

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022**COMMUNICATIONS**

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022

COMMUNICATIONS

<u>Distributed May 27, 2022</u>		<u>Item No.</u>
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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 30, 2022**COMMUNICATIONS**

<u>Distributed May 27, 2022</u>	<u>Item No.</u>
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C32. Daniel Hempstead, Glen Shields/Bob O'Link resident, Vaughan, dated May 27, 2022	4
C33. Christos, Argyro, Jim, Peter and Chris Kotsalis, Glen Shields Avenue, Vaughan, dated May 27, 2022	4
C34. Vlad, Olga, Anna and Katherine German, Point O'Woods Drive, Concord, dated May 27, 2022	4
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May 30, 2022

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, May 13, 2022 1:35 PM
To: Assunta Ferrante
Subject: FW: [External] Glen Shields proposed building DA 21.072

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Anna Petrisano [REDACTED]
Sent: Friday, May 13, 2022 1:31 PM
To: Clerks@vaughan.ca
Subject: [External] Glen Shields proposed building DA 21.072

Recently received this Letter about the building, this is absolutely a horrible idea, how can you allow a beautiful subdivision to be ruined by erecting 2 huge apartment buildings in the middle of a low-rise residential area. Nowhere in Vaughan would you allow this to happen, zoning MUST prohibit it.

We purchased our home because we enjoyed the convenience of the plaza with doctors , pharmacy, convenience store in our neighborhood. STOP THIS APPROVAL. We, and all our neighbours will be at the meeting, SHOUTING LOUDLY.

Anna Petrisano. A Taxpayer.

May 30, 2022

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, May 16, 2022 9:03 AM
To: Assunta Ferrante
Subject: FW: [External] RE: Notice of Public Meeting - Monday, May 30, 2022 at 7.00 pm

Follow Up Flag: Follow up
Flag Status: Flagged

From: Niru Devani [REDACTED]
Sent: Sunday, May 15, 2022 6:05 PM
To: Clerks@vaughan.ca
Subject: [External] RE: Notice of Public Meeting - Monday, May 30, 2022 at 7.00 pm

COMMITTEE OF THE WHOLE
Official Plan Amendment File OP.21.030
Zoning By-law Amendment File Z.21.058

I am a resident of Glen Shields Avenue area for the past 36 years. Unfortunately, I am out of the country and unable to attend the Public Meeting. However, I wish to make the following comments in connection with the above referenced Planning Application.

1. When we moved into this area, we had been attracted toward the whole neighborhood being single family homes. With this application, the developer is trying to change the nature and composition of the Glen Shields community. This is very disturbing to me and I am sure the residents.
2. I am sure the developer has hired consultants to carry out various studies including traffic, noise, etc. The studies, having paid for by the developer, may be biased in favor of the developer. There are only two points of egress to Dufferin Street. With the proposed development, there is going to be a considerable increase in traffic volumes and the associated noise. This is a big concern for me.
3. There are Public and Catholic schools in the immediate area of the proposed development and **SAFETY OF THE SCHOOL children** is a major concern.
4. The proposed development is going to have a big impact on the exiting property values.
5. The loss of the existing pharmacy which most of the residents including seniors rely on is going to have an impact on the residents.
6. A small grocery store with **inflated** prices is not going to be of much use to the residents. This should NOT be projected as a positive part of the proposed development, especially for seniors living on a limited income.
7. When the powers to be make a decision on this proposed development, ask yourselves how your decision would be made **IF** you were living in the Glen Shields community.

Thank you,

N. Devani

■ Cherry Hills Road

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, May 17, 2022 4:00 PM
To: Assunta Ferrante
Subject: FW: [External] Office of the City Clerk - Development of Mixed Use Residential Building (Glenshields)

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

From: Brian J. Charles [REDACTED]
Sent: Tuesday, May 17, 2022 3:37 PM
To: Clerks@vaughan.ca
Subject: [External] Office of the City Clerk - Development of Mixed Use Residential Building (Glenshields)

To whom it may concern,

I just received and reviewed a submission of application to build a mixed-use residential building in the Glenshields area. I was saddened that there was a submission to the City of Vaughan to redevelop the existing community mall.

I have been a resident of the Glenshields community since 1992. I was attracted to this community because it is multi-cultural and creates a sense of community. Our street has block parties every summer where we come together to share our friendship. I was also pleased of the strip mall along Glenshields. It contained small businesses where we communicated on a first name bases. We have also been clients with Glenshields Pharmacy since 1992 where they actually know our families. We can actually walk to the pharmacy due to the proximity.

This new proposal will change the neighbourhood dramatically in a negative way:

- a) The height of the new complex will be overbearing and will take away the residential appeal
- b) The density of this development will increase traffic congestion and most of all safety of families and children walking the neighbourhood
- c) This development will take away from the visibility of trees and parks etc.
- d) We believe this development will impact the value of our residential homes in a negative way
- e) Besides traffic congestion, we are concerned of the speed of vehicles especially near the elementary schools
- f) Glenshields and Dufferin intersection will incur more traffic Jams and gridlock for drivers wanting to drive to/from work. This also includes the left turn signal coming off Dufferin (Northbound) and driving onto Glenshields going westbound

We hope you will take our comments into consideration and in hopes that you will not approve this proposed development. We believe certain developments are not meant to be.

Regards,

Brian Charles

Assunta Ferrante

Subject: FW: [External] Public meeting - applicant 1494096

COMMUNICATION C4.

ITEM NO. 4

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

May 30, 2022

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

From: [REDACTED]

Sent: Tuesday, May 17, 2022 11:45 PM

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

Cc: Access Vaughan - VOL <accessvaughan@vaughan.ca>; Kemi Apanisile <Kemi.Apanisile@vaughan.ca>

Subject: [External] Public meeting - applicant 1494096

Re: Official Plan Amendment File OP.21.030

Zoning By-law Amendment File Z.21.058

Attn.: Nancy Tuckett, Director of Development Planning

Todd Coles, City Clerk

I hope people show up to the public meetings, as unfortunately we are away on holiday and can't attend. We have been residents in Glen Shields since January 1981. Our children grew up playing in the park and attending the schools.

The proposed major digging [underground parking? for how many vehicles?] and construction will be a horrible disruption, with constant mess, heavy traffic and heavy vehicles for a very long time, a huge disservice and inconvenience to everyone in this quiet neighbourhood.

There is only one road in and through and out of Glen Shields - to have it constantly traveled by additional large vehicles is not even imaginable. School buses servicing 2 schools and parent's cars already have challenges parking and maneuvering, without having additional, large construction vehicles traveling the same, and only, route.

The adjacent parkland will undoubtedly suffer from the construction phase dust and debris and will be irreparably changed to accommodate such a large development.

Having an additional 200 residential units plus retail and other facilities in such a small area sounds like a nightmare of additional traffic and cars, delivery trucks, shoppers, visitors to childcare and seniors facilities, etc, etc.

We sincerely hope that the planning department and council do not allow a project of this size and scope in our community.

Elle Rosenberg and family

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, May 17, 2022 9:28 AM
To: Assunta Ferrante
Subject: FW: [External] 8270, 8274 & 8286 Islington Ave

Follow Up Flag: Follow up
Flag Status: Flagged

COMMUNICATION C5.

ITEM NO. 3

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

May 30, 2022

From: Lisa Melatti [REDACTED]
Sent: Monday, May 16, 2022 7:15 PM
To: Clerks@vaughan.ca
Subject: [External] 8270, 8274 & 8286 Islington Ave

Official Plan Amendment file OP.22.003

Zoning By-Law Amendment file Z.22.005

I live in [REDACTED] Islington Ave, & I am so AGAINST this official planning of a permit to develop a 7 storey residential building. This is the oldest part of Woodbridge & adding more condominiums does not sit well with me. I totally oppose of this & would like to voice my opinion & thoughts against the building of such.

I wish to be notified of the decision

Thank you
Lisa Melatti
[REDACTED]

From: Erica Peterson [REDACTED]
Sent: Friday, May 20, 2022 7:12 PM
To: Clerks@vaughan.ca
Subject: [External] I support the proposed redevelopment at 80 Glen Shields

Hello,

I've seen some recent petitions against a proposed redevelopment of the 80 Glen Shields shopping plaza, to accommodate a 9-storey and 7-storey tower with residences and shopping. I won't be able to attend the public meeting, but I would like to voice my support for this redevelopment, and for any other development that increases density. Housing is unaffordable for too many in the GTA, and we will only solve this problem by increasing the supply of housing to meet demand. I live in the neighboring Brownridge area, and I welcome similar developments there. We cannot allow a desire to maintain existing neighborhood character to perpetuate the housing shortage in the GTA, which is actively harming those who are not lucky enough to already live here.

Thank you,

Erica Peterson
(Brownridge)

From: Margie D'Amata [REDACTED]
Sent: Tuesday, May 24, 2022 9:16 AM
To: Clerks@vaughan.ca; Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External] 80 Glen Shields Ave Plaza

Hello,

I'm a resident of [REDACTED] Glen Shields Ave and I'm writing in protest of the new development for the Plaza.

All the residents of Glen Shields Ave are against the new development and we are looking for our representatives to assist the people that have voted for you to halt the proposed development immediately.

Although, a updated and refreshed plaza is absolutely in need, the building of an apartment complex is absolutely outside of what the neighbourhood needs or is in line with the community.

Since you are elected officials and are elected to represent your constituents, your attention to this matter is required and required to be taken seriously.

The community of Glen Shields have made their voices heard via the Rate Payers Association, petitions, email or vocally.

It is your turn to represent the people accordingly.

The Plaza should be refreshed to include a pharmacy, a daycare, hair salon, mini mart etc.

These are all in line with what the community needs.

The community does not need an apartment building in that area.

I expect a response to this email as the elected representatives.

I expect to understand where you stand since my vote and the votes of the community will align with your position on this development and your active opposition to the proposed development.

Regards,
Margie D'Amata
[REDACTED]

Communication : C 8
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 3

From: Maria Mulé <maria-sartori@hotmail.com>

Sent: Tuesday, May 17, 2022 12:49 PM

Subject: [External] proposed zoning

To whom it may concern,

My name is Maria Mule, owner of Vero Boutique Building, 303-8302 Islington Avenue, L4L 0E6. I am writing to appeal against official plan amendment file OP.22.003, and zoning by-law amendment file Z.22.005, 8274-8286 Islington Ave Inc.

Sincerely,

Maria Mule

Communication : C 9
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Taavo Rosenberg [REDACTED]
Sent: Wednesday, May 18, 2022 5:30 PM
To: Clerks@vaughan.ca
Subject: [External] Applicant: 1494096 Ontario Inc

Official Plan Amendment File OP.21.030
Zoning By-law Amendment File Z.21.058

On behalf of all of the Glen Shields residents that I've connected and spoken with, we are definitely against the demolition of the Glen Shields Plaza at 80 Glen Shields Ave. We don't support the new development of a 7 and 9-story mixed use residential building. The increase in traffic/congestion to the already slow moving avenue is not favourable to us. It's also troublesome to imagine the complication of no longer having an available parking lot in which to park anymore. We dealt with this same problem about 20 years ago and we felt the same way about it ever since then. Also there are claims of the areas property being de-valued as a result of it. Buildings of the proposed height of 7 and 9-stories are too large/tall to be so close to Glen Shields Park. We believe that they would lead to the de-valueing of the park going experience. The park has been deemed a "Treasure" and our Ward 5 Councillor Allan Shefman has called it "The best park in the city!"

Sincerely, life long resident of Glen Shields, Taavo Rosenberg

Communication : C 10
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Andy Iori [REDACTED]
Sent: Thursday, May 19, 2022 10:30 PM
To: Clerks@vaughan.ca
Cc: Kemi Apanisile <Kemi.Apanisile@vaughan.ca>
Subject: [External] Files OP.21.030. Z.21.058 and DA21.072

To the "In Charge " of this proposed project

I have attempted to call the city on this above subject a number of times only to get passed around and held on hold.

In any case I would like to express my concerns on this subject

I am not a town planner or have any experience in this area, however I see some obvious concerns to this proposal.

The development seems to come right up to the sidewalk with little or no set back, not in keeping with the remaining structures on Glen Shields

There is only one access to the rear of the project, is this in line with the fire code, has the fire department signed off on this?

The access road way to the underground parking appears to be very narrow and again that roadway appears to be very close or at the property line.

