

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 14, 2021****COMMUNICATIONS**

<b><u>Distributed June 11, 2021</u></b>	<b><u>Item(s)</u></b>
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**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 14, 2021**

**COMMUNICATIONS**

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**Please note there may be further Communications.**

**From:** Punam Atwal [REDACTED]  
**Sent:** Thursday, June 03, 2021 3:10 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 2371933

I strongly oppose the application to permit the development of 2 high-rise residential towers at 7520, 7540, and 7560 Weston Road and Rowntree Dairy Road.

Sincerely,  
Punam Atwal

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

From: Loc Huynh [REDACTED]  
Sent: Saturday, May 29, 2021 3:21 PM  
To: Clerks@vaughan.ca  
Subject: [External] Development Planning at 7520, 7540, 7560 Weston rd

Dear Mr/Ms,

I believe that building a building at these locations would be a little inconvenient, because we already have many citizens living here; building a new building would attract more and make the already crowded traffic there even slower with all the new citizens. I am also a little concerned that you may build more buildings around that area because we need most of those services nearby, they are very reliable and I would not be very pleased if you were to get rid of them.

Sincerely, Loc K. Huynh (Applicant : 2371933 Ontario Inc.) Sent from my iPad



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**From:** Govind Sharma [REDACTED]  
**Sent:** Sunday, May 30, 2021 10:49 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition to the lot 6, concession 3 / development at Center and Dufferin

Hello

I am a resident of the 2 storey homes at Dufferin and Center, within Glen Shields Avenue. I VEHEMENTLY OPPOSE the submitted proposal. The proposal suggests a 34 storey building and many tall buildings. I STRONGLY OPPOSE this plan. It does not fit in within the existing developments in the area. It will look garrish and the development overlooks the hydro corridor and that will be a big eyesore for many of the residents of that proposed development. It also overlooks many homes and sacrifices the privacy of many residents. I live here because of the safety, privacy, and calm nature. Building this HORRIBLE proposal will bring too many problems, lots of construction and disturb many of my SENIOR residents.

I suggest more 2 storey detached homes be built. Many people like those but builders are being selfish and building ugly townhouses and condominiums.

In summation I STRONGLY OPPOSE the lot 6, concession 3, on 7818 Dufferin Street.

Thank you for your time and attention,  
Govind Sharma

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**From:** lou.spagnuolo [REDACTED]  
**Sent:** Tuesday, May 25, 2021 4:00 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Tower A and B proposed by 2371933 Ontario Inc.

I am in favor of development but this proposal as is must not proceed unless the stories of the buildings changes to 30 or less. We have enough high storey structures in the area at Weston and 7 and close by at the subway. Enough is enough. The congestion will be too much . Please do not allow this proposal to proceed.

Thankyou

Lou Spagnuolo

Sent from my Bell Samsung device over Canada's largest network.

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**From:** Janet Sleczkowski [REDACTED]  
**Sent:** Tuesday, May 25, 2021 11:10 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 7818 Dufferin Street

To Whom it May Concern,

My husband and I are greatly upset by the proposed 34-storey and 12-storey mixed use buildings at 7818 Dufferin Street. We have lived in Thornhill (R1, residential zone) since 2007 (14 years). First of all, I was told several years ago by the City of Vaughan that this parcel of land was zoned for medical/commercial buildings, not enormous condominiums. Second, huge buildings (12 and especially 34-storey buildings) are completely out of character for this neighbourhood. It is mainly single family dwellings, and some small commercial buildings. Third, this neighbourhood cannot tolerate this type of density. The traffic is already horrendous at this intersection (Dufferin and Centre St.). You often need to wait up to 15 minutes to make a left turn. The pollution will be intolerable as well from all the extra people and cars. This proposal is completely unacceptable! We demand that the city reject this outrageous proposal and develop the land according to what it was supposed to be originally: low rise medical/commercial buildings.

Please include our above comments at the Public Meeting Committee of the Whole on June 14, 2021 at 7:00 p.m. I want to ensure that the area residents' voices are heard.

Sincerely,  
Janet and Rick Pighin  
[REDACTED] White Blvd.  
Thornhill, ON  
[REDACTED]

**From:** Luciana Graziani [REDACTED]  
**Sent:** Wednesday, May 26, 2021 10:06 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] I would like to speak at the June 14 public hearing.

Hello. My name is Luciana Cellucci and I live at  
[REDACTED] Weston Rd, Woodbridge, ON L4H 2M9.

I would like to espouse my concerns regarding the proposed housing development to be located at 9465 Weston Road.

Firstly, there are too many houses proposed for this development which will impact, negatively, on our community, by adding to traffic congestion, and the increase in the volume of traffic will further slow down our, the citizen's, commute. The construction will bring, also, added noise and increased vibration.

Secondly, early Saturday morning the cars start racing along Weston Road. This rapid speed puts at greater risk and endangerment the children and adults of the families that move into this area.

Finally, the displacement of wildlife in the area as their habitat is taken away from them, is of great concern to me. We are displacing nature. I was saddened with the removal of mature trees earlier on in the pandemic. In these especially trying times. we should be preserving nature.

Kind regards,  
Luciana Cellucci  
[REDACTED]

---

**From:** Mary Caputo <Mary.Caputo@vaughan.ca>  
**Sent:** Wednesday, June 09, 2021 7:39 PM  
**To:** 'Battista Monteleone' [REDACTED]  
**Cc:** Clerks@vaughan.ca  
**Subject:** RE: In opposition to development proposal

Hello Battista,

By way of this email, I have copied the Clerks Department for record of your comments and your request to speak electronically.

Thank you,

**Mary Caputo**, Hon. B.A., MCIP RPP  
**Senior Planner**  
905-832-8585 ext. 8635 | [mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



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**From:** Battista Monteleone [REDACTED]  
**Sent:** Wednesday, June 9, 2021 4:42 PM  
**To:** Mary Caputo <[Mary.Caputo@vaughan.ca](mailto:Mary.Caputo@vaughan.ca)>  
**Subject:** [External] In opposition to development proposal

In opposition to 9465 Weston Ltd.

Official Plan Amendment File OP.21.011  
Zoning By-law Amendment File Z.21.018  
Draft Plan of Subdivision File 19T-21V004

The property in question is next to the beautiful Vellore Woods area where I have been living for the past 20 years. I am opposed to this proposal for many reasons.

- Cutting down trees that have been standing for over 50years
- More people=more cars = congestion, traffic, pollution
- Park space not large enough to accommodate more children
- Lichen Court will become a traffic kaos

Please oppose this project! or consider a retirement home.

Sincerely,

Battista Monteleone

[REDACTED]

[REDACTED]

**P.S. I'd like to speak electronically at the meeting**

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**From:** Linda Lombardi [REDACTED]  
**Sent:** Wednesday, June 09, 2021 11:38 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Rick Lombardi [REDACTED]  
**Subject:** [External] June 14 Public Meeting Committee of the Whole - Official Plan Amendment File OP.21.006, Zoning By-Law Amendment File Z.21.009

To Whom It May Concern,

Re: Official Plan Amendment File OP.21.006, Zoning By-Law Amendment File Z.21.009

Given that there are several other high rise housing developments in progress right now in the area, we are very concerned with these towers going up and as such, we oppose their construction.

We have several specific concerns, detailed as follows:

- How will the existing infrastructure be able to accommodate for the increased traffic volume that would come with adding 2 buildings with 952 total apartment units?
- Is there a plan to widen any existing roads or build other access routes to accommodate for the increased traffic that will surely result? Traffic congestion in this area is already problematic.
- Is there a plan to build another residential public school? The only public school in the area, Blue Willow Public School, is already operating almost at capacity. What is being done to address this issue given that there would likely be many school-aged children occupying these units, in addition to the other previously approved high rise developments already in progress?

If you have any questions or require further information, please don't hesitate to contact me via return email.

We look forward to these issues being discussed at the upcoming meeting.

Kind Regards,

Linda Lombardi and Rick Lombardi

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**From:** Elizabeth [REDACTED]  
**Sent:** Thursday, June 10, 2021 8:03 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Alan Shefman <Alan.Shefman@vaughan.ca>; Carol Birch <Carol.Birch@vaughan.ca>  
**Subject:** [External] Notice of Public Meeting Committee of the Whole re: 7818 Dufferin Inc.

Hello,

Along with forwarding my earlier comment sent to Carol Birch April 16, 2021, see email below I wish to add the following comments.

I would like to remind the planning committee that the current Brownridge Neighbourhood is not only being impacted by the developments noted in my previous email but by a number of other developments and proposed developments as per Alan Shefman's W5- Thornhill update, Spring 2021 Edition summary. The close by developments Alan noted are: The Thornhill Condos- Daniels Corporation and Baif Developments with a 25 story tower plus others; 7700 Bathurst Street – Phase 1 with 30 and 28 story towers; SmartCentres Thornhill – Walmart Plaza Phase 1 application for two condominium towers; D'or Condos – Cityzen Development two condo towers 20 and 17 storeys. With others in a greater radius from the Brownridge Community.

Again, I realize that we can not stop redevelopment but we can take a serious look at the negative impact of these excessive height towers will have on the current residents of the area. As it takes time to build these towers, approved and proposed the true impact will not be felt for a number of years to come. Yet impact from the current intensification is already being felt and changing the fundamental nature of this residential area.

In speaking with neighbours, many are surprised to learn that any developments other than townhouses are even being considered. No one in my conversations is in support of a 34 storey building or as it seems multiple tall condominiums surrounding the Brownridge community. The 34 story - Building B proposed for 7818 Dufferin Street is the tallest to be proposed by a minimum of 4 stories and up to 17 stories taller than others in our neighbourhood. If anything even the 12 story - Building A in the proposal seems too high. Neighbours agree 12 story buildings should be the maximum height for this development location.

I ask are any of these current developments in keeping with planning guidelines for the Thornhill Community? I request members of the development planning committee carefully consider significantly decreasing the maximum elevation of the condo tower in this proposal for 7818 Dufferin Street.



Submitted by,

Elizabeth Gartner

████ Brownridge Drive

Thornhill, ON. L4J 6B6

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**From:** ██████████

**Sent:** April 16, 2021 8:31 AM

**To:** [carol.birch@vaughan.ca](mailto:carol.birch@vaughan.ca)

**Subject:** Notice to the public 7818 Dufferin Inc.

Hello Carol,

I have a comment and concerns more than a question about this redeveloped proposal in my neighbourhood. I live on Brownridge Drive and have so for 27 years.

I am totally in support of the designated property being redeveloped. I do have grave concerns with the proposed density and building height and the impact on the surrounding community. Knowing that the other corners at the Dufferin and Centre street intersection are also slated for redevelopment I wish to voice my concerns now.

This suburban neighbourhood has already and is still undergoing huge population increases due to the completed high rises north of the Promenade Mall and the redevelopment currently happening on the Mall property. As well as the addition of two new townhouse developments in the area.

The increase in traffic congestion has been significant over the past years. I can only imagine the impact of a 34 story condo building on further traffic congestion. I believe it is foolish to think everyone moving into a condo high rise will use the public transportation system, just because it is built close to the transit corridor.

My main concern is the height of the building proposed on page 4, Building B facing Centre Street. Building B at 34 stories does not appear to fit in with the other types of housing proposed at 2, 6 and 12 stories. It definitely is too much of an increase in height and density for the area. Even 12 stories seems excessive but I will accept the need and wishes to approve up to 12 stories.

Therefore, in keeping with a more reasonable height plan, Building B should be limited to a 12 story building the same as the proposed height of Building A.

To prevent the community of houses from being sandwiched between high rise buildings, too drastic of an increase in population density and subsequent traffic congestion, the more reasonable height maximum of 12 stories should be considered. Not only for this proposed development but for any upcoming developments at the Dufferin and Centre street location.

I look forward to hearing your comments on the proposal.

Sincerely,

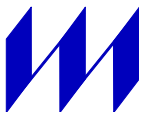
Elizabeth Gartner  
Sent from my iPhone

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

From: Laura Brown [REDACTED]  
Sent: Thursday, June 10, 2021 9:43 AM  
To: Clerks@vaughan.ca  
Subject: [External] Re 7818 Dufferin Street

I was shocked to find out that the beautiful area that we live in is getting destroyed It is totally unacceptable to allow a 34 story building in this area It is bad enough what you have done to the Promenade area with such a huge congestion of high rise buildings Clark has become an ugly street and now Center and dufferin will become the same Building too close to the side walk as was done on Clark did not make the city beautiful I hope you take into consideration that we want to keep our city beautiful and not create such scrapers that exist in down town Toronto Concerned resident who cares about her city and surrounding I have no clue who is building there and I don't care I want to preserve the beauty of our city It once was and can continue to be

Sent from my iPhone



**WESTON  
CONSULTING**

planning + urban design

**Communication : C 11  
Committee of the Whole (PM)  
June 14, 2021  
Item # 4**

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

June 10, 2021  
File 7935-1

**Attn: Todd Coles, City Clerk**

**RE: Committee of the Whole Agenda Item 3.4  
Official Plan Amendment (OP.21.004) and Zoning By-law Amendment (Z.21.006)  
7818 Dufferin Street**

Weston Consulting is the planning consultant for Dufcen Construction Inc., the registered owner of the property located at 7850 Dufferin Street in the City of Vaughan. We have reviewed the above noted Official Plan and Zoning By-law Amendments and have concerns with the proposed development.

In reviewing the proposed OPA (OP.21.004) and ZBA (Z.21.006) for the lands located at 7818 Dufferin Street, we wish to express concern about the proposed applications respecting their relationship to the proposed development at 7850 Dufferin Street in providing for appropriate coordination of stormwater management and sanitary servicing strategies and site access affecting both properties.

We look forward to the opportunity to provide future comment on the proposed applications. Should you have any questions, please do not hesitate to contact the undersigned at ext. 236.

Yours truly,

**Weston Consulting**

**Per:**

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

c. Dufcen Construction Inc.

Communication : C 12  
Committee of the Whole (PM)  
June 14, 2021  
Item # 4

**From:** Grout Julie [REDACTED]  
**Sent:** Thursday, May 27, 2021 11:45 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Amendment file OP21.004 -7818 Dufferin Inc  
**Importance:** High

Good afternoon

meeting June 14<sup>th</sup> at 7pm

I would like to make an electronic deputation my understanding there is a by-law indicating the high rises are not allowed in the area. When was the bi-law amended since I was not informed. I disagree with the proposal of the buildings which are at the proposal stage the at the location at Dufferin an Centre St.

Hope you reconsider such a proposal since it effect the area. It will be a major disruption in the area.

Thank you for your consideration to reject the proposal.

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Have a good day

Best Regards

Julie

# CAPLINK LIMITED

Highway 50 & Langstaff Road

Communication : C 13  
Committee of the Whole (PM)  
June 14, 2021  
Item # 3



PUBLIC MEETING  
JUNE 14, 2021

**HUMPHRIES PLANNING GROUP INC.**

Z.21.015 & DA.21.018



# SITE LOCATION AND SURROUNDING CONTEXT

## **Location:**

South east corner of Highway 50 & Langstaff Road

## **Site Area:**

Approximately 29.81 acres

## **Lot Frontage:**

Highway 50 – 378 metres  
Langstaff Road – 316 metres

## **Existing Use:**

Vacant agricultural land, formerly part of the Quality Seed property.



Subject Site



EXISTING BUS STOPS

Figure 1: Aerial Photo (Google Earth Pro)

# POLICY FRAMEWORK

## ■ Vaughan Official Plan, 2010

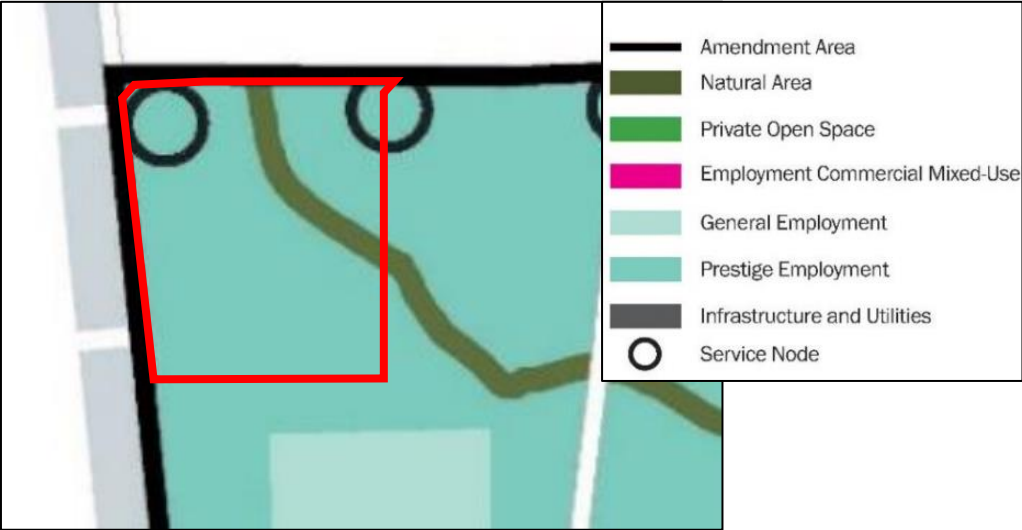
- Subject Site is located within a “**Employment Area**” and “**Natural Areas and Countryside**”, per Schedule 1 – Urban Structure.
- Subject Site is located within the **Huntington Business Park**, per Schedule 14-B – Areas Subject to Area Specific Plans.

## ■ Huntington Business Park

- Subject Site is designated “**Prestige Employment**” and “**Natural Areas and Countryside**”, per Map 12.12.A – Huntington Business Park – Land Use.
- Prestige Employment areas are generally characterized by a wide range of employment and employment supportive services.
- The proposed Application conforms to the policies of the Huntington Business Park Area and policies of the City of Vaughan Official Plan (2010).



Figure 2: Schedule 1 – Urban Structure (City of Vaughan)



Subject Site      Figure 3: Map 12.12.A – Huntington Business Park – Land Use, (City of Vaughan)



# POLICY FRAMEWORK

## ■ Block Plan

- Subject Site is designated “**Prestige Employment**”, per Huntington Business Park – Block Plan dated December 7, 2015.
- The applicant is seeking removal of the north-south road as part of the zoning application process.

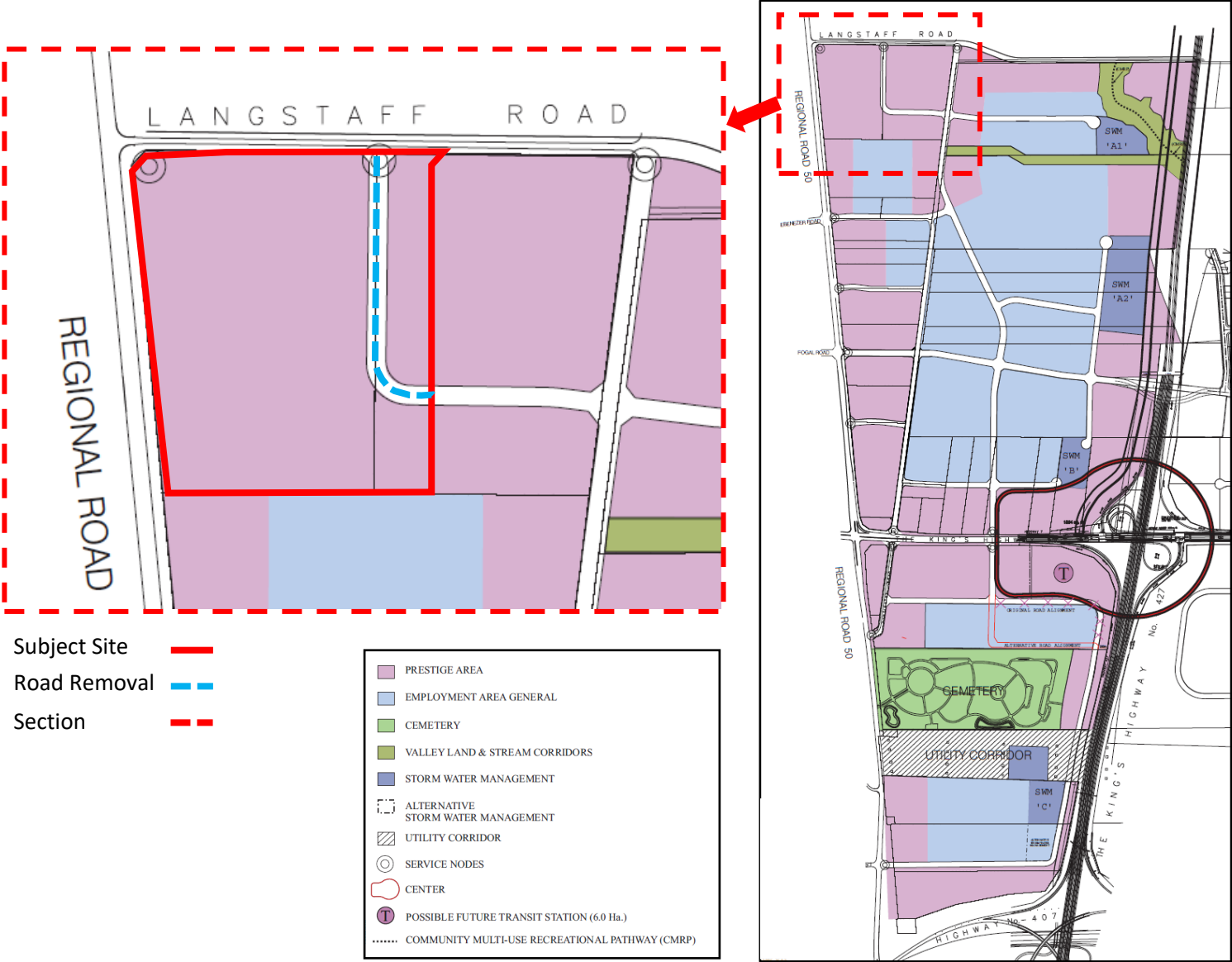


Figure 4: Huntington Business Park – Block Plan ‘Draft’, KLM Planning (Dec. 7, 2015)

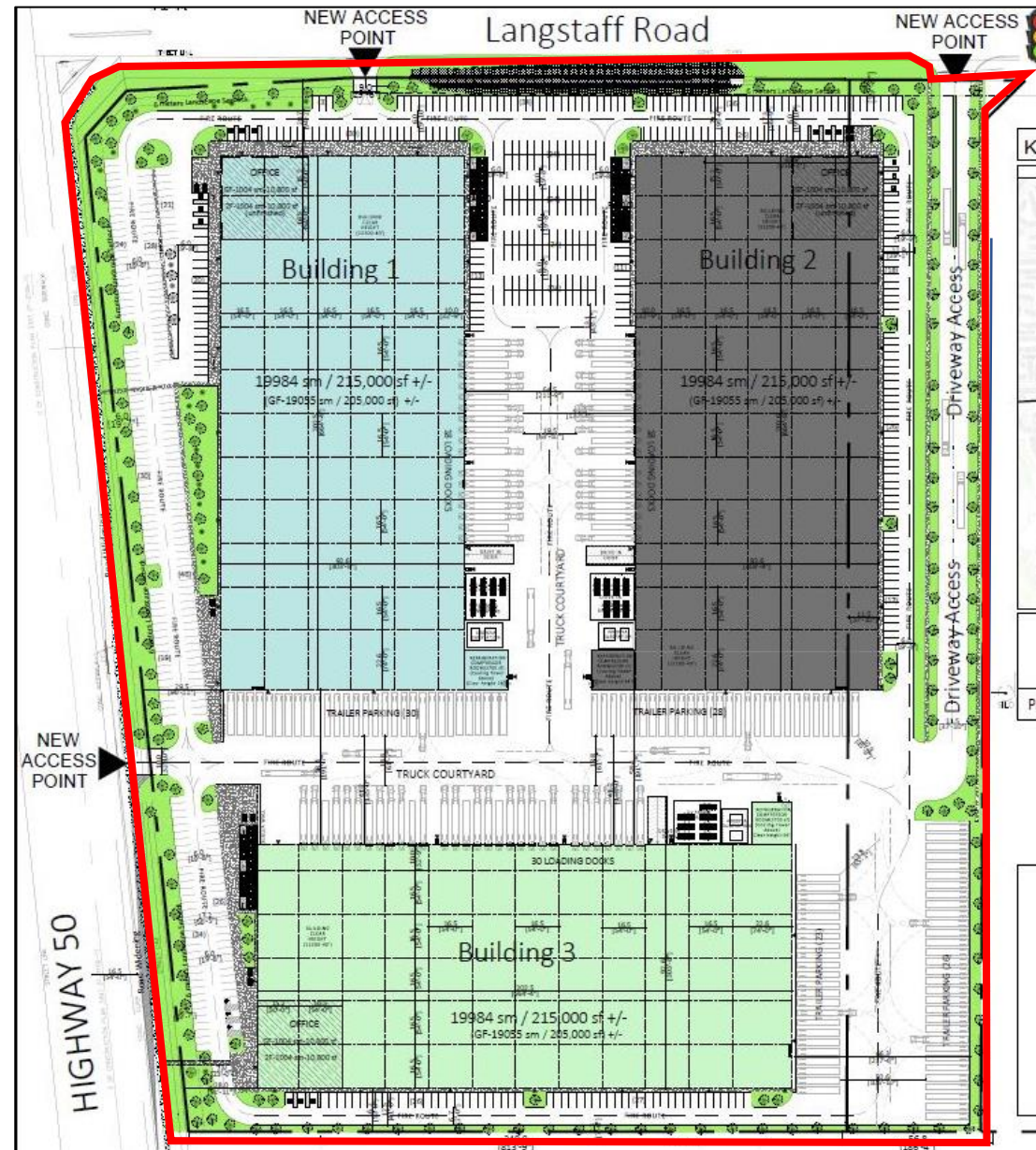
# DEVELOPMENT PROPOSAL

Proposal to facilitate the development of three (3) food processing buildings in a campus style setting to be developed in phases with each building functioning and operating independently.

