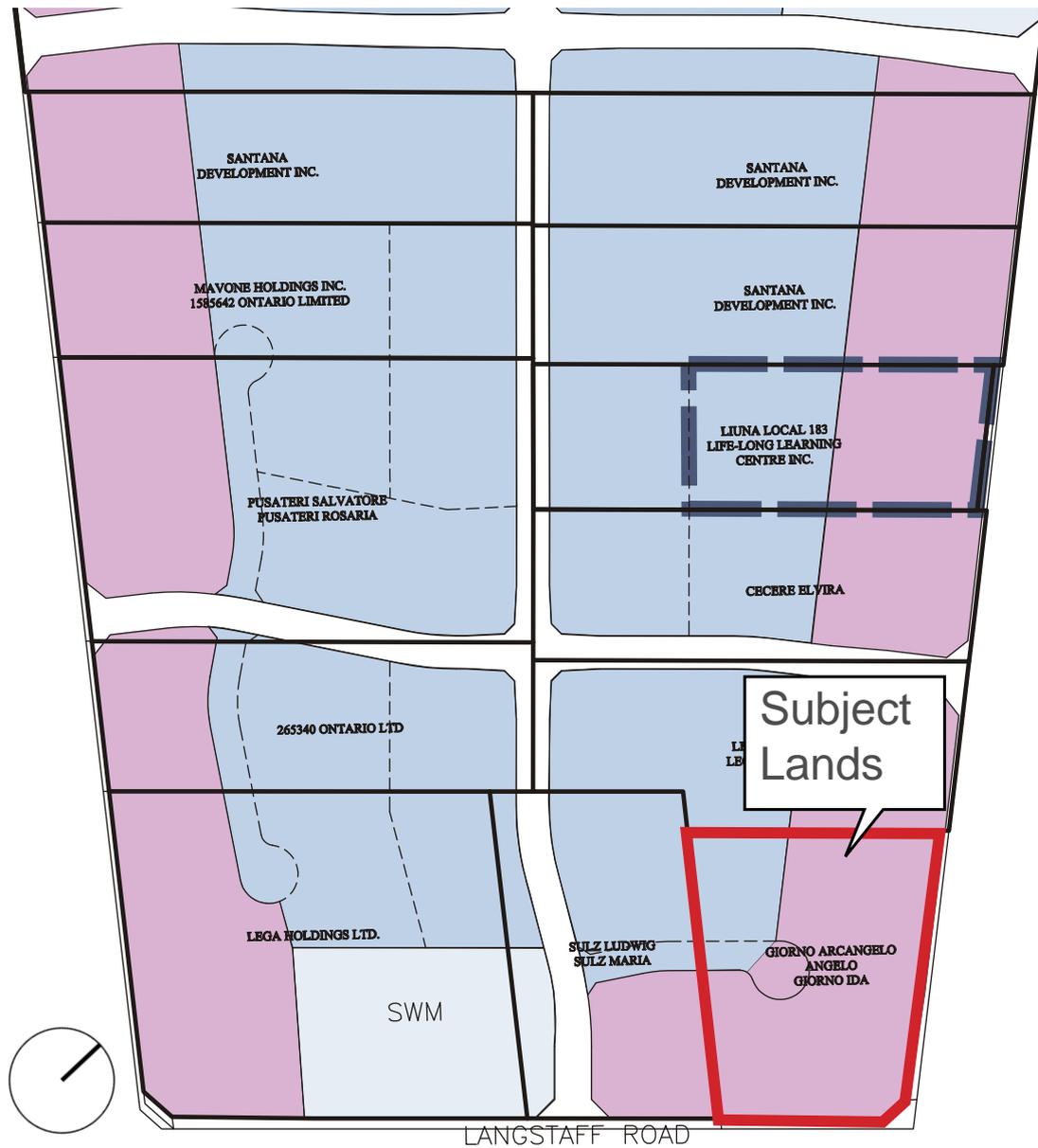
- Vacant parcel of land located at the northwest corner of Langstaff Road and Huntington Road
- **Site Area:** 3.9 hectares (9.71 acres)
- **Frontage:** 147.48 metres on Langstaff Road; 228.5 metres on Huntington Road