The % coverage of the property appears to be very high. When we look to other developments in the area here the coverage is much lower. Rather there is much more open space given to parking space etc.. Under ground parking, although providing the city's requirement is not convenient to shoppers. Example the plaza on the north corner of Rutherford and Bathurst, even in rain and snow the underground parking is well underused.

Proposed package asks for two buildings much higher than any other structure in this area.

All of the above would require special approval from the planning / engineering people, this seems to suggest that almost anyone can come with a development proposal and the city will put it out there for consideration. Is there any line that your people would consider a line too far?

This project proposes buildings that are higher than those currently on the north east side of Steeles and Dufferin, this is a major intersection, Glen Shields is only a small gate way into our subdivision.

Our subdivision is comprised of homes and schools, relatively low traffic volumes. The area around Dufferin / Steeles is mostly commercial

Last winter I noticed equipment installed at / near the proposed development site. What was the conclusion of that study? Were the two nearby schools taken into consideration in this study?

We have been residents here for over 40 years. I used to golf at the Glen Shields Golf club. When learning of this development, we purchased our home here. We paid a premium to live in a "park setting". Along with my neighbours, we would rather not have our views spoiled by new very large buildings.

I understand that developers invest and create added value / profit, however it is not their right. Community and the impact on community / tax payers should always come first.

It is obvious that the existing neighbourhood plaza is well below financial expectations, and I suggest the proposed commercial in the new offering will also end up the same. This is a very diverse neighbourhood that is too small to support a business that would cater to our community. The drug store is likely doing well and could manage the higher rents of the proposed space. The rest would find it a hardship to be viable.

I would strongly suggest alternative projects be considered, perhaps town homes that would be inline with the current building heights and the existing residential.

Looking forward to your comments

Andrew Iori

From: Xiaoping Jin [REDACTED]
Sent: Tuesday, May 24, 2022 4:07 PM
To: Clerks@vaughan.ca
Subject: [External] 80 Glen Shields Ave.- File OP.21.030, File Z.21.058

Dear Mayor, Members of Council,

I am a 20+ year resident and a homeowner in the Glen Shields Community. I strongly oppose the proposal of the above Amendments, as it will put undue strain on infrastructure, ruin the local ecosystem, and significantly reduce the current resident quality of life,

1. Car traffic on Glen Shields, especially during rush hour, takes a long time to exit onto the main road. Adding a large influx of residents to the subdivision further exacerbates this problem for the community.

Glen Shields, has just over 8000 residents, located at the northwest corner of Dufferin and Steeles, all funneling to a one-lane road to exit onto Dufferin St. It's well known how terrible the traffic is on Dufferin St. south of Center in rush hours. The backup traffic from Dufferin often brings about standstills on Glen Shields Ave, regularly adding 30+ minutes to just turn left, and making it impossible to get out at times. The proposed 7 to 9- story residential building situated in the middle of Glen Shields Ave. close to the southern end, will likely add another 1000 people to the existing residents who already are struggling in their daily commuting through this route.

2. The existing weak sewage system will be further strained, increasing the risk of flooding, and other damaging effects to the ecosystem.

This single-family housing neighbourhood built 40 years ago has many lowlands and the West Don River surround it. In the rainy season, the surrounding parks are frequently submerged under water, sometimes water goes to our basements with separate entrances! My house at Cherry Hills Road was flooded in the basement in August of 2005 after a few hours of heavy pours. The dramatic increase in population brought by the proposal will undoubtedly overload the existing weak sewage system, making our worst nightmares be realities!

3. This development will deteriorate our environment and our quality of life.

High rise will deprive residents of privacy, sunlight of the adjacent houses, and making streets crowded and noisy parking lots; Over-crowded schools will raise up more portables in school yard and in parks; Removal of essential businesses such as Pharmacy, Convenient store, Doctor's/ Dentist's offices, Hairdressing, many of which have been here for decades, will have severe adverse impact on the community, especially on our seniors.

In summary, this proposal if approved will severely jeopardize the safety and the quality of life of the existing community!

Sincerely,

Xiaoping Jin ■ Cherry Hills Road Concord ON L4K 1M4

Communication : C 12
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Ion Bugantev [REDACTED]
Sent: Wednesday, May 25, 2022 9:58 AM
To: Clerks@vaughan.ca
Subject: [External] OP.21.030 and Z.21.058

Hello,

I am Ion Bugantev resident of Glen shields area. I am living at [REDACTED] spyglass hill rd , Concord , l4k2k7.

I would like to let you know that me and my family are against of proposed plan to build 9 and 7 storey building at 80 Glen Shields Ave . This will increase traffic in the area and also looking at the building size it will take extra land space from the park.

Thank you,

Communication : C 13
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Chris Mantelos [REDACTED]
Sent: Wednesday, May 25, 2022 3:12 PM
To: Clerks@vaughan.ca
Cc: Angela Alvarado [REDACTED]
Subject: [External] Chris Mantelos: New Seabury Drive. concerned residents against 80 Glen Shields Ave. development re-zoning proposal. Agenda Item No. OP.21.030 and Z.21.058

Good day,

My name is Chris Mantelos. My wife Angela Alvarado and I are writing this e-mail as a letter against the re-zoning proposal at 80 Glen Shields Ave.

Concisely, this proposal goes against and is contrary to the Vaughan Official Plan 2010 which permits a maximum height of 4 stories and density of 1.5 times the area of the lot.

Furthermore, the mixed use building will increase traffic congestion metres away from Dufferin Ave. (one of the top 10 most congested (busiest) streets in Canada). A mixed use building of 9 and 7 stories is suitable on a main street or in close proximity to other similar properties. I see no justification for the City of Vaughan to approve such a re-zoning proposal cited in my subject line. With no other mixed use buildings on Glen Shields Ave. And worsening the area by adding no add on value such as the upgrading of Glen Shields Park for example.

My wife and I and all Glen Shield area residents ask city council to refuse this re-zoning proposal and for the developer to be denied to speak in benefit of the redevelopment at 80 Glen Shields Ave.

Undersigned,
Chris Mantelos
Angela Alvarado
New Seabury Drive

Communication : C 14
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Linda A Yearwood [REDACTED]
Sent: Wednesday, May 25, 2022 4:53 PM
To: Clerks@vaughan.ca
Cc: Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External] Re-zoning 80 Glen Shields Ave. Files OP.21.030 and Z.21.058
Importance: High

Good afternoon,

Please find attached my opposition to allowing the re-zoning of 80 Glen Shields Ave. I have lived in the area for over 23 years and believe this will NOT increase property value of our home. The proposed buildings are too large for the site and an increase in vehicular traffic will cause more chaos for morning commuters and residents. We do not need this monstrosity in our neighbourhood!

Linda Yearwood
Cog Hill Resident

May 19, 2022

LETTER OF OPPOSITION

to Proposed Rezoning and Development at 80 Glen Shields Avenue

To: Vaughan Office of the City Clerk

Ref: Official Plan Amendment File OP.21.030
Zoning By-Law Amendment File Z.21.058

To Whom It May Concern,

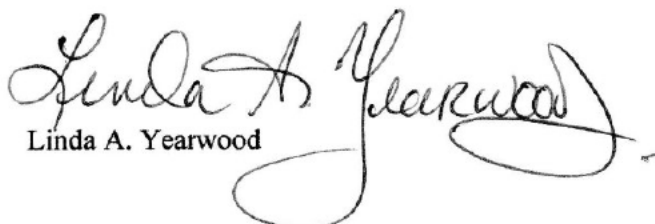
My name is Linda Yearwood and I reside at [REDACTED] Cog Hill Drive which is close to the proposed development site. I am writing to express my opposition regarding the applications to develop and re-zone the property at 80 Glen Shields Avenue. The above requests for changes are not consistent the current residential area.

Please do NOT re-zone or accept the above proposed development application. I support my opposition to this development based on the following potential/probable negative effects:

- Developing 7 and 9 storey structures on the specific location will be visually offending to local residents and said structures will have an adverse impact on the community as a whole
- Increased traffic from the addition of 198 residential units with equivalent parking will bear heavily on the current traffic problem faced in the neighbourhood. Many southbound and northbound drivers use Glen Shields Avenue as a bypass street to avoid traffic congestion on Dufferin Street during both the AM and PM rush hours
- It is a concern on how the transit service will impacted by this new development and whether or not ridership will go up. It is a known fact that crowded buses are not appreciated.
- The proposed development is not a suitable fit in a predominantly single family dwelling neighbourhood
- The two elementary schools in our area already have children bussed in from other locations and the addition of more children will probably place additional strain on these institutions. Teachers already have issues with class sizes and they will feel the burden of additional attendees.
- Over-sized structures that displace the look and feel of our neighbourhood are potentially a great concern for what negative impact they will have on the value of homes in the area.

In closing, the proposed area cannot bear this kind of development that will lead to increased disruption to the local community as a whole. Our neighbourhood and community is a quiet and family oriented and should remain as is.

A Concerned Resident,


Linda A. Yearwood

Communication : C 15
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Ashley Di matteo [REDACTED]
Sent: Wednesday, May 25, 2022 11:16 PM
To: Clerks@vaughan.ca
Cc: Carol Di Matteo <carolldimatteo@icloud.com>
Subject: [External] Opposition to rezoning proposal @ 80 Glen Shields Avenue

Agenda Item No: 80 Glen Shields Ave Subject/ Application Title: OP.21.030 Z.21.058

The community of Glen shields is a pillar of Vaughan. One of the oldest residential and original neighbourhoods in the area. The Property known as 80 Glen Shields has served this beautiful community for over 3 decades. My family and I have lived in Glen Shields for over 40 years all the while raising a family with the support of these small businesses known as the Glen Shields Plaza. I absolutely Oppose the rezoning application made for the second time by the owner known as 1494096 Ontario Inc. (original application was denied in 2017 in a different location)

The effects of a 7 and 9 story building in such a small residential neighbourhood would absolutely destroy the community. The Proposal of a large building inclusive of 200+ parking units in a community with two elementary schools within walking distance; where as more than half of this neighbourhood is a school zone would mean 200 more cars causing unfathomable amounts of traffic for the community. It would create an absolutely unsafe environment for children heading to and from school. The original community and urban planning of this development was not set up for any further uptake in traffic. The backlog of cars during morning and afternoon rush hour would be endless. The current zoning of the two schools already faces many traffic issues during peak times. What is most important here is keeping our children safe.

Furthermore, Glen Shields Park offers many wonderful amenities that allows for residents to have direct access to outdoor facilities for families and children. The park is home to some of the oldest willow trees in the surrounding area, wildlife, streams and a pond. It is quite a delicate ecosystem; of which an increase in population, pollution from traffic, noise pollution and years of construction pollution would destroy.

This community can not support 9 story condominiums. The community of Glen Shields will continue to oppose this development until the bitter end. There are over 800 signatures already on a petition circulating the neighborhood with more to come in the coming days and weeks. This development will not ever be welcomed and this strong community will continue to band together to put a stop once and for all to this shameful, capitalist venture destroying small communities, small businesses and the families that have lived and worked here for generations.

Support small businesses, support communities, support families!

Ashley Di Matteo

[REDACTED]

[REDACTED] Peachtree Place GLEN SHIELDS

Communication : C 16
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

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

From: Anna Petrisano [REDACTED]
Sent: Thursday, May 26, 2022 9:54 AM
To: Clerks@vaughan.ca
Subject: [External] Glen Shields Development

Why is your Request to Speak unable to be filled in online? I don't have a printer.

Council meeting is scheduled for Monday night, this is my written submission with comments. We were unable to see the presentation since we had to switch rooms, as so many people showed up. We want a proper presentation.

Consequently we have no idea of how the buildings lie on the land, access to park, side yard sidelines, sidewalks, etc., etc.. is there parking in front of the commercial stores or will everyone have to park on Glen Shields Avenue, what about drop offs for guests, don't tell me there's guest parking, NEVER AVAILABLE, and then have to walk up from behind the building? The Seniors story is unbelievable, what senior wants a 3 bedroom apt. ?? This story is to get development pushed through.

I hope this gets read, very poor representation.

Anna Petrisano

Communication : C 17
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Ralph Anstey <ralphanstey@gmail.com>

Sent: Thursday, May 26, 2022 9:58 AM

To: Clerks@vaughan.ca

Cc: Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>

Subject: [External] 80 Glenshields Avenue, Official Plan Amendment File OP.21.030 and Zoning By-law Amendment File Z.21.058

Dear Sir

Please find attached our written comments and concerns with respect to the subject matter.