The total proposed GFA for the development is 61,389.56 sq.m, with a total site coverage of approximately 48.51 percent.

The project will create approximately 1000 new jobs.

Subject Site —



## ZONING/ EXCEPTIONS BEING REQUESTED

### ■ City of Vaughan Zoning By-law 1-88

- The Subject Site is currently zoned as “Agricultural (A)” Zone.
- The proposed Zoning By-law Amendment Application was submitted to rezone the Subject Site from “Agricultural (A)” Zone to “Prestige Employment (EM1)” Zone with site specific exceptions.

Exceptions	VS.	Required, per Zoning By-law 1-88
Parking Reduction of 0.97 spaces per 100 sq.m GFA	VS.	<b>Employment Use:</b> 1.5 spaces per 100 sq.m GFA <b>Ancillary Office Use:</b> 2.0 spaces per 100 sq.m GFA <b><u>New Comprehensive ZBL:</u></b> 1.0 spaces per 100 sq.m GFA
Minimum Landscape strip of 6.0 m along all lot lines	VS.	Minimum Landscape strip of 9.0 m along a lot line of a provincial highway or an arterial road
Maximum building height of 15.7 m to the top of the feature parapet	VS.	Maximum building height of 15 m
Trailers accessory to employment uses	VS.	Outside storage not permitted

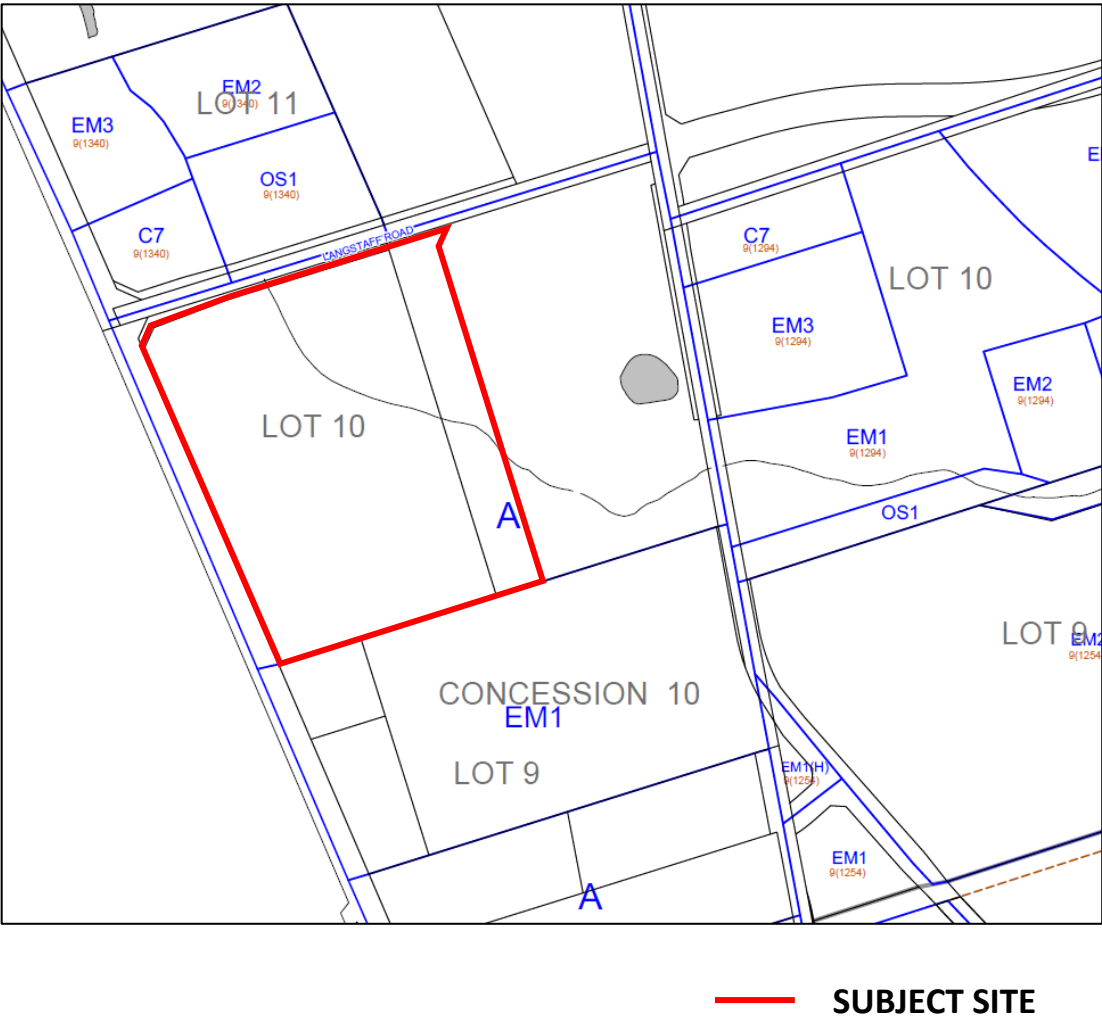


Figure 5: Key Map 10B, City of Vaughan Zoning By-law 1-88 (City of Vaughan)

# DEVELOPMENT STATISTICS BREAKDOWN

Development Statistics	
Site Area	29.81 Acres (120,638.44 sq.m)
Building Height	15.76m
Total FSI	0.485
Site Coverage	48.51 %
Landscaped Area	11.71 %
Parking Statistics	
Total Parking Spaces	600 spaces
Barrier Free Spaces	18 spaces
Loading Spaces	60 spaces
Trailer Parking Spaces	96 spaces

Development Statistics	
Total GFA	61,389.56 sq.m
Building A – Total GFA	20,449.67 sq.m
Employment Use:	18,422.44 sq.m
Office Use:	2,027.23 sq.m
Building B – Total GFA	20,473.52 sq.m
Employment Use:	18,467.22 sq.m
Office Use:	2,006.30 sq.m
Building C – Total GFA	20,466.36 sq.m
Employment Use:	18,454.04 sq.m
Office Use:	2,012.32 sq.m



# PERSPECTIVES



Building 'A'

# PERSPECTIVES



Building 'B'



# PERSPECTIVES



Building 'C'



# PERSPECTIVES



Aerial view looking south east of Highway 50 and Langstaff Road



## **STUDIES COMPLETED**

- **Urban Design and Sustainability Brief**, prepared by Baldassarra Architects Inc., dated April 16, 2021;
- **Archaeological Assessment**, prepared by ASI, dated November 6, 2019;
- **Stormwater Management Report & Functional Servicing Report**, prepared by UEL, dated April 9, 2021;
- **Phase 1 ESA**, prepared by Pinchin, dated February 24, 2021;
- **Transportation Impact Study**, prepared by Nextrans, dated April 2021;
- **Geotechnical Investigation Report**, prepared by MTE Consultants, dated November 19, 2020;
- **Air Quality Assessment Report**, prepared by Trinity Consultants, dated April 30, 2021;
- **Noise and Vibration Report**, prepared by Trinity Consultants, dated May 13, 2021;

**THANK YOU**

Richbell Street  
Thornhill ON  
L4J 8G5

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# 9465 Weston Road

9465 Weston Limited  
City of Vaughan

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OP.21.011, Z.21.018 and 19T-21V004

# Location

- The lands are municipally known as 9465 Weston Road.
- The subject lands are located north of Rutherford Road on the east side of Weston Road and has a total area of 3.71 hectares (9.17 acres).
- The site has approximately 95.28 metres of frontage along Weston Road
- Consists of a vacant parcel of land which was a non-participant in the Block Plan along with 12 part lots which remain from the developed Subdivision to the south.
- Within an established urbanized area (Vellore - Block 32).



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**Subject Lands**  
9465 Weston Road,  
Vaughan



## LEGEND

Parks	Low-Rise Residential	Infrastructure & Utilities	Community Commercial Mixed-use
Natural Area	Low-Rise Mixed-Use	Mid-Rise Mixed Use	

# Tree Removals

- There have been historical tree removals on the subject property.
- There were houses, barns, debris, septic tanks and wells on the subject property which have been demolished and removed with the required permitting.
- The removals have been dealt with under the Regional Tree By-Law in connection with any tree removals on the subject property.
- In addition to this, the applicant is working with the City, Region and TRCA on a planting and compensation plan for the removed trees that will present a net ecological benefit to the City of Vaughan.
- The applicant is proposing additional trail enhancements, woodlot buffer planting and pedestrian connections to Comdel Park as part of the application.



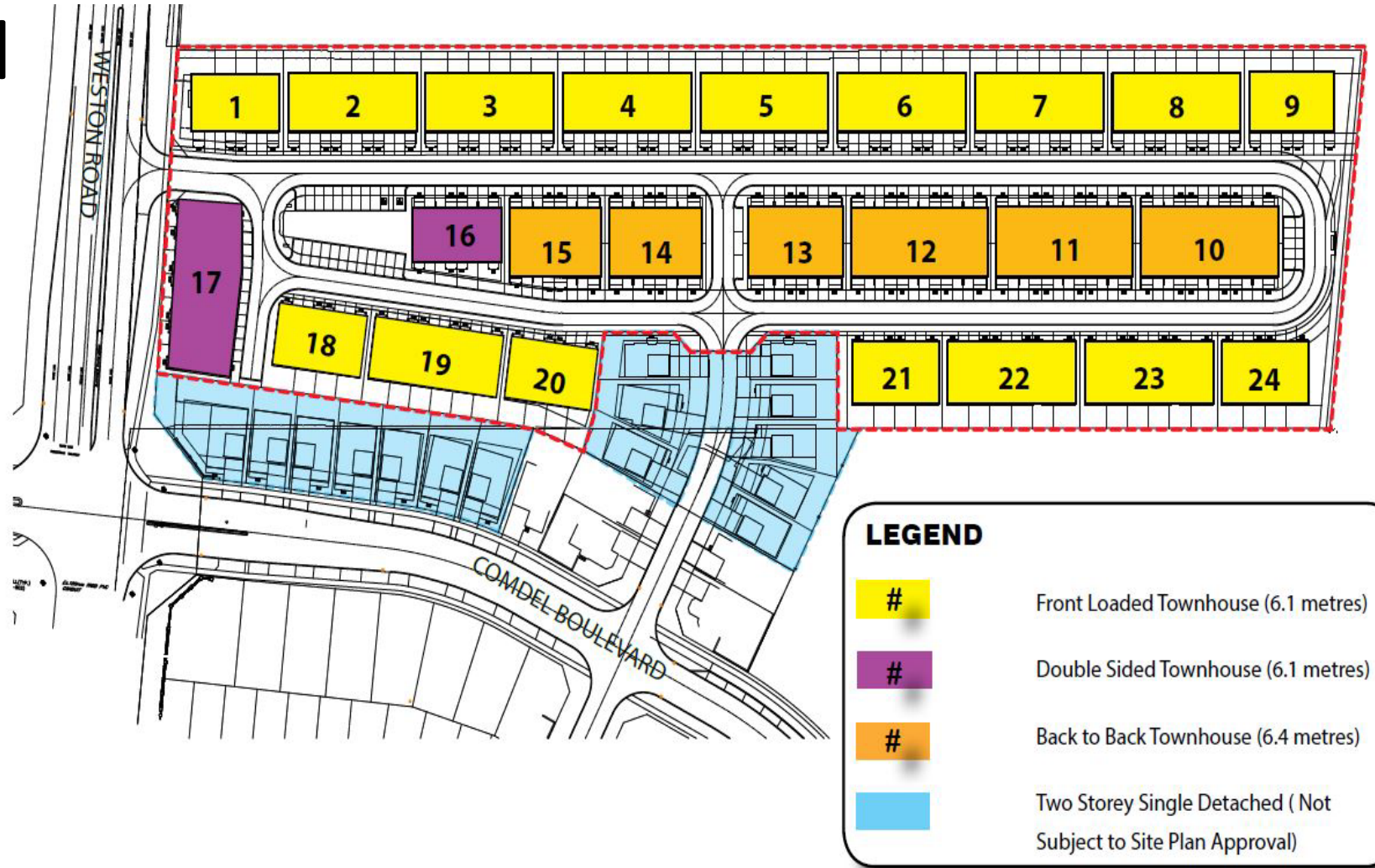
PLANNING PARTNERS INC.

Planning • Design • Development

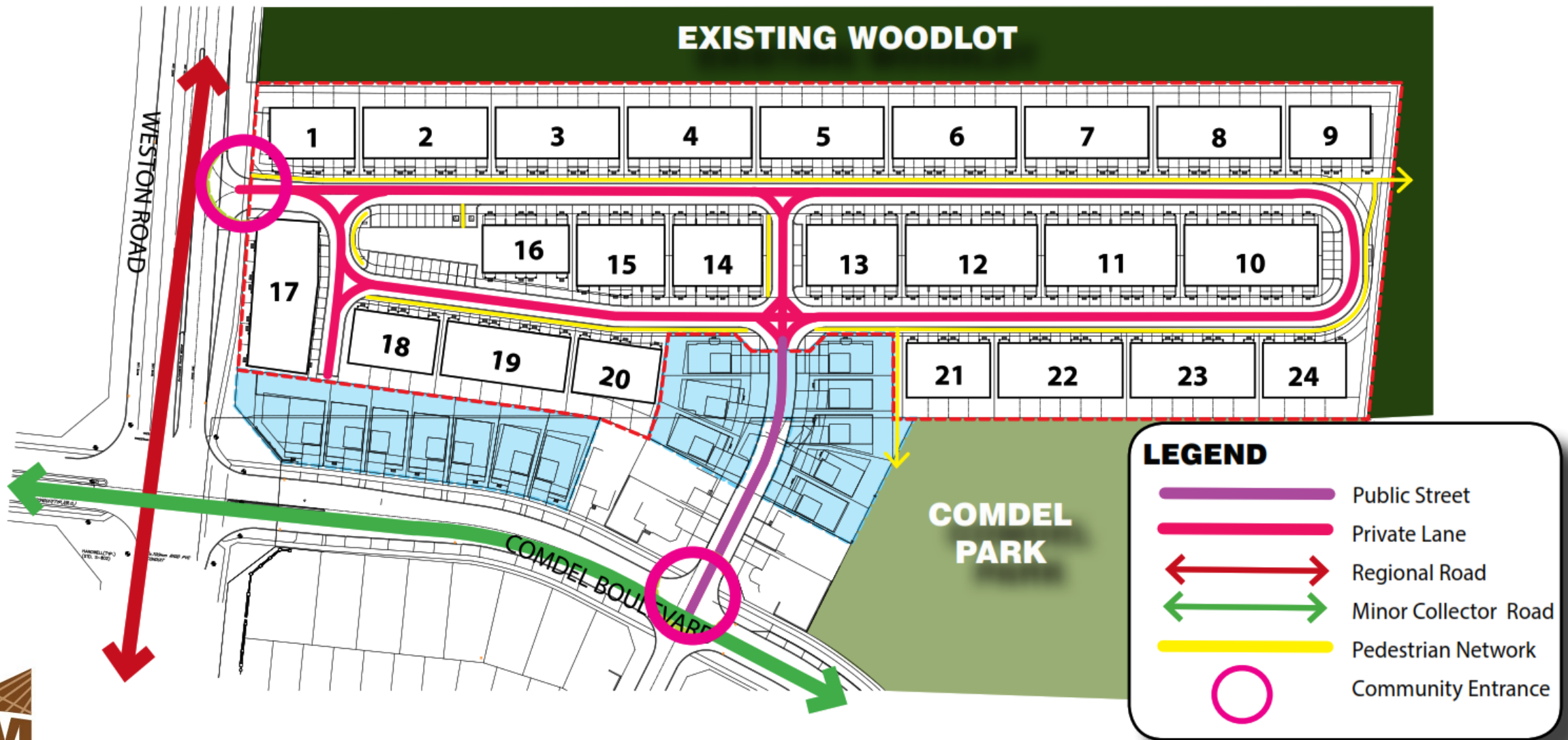


# Development Proposal

- A new residential development consisting of 155 townhouse units fronting onto a new private road and 15 single-detached units fronting onto Comdel Boulevard and Lichen Court. A total of 170 new residential units.
- A 3.0 metre walkway is proposed to connect the residential development to Comdel Park along with a future trail access connection to the Vellore Tract Woodlot.
- Primary access will be through the extension of Lichen Court. As a secondary access, a right-in/right-out access point is proposed along Weston Road.



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PLANNING PARTNERS INC.

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# Vaughan Official Plan

- The Subject Lands are designated as “Community Areas” and “Natural Areas and Countryside” as per ‘Schedule 1 – Urban Structure’
- The Subject Lands are designated “Low-Rise Residential” and “Natural Area” on ‘Schedule 13 – Land Use Plan’.



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# Zoning

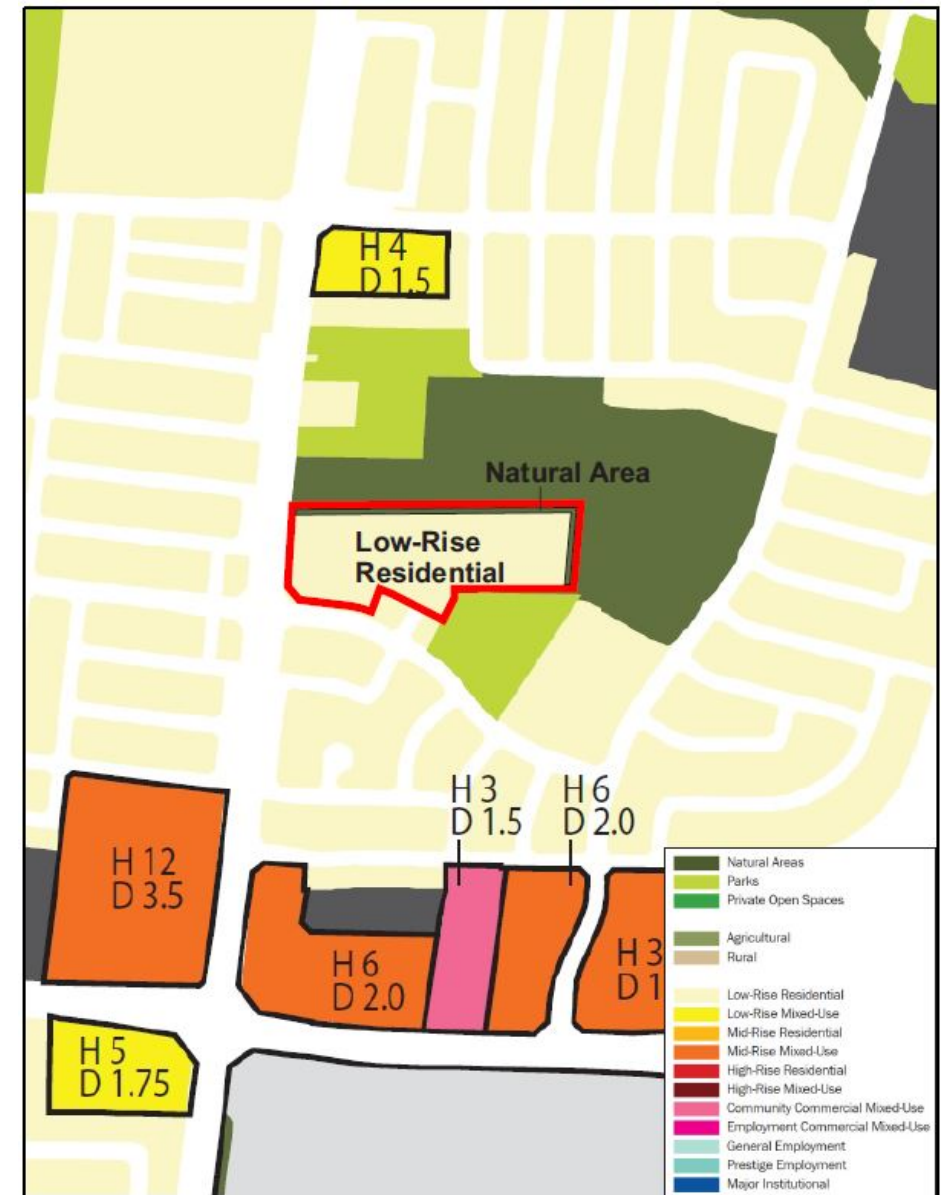
- Portions of the subject property are zoned ‘Agricultural (A) Zone’, ‘Open Space Woodlot (OS4) Zone’ and ‘Residential Urban Village Four (RV4(W)) Zone’ in the City Zoning By-law 1-88, as amended.
- Townhouses are not permitted within the ‘A’ or ‘OS4’ Zone. A Zoning By-law Amendment (“**ZBA**”) to By-law 1-88 is required to place the Subject Lands within the appropriate zoning category and to introduce site-specific provisions to facilitate the residential development.

# Official Plan Amendment

- A Official Plan Amendment (“**OPA**”) is required to facilitate the development of back-to-back and stacked townhouses and a row of more than six (6) townhouses.
- Through the OPA, the boundary of the Natural Area designation will be refined to accurately reflect the existing conditions of the woodland and place the lands into a more appropriate land use designation.
- The Natural Area designation will now accurately align with the existing conditions of the woodlot as assessed in the Environmental Impact Study (“**EIS**”) prepared by Beacon Environmental.