# SITE CONTEXT



Context Map

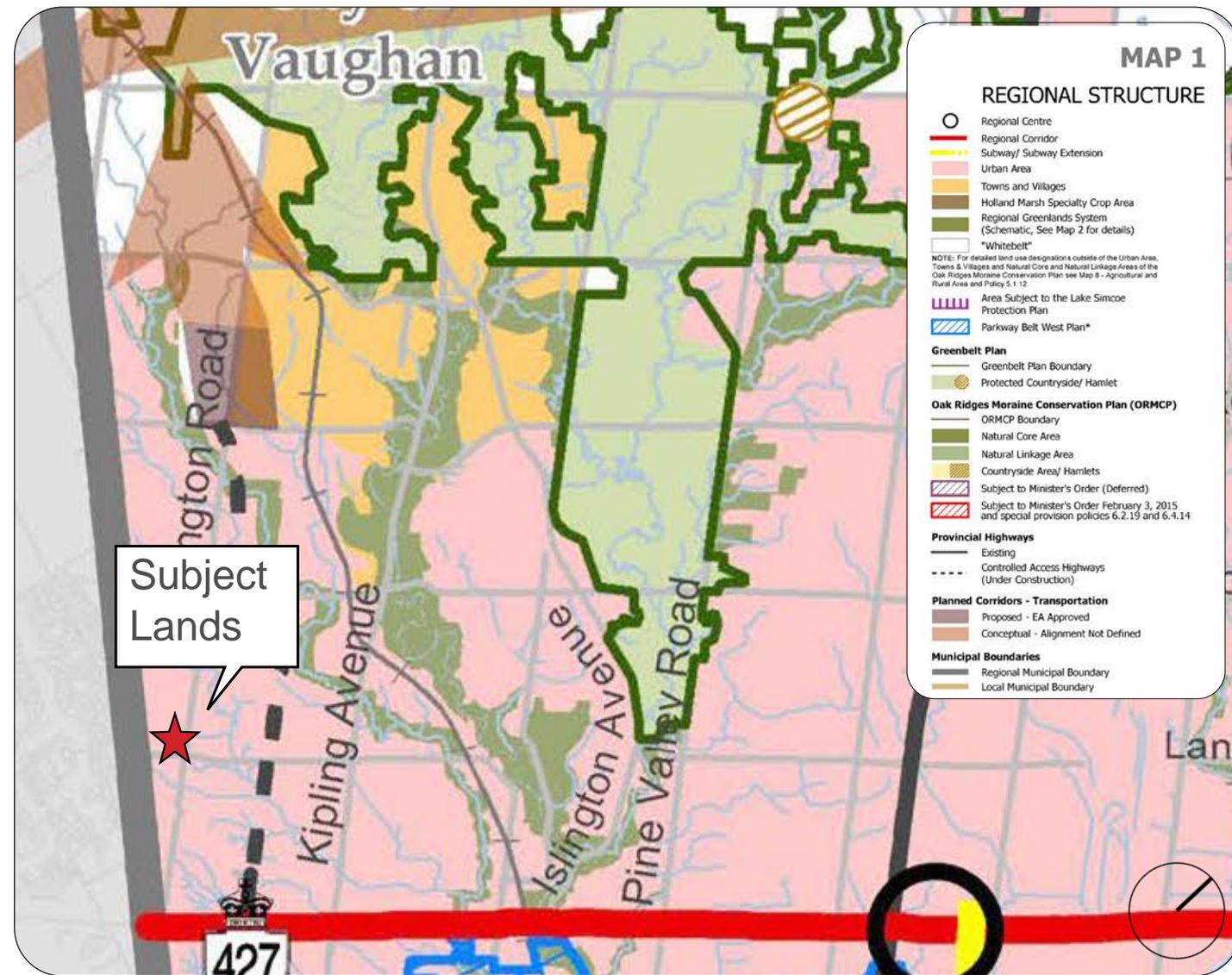
# SITE CONTEXT



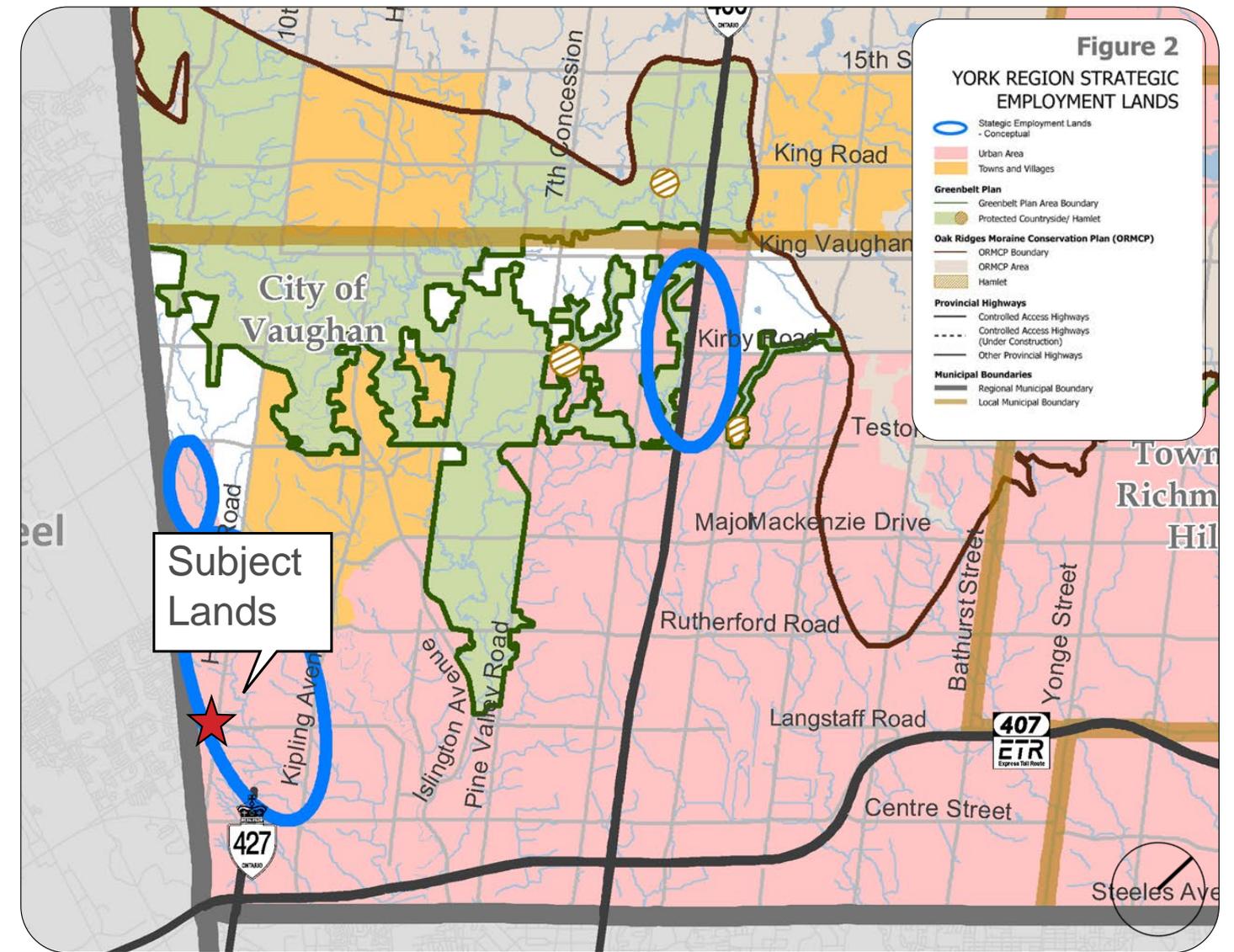
Block 64 Plan

- Located within the Block 64 Block Plan
- Block Plan provides basis for land use
- Landowner Group responsible for implementing the development of the spine roads and services
- Owner of subject lands is a participating member of the Block 64 South Landowners Group
- Block Plan Amendment application submitted by the Landowners Group in December 2020