Regards

Ralph and Gail Anstey

May 26, 2022

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

Dear Sir

Re: Official Plan Amendment File OP.21.030 - Zoning By-law Amendment File Z.21.058

We are writing to express our concerns with respect to the subject Official Plan Amendment and the Zoning By-law Amendment related to the proposed development on the site of the Glen Shields Plaza. We are the original owners and have been residents on Glen Shields Avenue for 41 years. Our subdivision consists solely of bungalow and two storey single family homes.

The proposed development of a 7 and 9 storey mixed use residential building is a concern for the following reasons:

1. A 7 and 9 storey apartment building does not fit in with the character of our subdivision of single-family homes and should be situated on a major artery like Dufferin or Bathurst Street and not in the middle of a subdivision like Glen Shields.
2. The existing homeowners around the proposed development will no longer have privacy as tenants in these high buildings will be able to look into the backyards and into the homes of the existing home owners.
3. The beauty of the Glen Shields Park will be impacted as these two tall buildings will back onto the park and obstruct natural amenities such as sunlight.
4. Adding 200 dwelling units along with a day nursery and retail uses will significantly increase traffic along Glen Shields Avenue. This avenue which circles the subdivision (and is the only entry/exit access for the entire subdivision) is already a busy street with which children have to cross to get to schools, on and off buses and to enter the park. We do not need any additional traffic on Glen Shields Avenue.
5. Based on the proposed development plan there appears to be limited surface parking for the retail and daycare activities, which will likely increase parking along Glen Shields Avenue creating additional safety concerns for children who have to cross the street.

6. This major construction project will have significant safety and inconvenience issues for all our residents during the construction period which will likely last several years. We do not want our subdivision to be subject to all the heavy construction equipment, dust/debris, construction worker parking issues, related noise and loss of existing retail services especially the pharmacy and doctors office that are essential for many residents especially seniors who do not have vehicles.

We are sharing these concerns with you and hoping that you will not support the subject official Plan and Zoning Amendment applications.

Thank you for your consideration.

Regards

Ralph and Gail Anstey
120 Glen Shields Avenue

cc. City of Vaughan Council

From: Stephen Tsui [REDACTED]
Sent: Thursday, May 26, 2022 9:26 AM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP.22.003/ Zoning By-law Amendment File Z.22.005

May 26.2022

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

To whom it may concern,

Re: Official Plan Amendment File OP.22.003
Zoning By-law Amendment File Z.22.005

I am a local resident living along the Islington Avenue Corridor. The area has been evolving progressively with new townhomes and low rise condominiums in the past years. There are many building applications sent by developers whereas all is stretching beyond the official plan and zoning by-law allowed. To an extent among the changes, one small lot turned into 6 independent townhomes.

After carefully reviewing the proposed zoning and site plan, I would like to share a few of my concerns for your consideration:

- rezoning to a 7-storey condo building is a continuous challenge to the Woodbridge Centre Secondary Plan (WCSP) for the low-rise residential designation, specifically along the Islington Avenue Corridor. WCSP was conducted and approved by Ontario Municipal Board only a few years ago as a guide for the development of this area.

- Islington Avenue Corridor (between north of Willis Road and Langstaff Road) is designed as a single lane on each direction. All structures along this section of the City should be kept as WCSP specified as a low-rise residential environment. Allowing another mid-rise condo building with 168 units will further jeopardize the traffic flow within the Corridor.

- generally developers/ builders are doing whatever they can be to maximize the returns on their investments, with less focus on maintaining a healthy neighbourhood

and retaining a sustainable city.

I trust the City of Vaughan will do the right thing to build a strong, caring and safe community, and a place where everyone can thrive by living in harmony.

Sincerely yours
S. Tsui

PUBLIC PLANNING MEETING

7242 HIGHWAY 27

MAY 30, 2022

CITY OF VAUGHAN

PM
Communication C

Communication : C 19
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 1

WESTON
CONSULTING



7242 HIGHWAY 27

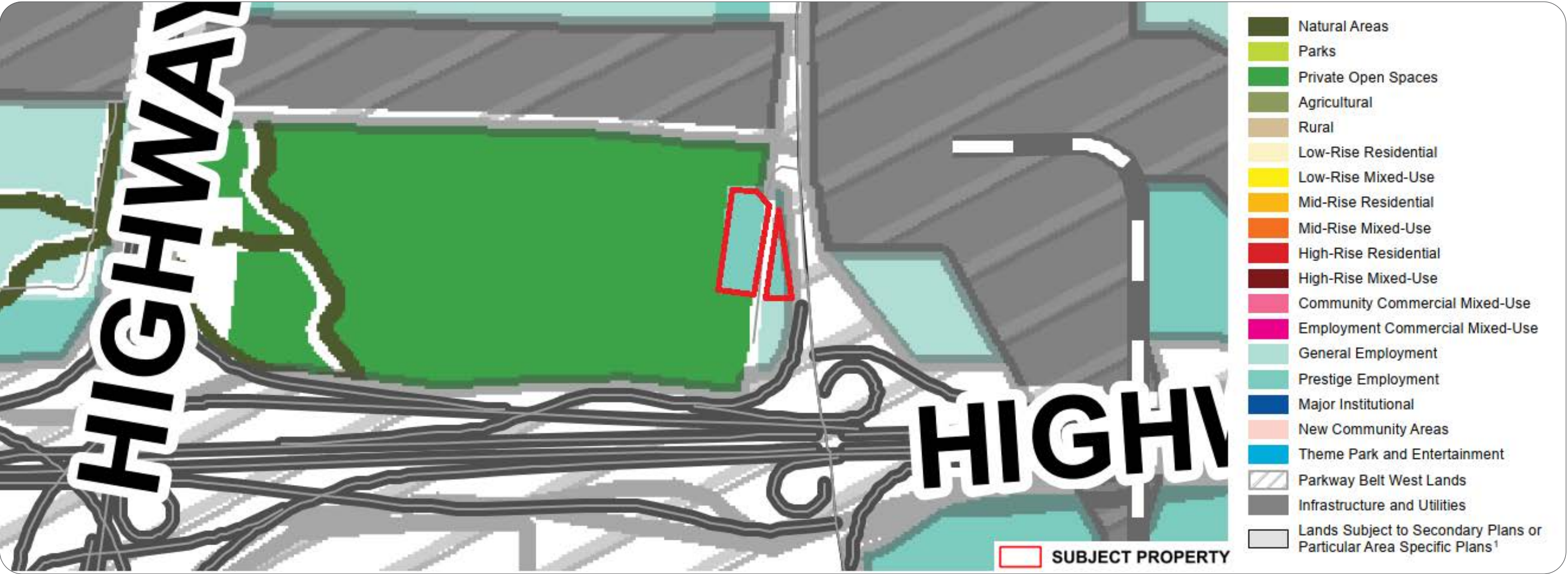


PROPERTY CONTEXT

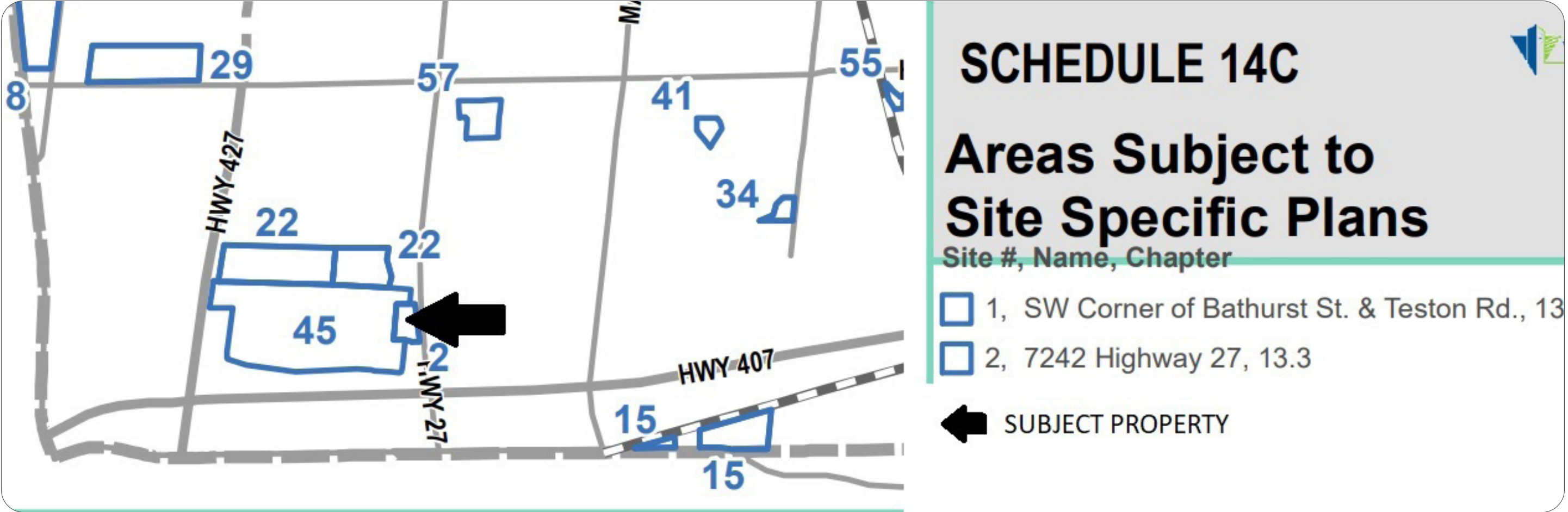


- Location: 7242 Highway 27
- Size: 1.76 acres/0.71 hectares
- Current Use – Vacant (Motel recently demolished)
- North – Vacant
- East – Industrial Use
- South – Commercial Use
- West – Institutional/Open Space Uses

POLICY CONTEXT – CITY OF VAUGHAN OFFICIAL PLAN



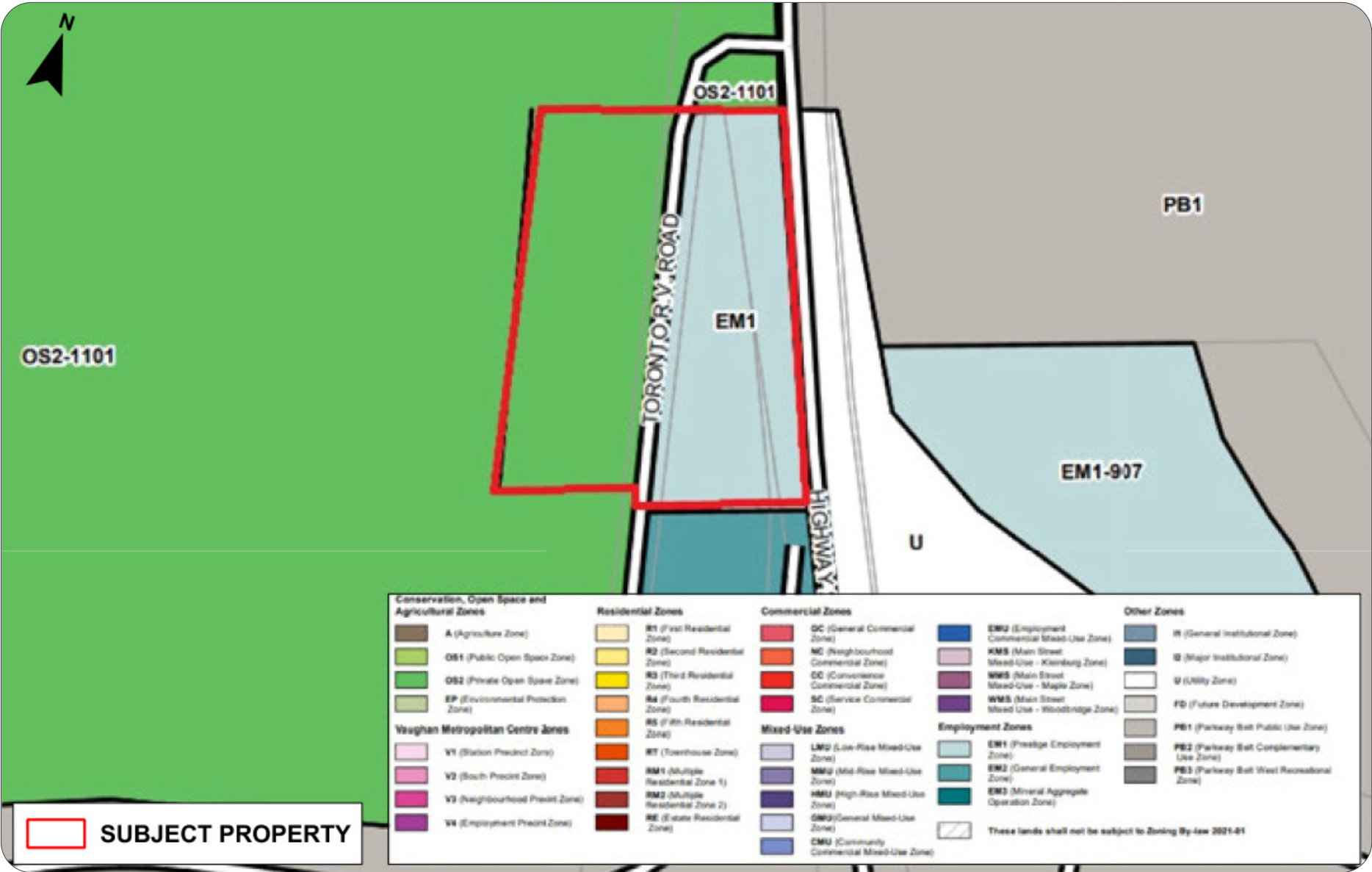
POLICY CONTEXT – CITY OF VAUGHAN OFFICIAL PLAN