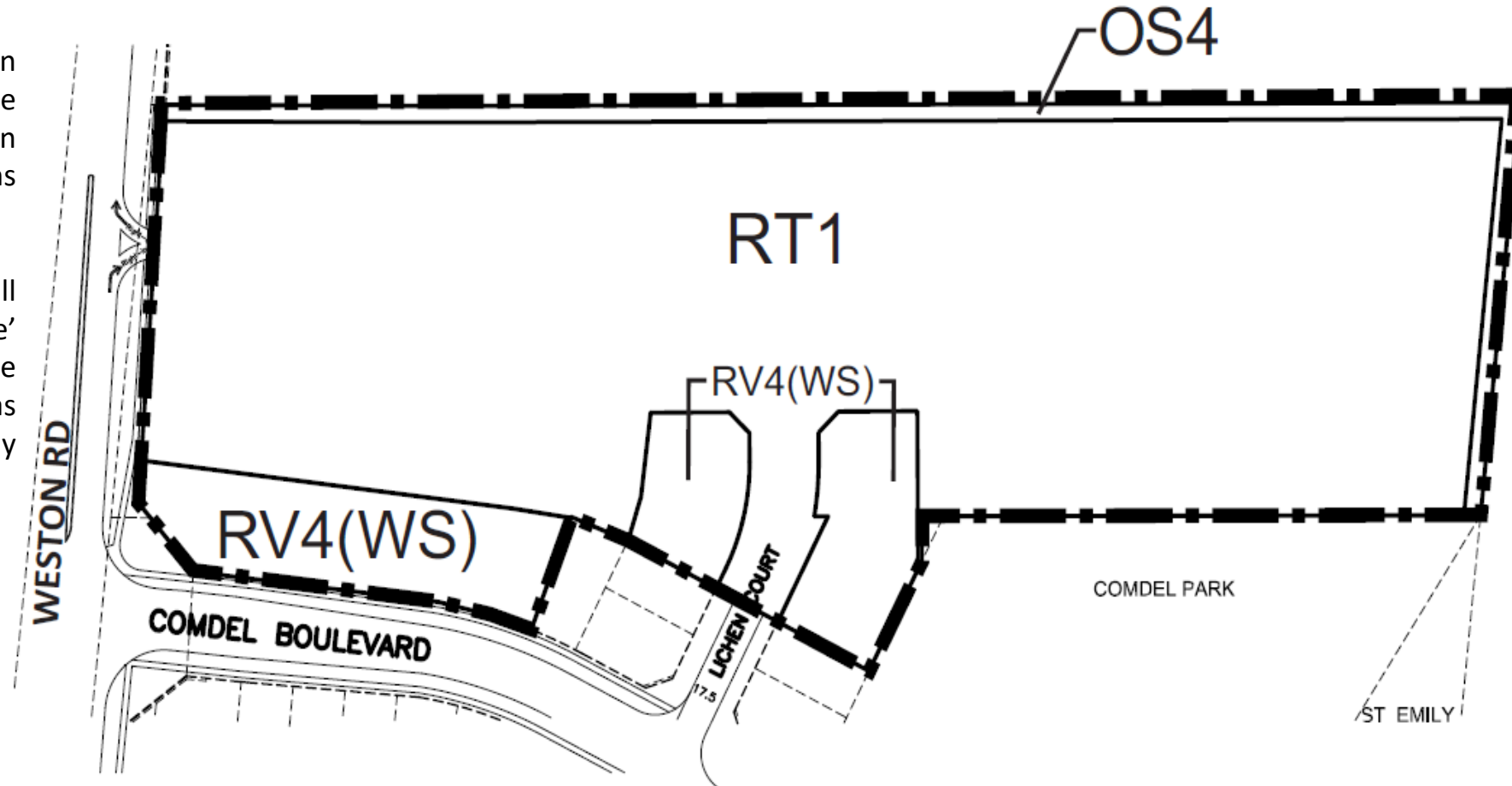


Planning • Design • Development



# Zoning By-law Amendment

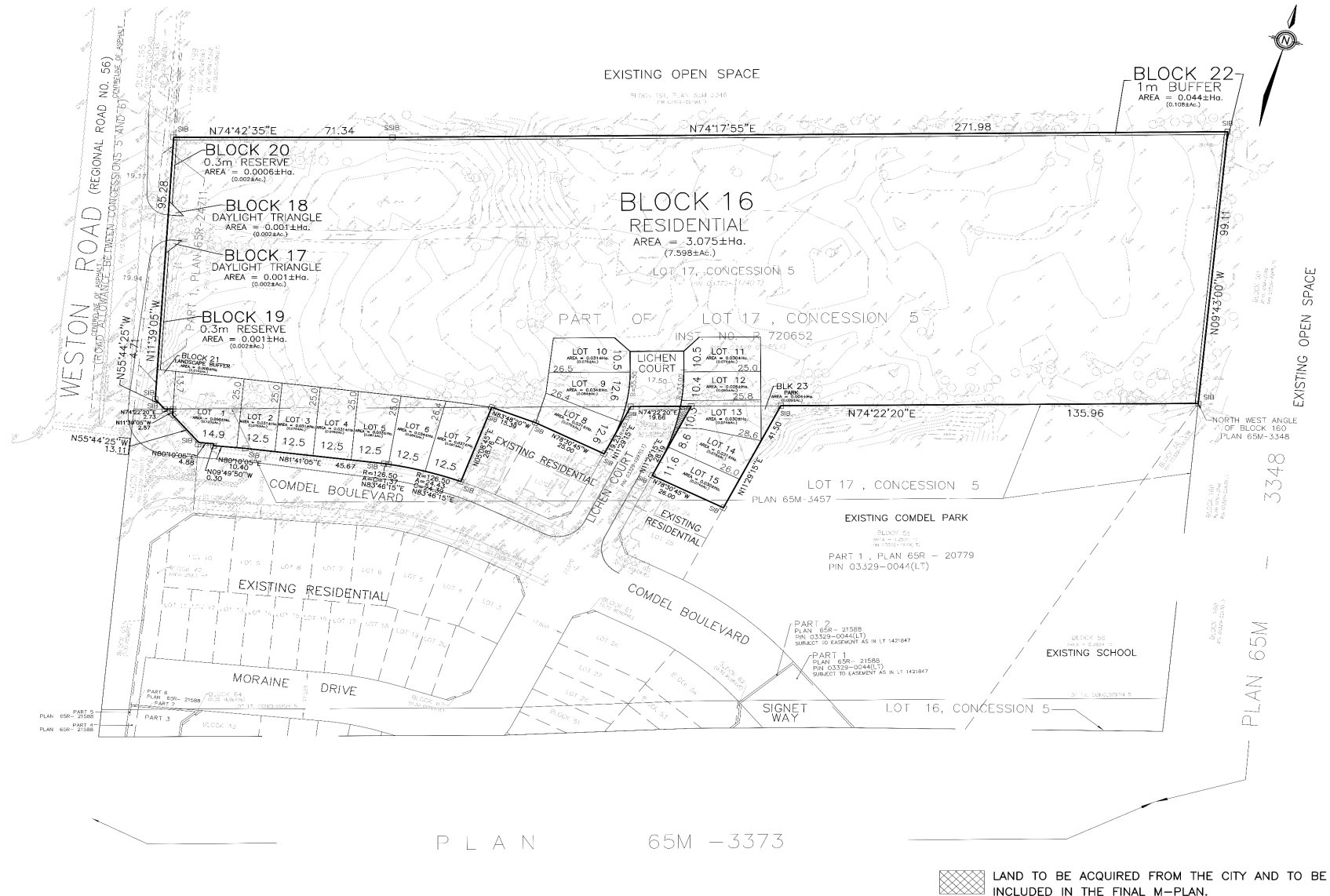
- The purpose of the ZBA is to rezone a portion of the lands to 'RT1 – Residential Townhouse Zone' and 'RV4(WS) – Residential Urban Village Four Zone' with site-specific exceptions to create 170 new residential units.
- The remaining portion of the lands will maintain the 'OS4 – Open Space Zone' designation to accurately align with the existing conditions of the woodlot as delineated by the Environmental Impact Study prepared by Beacon Environmental.



Planning • Design • Development

# Draft Plan of Subdivision

- The proposed Draft Plan of Subdivision application will create 1 residential block (i.e. Block 16), one open space block, a public road to complete the existing subdivision fronting Comdel Boulevard and Lichen Court to the south, as well as, 4 new residential single detached lots fronting the proposed Lichen Court public road extension.



LAND TO BE ACQUIRED FROM THE CITY AND TO BE INCLUDED IN THE FINAL M-PLAN.

# Materials Submitted in Support of Application

- Archaeological Report, prepared by This Land Archaeology Inc.
- Draft Official Plan Amendment, prepared by KLM Planning Partners Inc.
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.
- Environmental Impact Study, prepared by Beacon Environmental Consultants
- Community Services and Facilities Study, prepared by KLM Planning Partners Inc.
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc.
- Architectural Drawings (Site Plan, Elevations, Cross Sections), prepared by Hunt Design Associates
- Landscape Plans, prepared by NAK Design Strategies
- Exterior Lighting Plan, prepared by DPM Energy
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers
- Grading and Servicing Plan, prepared by Schaeffers Consulting Engineers
- Geotechnical Investigation, prepared by Soil Engineers Ltd.
- Sustainability Metrics + Summary Letter, prepared by KLM Planning Partners Inc.
- Planning Justification Report, prepared by KLM Planning Partners Inc.
- Phase One Environmental Site Assessment, prepared by S2S Environmental Inc.
- Phase Two Environmental Site Assessment, prepared by S2S Environmental Inc.
- Hydrogeological Investigation, prepared by Soil Engineers Ltd.
- Noise Report, prepared by HGC Engineering
- Parkland Dedication Calculations, prepared by KLM Planning Partners Inc.
- Urban Design Brief and Sustainability Brief, prepared by MBTW
- Topographical Survey, prepared by KRCMAR
- Transportation Mobility Study, prepared by Crozier Consulting Engineers
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc.



# Associated Applications

- On May 12, 2021 the related Draft Plan of Condominium Application was submitted to the City. The Draft Plan of Condominium will further divide the subject lands to enable future owners of the condominium townhouses to hold title specific to their lot and delineate the common elements.
- A future application for Exemption from Part Lot Control will be submitted to facilitate the creation of the townhouse lots.
- The entire City of Vaughan is designated as a Site Plan Control Area pursuant to Subsection 41(2) of the Planning Act. Prior to any development being undertaken within the Vaughan Site Plan Control Area, a Site Development Application is required. A future Site Development Application will be submitted to the City to facilitate the proposed development.



































mbtw wai

May 2021

## QUESTIONS?

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



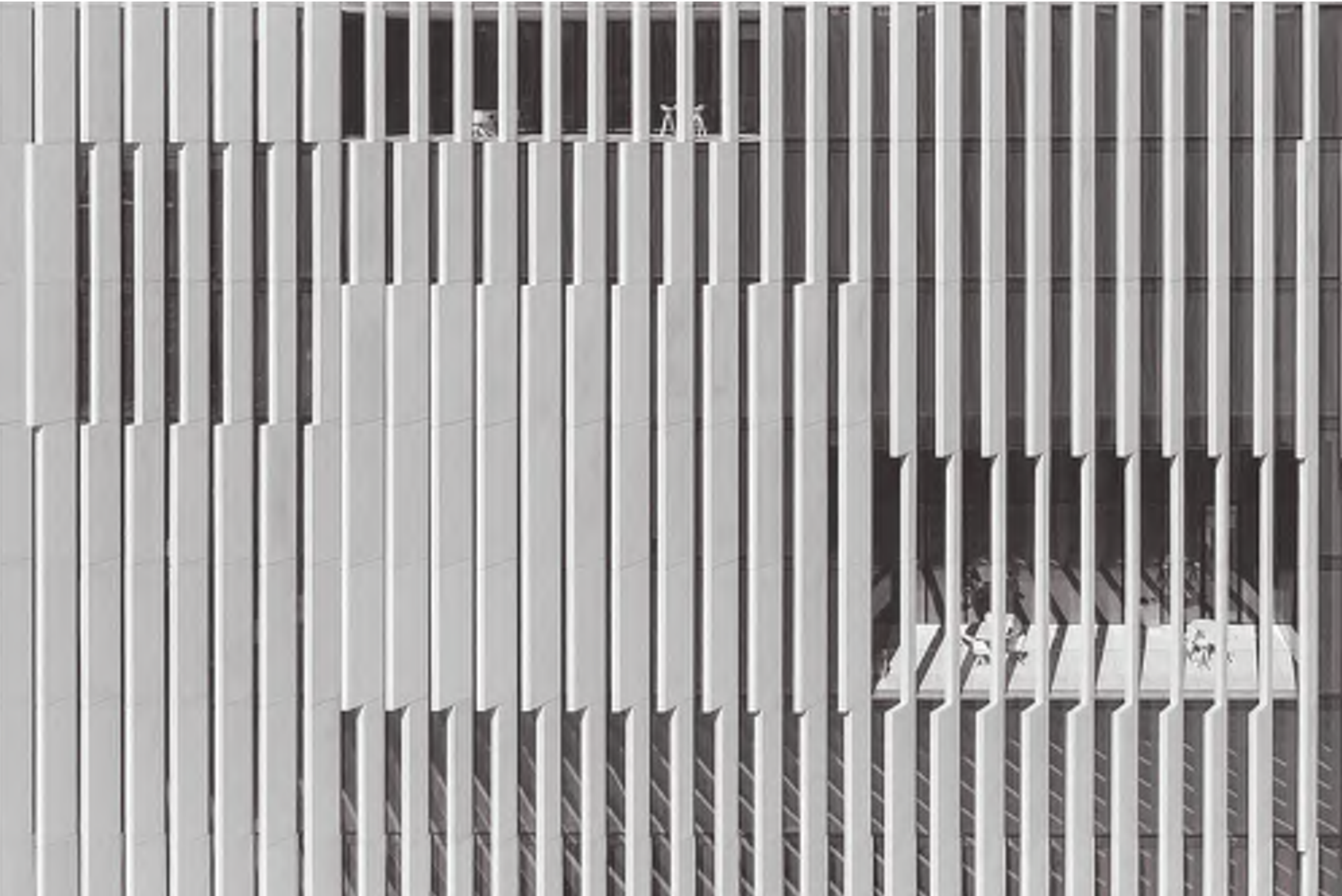
**KIRKOR**

# COMMUNITY MEETING

**7540 WESTON ROAD, VAUGHAN**

Mixed-use Development

ONE  
CONTEXT ANALYSIS



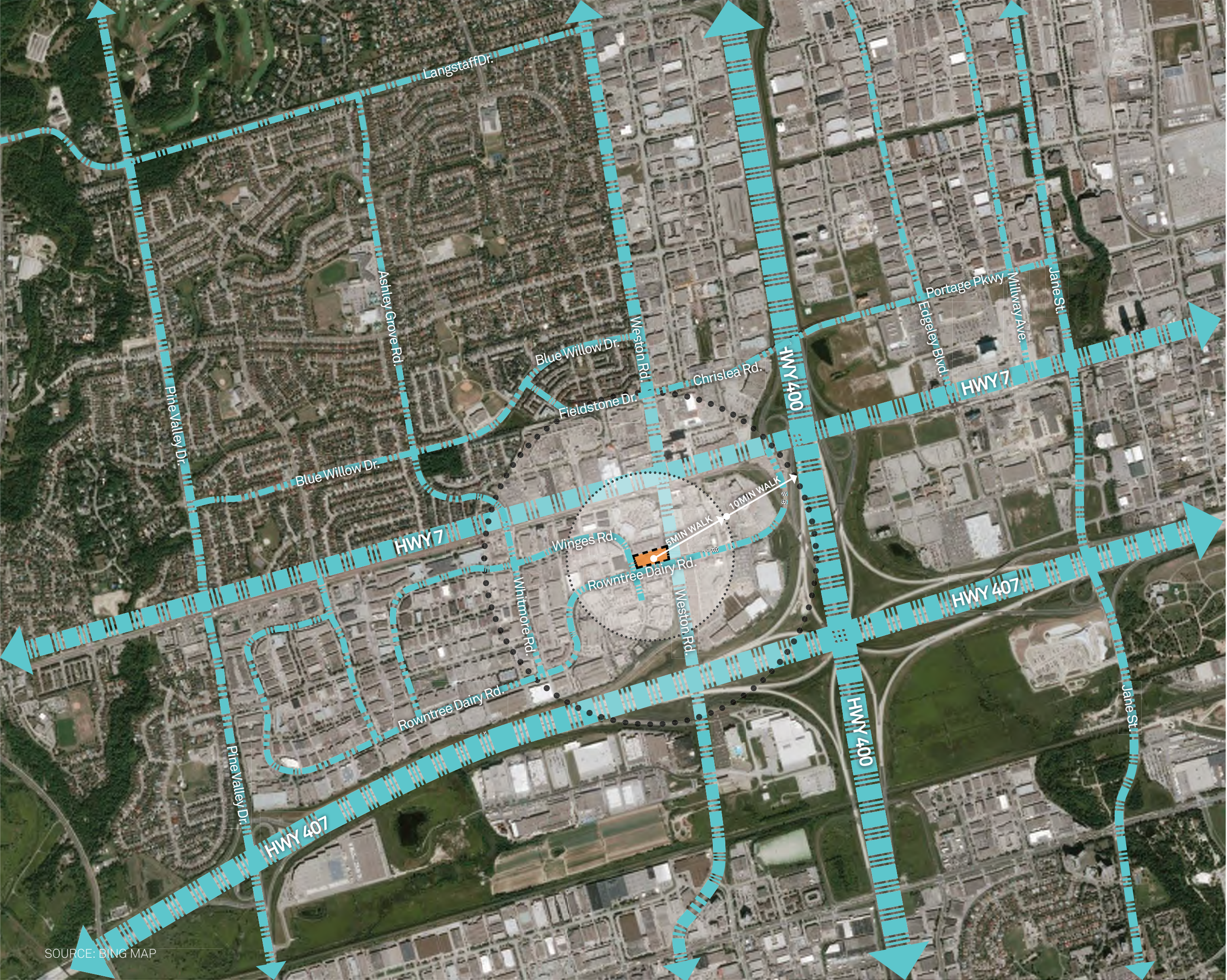


# ONE

CONTEXT ANALYSIS

Street Network

-  SITE
-  Street Network
-  10 min (800m) Walking
-  5 min (400m) Walking











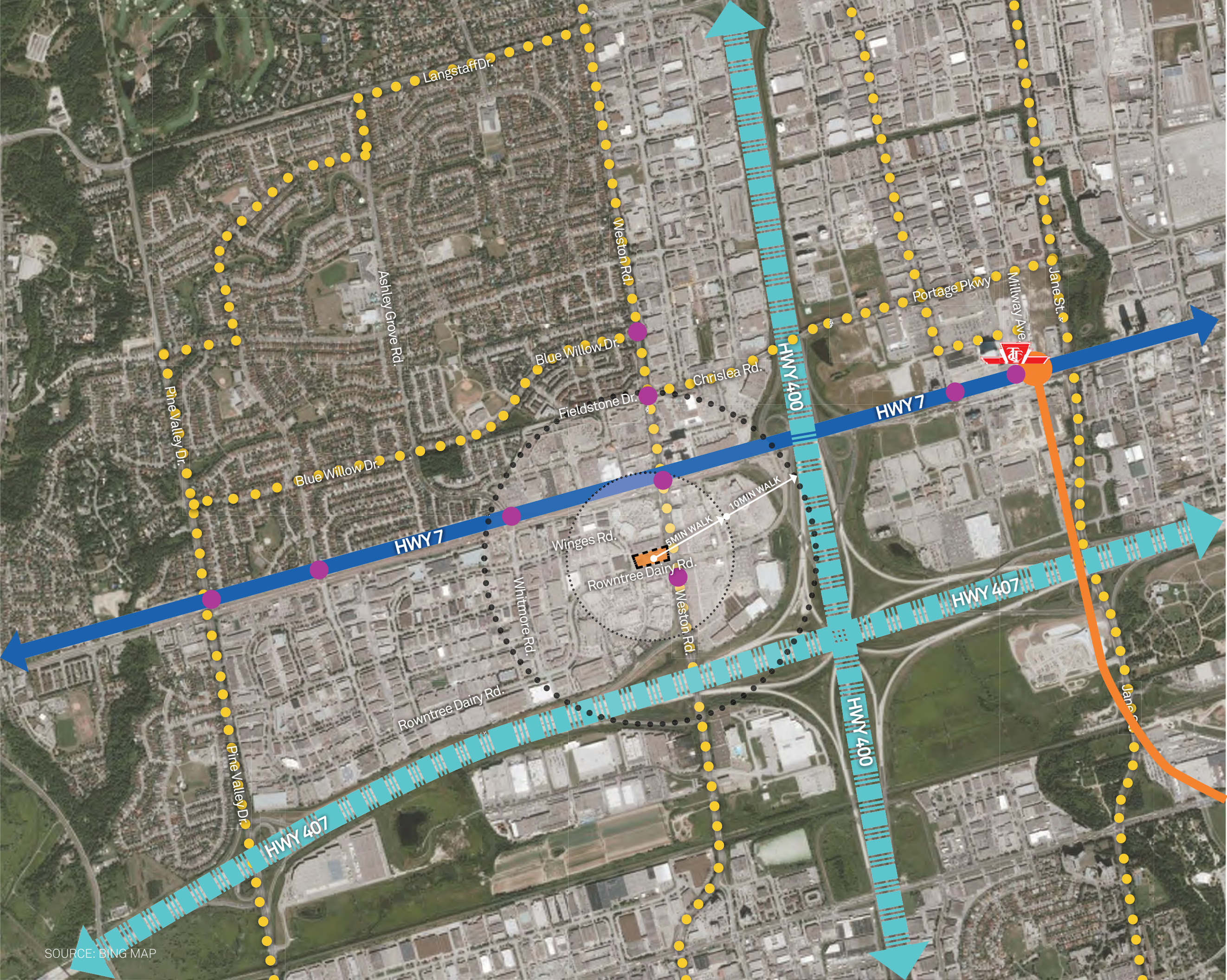


# ONE

CONTEXT ANALYSIS

Transit Map

-  SITE
-  HWY
-  10 min (800m) Walking
-  5 min (400m) Walking
-  YRT BUS
-  VIVA BRT
-  SUBWAY LINE
-  TRANSIT STATION














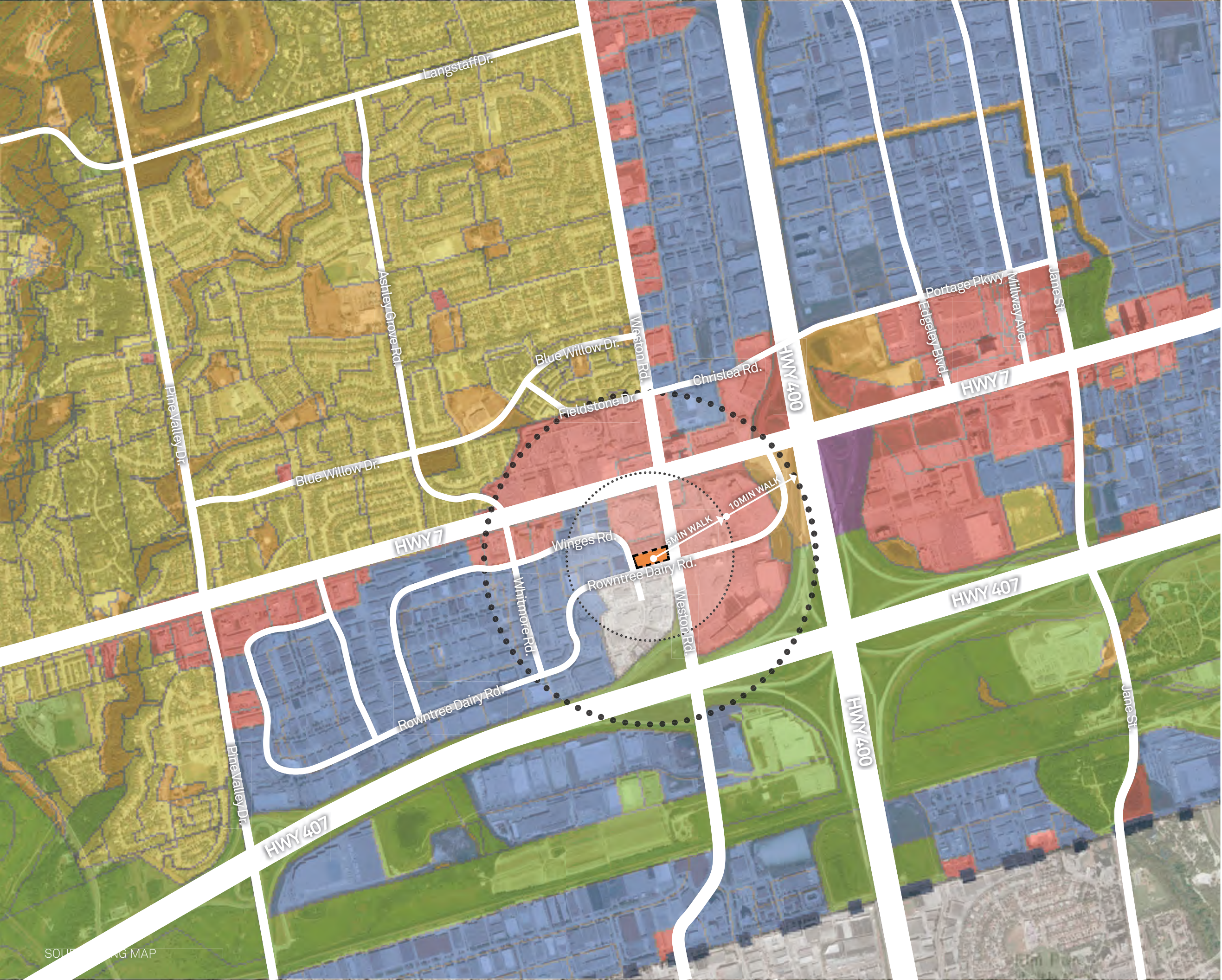


# ONE

## CONTEXT ANALYSIS

Official Land Use

-  SITE
-  Street Network
-  Agriculture
-  Commercial
-  Commercial/Residential
-  Employment
-  Industrial
-  Open Space
-  Parkway Belt
-  Residential
-  Shopping Centre District
-  Oak Ridge Moraine