# PLANNING FRAMEWORK - YORK REGION OFFICIAL PLAN

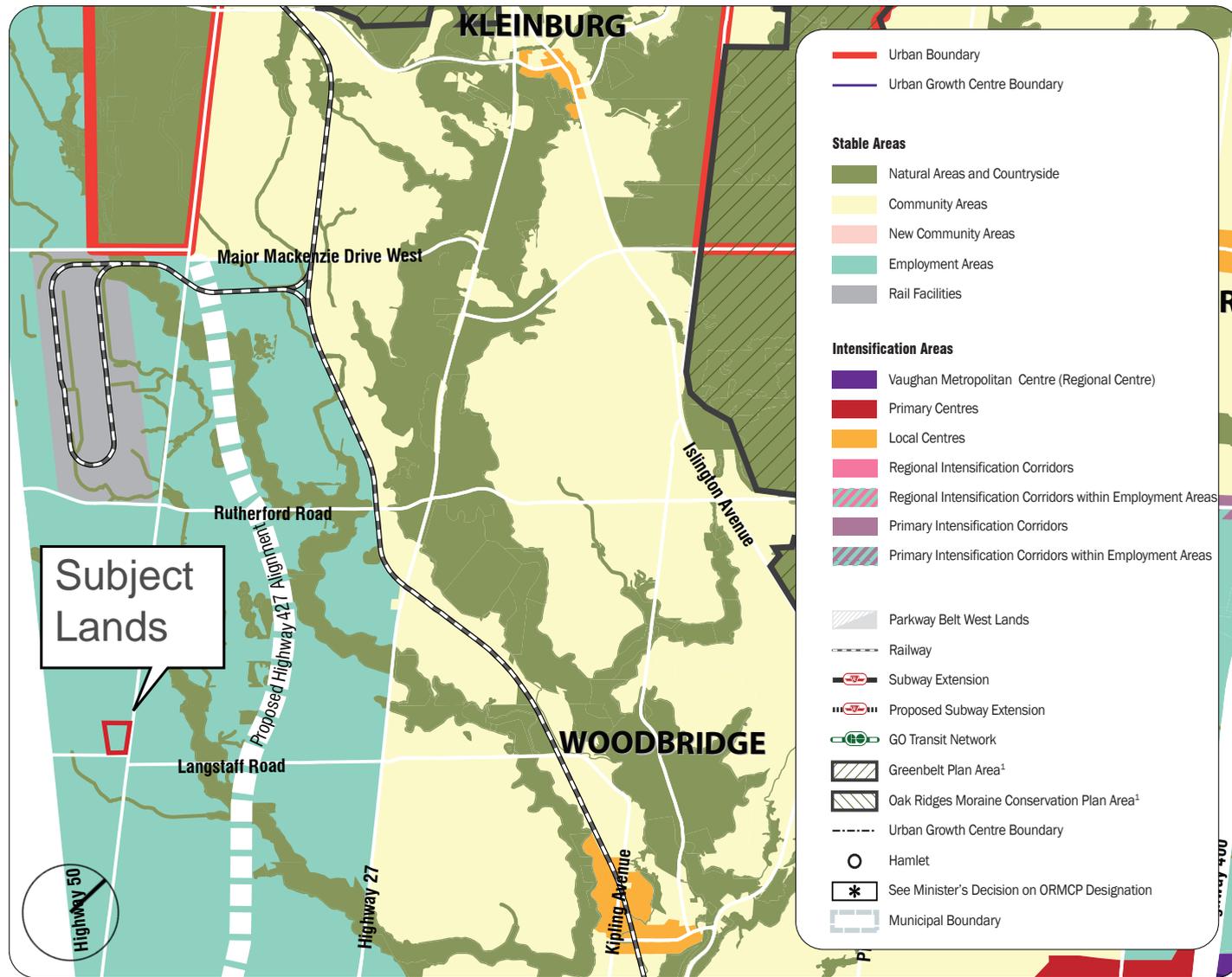


Designation: Urban Area  
Map 1: Regional Structure