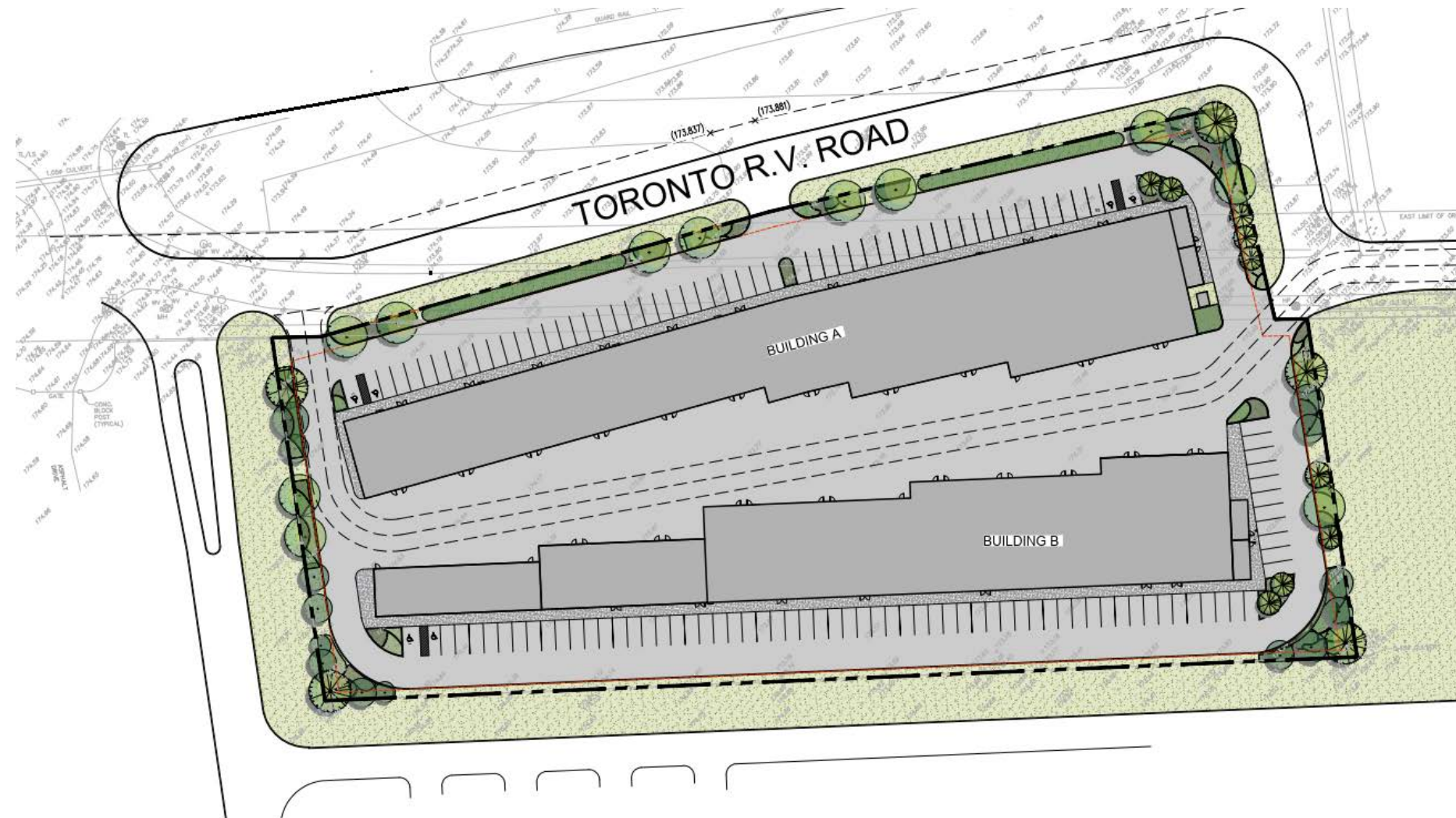
POLICY CONTEXT – ZONING BY-LAW 1-88



POLICY CONTEXT – ZONING BY-LAW 01-2021 (NOT YET IN EFFECT)



PROPOSED USE



- Industrial condominium
- GFA: 8,146 m²
- FSI: 0.47
- Lot Coverage: 33%
- Parking Spaces: 126
 - Rate of 1.5 spaces/100 m² of GFA
- Landscaped Area: 1,448.78 m²

Thank You

Comments & Questions?

Paul Tobia, BURPI
Weston Consulting

905-738-8080 (ext. 290)
ptobia@westonconsulting.com



From: Viviana M [REDACTED]
Sent: Thursday, May 26, 2022 4:29 PM
To: Clerks@vaughan.ca
Subject: [External] 80 Glen Shields Ave. OP.21.030 Z.21.058

Hello,

Please do not build a condo at 80 glenshields Ave!
It's completely unnecessary! The community is solid and the area is beautiful!

A condo would completely disrupt the beauty of Glen shields and will bring a lot of traffic to the avenue.

Glenshields pharmacy has been in that plaza for over 30 years! If you do decide to approve this condo, think of the business owners!

Thank you so much,

Viviana

Communication : C 21
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

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

From: Carol Di Matteo [REDACTED]
Sent: Thursday, May 26, 2022 7:20 PM
To: Clerks@vaughan.ca
Cc: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Opposition to rezoning proposal @80 Glen Shields

I have lived in the Glen Shields Community since 1980 and we are the original owners at [REDACTED] Peachtree Place . I'm am strongly opposing the proposal at 80 Glen Shields .

Reasons:

1. Only 2 exists/entrances into and out of the community therefore a safety issue and congestion issue . Also, an emergency issue 2. 2 Elementary schools with 3 cross guards Safety issue 3. The construction would cause damage to our ponds and creeks 4. Disturb the wildlife and nature of the surrounding area 5. Cause more traffic entering and exiting the area 6. The ground area that the proposed buildings are proposed to be built on is a small area to build all these units on

7. The construction would cause damage to surrounding homes to foundations, drains , homes etc . Cause noise , traffic , congestion and pollution.

8. The nearby creeks behind the proposed property, construction could damage the drainage and flood existing homes .

I'm sure all know that this area was a golf course and previously a dump site back over fifty years ago so I have great concerns regarding this .

I am very sad and deeply scared and concerned that anyone would want to proceed with construction; this is a health and safety issue .The increased traffic and proposed construction is a safety issue for young children attending our two elementary schools . I am sure everyone knows of the many other issues . I am sure all concerned know of past meetings concerning the area .

Once again I and hundreds of Glen Shield families are opposed to the proposal of any apartments , condos or units on this area . Thank you .

Carol DiMatteo
[REDACTED] Peachtree Place
Concord; L4K 2C4
[REDACTED]

Sent from my iPad

Communication : C 22
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Genny Iori [REDACTED]
Sent: Thursday, May 26, 2022 9:09 PM
To: Clerks@vaughan.ca
Cc: Gino Muia [REDACTED] Glen Shields Rate Payers
<glenshieldsratepayers@gmail.com>
Subject: [External] Re Owners / consultants, Public meeting of May 25 th for OP>21.030 and Z.21.058

Dear Mr Coles

I am one of the original residents of the Glen Shields community and would like the opportunity to voice my concerns on what transpired last night at this meeting.

The allocated meeting room was for 40 only people, where over 200 showed / attended, (stopped counting at 200). There was no movement on the part of the presentation team there, to provide information on this project, / to find a new suitable meeting room or even start the meeting. After about a hour our counsellor Mr Shefman arranged to use the hockey rink. Lots of space but a very poor venue, acoustic problems, and no little sense of decorum.

There were several apologies made by the applicant's main speaker regarding the size of the meeting, repeatedly saying they were not able to find any other larger meeting room in our area. All were booked for the next 3 months. On returning home to my surprise I was able to book the gym at the Duffern/ Clark community centre in the 7 Pm time slot, one week ahead .

One of the gentlemen at the meeting was introduced as the owners respective, it was not long that he stated he was the owner. A small issue I agree but what is the problem in being up front?

To one side we were told that our group was full of arrogant / ignorant people. I heard this myself and was also heard by a number of other rate payers at this meeting.

On the subject of included site amenities, the common area cafeteria for the retirement tower would also be open to the community to enjoy meals . It is unlikely that any of these gentlemen had ever visited such cafeterias, My experience suggests there are always some sleeping head first in their meals and a prevalent odour of urine . Not a place one would wish to have lunch

Regarding the proposed grocery store, when asked if they had any offers or had approached prospective companies to take up this space, they only looked at each other in confusion. Such a store will surely fail even if they could manage a tenant. Lobe has closed its doors many years back and the local Highland Farms is close to closing. There is no street level parking proposed here. Shoppers are reluctant to use under ground parking. Example the Plaza at Rutherford and Bathurst on the north side. Even in the rain

and snow the underground parking is seldom used. The same could be said for the day care and drug store if in fact they return after 2 or 3 years

There was some debate amongst the representative if there was an activity room for teenagers of the residential tower. In the end it was the opinion that this could be a shared room.

They often repeated that the residential apartments were intended for families, to blend in with the local neighbourhood. Then we learned, by far the largest number of apartments are one bedroom at about 530 sq feet. This is far too small for any family, rather likely for single men/women or university students.

I would also like to point out, the condition of the current shopping plaza. It has been in need of repairs /maintenance for years. Can we expect a marked improvement in the maintenance of this new development should it be allowed to move forward.

One of the presentation team came out and admitted (after many denials) that this presentation was only given to satisfy a planning dept requirement. Also, that the affordable rental units are being subsidized by CHMC?

That it didn't really matter if the project was approved locally as they would make their case with the OMB

There seems to be a serious credibility issue with this team. Not a good first impression on our residents. Can they be trusted going forward?

Regards Andrew Iori

Communication : C 23
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Martin Dworkin [REDACTED]
Sent: Friday, May 27, 2022 12:09 AM
To: Clerks@vaughan.ca
Subject: [External] Agenda item 4 May 30, 2022 7:00 p.m. Committee of the Whole (Public Meeting)

RE Agenda item 4 May 30, 2022 **Committee of the Whole (Public Meeting):**

1494096 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.21.030 ZONING BY-LAW AMENDMENT FILE Z.21.058 - 80 GLEN SHIELDS AVENUE VICINITY OF GLEN SHIELDS AVENUE AND DUFFERIN STREET 69 Information item from the Deputy City Manager, Planning and Growth Management with respect to the above.

Please find attached my written submission on this subject for the Council.

Supporting documents available on request.

Regards,

Martin Dworkin

To: City Clerk at clerks@vaughan.ca

RE Agenda item 4 May 30, 2022 **Committee of the Whole (Public Meeting):**

1494096 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.21.030 ZONING BY-LAW AMENDMENT FILE Z.21.058 - 80 GLEN SHIELDS AVENUE VICINITY OF GLEN SHIELDS AVENUE AND DUFFERIN STREET 69
Information item from the Deputy City Manager, Planning and Growth Management with respect to the above.

Objection to this Zoning By-law Amendment because of traffic volume problems it will cause.

Background: I was on the Glen Shields Traffic Calming Committee from 2002 to 2005 inclusive.