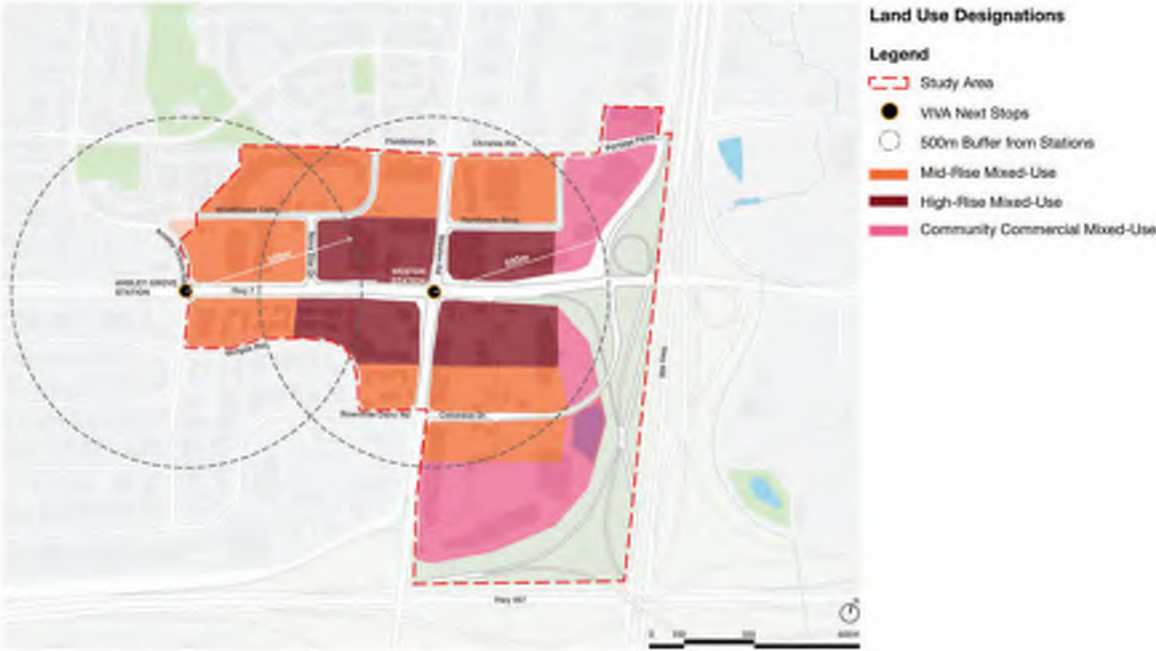
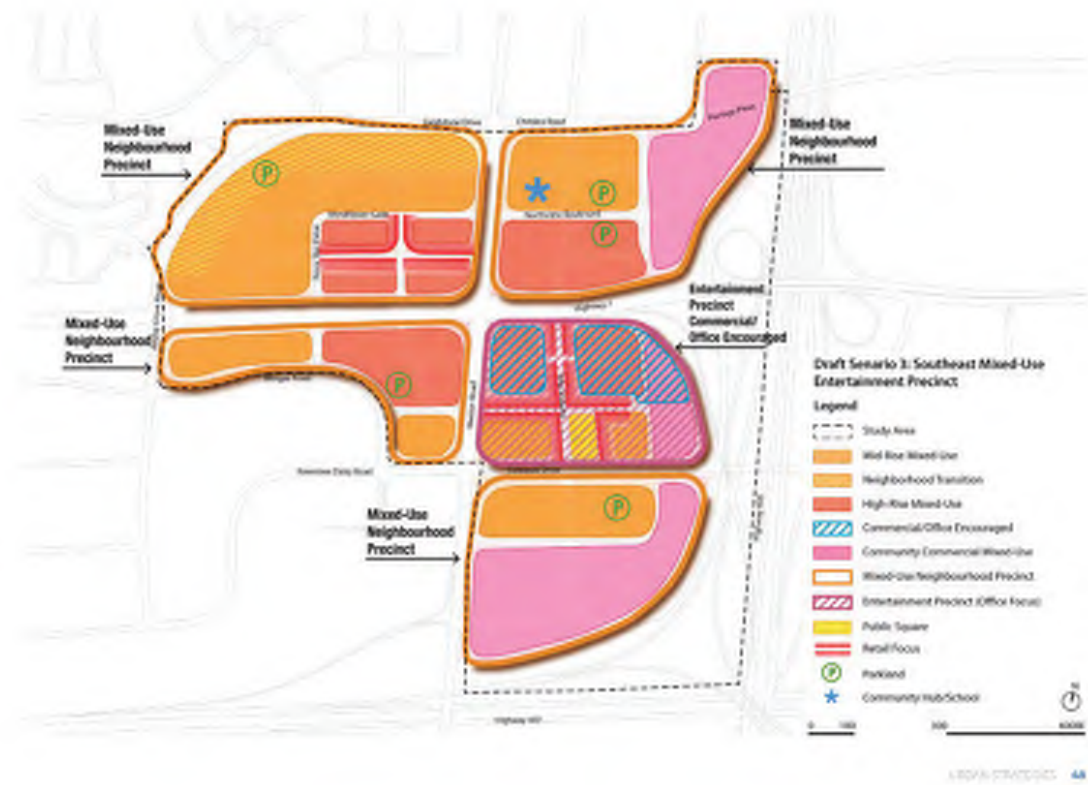
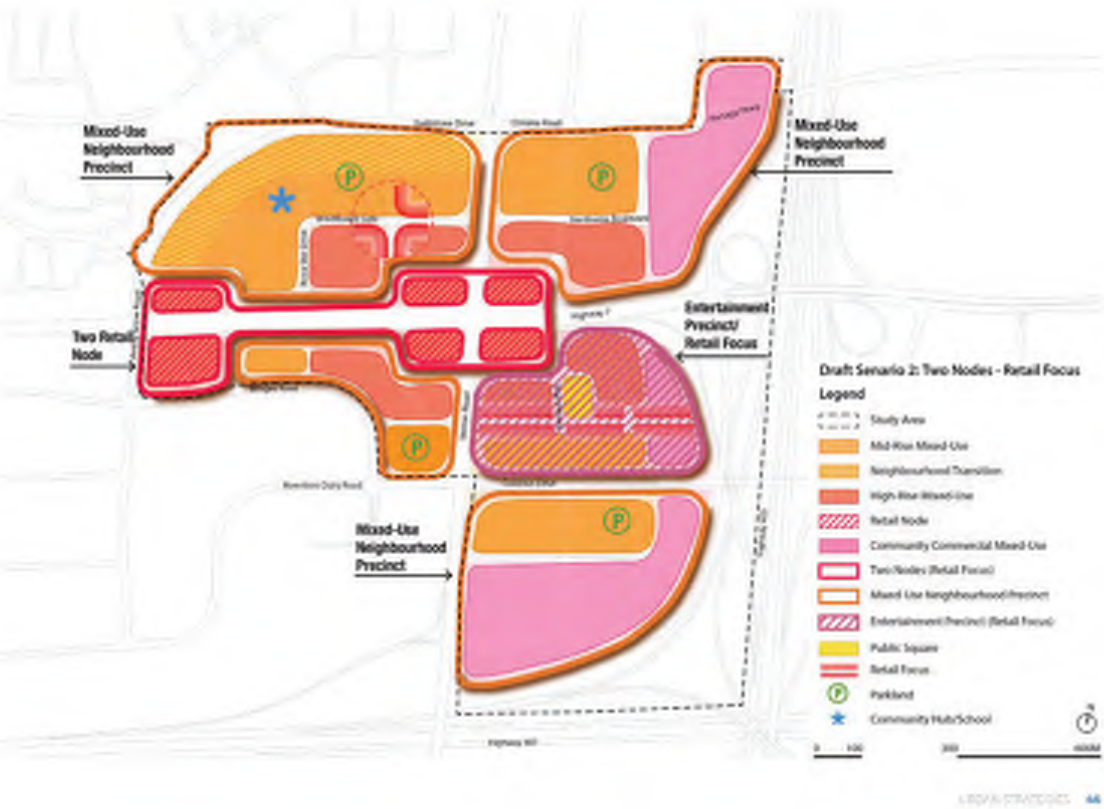
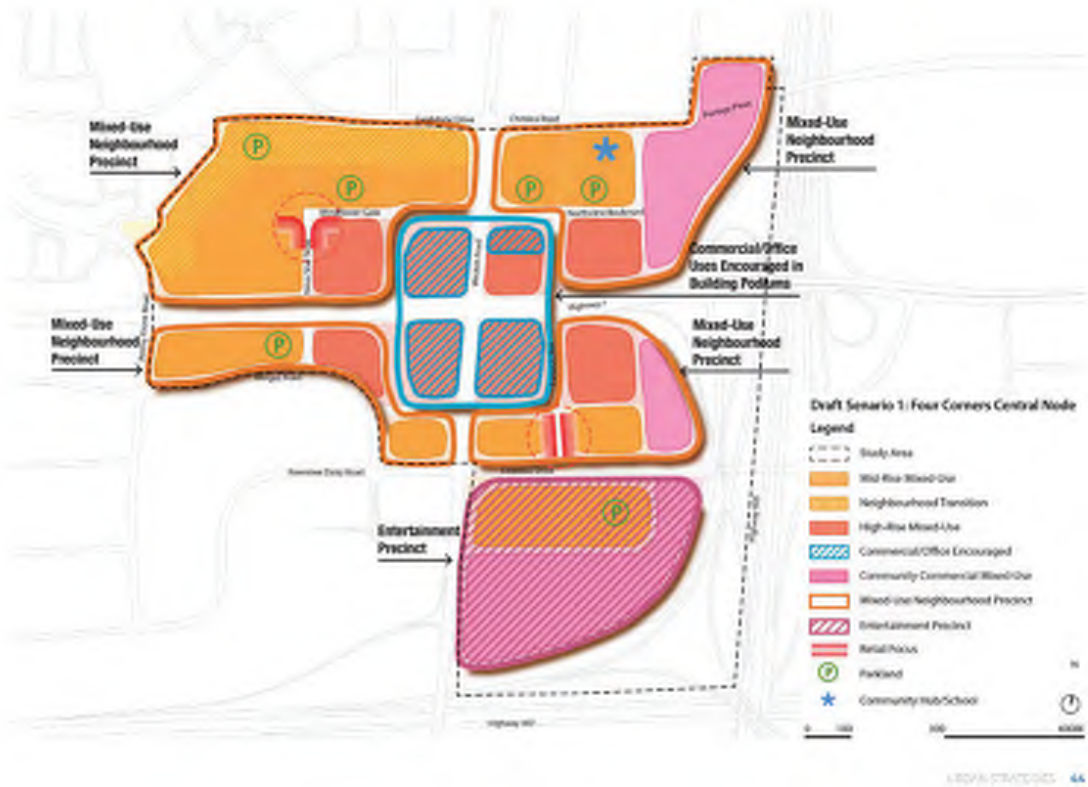


Figure 7. Weston 7 VOP 2010 Land Use Designations



# ONE

CONTEXT ANALYSIS






Weston 7 Secondary Plan Study Area



# ONE

CONTEXT ANALYSIS

Emerging Built Form Master Plan

-  SITE, High-Rise
-  Low-Rise
-  Mid-Rise
-  High-Rise
-  Open Space-Public Parks








# ONE


CONTEXT ANALYSIS

Current Bldg Height Analysis

 SITE

 Street Network

 Under Construction/  
Pre-Construction

 Completed





**TWO**  
SITE ANALYSIS



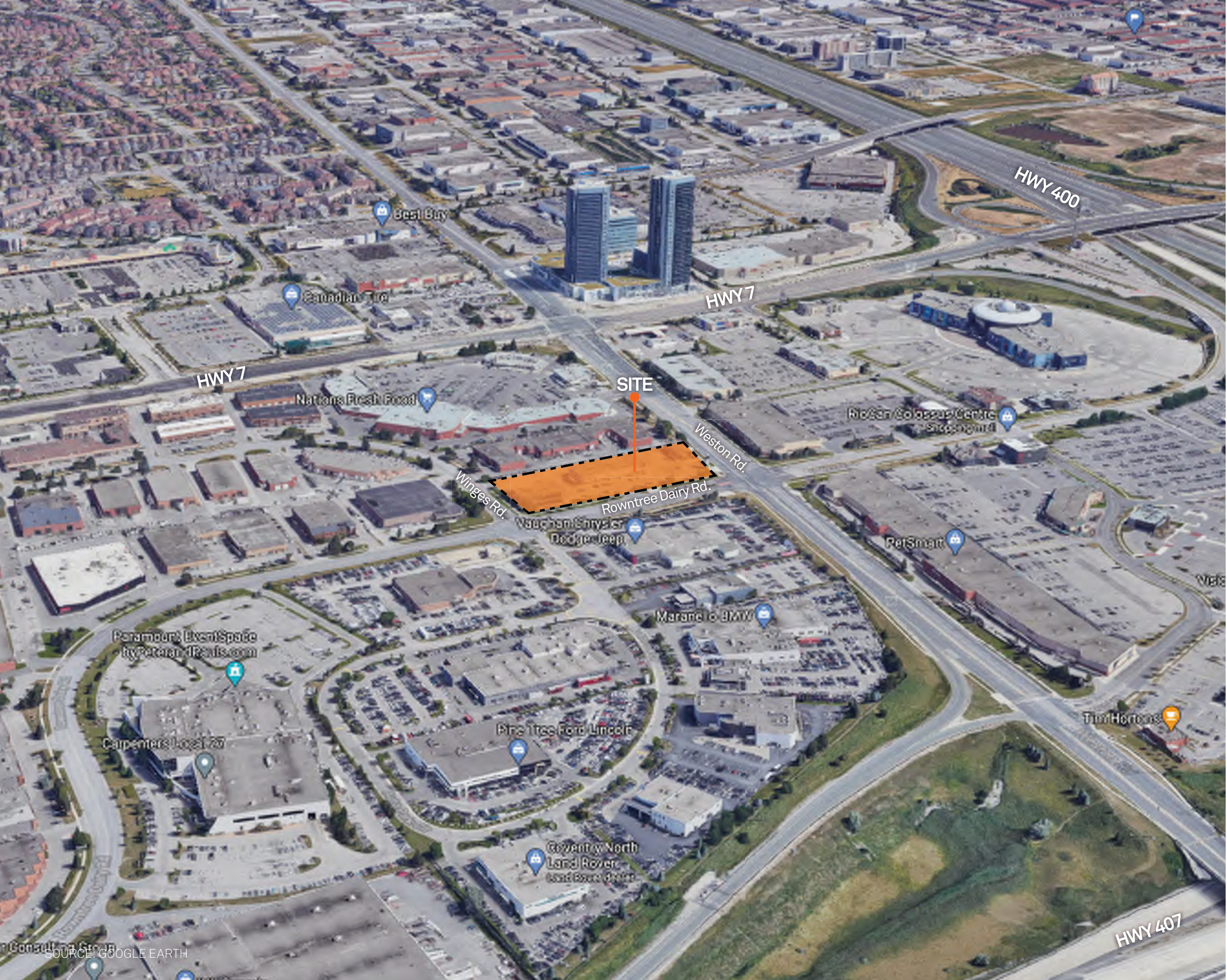


# TWO

SITE ANALYSIS

Site Aerial

 | SITE



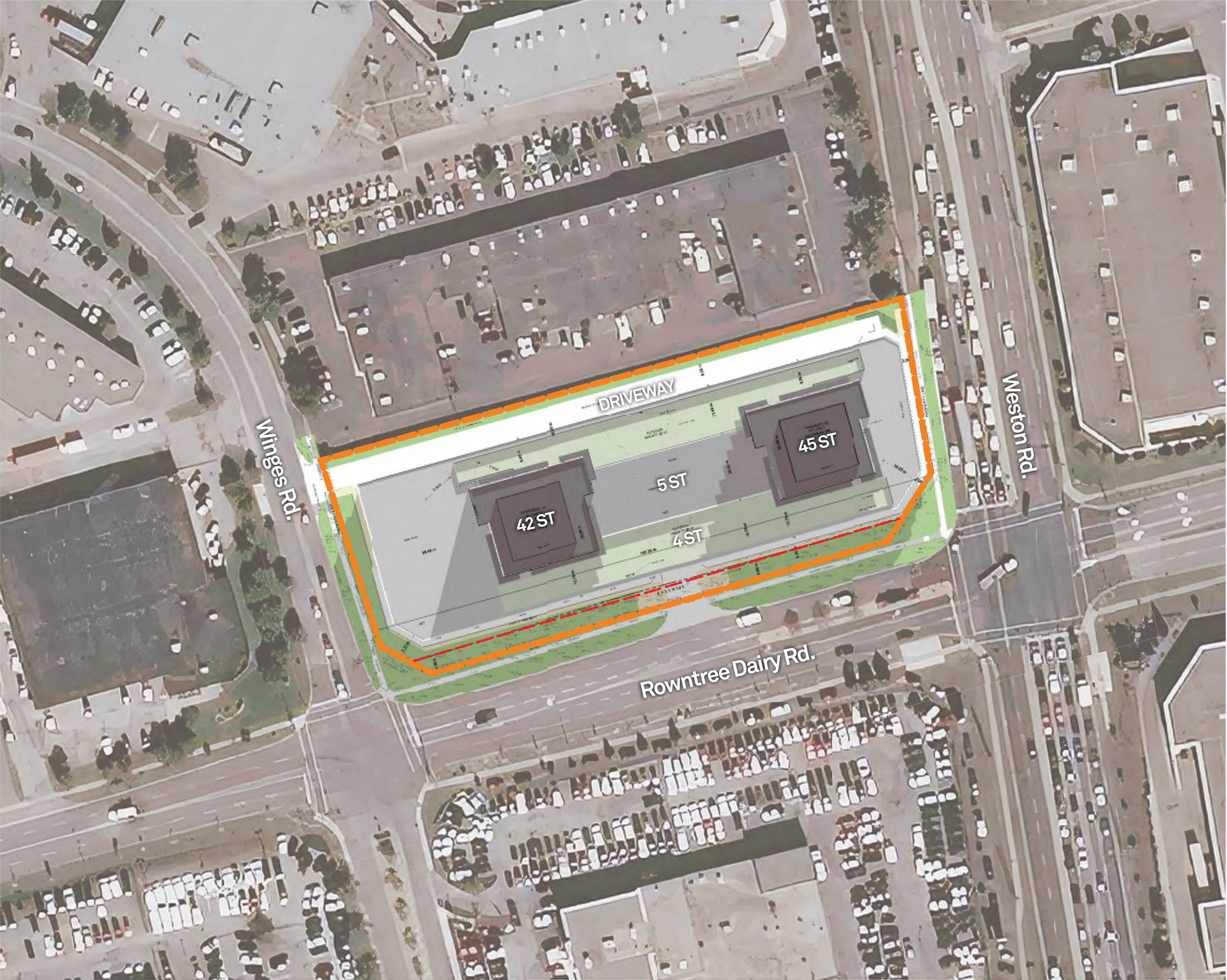


# TWO

SITE ANALYSIS

Site Plan

- Existing Property Line
- Easment Line






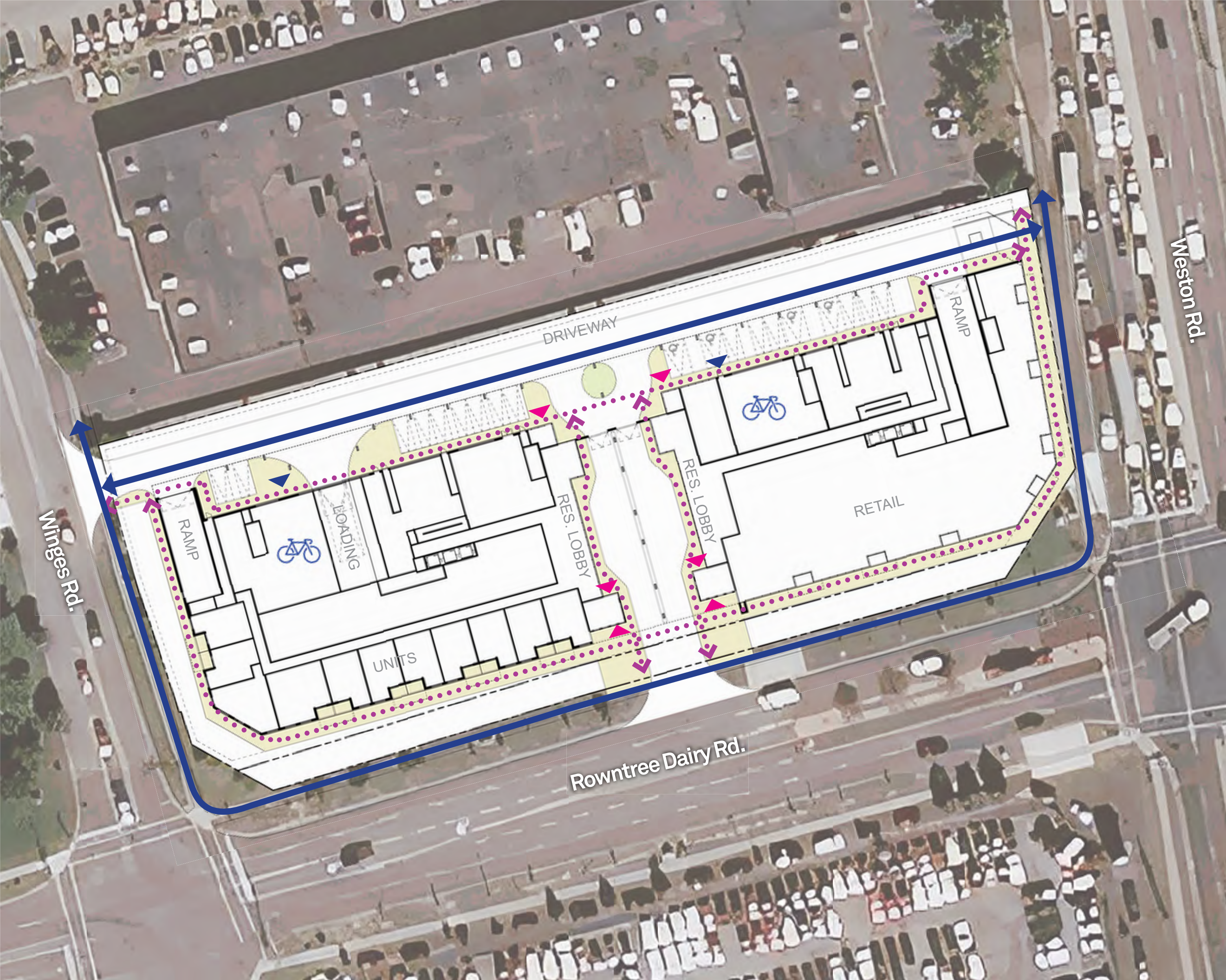


# TWO

SITE ANALYSIS

Level 1  
Pedestrian and Bicycle Circulation  
Plan

- ..... Pedestrian Circulationn
- Bicycle Circulation
-  Bike Storage Room
-  Bike Storage Entrance
-  Residential Entrance