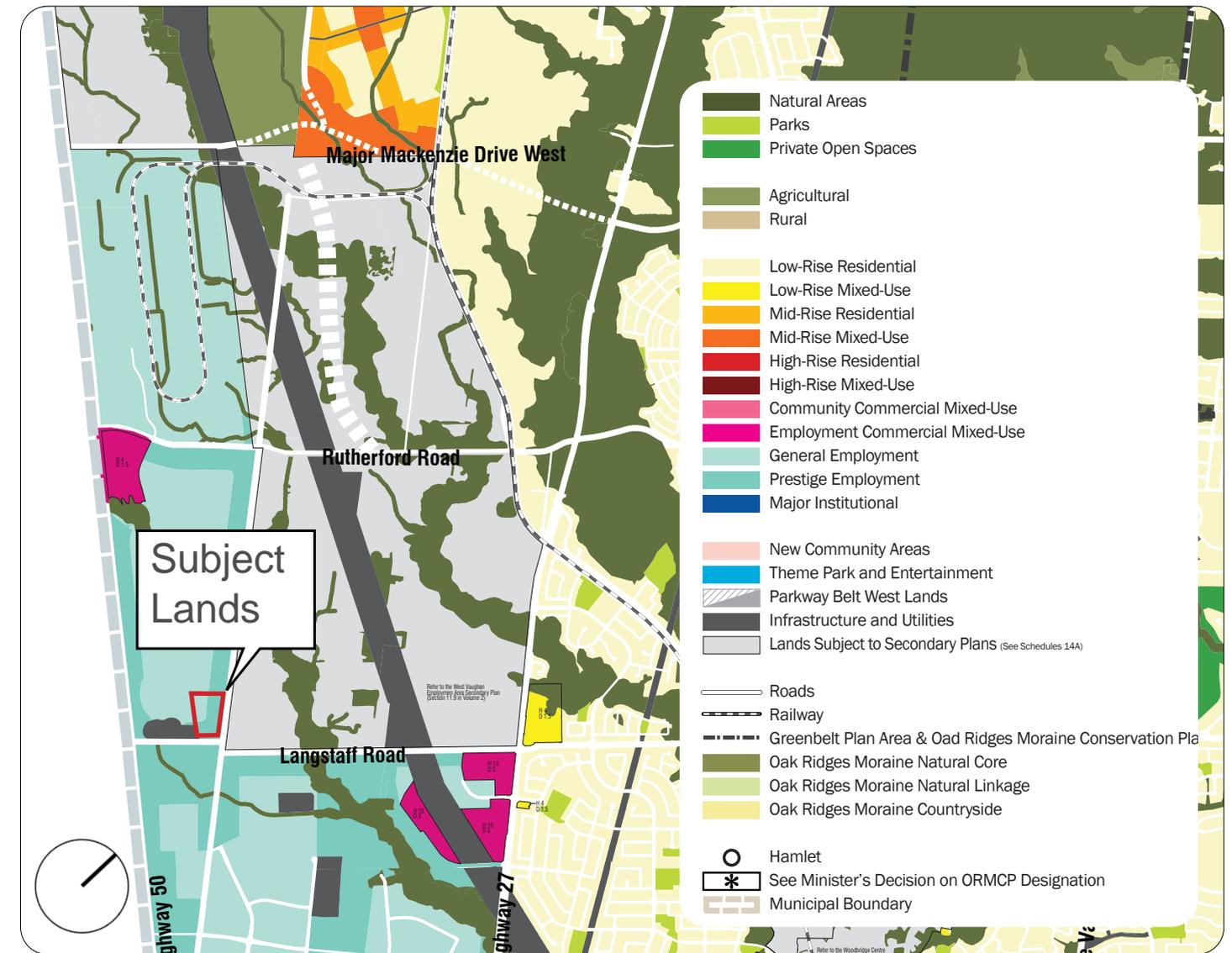


Designation: Strategic Employment Lands  
Figure 2: York Region Strategic Employment Lands