Reminder: Glen Shields Avenue only exits onto Dufferin Street at only 2 spots and all other streets in Glen Shields area only exit onto Glen Shields Avenue.

Even at that time we were hearing complaints from people living close to both the North and South exits of Glen Shields Avenue about how much traffic there was at those locations especially at morning rush hour. Many who lived in those locations complained about not being able to exit their driveways/roadways at rush hour.

The City of Vaughan provided information on the traffic patterns in those years to the Traffic Calming committee which showed the highest volumes at morning rush hours which were a combination of internal traffic (from all the side roads feeding onto Glen Shields Avenue) and people dropping off their children at the Public and Catholic Elementary Schools from outside the area (due to special programs at those schools). The next highest volumes tied to pick up times for those schools.

There was no indications that vehicles used Glen Shields Avenue as a bypass to avoid the lights at Clark Avenue on Dufferin Street (except when a very rare major accident occurred there and the police guided vehicle along Glen Shields Avenue).

Please note that Glen Shields Avenue is 2.5 km long with only 2 entrances/exits, one at each end onto Dufferin Street. There are no other roads in the subdivision that exit onto a main road. (Also, if you stay on Dufferin Street it is only 1 km from North entrance/exit to the South one and vice versa.) Glen Shields Avenue also has a 40 kmh speed limit, 5 stop signs, 2 school areas, 3 school crossings, 2 traffic humps and 2 pedestrian stop lights from one end to the other.

At that time we were working with city employees Selma Hubjer, E.I.T, Mark Ranstoller, C.E.T. and Mike Dokman, C.E.T.

Apparently at that time the city did consider that traffic was heavy on Glen Shields Avenue because they proposed a plan to add 2 more traffic humps, 4 curb bump-out intersections and painted line narrowing, to discourage traffic from using the road as a bypass.

This proposal was presented at a public meeting by our then Councillor Sandra Racco (Glen Shields was part of Ward 4 at that time). The traffic humps were rejected in a vote of attendees (due to a letter from the Fire Department advising it would significantly increase response times into the centre of the subdivision), the curb extensions just barely passed and the painted lines were accepted. The Engineering Department then rejected the curb extensions as unfeasible (all intersections are only 3 way) and only did the painted line narrowing.

Since 2005 the number of vehicles per average household has increased significantly (children aged into driving and more room/basement rentals have occurred).

Please note that after a meeting in 2002 that rejected traffic humps 2 were built without consultation (neither public meeting nor Traffic Calming Committee) [Councillor Mario Racco] and after the 2005 meeting that rejected traffic humps 2 PEDESTRIAN stop lights (versus Crosswalks) were built without consultation (neither public meeting nor Traffic Calming Committee) [Councillor Sandra Racco].

Effect of the Proposed Apartment Complex at 80 Glen Shields Avenue on Traffic:

The way the request shows on the Council Meeting Agenda intimates that the building would be at the corner of Glen Shields Avenue and Dufferin Street.

IT IS ACTUALLY ABOUT THREE BLOCK ALONG GLEN SHIELDS AVENUE WEST OF DUFFERIN STREET.

Therefore, the vehicles leaving that complex would be adding to the already heavy load of cars exiting Glen Shields at morning rush hour. That is assuming they could even get out of the complex because of the heavy traffic heading to the south exit of Glen Shields Avenue (see in Background complaints for driveways/roadways exit in 2005). This assumes the vehicles from the apartments would want to use the south exit rather than wander the 2 km to the north end of Glen Shields Avenue, causing them to make a left turn on the road across the inbound lane. If the intent is to provide a stop light there for the apartment complex's convenience, it would be creating further angst and frustration for the rest of the residents of Glen Shields area. In addition to the vehicles of the apartment dwellers there would be the cars of the people dropping off children at the daycare and there would be only one exit (now there are 2 from the parking lot).

By my estimate there would be at least 100 to 200 extra vehicles from the apartments trying to leave at morning rush hour. Based on the proposal having 150 rental apartments and 55 seniors' apartments, as we were told at the May 25, 2022 meeting called by the developer.

Also, note that in morning rush hour, many times at the south end only a few cars get out onto Dufferin Street at each green light due to heavy traffic and back up on Dufferin Street due to the effect of the stop lights at Viceroy Road and Steeles Avenue not being co-ordinated. This causes a backup on Glen Shields Avenue.

An additional consideration is the dangerous situation with parking for people wishing to use the stores and services promised as part of the plan. If as per the developer's letter to the planning department of March 2, 2022, the underground garage would hold 227 cars. Based on the number of apartments and having to provide some parking for staff (building, stores & daycare) there would be only 16 ground

level parking spots as on the plan drawings by Studio K Architects Inc. Of those 2 are marked “Handicap Parking”, 6 would probably be reserved for Daycare drop off & pickup, at least 2 for seniors’ visitors. That leaves 6 for anyone visiting or using the stores and other services (the planners keep saying there will be most of the current services recreated). Therefore, most people would need to park on the street. Many people tend to stop on the stores on the way home from work, people would be parking and leaving the curb in the middle of the afternoon rush hour. That could lead to many collisions in that area and even people be hit as they exit their cars. Plus any vehicle coming eastbound (from the more central sections of the area would probably make a U-turn to park (being fairly sure that they were unlikely to find any of the 6 parking spots open). This is hazardous because of incoming traffic and possible traffic exiting one of the three roadway exits in the area (Royal Colwood Crt., Capilano Crt. and Riviera Dr.). There may also be people who are dropping off and picking up children from daycare who do not want to go into the planned cul de sac with a single exit.

Conclusion:

This current plan increases traffic, congestion and causes increased hazard in the area of the rezoning.

**Communication : C 24
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4**

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

From: Rosa Iaboni [REDACTED]
Sent: Friday, May 27, 2022 8:42 AM
To: Clerks@vaughan.ca
Subject: [External] 80 Glen Shields Ave, OP.21.030 and Z.21.058 Application Title

I've been a resident [REDACTED] CherryHills Rd in the Glen Shields community since 1979!

Last night I attended the developer's information night, which was handled very poorly!!

There were many people wanting to ask questions but because of the disorganization, were not able. There were many people who just left because of the disorganization!

What I was able to ascertain from remarks from developers group that this development's goal is to generate a larger income!

We have owned our home for over 40 years, we have stayed in this home because we love this community. Over the years we have spent a large amount of money for upkeep for our home. Hoping that this home could provide us with economical benefits in our later years. I'm sure that this the case for the majority of homeowners. Now, the value is going to be compromised in order to generate more income for the developer.

Yes, the owner of this parcel of land is entitled to generate a profit or income from investment, BUT at what cost!!!

There are many issues that don't make sense:

Why would they build condos in the middle of a sub-division of single family homes? there are many other possibilities!

Where to do people park when going to the drug store, dropping off or picking up Children at the daycare or at the proposed supermarket? I'm claustrophobic, I cannot park in a underground parking garage!

I would imagine that parking underground would be time consuming. Most people want a quick drop off or quick pick up.

Does this mean people will be parking on Glen Shields Ave? Would this mean one would park in the driveway causing a back up?

Another point of contention is that the majority of the units are around 540 square feet, which would accommodate single people. What kind of congestion is this going cause in our community? Yes a traffic report has been done, but it was done in the middle of a pandemic! Many people were working from home, schools were closed! Was this taken into consideration?

It was also stated by our councillor, that we have to comprise, that even if the these amendments are hopefully voted down, the developers can go to OMB to obtain approval. No comprise was suggested by the developers. Is the statement of OMB a threat?

Please consider the concerns of the tax payers of this community!!

We remain concerned residents of Glen Shields!

Rosa Iaboni
Sent from my iPad

**Communication : C 25
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4**

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

From: Heather Bedggood [REDACTED]

Sent: Friday, May 27, 2022 9:10 AM

To: Clerks@vaughan.ca

Subject: [External] Written Comments on the Official Plan File OP.21.030 Zoning By-law Amendment File Z.21.058 (Date of hearing: Monday May 30,2022 7pm)

My name is Heather Woodhouse. I am a pharmacist and one of the owners of GlenShields Pharmacy located at the proposed site of development at GlenShields Pharmacy. My husband, David Bedggood and I have been servicing the community for 33 years there.

I have grave concerns about the application DA.21.072.

My concerns are related to SAFETY and ACCESSIBILITY..

If you would refer to attachment 2 of the proposed development, you will see that there is only one entrance directly off the road to access any of the dwellings or services the building provides.

This entrance will provide access to a proposed 7 storey development for seniors, a 9 storey unit for rentals, a daycare, a grocery store and a retail seniors amenity as well as a proposed restaurant on the second storey.

ONE laneway, directly off a single lane road to access all these services.

There are parking spots for 8 vehicles for pick up and drop off that will back up directly into traffic flow accessing the building.

As parents are dropping their children off in the morning at daycare, many residents will be leaving for work. Everyone in a hurry, sharing only one entrance and exit. You only need to sit in the parking lot on any given morning presently where there is ample outdoor parking.

When staff arrive to go to work in these retail settings, they will be required to park underground.

How many parking spaces have been dedicated for staff and customers who will access these services that do not live in these buildings?

On a normal work day, there may be up to 50 cars that are parked outside in the parking lot for the staff of these businesses that are servicing the community.

How many parking spaces will be allocated for customers and visitors?

When trucks deliver product to these businesses they must also share this entrance and laneway.

In the proposed drawing, attachment 2, there is no loading area or proposed area to drop off product for the retail seniors amenity.

Referring to attachment 2. The laneway has bicycle stands and handicap parking. These individuals will have to share the lane with trucks making deliveries and traffic that has access to these buildings only by this one entrance.

One building is a 7 storey development for seniors.

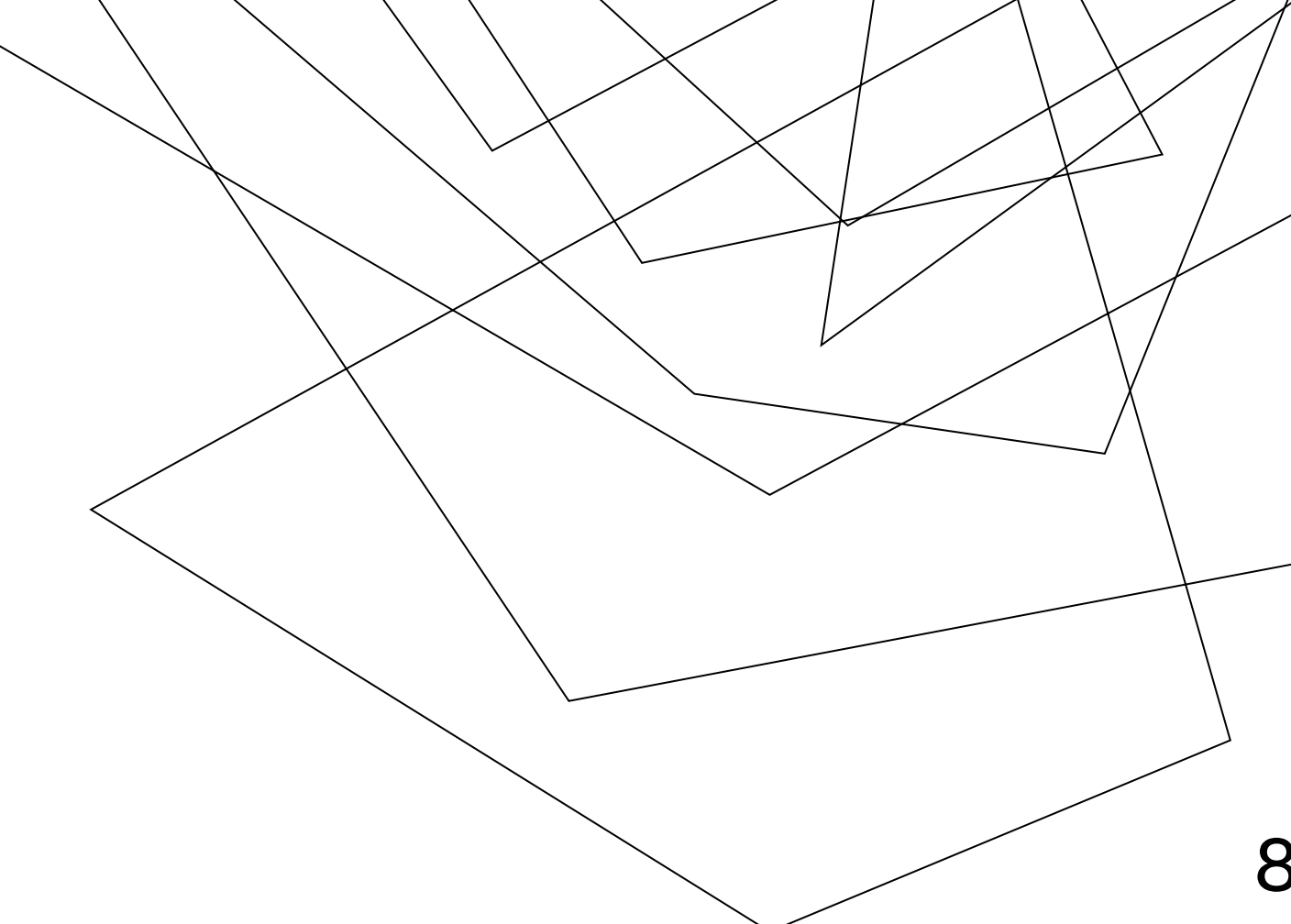
Where will an ambulance or firetruck go if there is an emergency? Where will they park and be able to get in and out quickly?