# THREE

PLANS

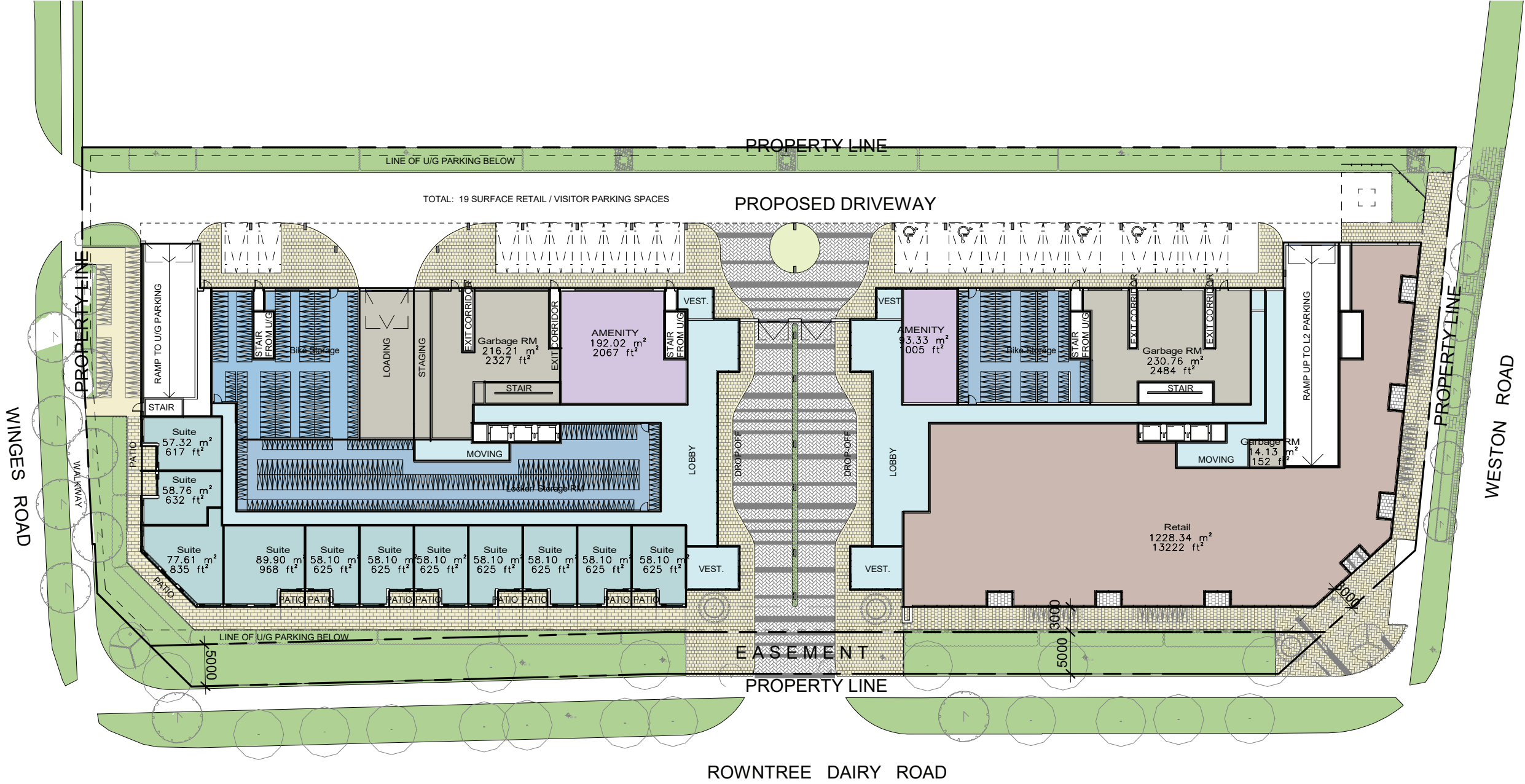




# THREE

PLANS

Level 1



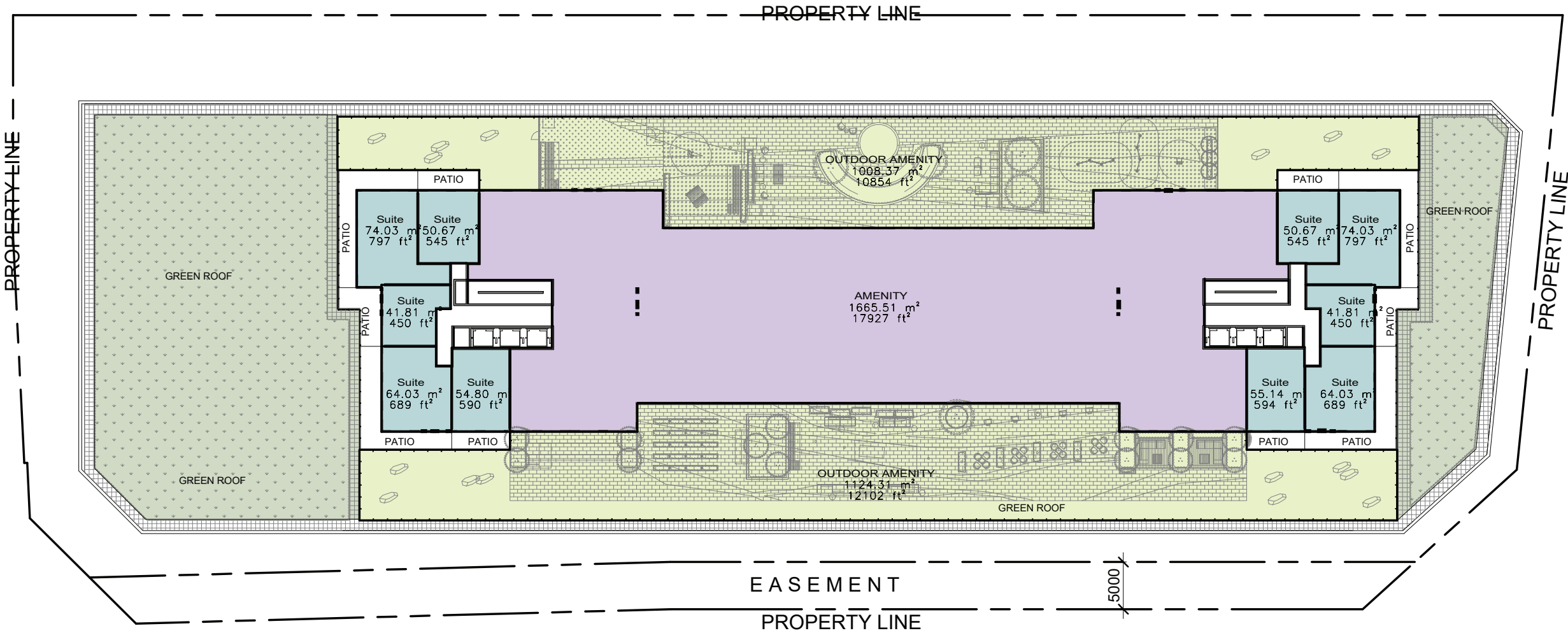
Levels 2-4



# THREE

PLANS

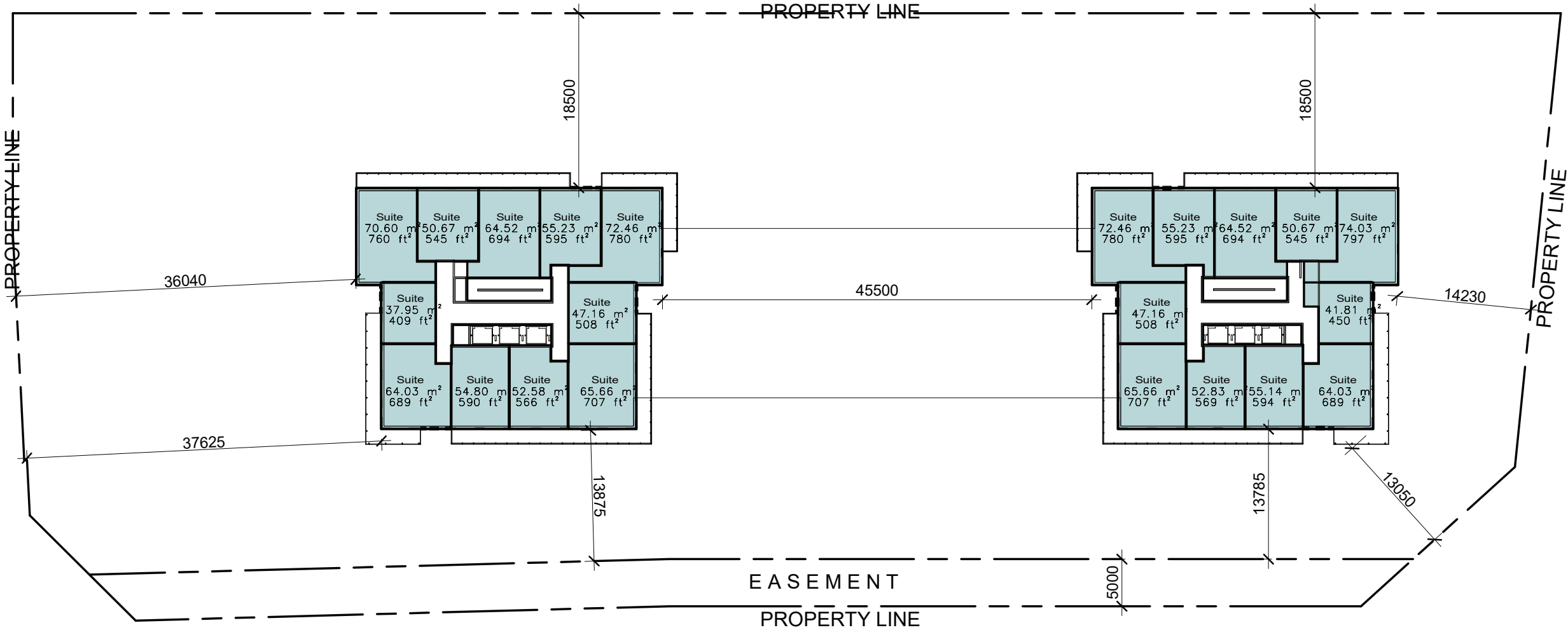
Level 5



# THREE

PLANS

Levels 6-42

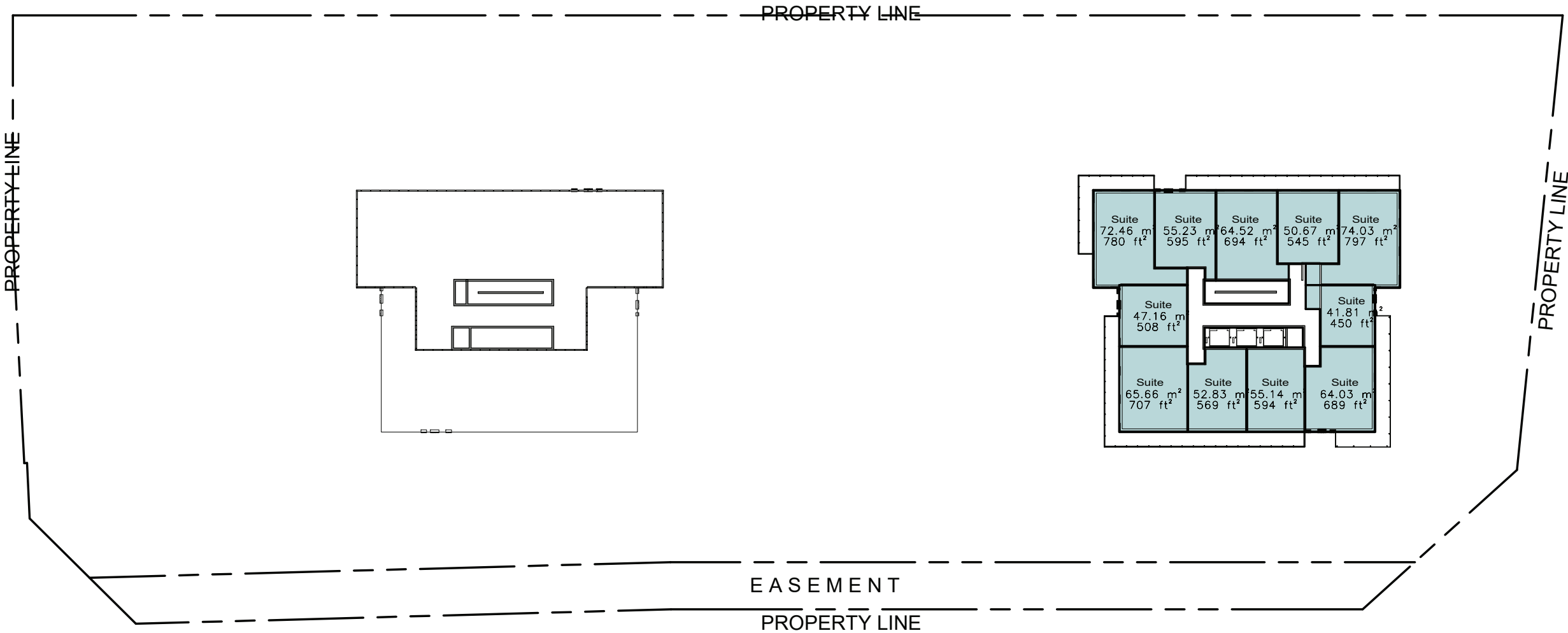




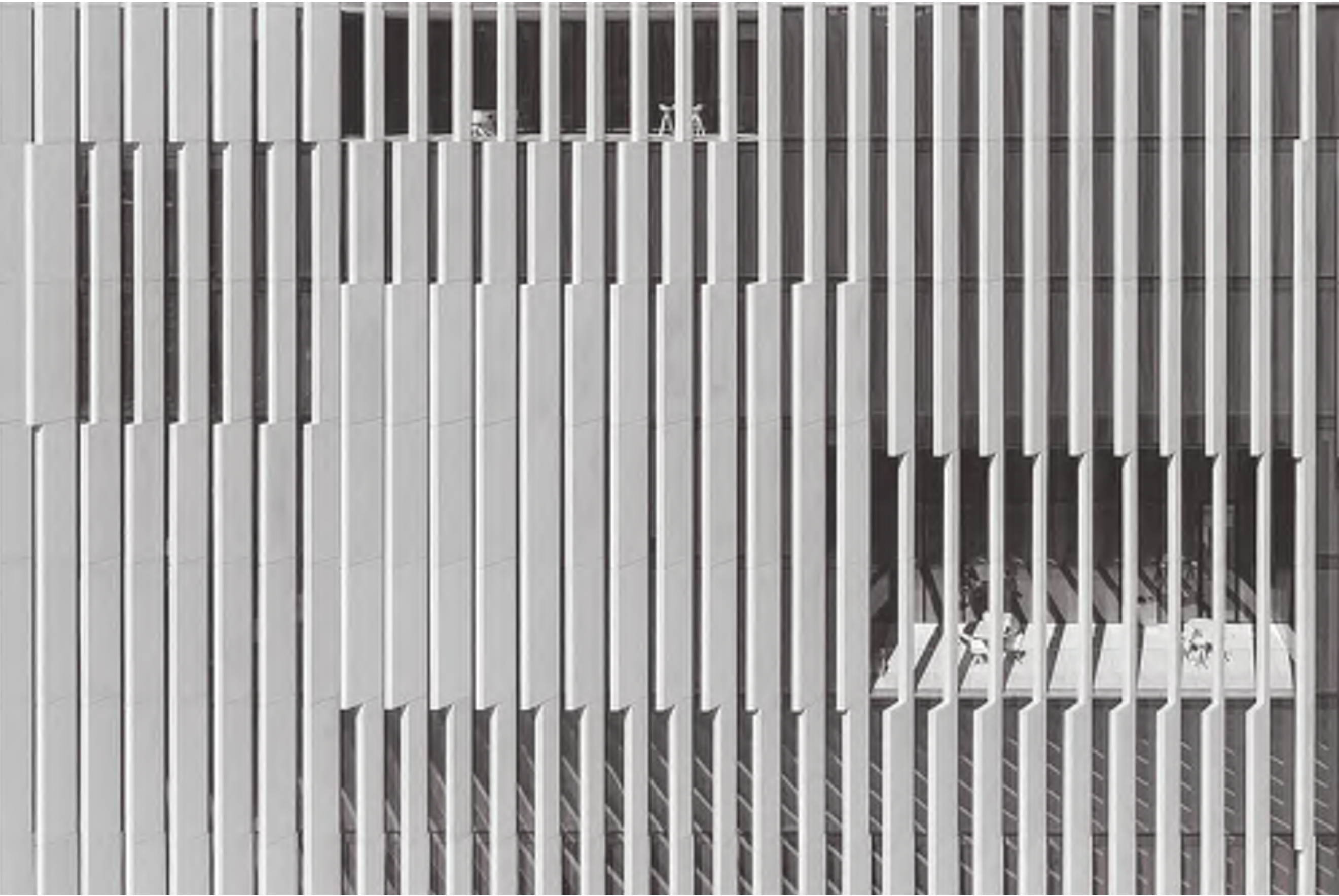
# THREE

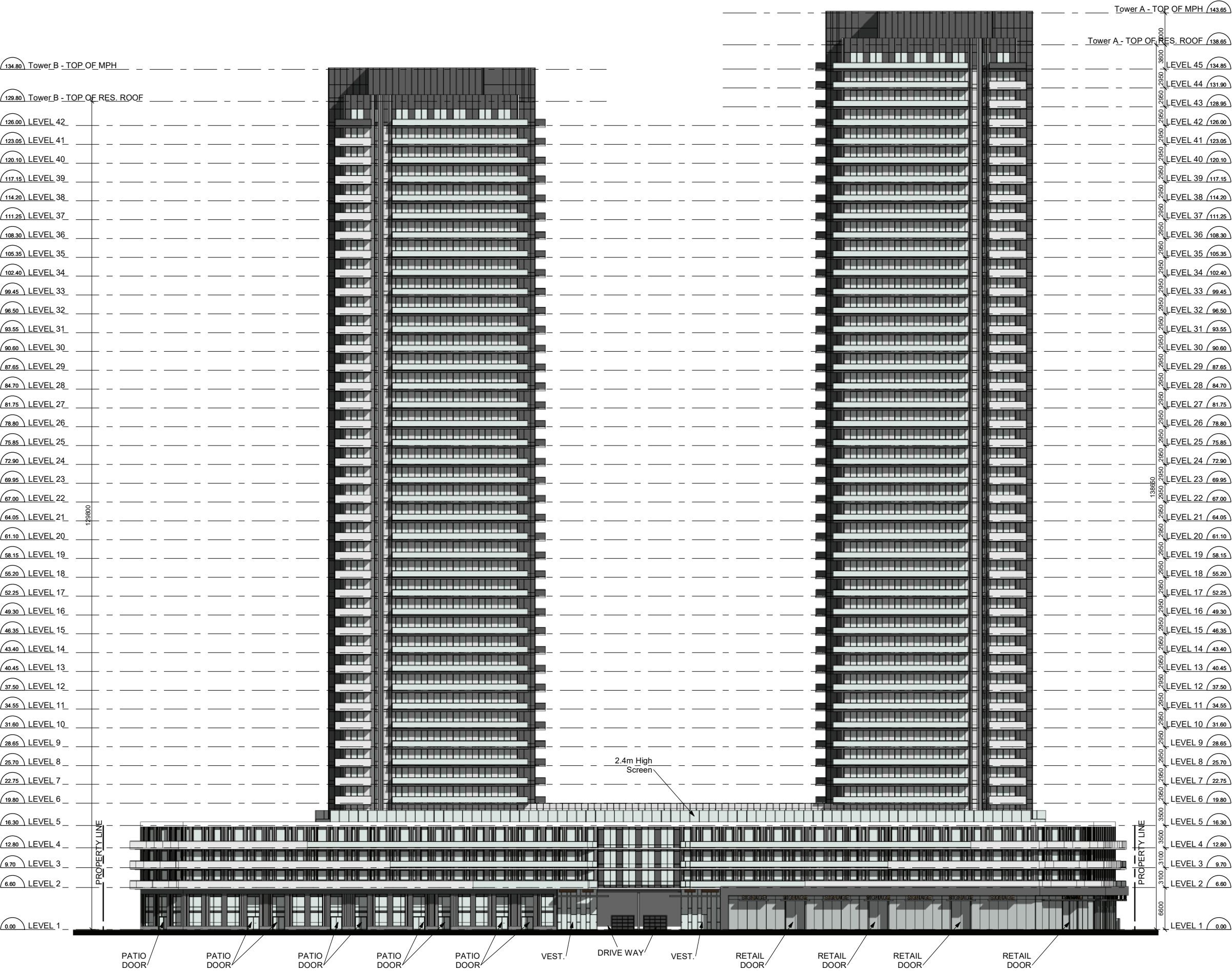
PLANS

Levels 43-44



**FOUR**  
ELEVATIONS

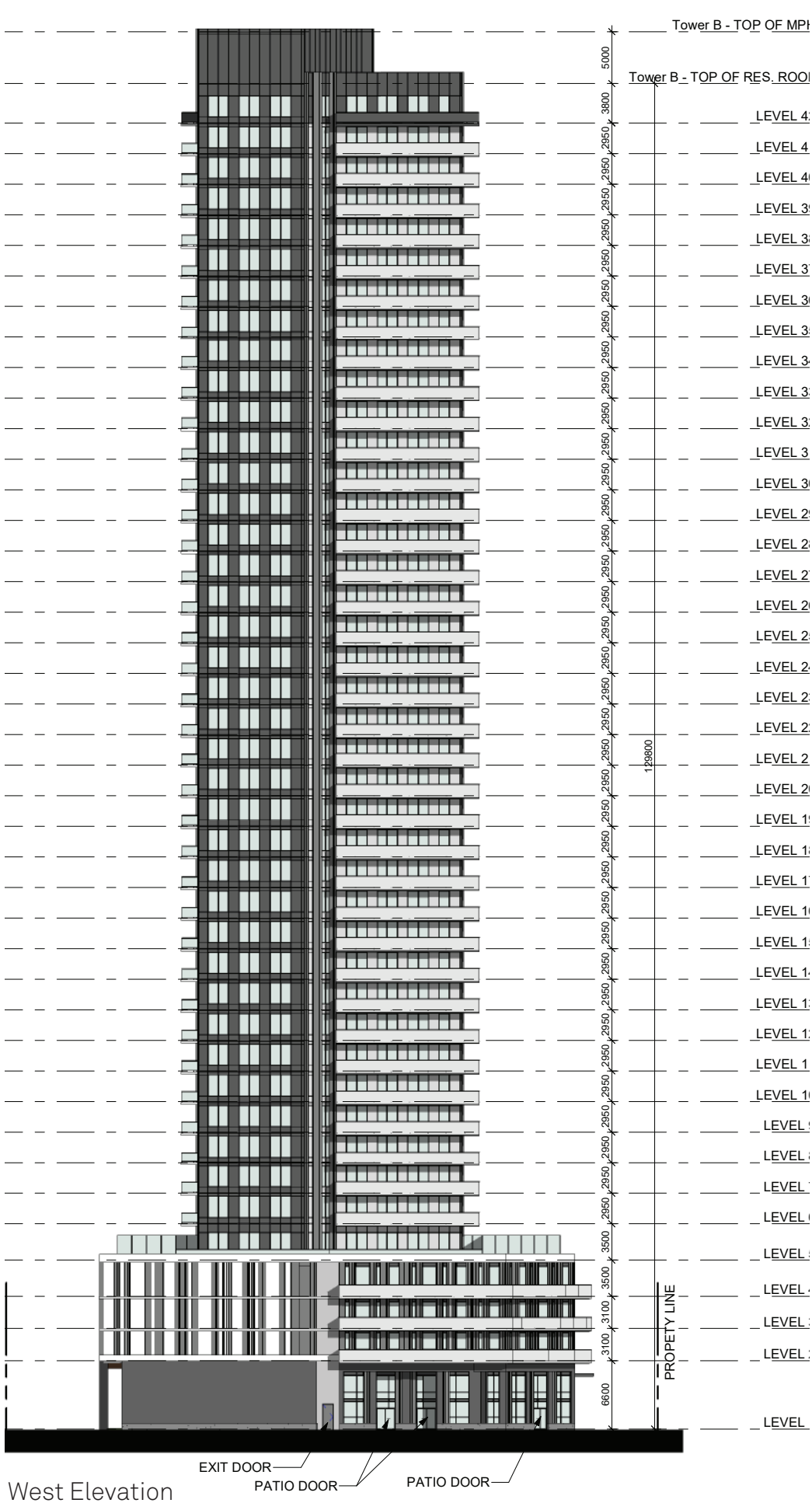
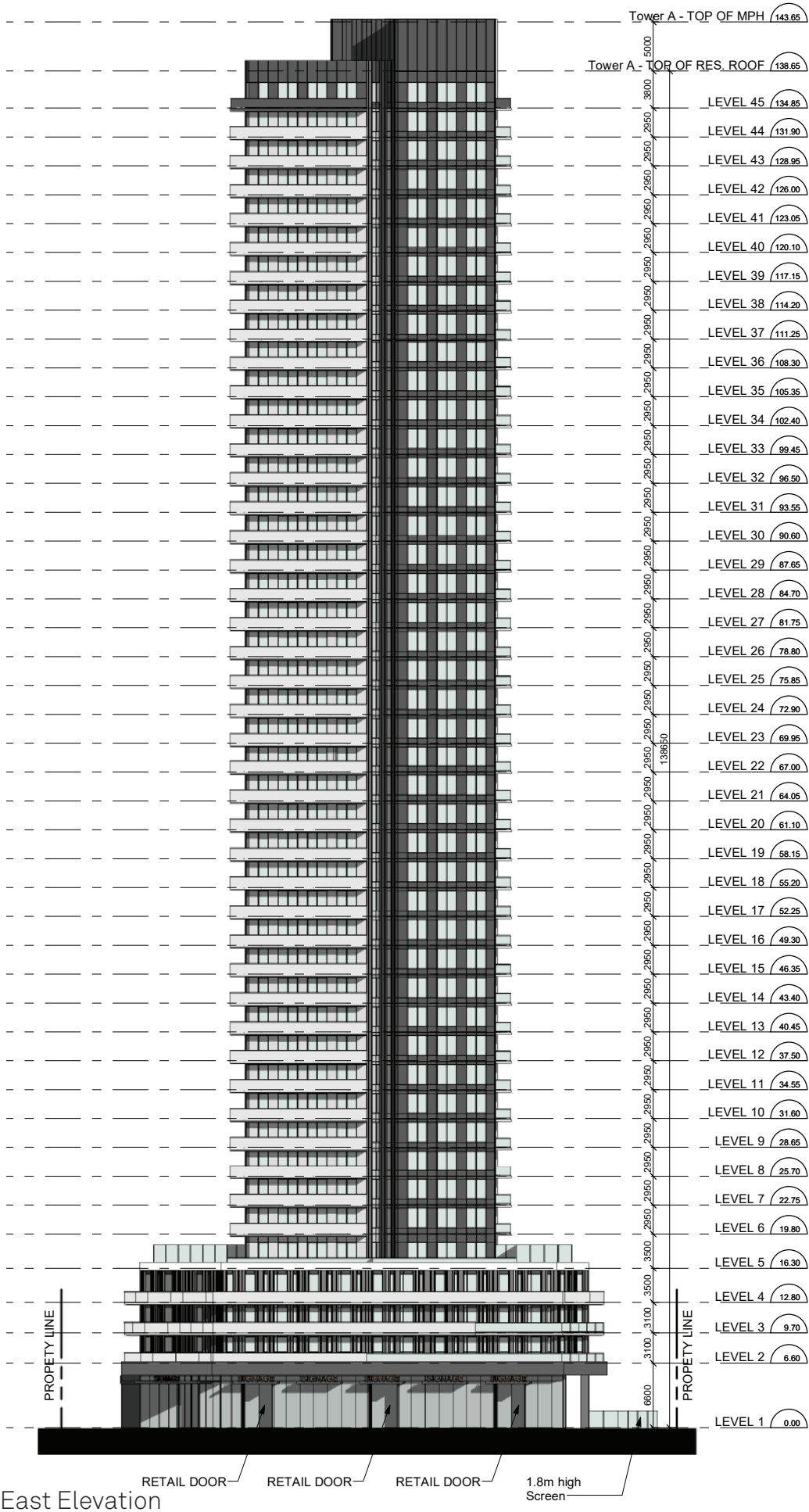