# PLANNING FRAMEWORK - CITY OF VAUGHAN OFFICIAL PLAN

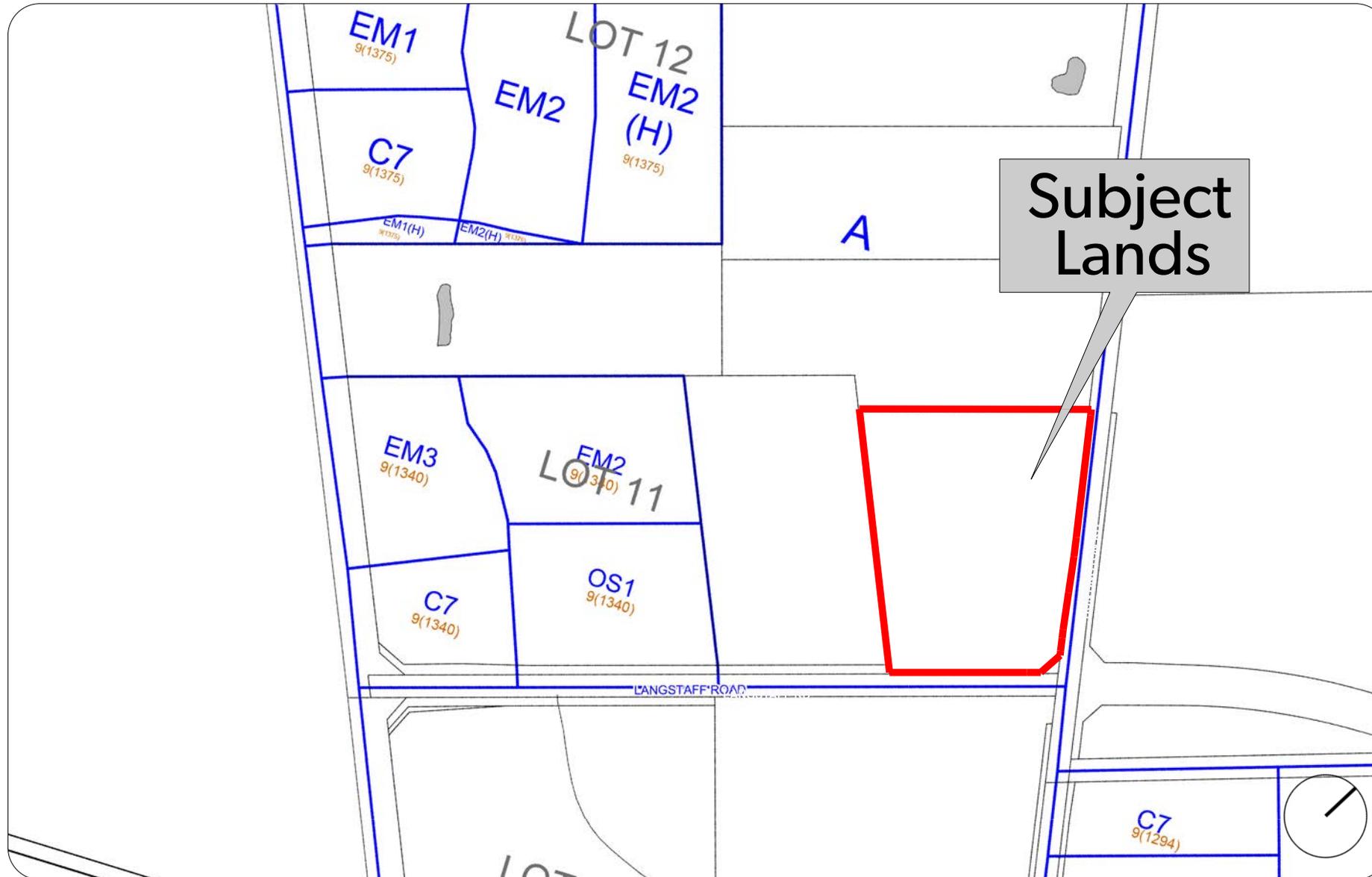


Designation: Employment Area  
 Schedule 1: Urban Structure



Designation: Prestige Employment and General Employment  
 Schedule 13: Land Use Designations