Individuals who live in the community will not have the same access to the services of the plaza they have had for many years. They will be forced to park below ground-taking an elevator or stairs to access the services. Many have mobility issues which will make accessing these services difficult. Parents with small children who are sick will be affected as well.

The limited pick up and drop off is not adequate for the number of patients who will need these services.

In summary, I do not believe the site plan and proposed zoning change from applicant 1494096 in the form that it is proposed is safe or accessible for the residents of the GlenShields Community.

Heather Bedggood



**Communication : C 26
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4**

80 GLEN SHIELDS AVE. DEPUTATION

Jean-François Obregón

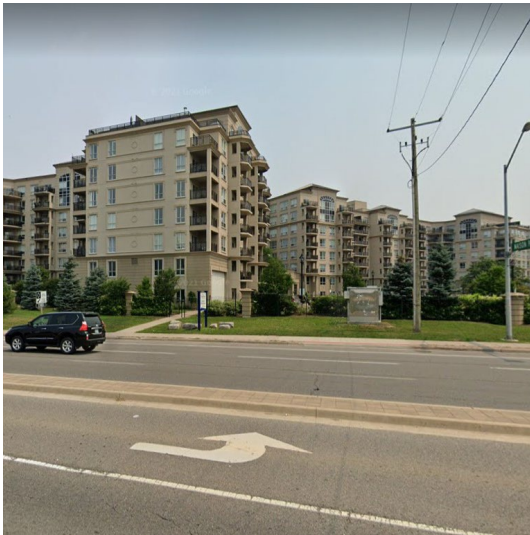
May 30, 2022

Committee of the Whole – City of Vaughan

DENSITY

- 4 storeys instead of 7 and 9-storeys
- 1.50 FSI instead of 2.50 FSI
- Low-Rise Mixed-Use instead of Mid-Rise Mixed-Use

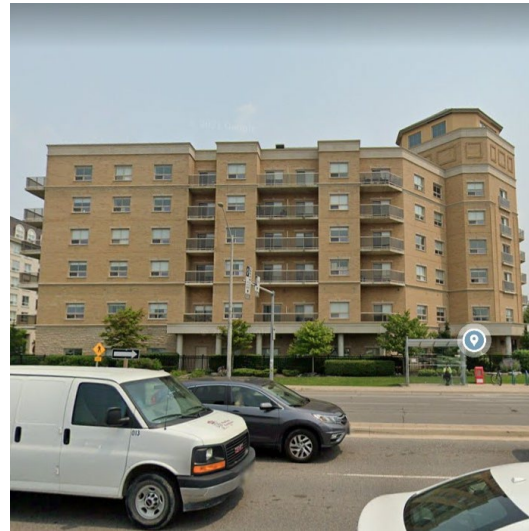
COMPARISONS



2 and 8 Maison Parc
Court

Vaughan

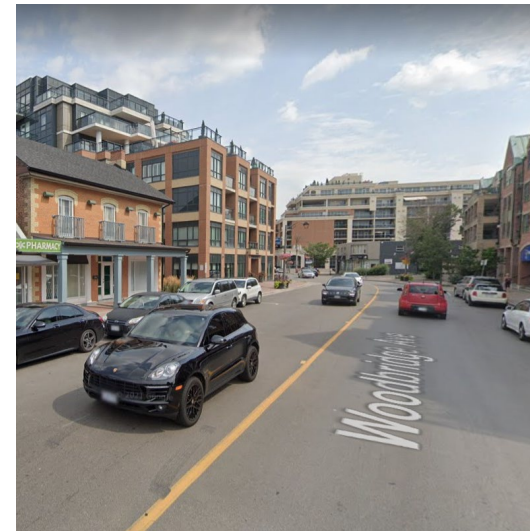
500 m



1500 Steeles Ave. W.

Vaughan

700 m



112-116
Woodbridge Ave.

Vaughan

9.2 km

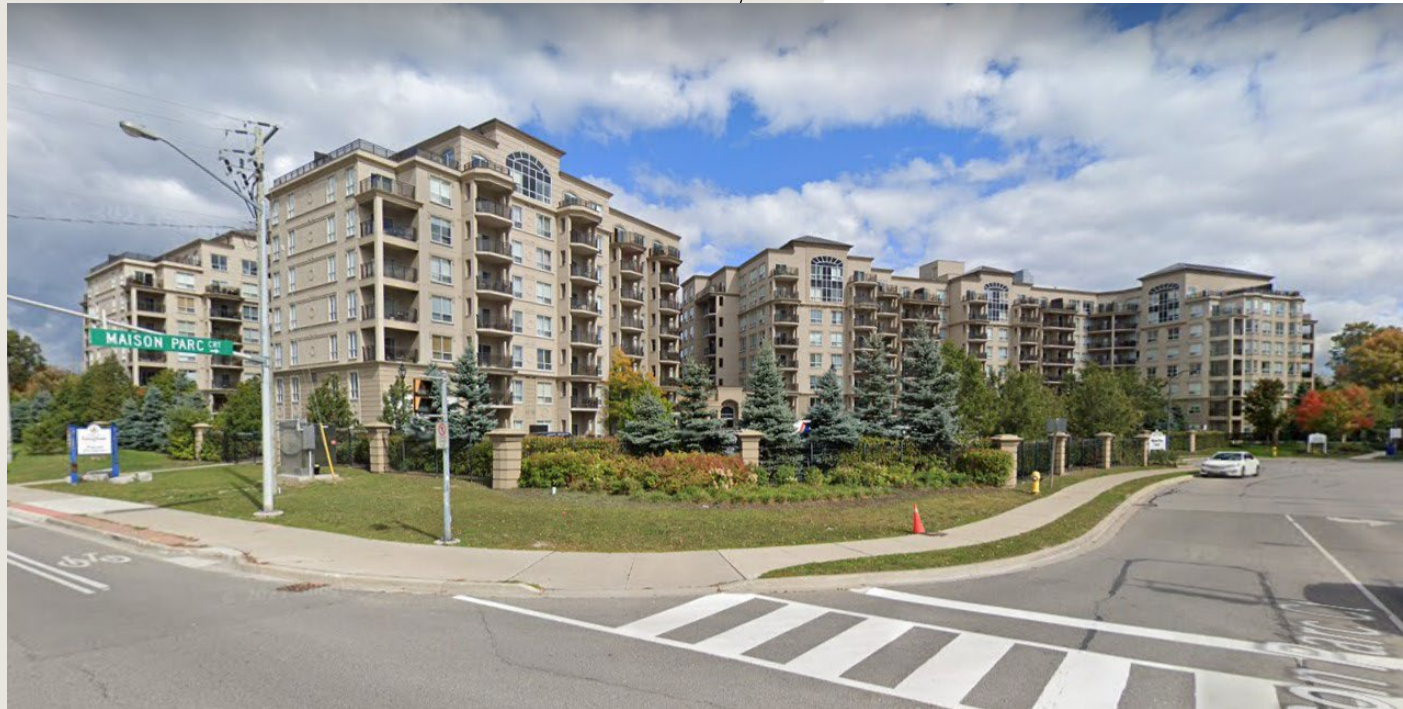


221-245 Wilmington Ave.

Toronto

3.5 km

2 AND 8 MAISON PARC COURT (ALONG DUFFERIN ST.)



**2 and 8 Maison Parc
Crt.**

80 Glen Shields Ave.

203 units/ha.

244 units/ha.

182 units
(Phase 1)

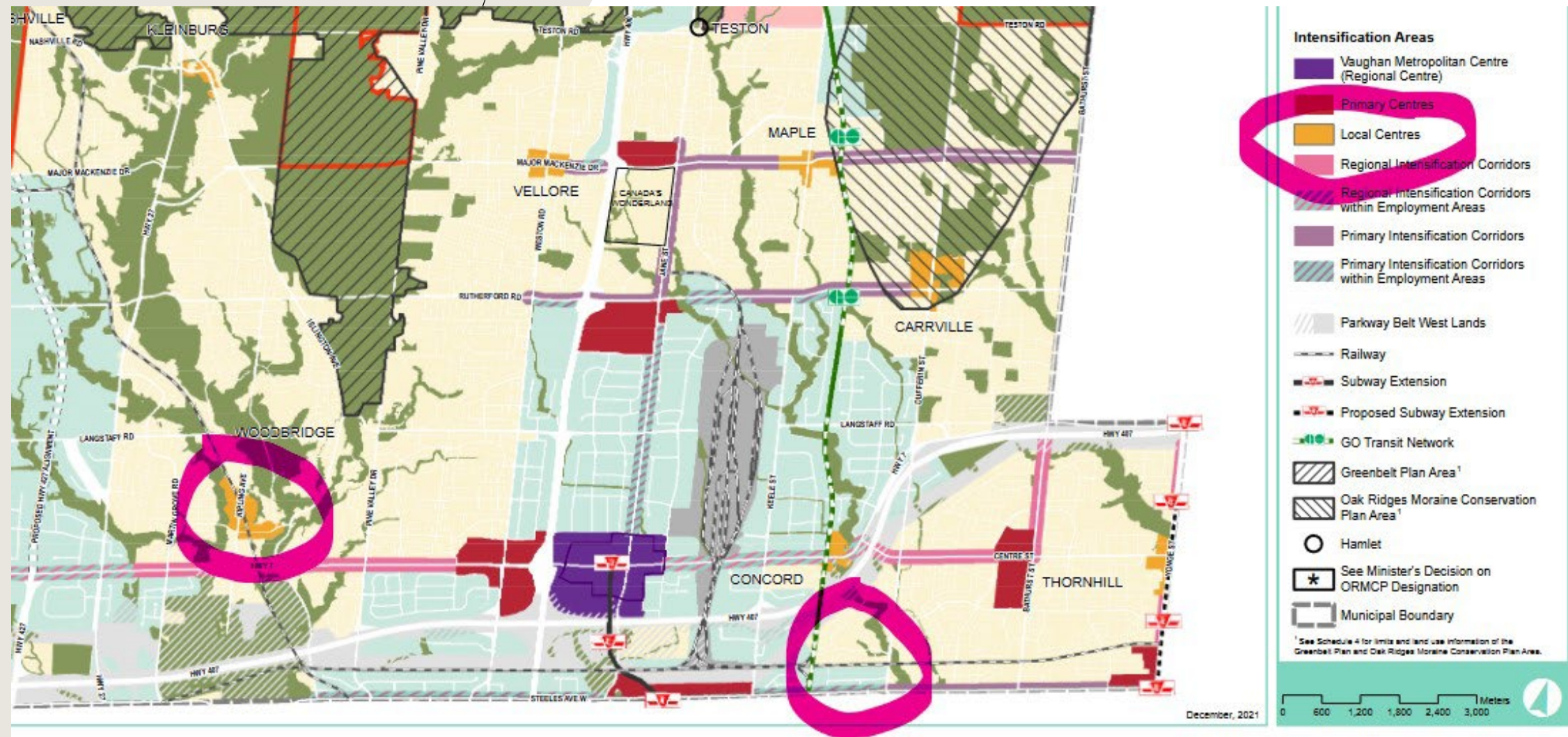
198 units

- 20% less than what is proposed at 80 Glen Shields Ave.