# FOUR

## ELEVATIONS

South Elevation

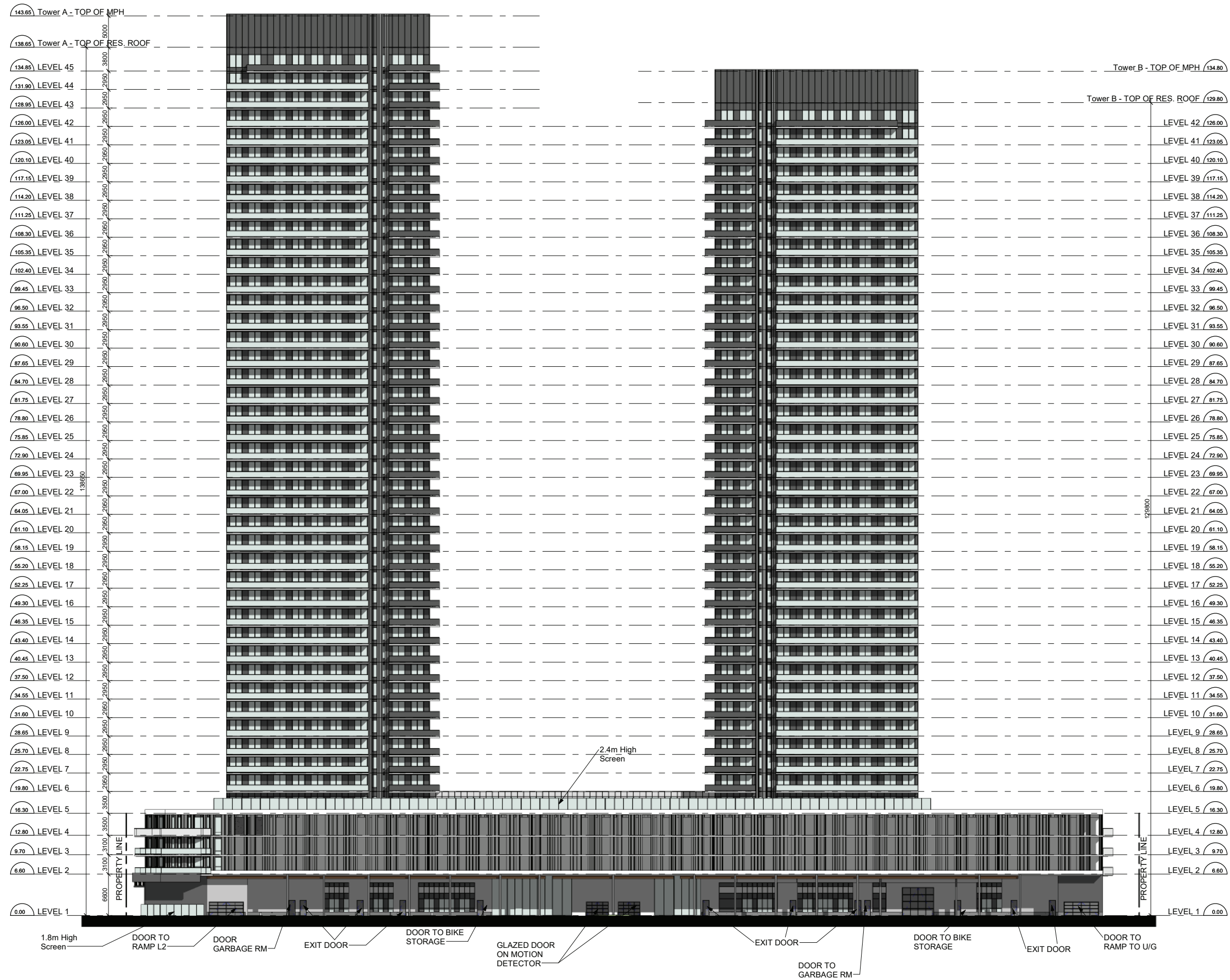


# FOUR

## ELEVATIONS

East & West Elevations





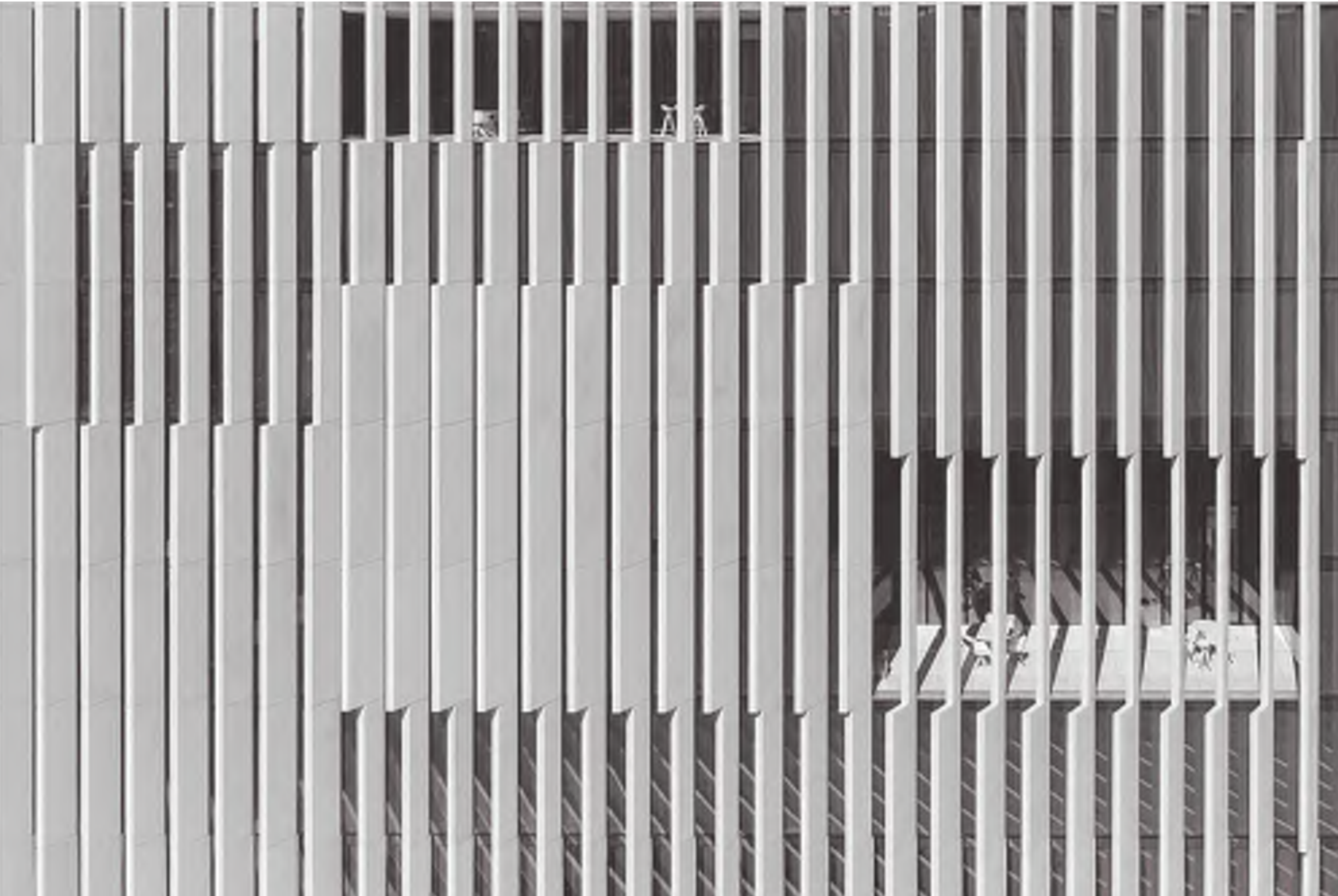
# FOUR

## ELEVATIONS

North Elevation

# FIVE

PERSPECTIVES





# FIVE

PERSPECTIVES

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# FIVE

PERSPECTIVES

---





# FIVE

PERSPECTIVES

---





# FIVE

PERSPECTIVES

---







# THANK YOU

**7540 WESTON ROAD, VAUGHAN**

Mixed-use Development



# 7818 DUFFERIN STREET

COMMITTEE OF THE WHOLE MEETING

JUNE 14th, 2021

Communication : C17  
Committee of the Whole (PM)  
June 14, 2021  
Item # 4





SITE & CONTEXT

SITE AREA (m2)	14,577
FRONTAGE (m)	
DUFFERIN STREET	142.95
CENTRE STREET	125.75

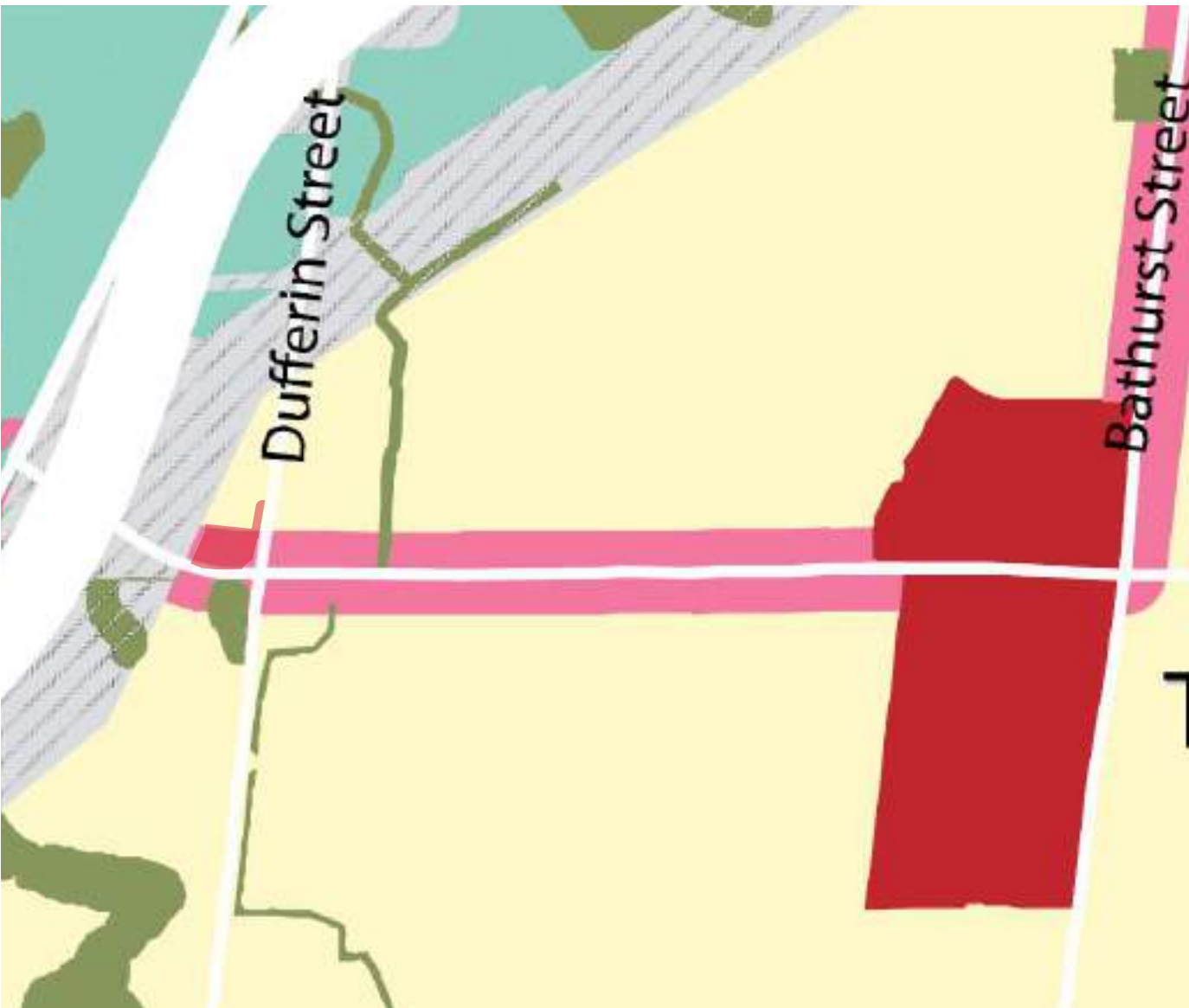


Aerial view of subject site



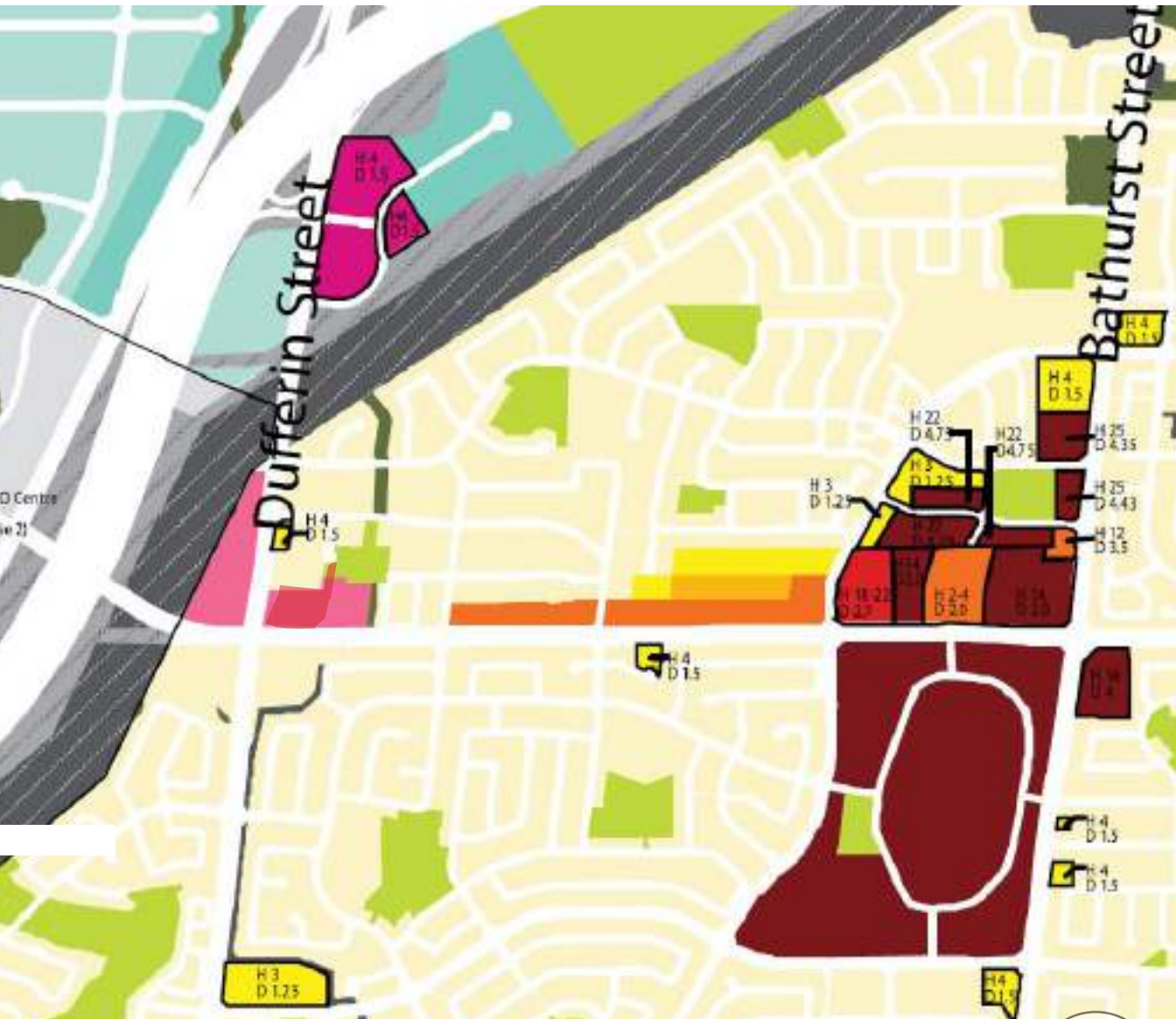
MTSA Map\_Dufferin BRT Station  
(Source: York Region MTSA MAP, March 2019)

- Urban Boundary
- Urban Growth Centre Boundary
- Stable Areas
  - Natural Areas and Countryside
  - Community Areas
  - New Community Areas
  - Employment Areas
  - Rail Facilities
- Intensification Areas
  - Vaughan Metropolitan Centre (Regional Centre)
  - Primary Centres
  - Local Centres
  - Regional Intensification Corridors
  - Regional Intensification Corridors within Employment Area
  - Primary Intensification Corridors
  - Primary Intensification Corridors within Employment Areas
- Parkway Belt West Lands
- Railway
- Subway Extension
- Proposed Subway Extension
- GO Transit Network
- Greenbelt Plan Area<sup>1</sup>
- Oak Ridges Moraine Conservation Plan Area<sup>2</sup>
- Urban Growth Centre Boundary
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary



Urban Structure Map (Source: City of Vaughan Office Plan, 2019 Office Consolidation)

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 1&4)
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area<sup>1</sup>
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary



Land Use Map (Source: City of Vaughan Office Plan, 2019 Office Consolidation)



SITE PLAN

HYDRO  
CORRIDOR

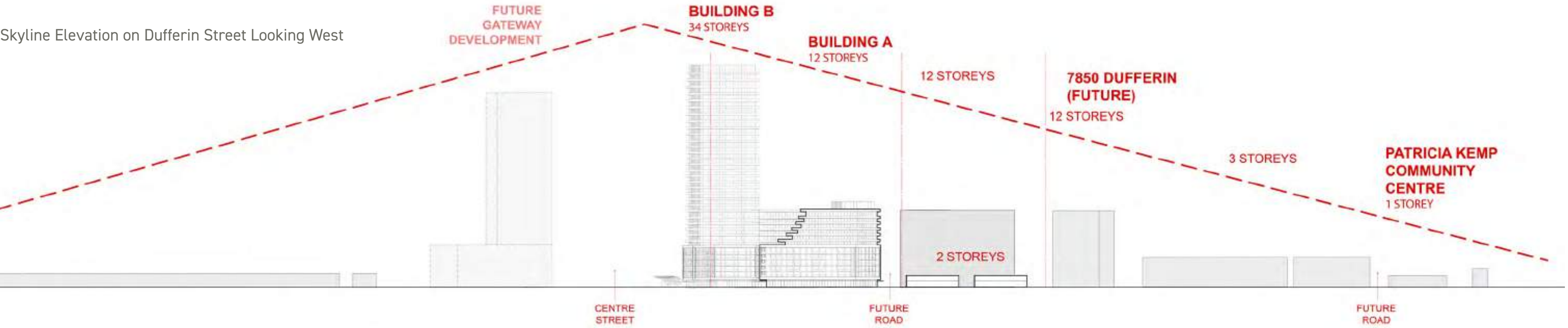


SITE AREA (m2)							
TOTAL AREA					14,577		
UNIT COUNT							
	BACH	1B	1B+D	2B	2B+D	3B	TOTAL
BUILDING A	12	66	73	0	146	0	297
BUILDING B	15	88	220	0	233	0	556
TOWNHOUSES	-	-	-	-	-	10	10
TOTAL/UNIT	27	154	293	0	379	10	863
GROSS FLOOR AREA (GFA)							
	RESIDENTIAL (m²)		NON-RES (m²)		TOTAL (m²)		
BUILDING A	23,954.15		166.50		24,120.65		
BUILDING B	44,244.98		195.37		44,440.35		
TOWNHOUSES	1,518.88		-		1,518.88		
TOTAL	69,918.01		361.87		70,279.88		
AMENITY SPACE							
						TOTAL (m²)	
TOTAL BUILDING A+B (INDOOR)						12,201.28	
TOTAL BUILDING A+B (OUTDOOR)						5,579.80	
PARKING							
TOTAL PROVIDED					731		
BICYCLE PARKING							
	LONG-TERM 0.68/UNIT		SHORT-TERM 0.68/UNIT		TOTAL		
TOTAL PROVIDED	517		104		621		
BUILDING HEIGHT (m)							
BUILDING A						39.50	
BUILDING B						105.50	
FLOOR SPACE INDEX (FSI)						4.82	