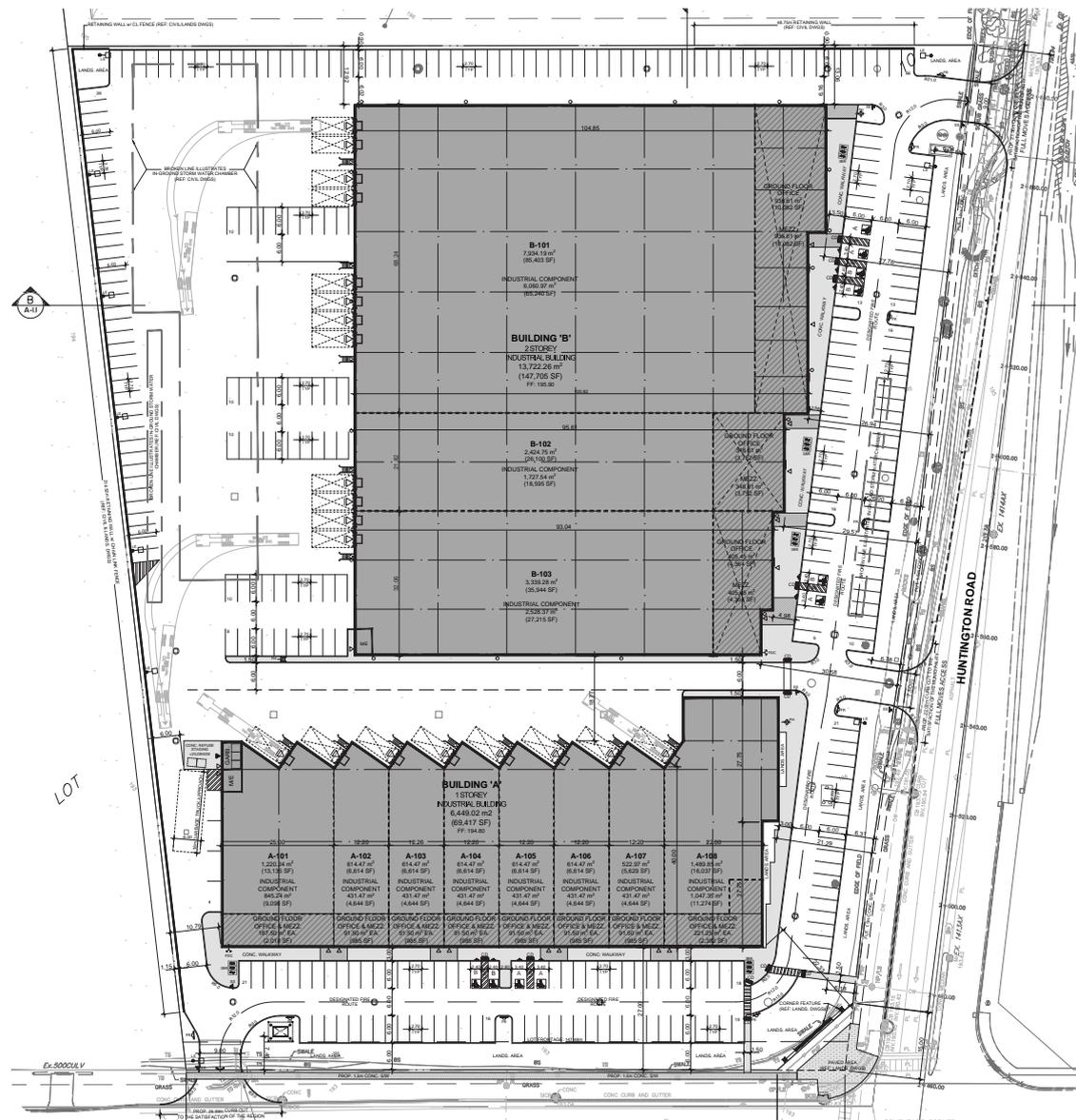
# PLANNING FRAMEWORK - CITY OF VAUGHAN ZONING BY-LAW 1-88



- **Zone:** Agricultural
- Does not permit industrial or accessory office uses
- Zoning By-law Amendment required to permit proposed development

Zoning Map 10C of Zoning By-Law 1-88

# PROPOSED DEVELOPMENT



Site Plan, prepared by Baldassarra Architects Inc.