FOUR ELMS RETIREMENT RESIDENCE 1500 STEELES AVE. WEST



LOCAL CENTRE – VAUGHAN OFFICIAL PLAN



112-116 WOODBRIDGE AVE.



221-245 WILMINGTON AVE.



221-245 Wilmington Ave.	80 Glen Shields Ave.
203 units/ha. 71 units/ha	244 units/ha.
394 units	198 units

- Originally, 30% less density than what is proposed at 80 Glen Shields Ave.
- Most recent proposal is 71% less density than what is proposed at 80 Glen Shields Ave.

Notice

3 Storeys
13 Metres

164 Residences

248 Cars
16 Bikes

A change is proposed for this site.

The City has received an application to amend the Zoning By-law to allow the construction of 12 blocks of back-to-back townhomes containing 164 units along with a new public road.

Applicant: Killbarry Holding Corp.
Address: 221-245 Wilmington Avenue

For more information about this application or to tell us what you think:

COMMUNITY PLANNING
Victoria Fusz
416-395-7172
victoria.fusz@toronto.ca

APPLICATION INFORMATION CENTRE
www.toronto.ca/aic

3 1 1
toronto at your service

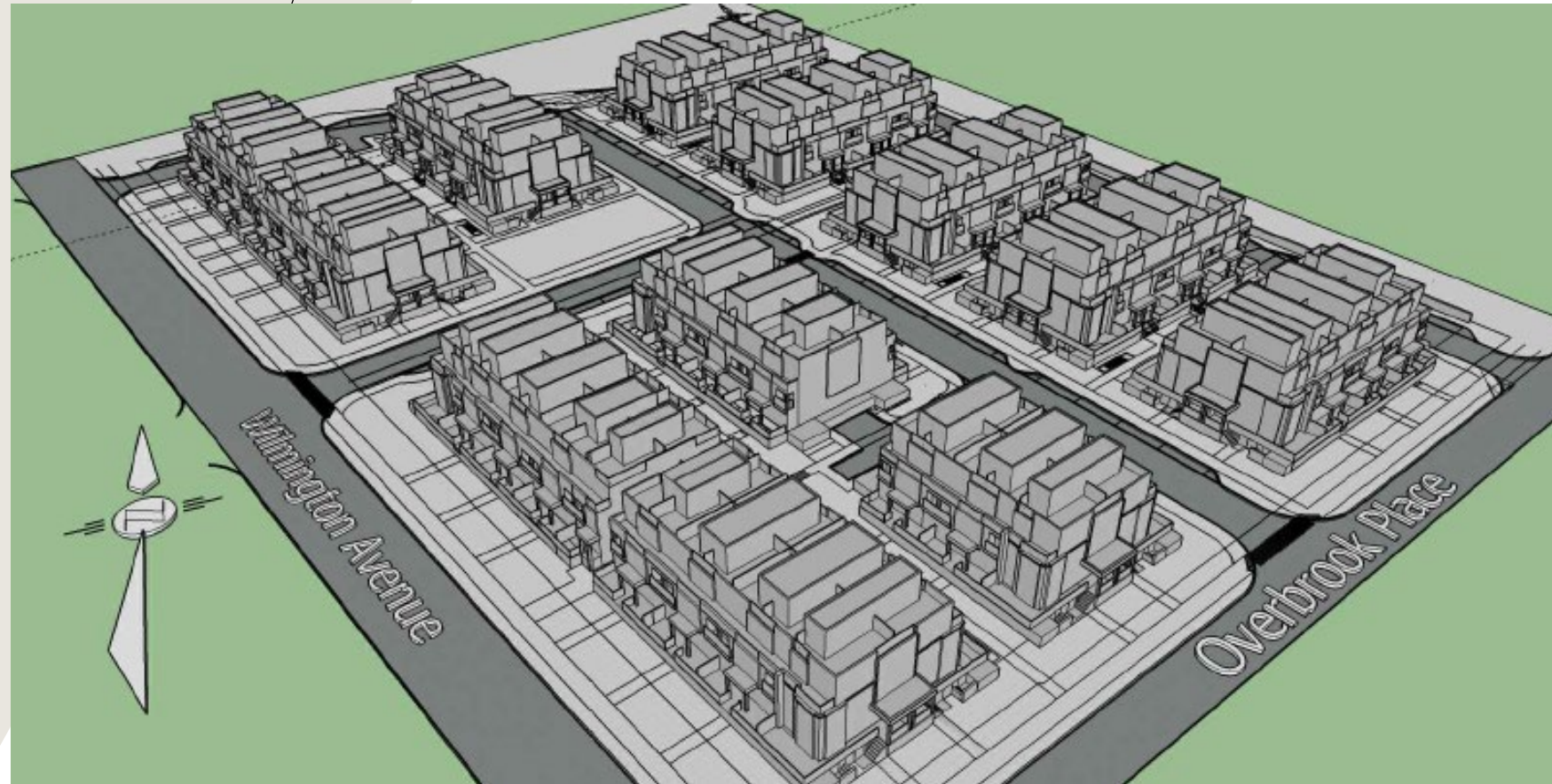
PUBLIC MEETING

Public meeting information will be posted on this sign when available.

File # 17 278259 NNY 10 SB
17 278258 NNY 10 OZ
17 278262 NNY 10 SA

221-245 WILMINGTON AVE.