# BUILDING IN CONTEXT

Skyline Elevation on Dufferin Street Looking West



Aerial View Looking North-West

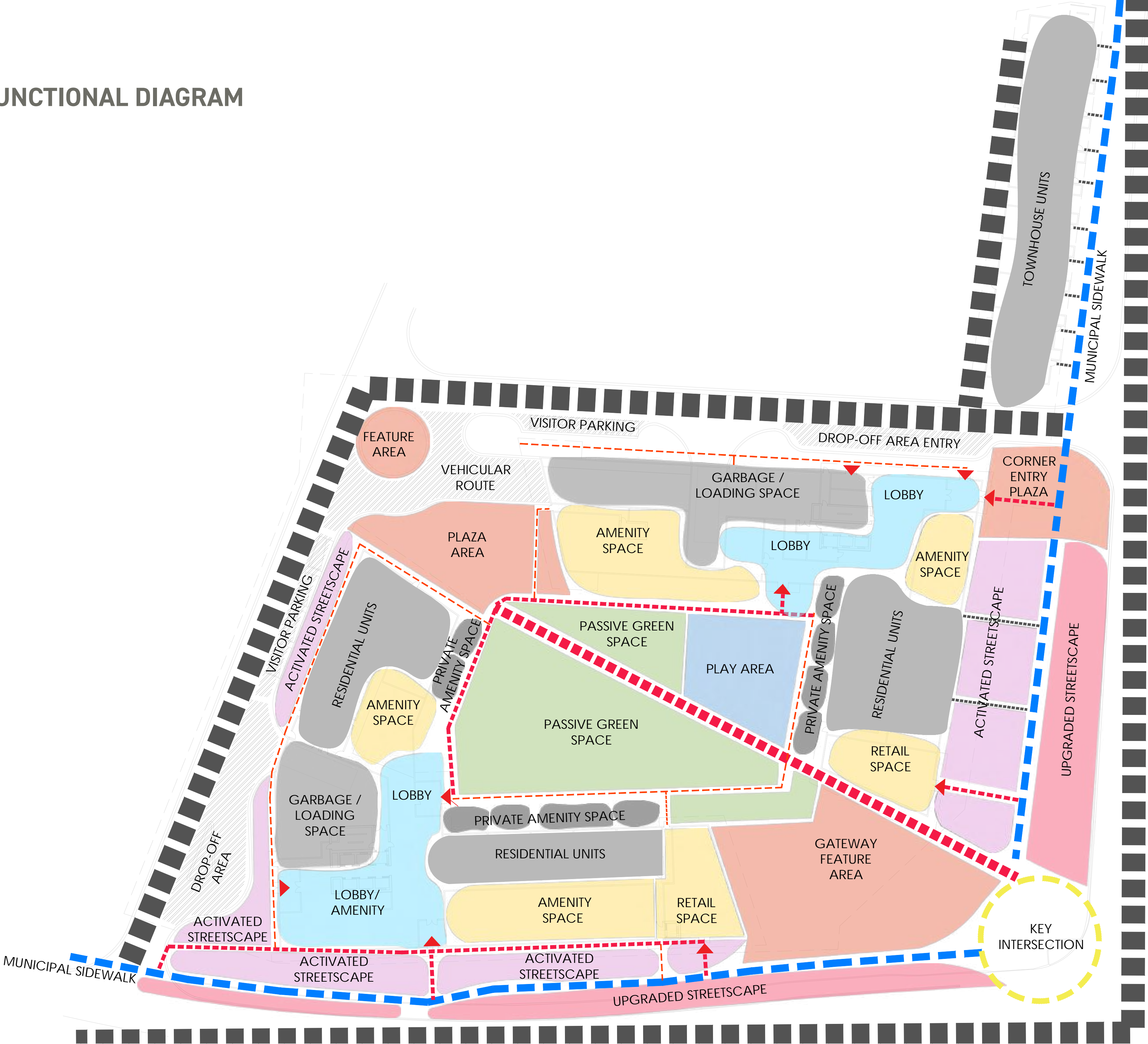


GROUND FLOOR PLAN



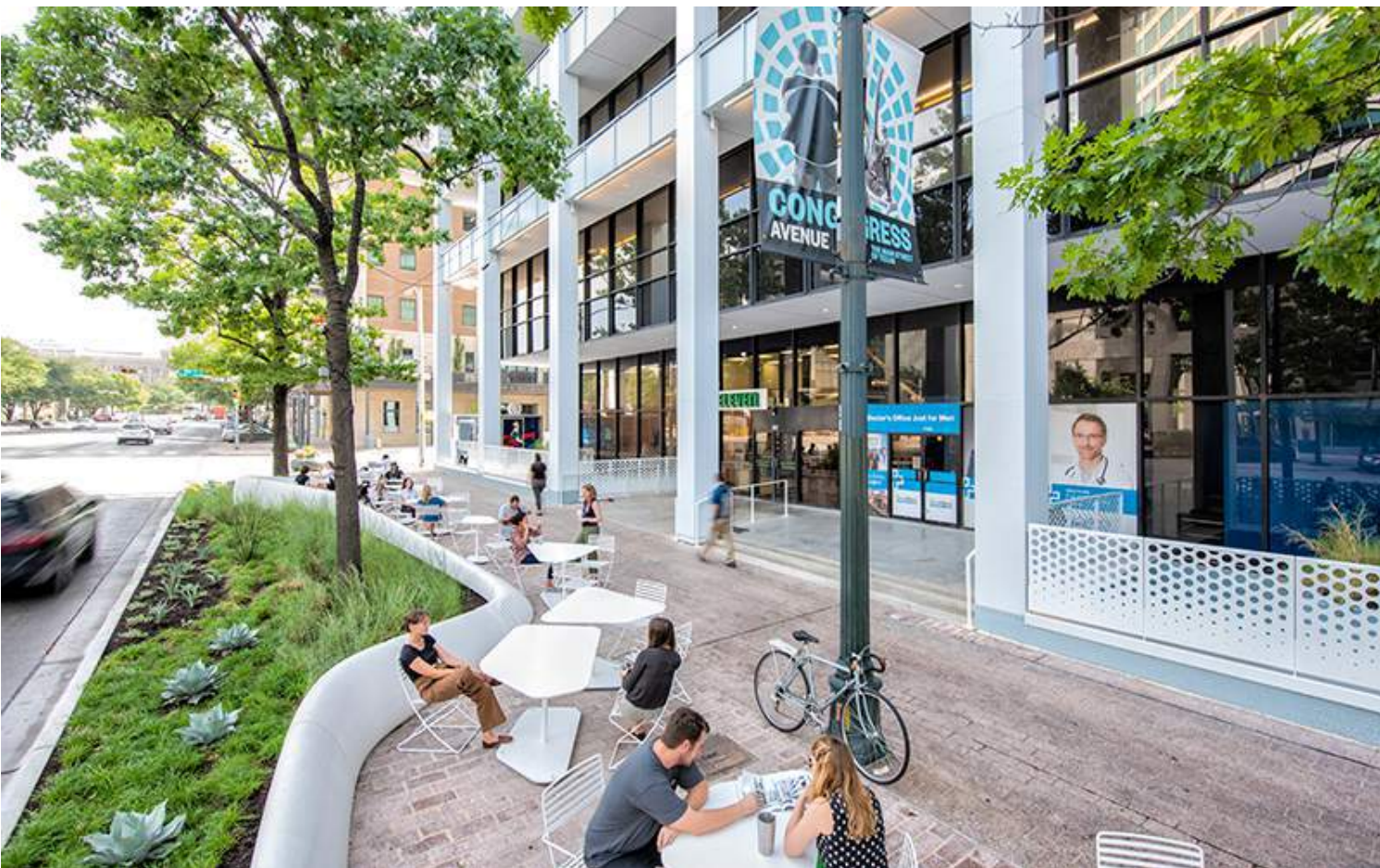


FUNCTIONAL DIAGRAM





PUBLIC SQUARE



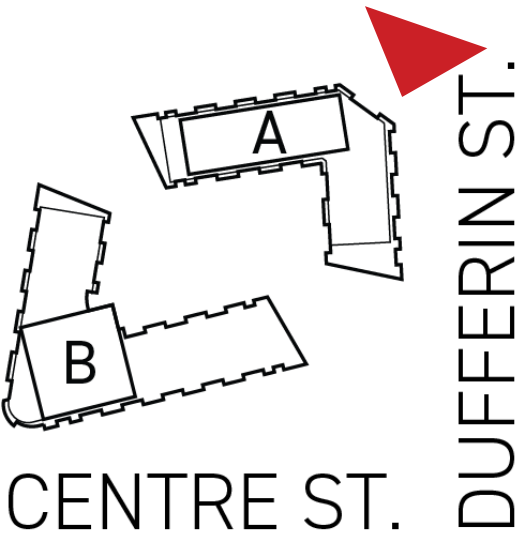


BUILDING IN CONTEXT



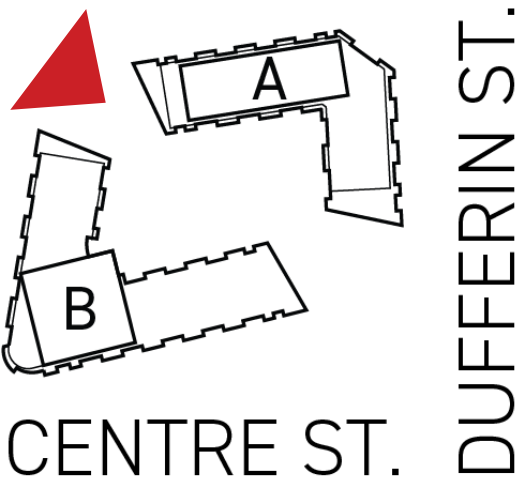


BUILDING IN CONTEXT



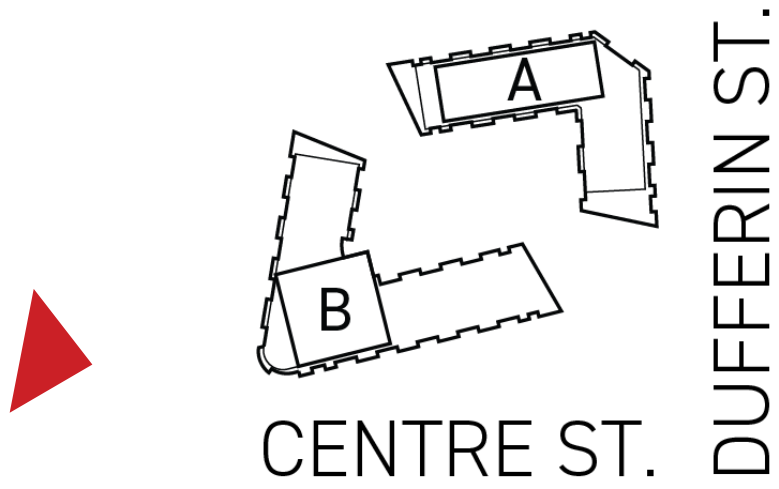


BUILDING IN CONTEXT



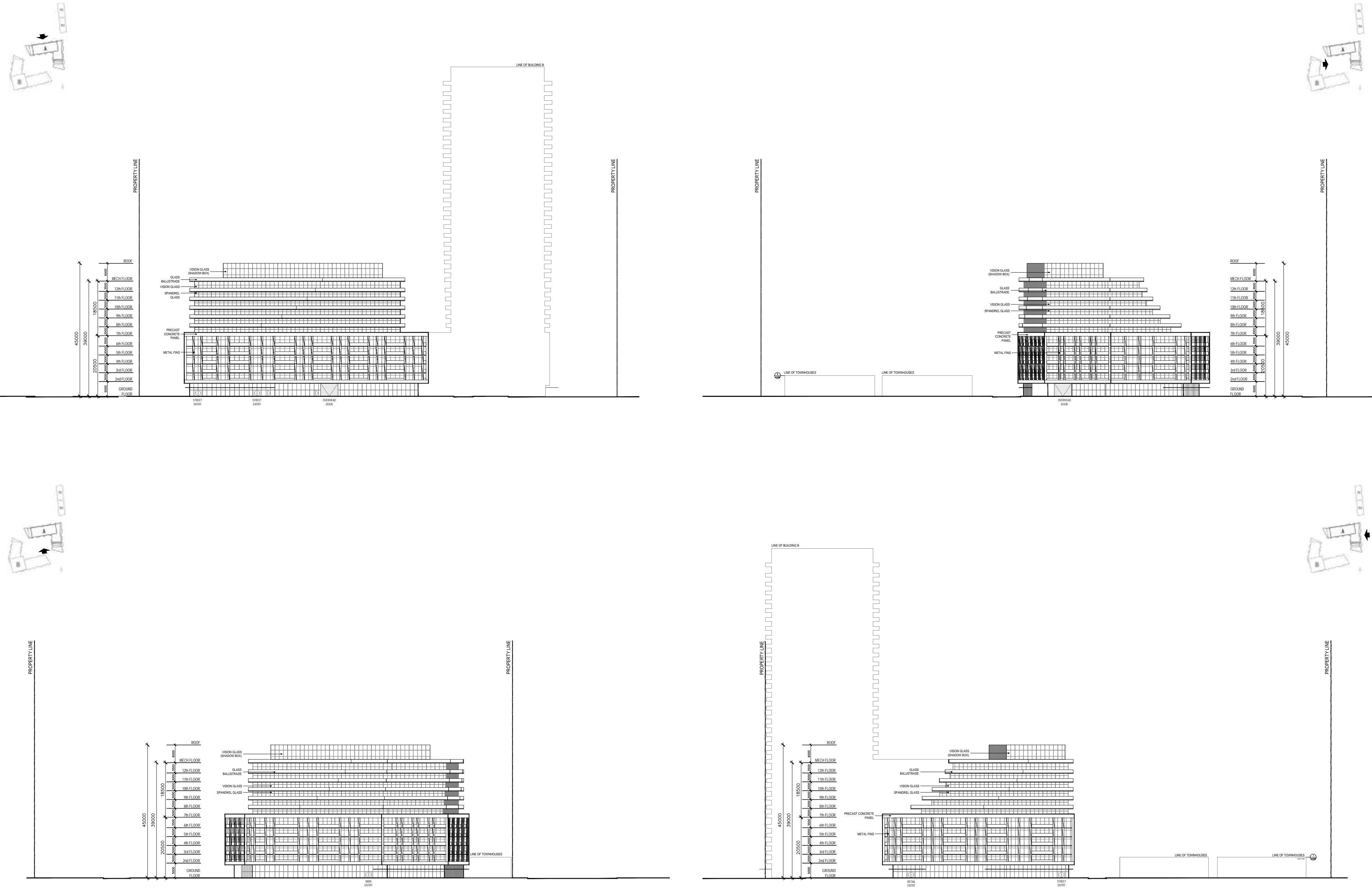


BUILDING IN CONTEXT



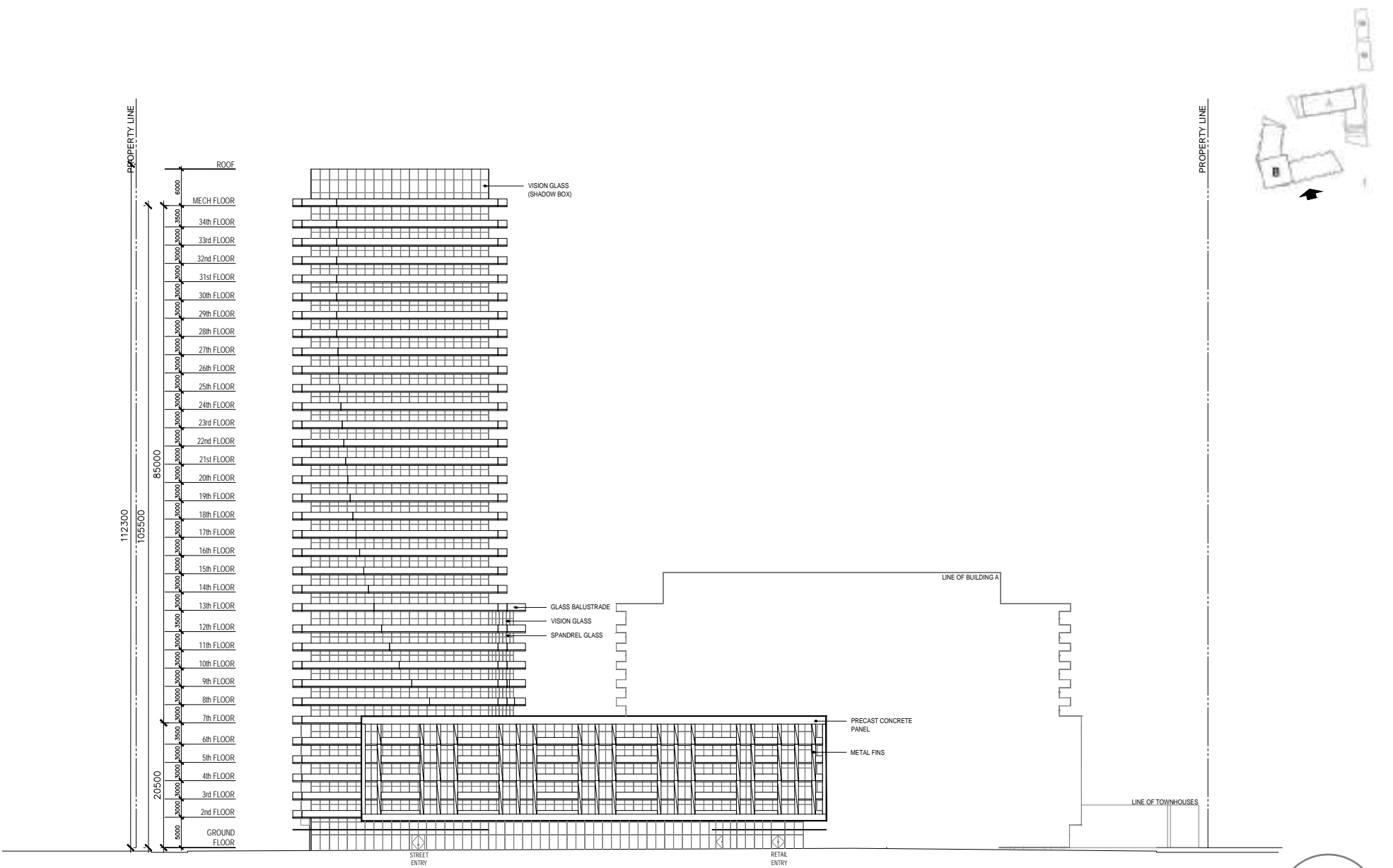
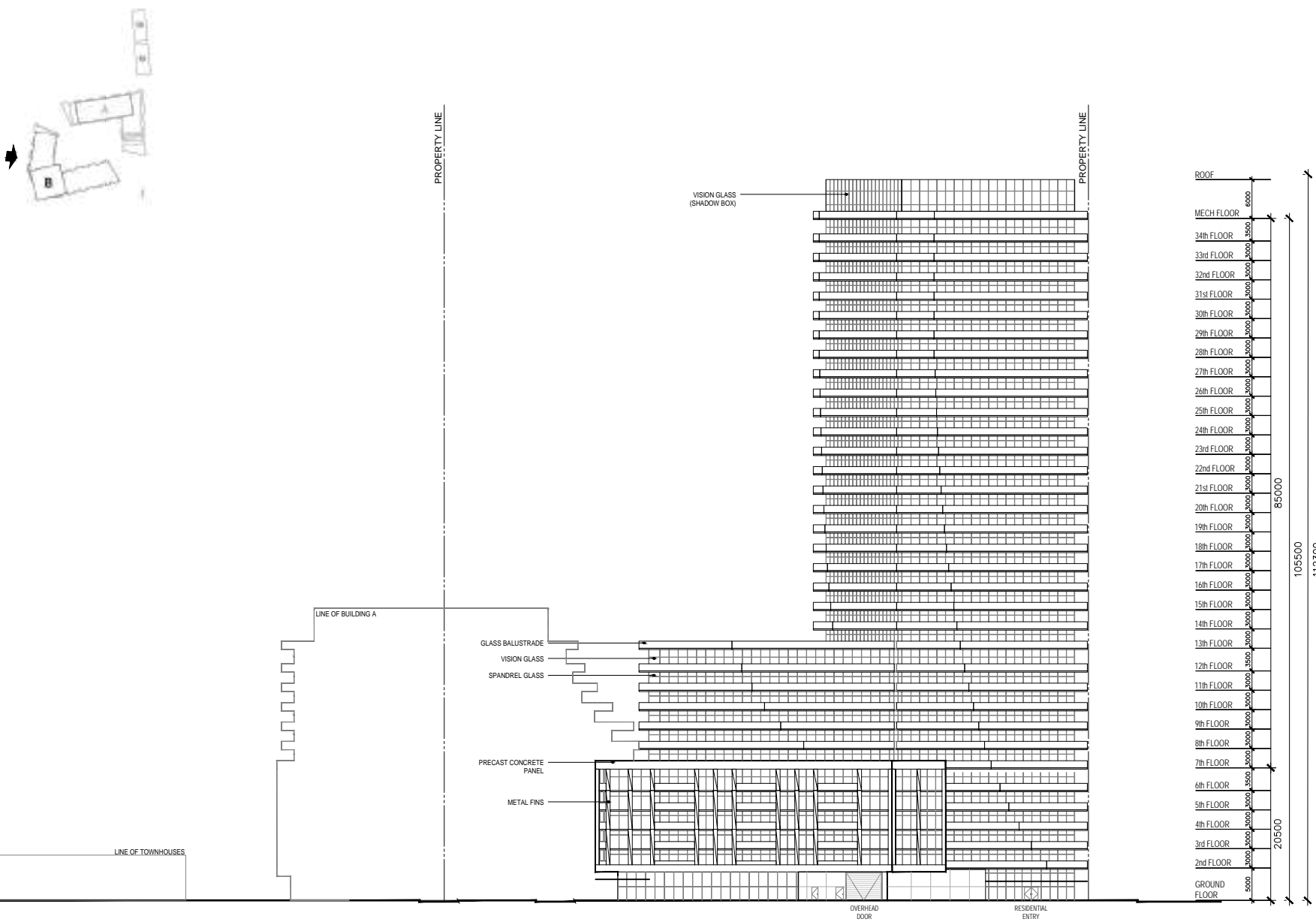
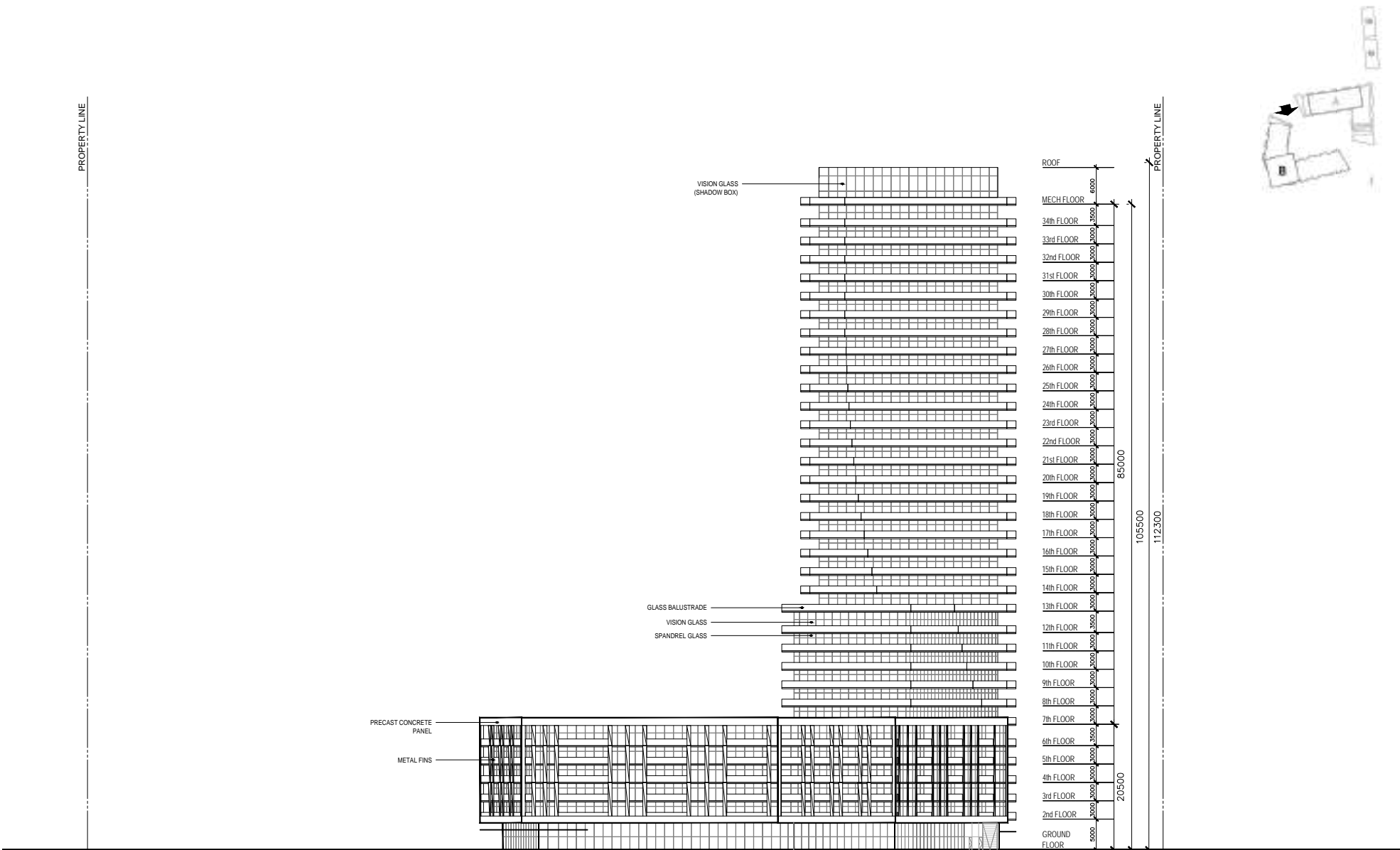
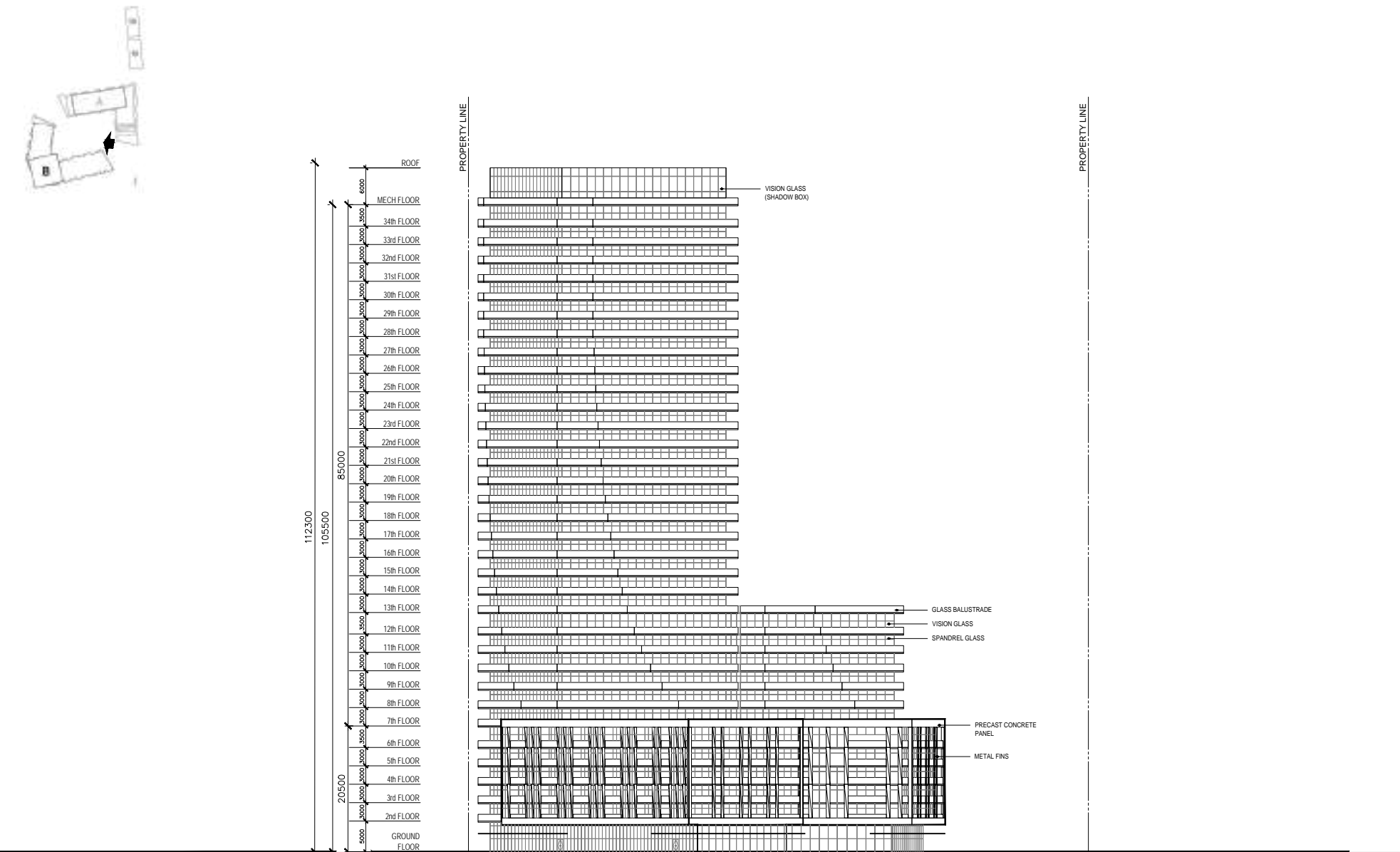