- Two, 1-storey multi-unit industrial buildings proposed with accessory office uses
- 329 parking spaces proposed
- **Total GFA:** 20,171.28 square metres (217,122 square feet)
  - Building A - 6,449.02 square metres (69,471 square feet)
  - Building B - 13,722.26 square metres (147,705 square feet)

# PROPOSED DEVELOPMENT



Rendering, prepared by Baldassarra Architects Inc.

# PROPOSED ZONING BY-LAW AMENDMENT

Zone Standard:	Proposed	Permitted
Minimum Lot Frontage (m):	147.48 (Langstaff Road)	65
Minimum Lot Area (m <sup>2</sup> ):	39,291.53	8,000
Minimum Front Yard Setback (m):	27.00	9
Minimum Rear Yard Setback (m):	12.92	12
Minimum Interior Yard Setback (m):	10.79	6
Minimum Exterior Yard Setback (m):	21.29	6
Maximum Lot Coverage (%)	44.60	60
Maximum Building Height (m)	Building A: 10.8 Building B: 13.4	15
Minimum Number of Parking Spaces	329 Parking Spaces 10 Accessible Parking Spaces (5 Type A, 5 Type B)	320 Parking Spaces 10 Accessible Parking Spaces (5 Type A, 5 Type B)
Minimum Landscaping Strip along Langstaff Road and Huntington Road (m)	6	9
Maximum Gross Floor Area of Office Use Accessory to Industrial Employment Use (% of Industrial Employment Use)	42.7	49

- Rezone from *Agricultural (A)* to *Prestige Employment Area Zone (EM1-XX)* with site-specific exceptions

## Site-Specific Exceptions

- Increased maximum driveway width
- Reduced minimum landscape strip
- Additional Permitted Uses
  - A multi-unit building

# SUPPORTING TECHNICAL MATERIALS

- Urban Design Brief
- Planning Justification Report
- Stage 1-2 Archaeological Assessment
- Phase 1 and Phase 2 Environmental Site Assessment
- Functional Servicing and Stormwater Management Report
- Engineering Drawings
- Sustainability Metrics and Summary Letter
- Pedestrian and Bicycle Circulation Plan
- Site Plan Accessibility Impacts Checklist
- Arborist Report
- Noise and Vibration Brief
- Traffic Impact Study
- Landscape Plan, Tree Inventory and Preservation Plan
- Architectural Drawings
- Electrical Plans
- Legal Survey
- Draft Zoning By-law Amendment

# Thank You

## Comments & Questions?

Jenna Thibault

Weston Consulting

[jthibault@westonconsulting.com](mailto:jthibault@westonconsulting.com)

905-738-8080 (ext. 309)

Kayly Robbins

Weston Consulting

[krobbins@westonconsulting.com](mailto:krobbins@westonconsulting.com)

905-738-8080 (ext. 315)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: [External] Comments about the 1539253 applivation  
**Date:** May-31-21 10:37:09 AM

---

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

From: xia zhang [REDACTED]  
Sent: Monday, May 31, 2021 10:20 AM  
To: Clerks@vaughan.ca  
Subject: [External] Comments about the 1539253 applivation

Hi to whom may concern,

This is Julia who live in Kleinburg Summit Community across Kipling Avenue.

As per plan on the drawing, the entrance of this facility will be across the Kipling Avenue against the entrance of the Kleinburg Summit Community, the increased car volume will endanger pedestrian and cyclist, as a lot of people loved to ride bicycle along this rode. In addition it will also create the noise to the neighbourhood by the increasing traffic.

I hope that the City Council will take it into consideration to change the location of the entrance to this facility.

Best Regards,

Xia Zhang  
[REDACTED] Faust Ridge, Kleinburg