ELEVATIONS



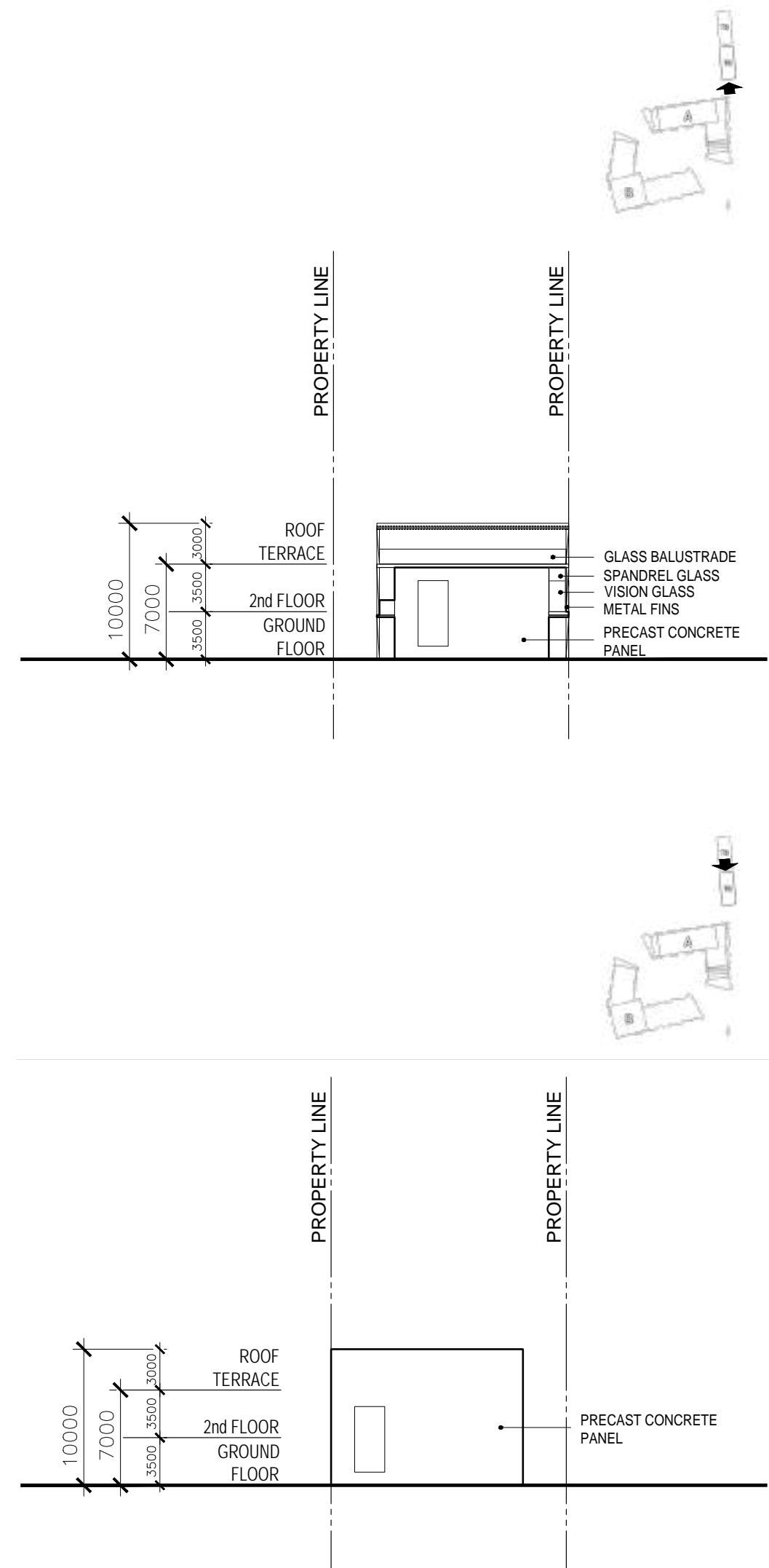
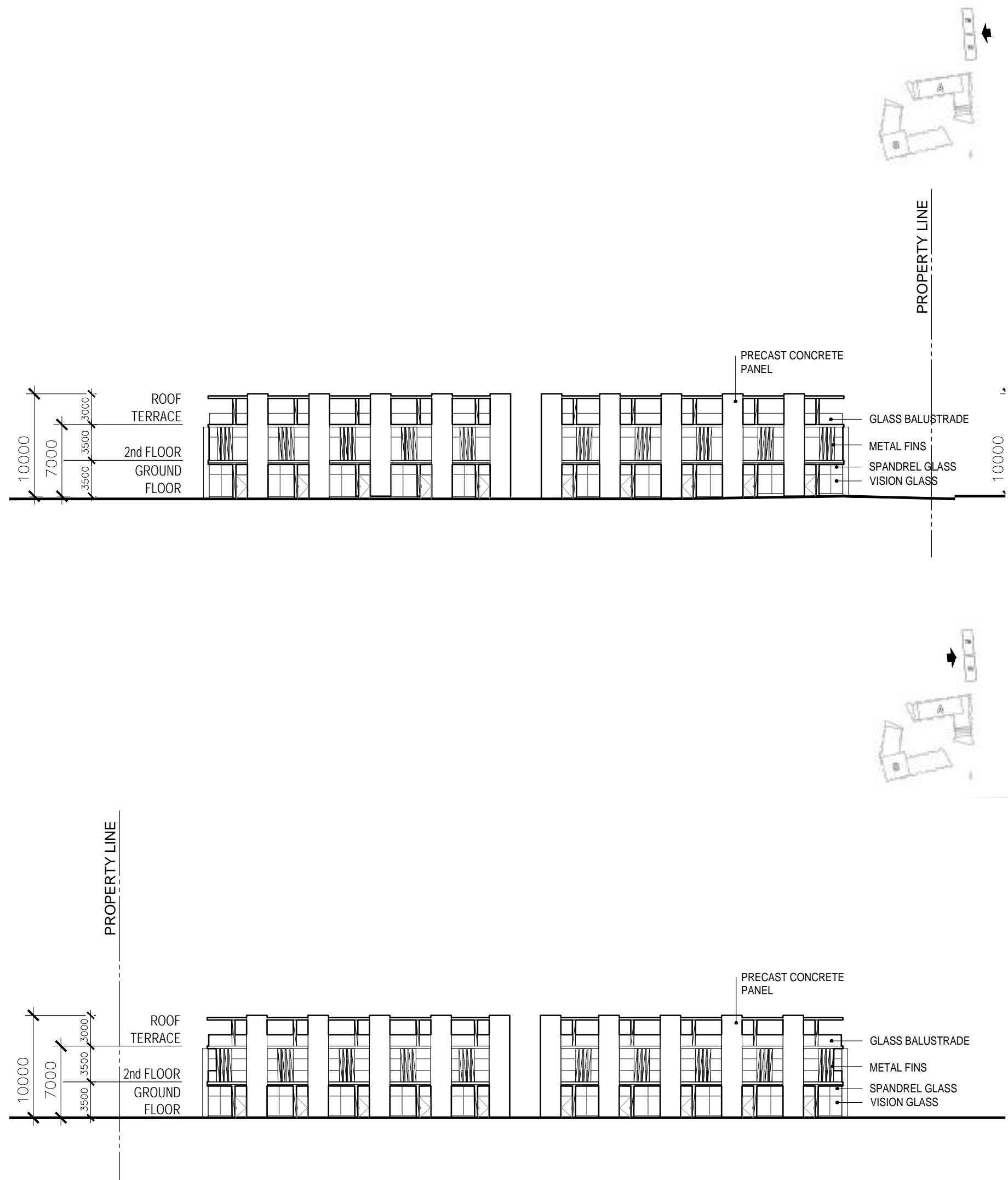


ELEVATIONS





ELEVATIONS





SHADOW STUDIES

7818 DUFFERIN NEW NET SHADOW  
7850 DUFFERIN NET SHADOW  
EXISTING SHADOW



March 21<sup>st</sup> 9:18am



March 21<sup>st</sup> 10:18am



June 21<sup>st</sup> 9:18am



June 21<sup>st</sup> 10:18am



March 21<sup>st</sup> 11:18am



March 21<sup>st</sup> 12:18pm



June 21<sup>st</sup> 11:18am



June 21<sup>st</sup> 12:18pm



March 21<sup>st</sup> 1:18pm



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June 21<sup>st</sup> 6:18pm



SHADOW STUDIES

7818 DUFFERIN NEW NET SHADOW  
7850 DUFFERIN NET SHADOW  
EXISTING SHADOW



September 21<sup>st</sup> 9:18am



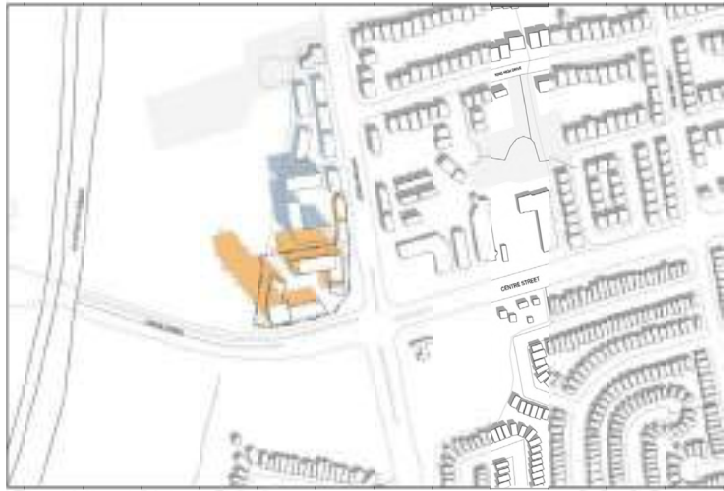
September 21<sup>st</sup> 10:18am



December 21<sup>st</sup> 9:18am



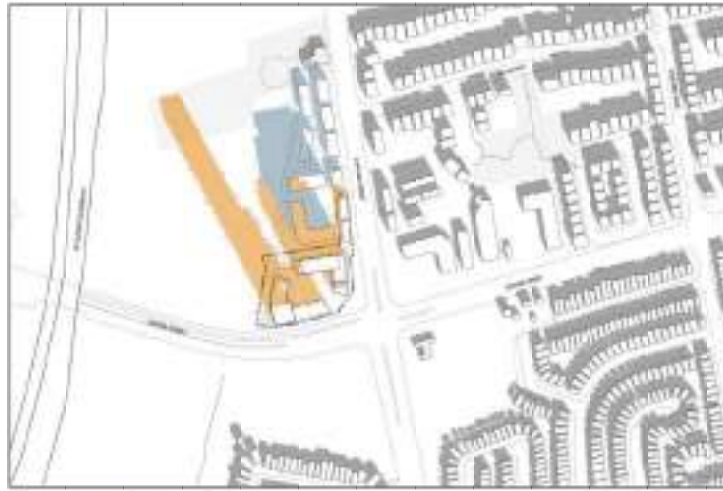
December 21<sup>st</sup> 10:18am



September 21<sup>st</sup> 11:18am



September 21<sup>st</sup> 12:18pm



December 21<sup>st</sup> 11:18am



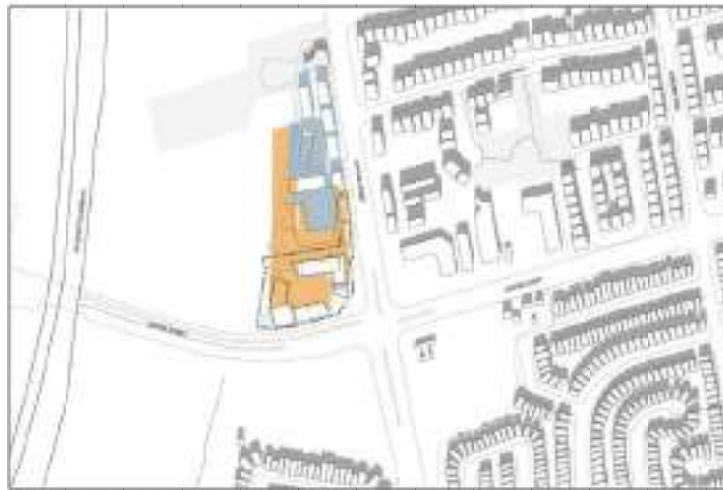
December 21<sup>st</sup> 12:18pm



September 21<sup>st</sup> 1:18pm



September 21<sup>st</sup> 2:18pm



December 21<sup>st</sup> 1:18pm



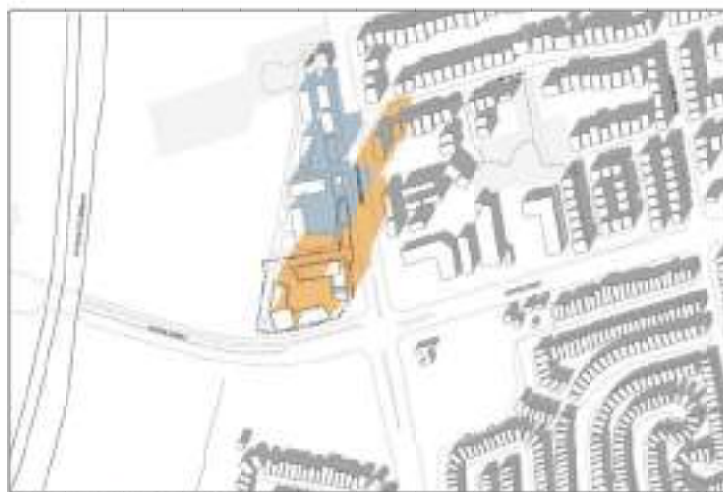
December 21<sup>st</sup> 2:18pm



September 21<sup>st</sup> 3:18pm



September 21<sup>st</sup> 4:18pm



December 21<sup>st</sup> 3:18pm



December 21<sup>st</sup> 4:18pm



September 21<sup>st</sup> 5:18pm



September 21<sup>st</sup> 6:18pm



December 21<sup>st</sup> 5:18pm



December 21<sup>st</sup> 6:18pm







CITY OF VAUGHAN  
OFFICE OF CITY CLERK  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN, ON L6A 1T1

MAY 30<sup>TH</sup>, 2021

**RE: 7818 DUFFERIN STREET- CONCESSION 3 PART OF LOT # 6**

Thank you for bringing to my attention to this application in respect to the above subject land.

It is my honest opinion that the amendment to the zoning by-law should not be granted to facilitate the building of a 34 storey high rise building on that parcel of land. This will interfere with the aesthetics of the surrounding area. This is quite clear from the diagram shown.

The 12 storey mixed-used building and the 2 storey townhouse blocks is quite reasonable. Those will tie-in smoothly with the town houses on the east side of Dufferin Street, south of King High.

Furthermore, building such a tower will bring a high amount of traffic, especially vehicular to this already high traffic area. It is a nightmare already at rush hour for us residents in this area. We do not wish for a "Down-town Toronto neighborhood", that is why we choose Vaughan. Please let some sanity prevail and deny this 34 storey high rise building application. Thank you.

Regards,



Umrow Doodnauth

■ Fairfax Court,  
Thornhill, ON L4J 7S1

■

■



# 325 Woodbridge Avenue

File Number: Z.21.007

Communication : C 19  
Committee of the Whole (PM)  
June 14, 2021  
Item # 1



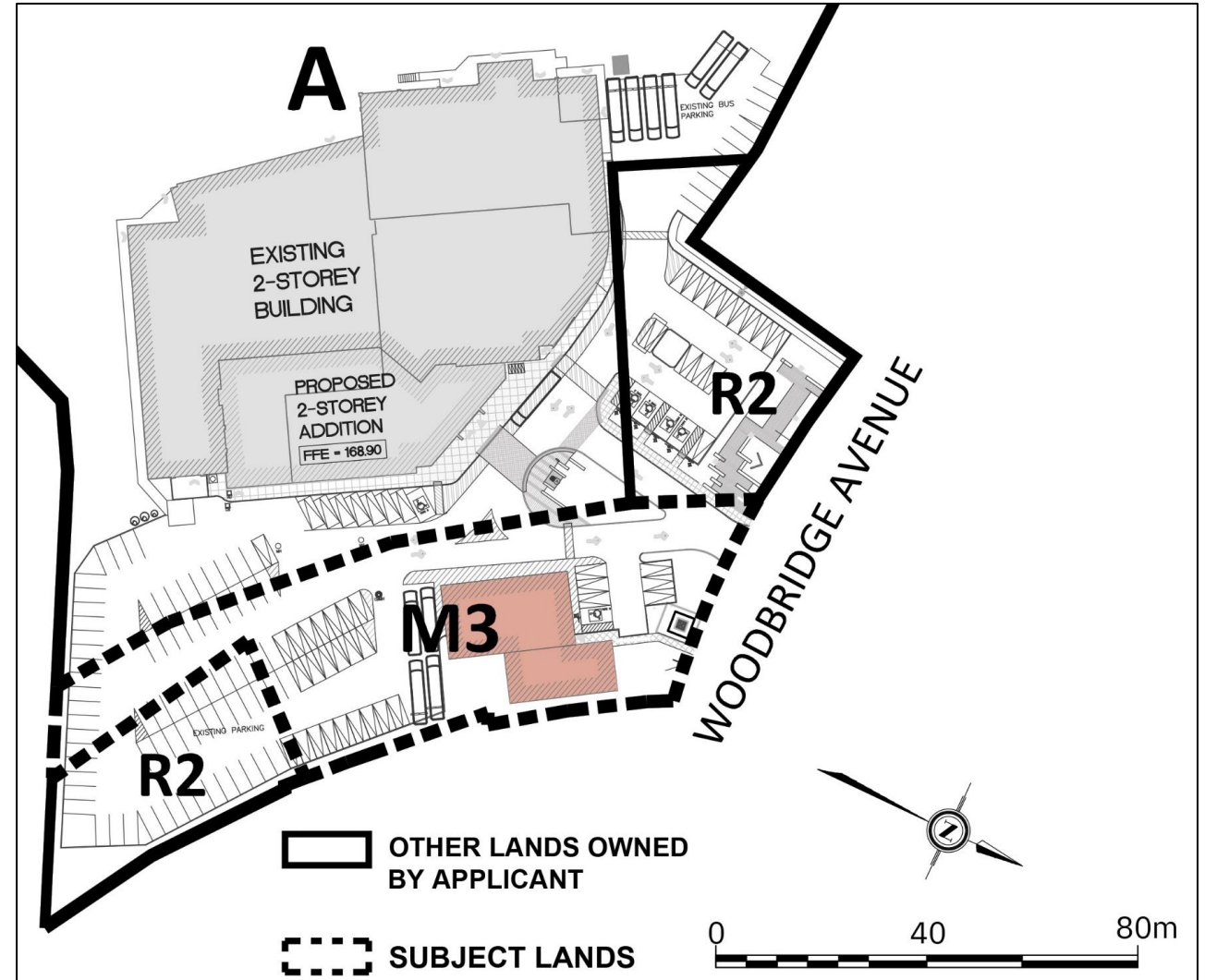
Toronto District Christian High School

June 14, 2021 presentation by: Steven McIntyre, Malone Given Parsons Ltd.



## Zoning By-law Amendment

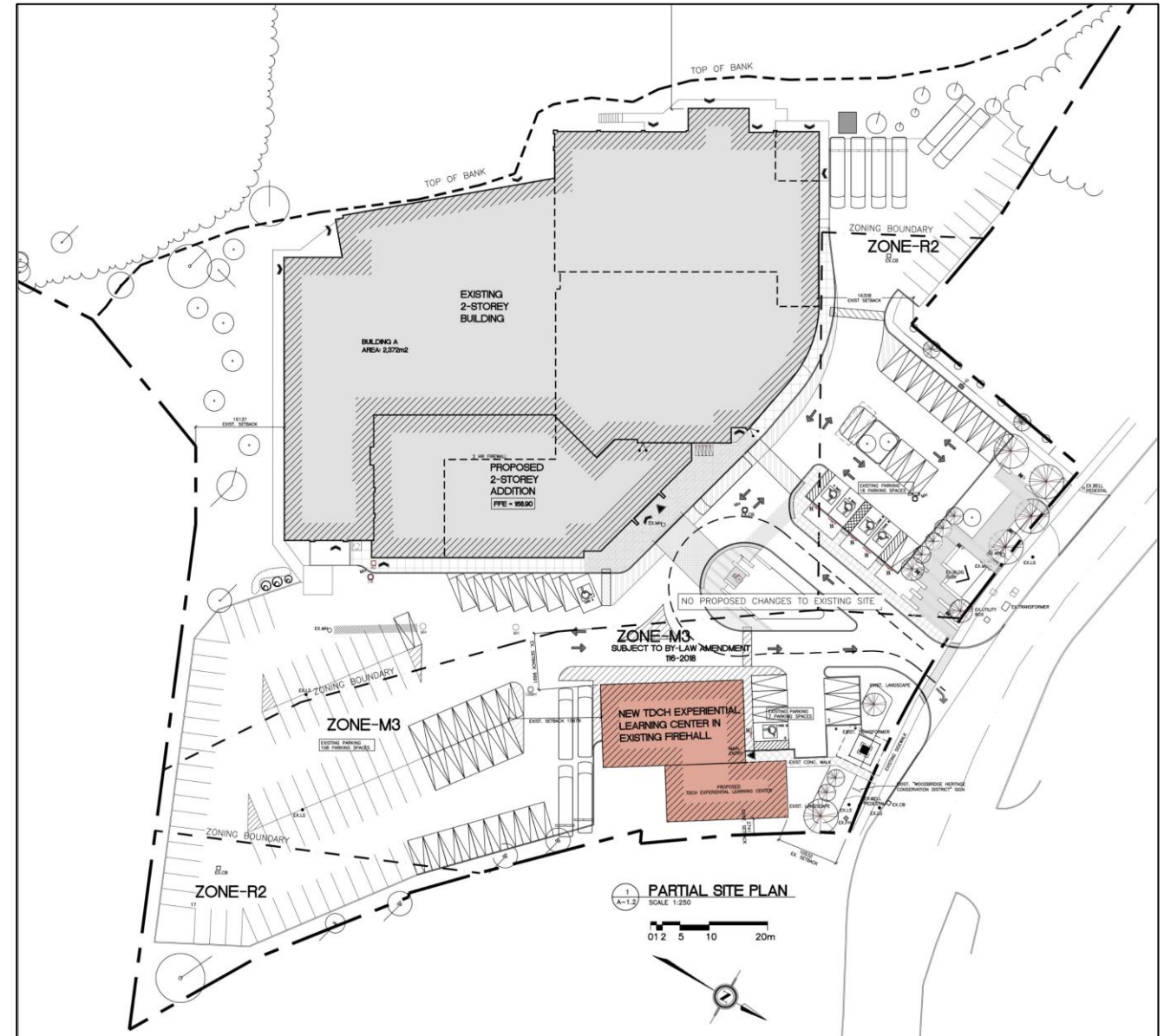
- Add “Accessory Retail Use” to the permitted uses in current M3 Industrial Zone.
- To permit a Thrift Store operated by school & co-op students:
  - within the former fire-hall now owned by the school
  - no exterior changes proposed to building or site
  - work experience and volunteer hours for students





## Parking

- Sufficient parking on site:
  - 137 parking spaces required
  - 143 provided.





## Surrounding Uses

- **Accessory retail use is compatible with surrounding area.**
- **Ancillary Commercial Uses permitted by the Secondary Plan**
- **Amendment consistent with intent and requirements of Provincial, Regional and Municipal policies, and represents good planning.**





# 325 Woodbridge Avenue

File Number: Z.21.007



Toronto District Christian High School

June 14, 2021 presentation by: Steven McIntyre, Malone Given Parsons Ltd.