Current Proposal

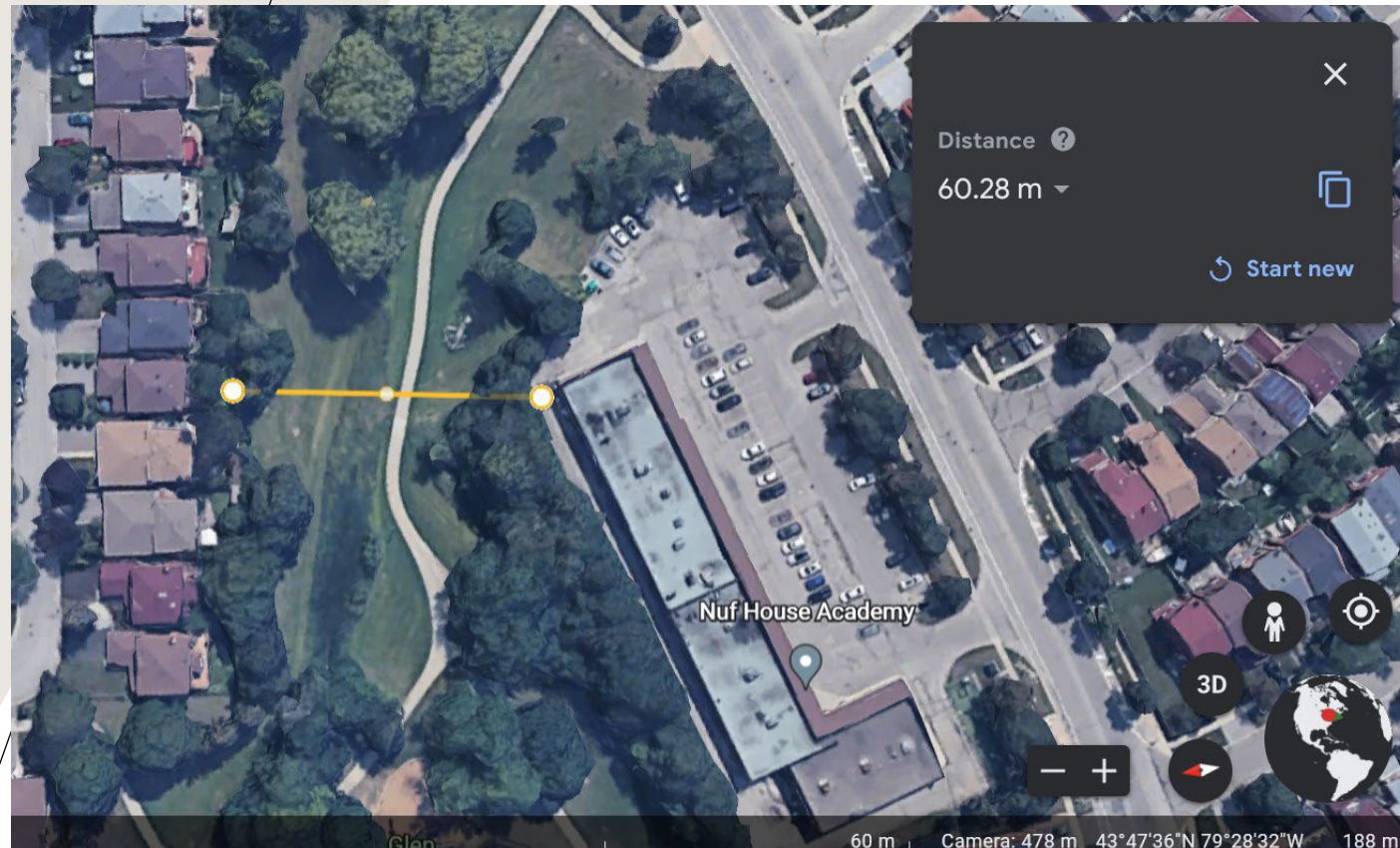




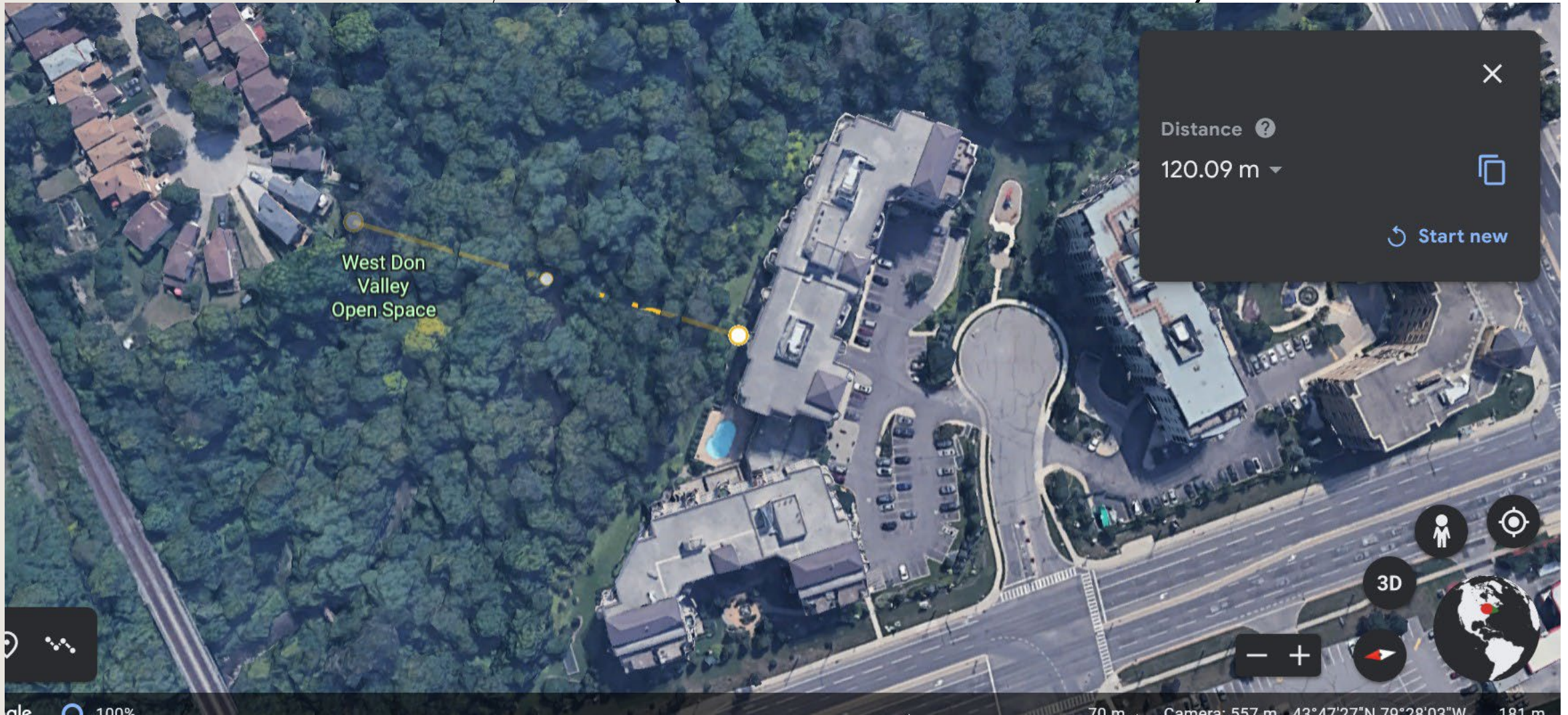
THANK YOU

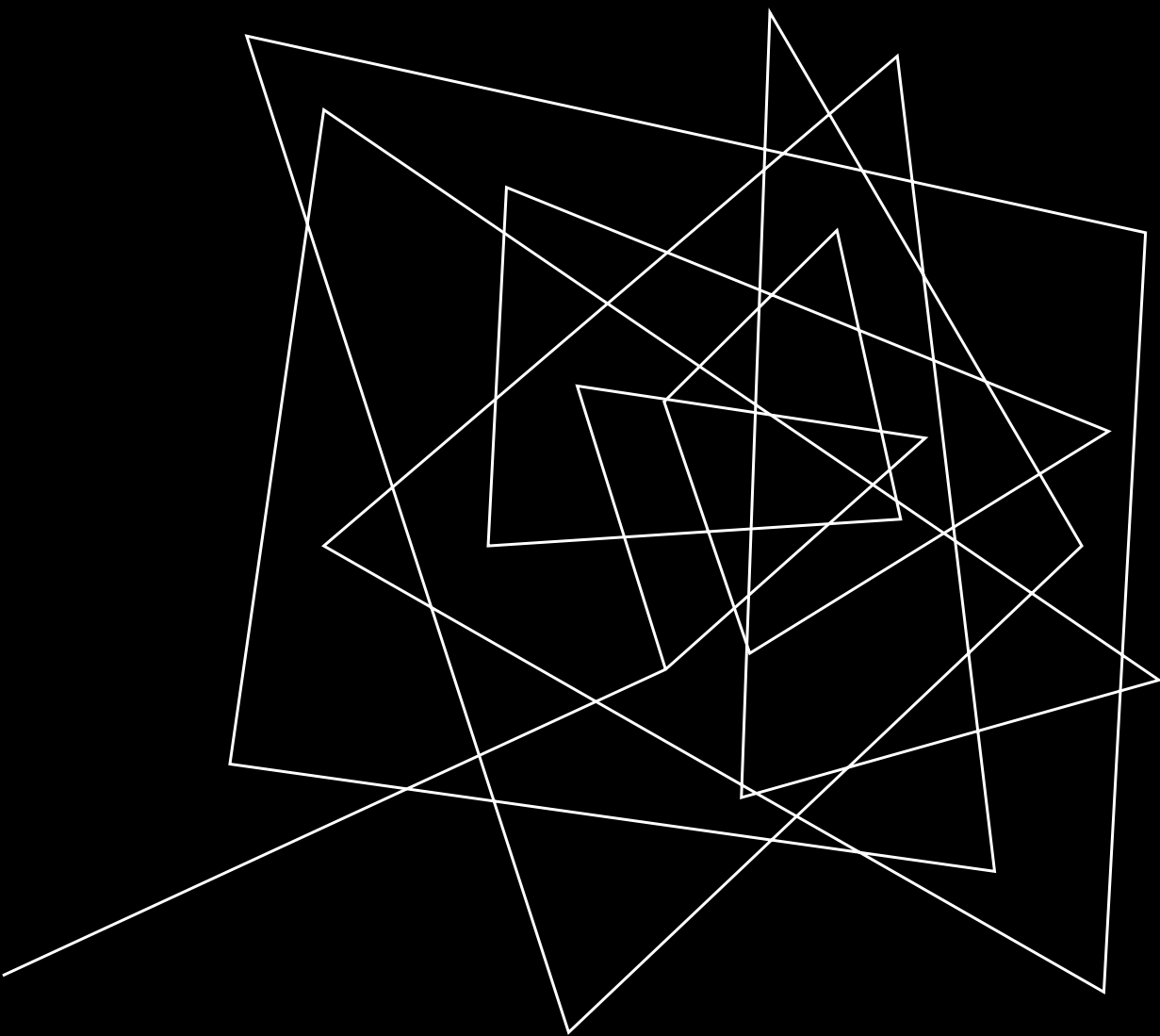
- 4 storeys instead of 7 and 9-storeys
- 1.50 FSI instead of 2.50 FSI
- Low-Rise Mixed-Use instead of Mid-Rise Mixed-Use

2 AND 8 MAISON PARC COURT (ALONG DUFFERIN ST.)



2 AND 8 MAISON PARC COURT (ALONG DUFFERIN ST.)

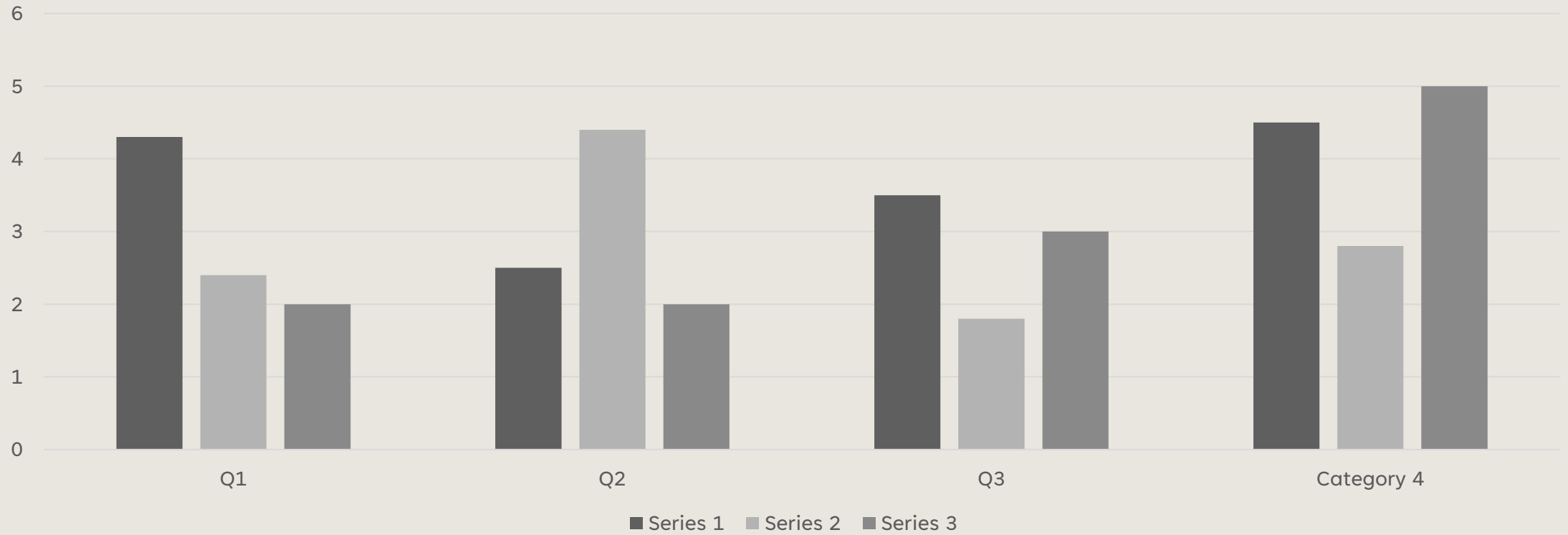




PRIMARY GOALS

Annual revenue growth

QUARTERLY PERFORMANCE



AREAS OF GROWTH

	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4
Q1	4.5	2.3	1.7	5.0
Q2	3.2	5.1	4.4	3.0
Q3	2.1	1.7	2.5	2.8
Q4	4.5	2.2	1.7	7.0

MEET OUR TEAM



TAKUMA HAYASHI
President



MIRJAM NILSSON
Chief Executive Officer



RAJESH SANTOSHI
Chief Operations Officer



RAJESH SANTOSHI
VP Marketing



GRAHAM BARNES
VP Product



ROWAN MURPHY
SEO Strategist



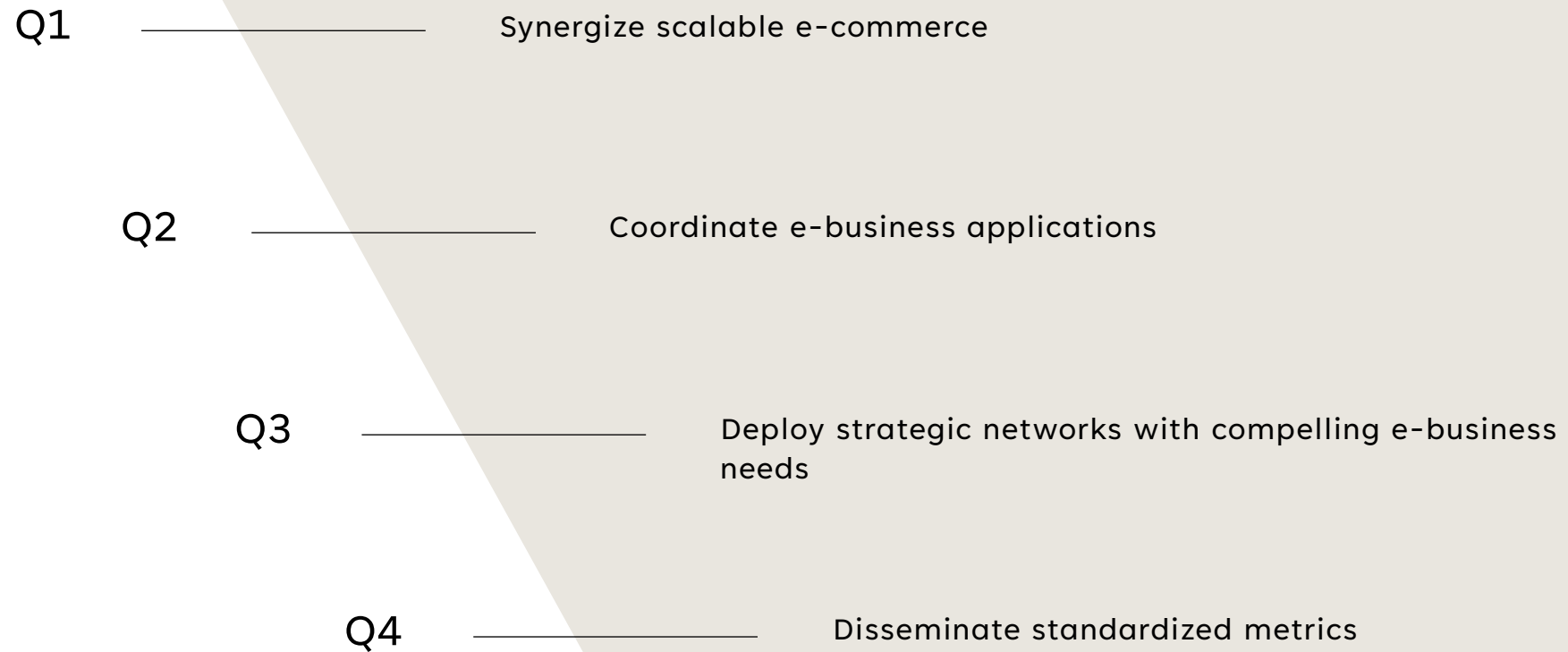
ELIZABETH MOORE
Product Designer



ROBIN KLINE
Content Developer

PLAN FOR PRODUCT LAUNCH

PLANNING	MARKETING	DESIGN	STRATEGY	LAUNCH
Synergize scalable e-commerce	Disseminate standardized metrics	Coordinate e-business applications	Foster holistically superior methodologies	Deploy strategic networks with compelling e-business needs



TIMELINE



AREAS OF FOCUS

B2B MARKET SCENARIOS

Develop winning strategies to keep ahead of the competition

Capitalize on low hanging fruit to identify a ballpark value

Visualize customer directed convergence

CLOUD-BASED OPPORTUNITIES

Iterative approaches to corporate strategy

Establish a management framework from the inside



HOW WE GET THERE

ROI

Envision multimedia-based expertise and cross-media growth strategies

Engage worldwide methodologies with web-enabled technologies

NICHE MARKETS

Pursue scalable customer service through sustainable strategies

Engage top-line web services with cutting-edge deliverables

SUPPLY CHAINS

Cultivate one-to-one customer service with robust ideas

Maximize timely deliverables for real-time schemas



SUMMARY

At Contoso, we believe in giving 110%. By using our next-generation data architecture, we help organizations virtually manage agile workflows. We thrive because of our market knowledge and great team behind our product. As our CEO says, "Efficiencies will come from proactively transforming how we do business."

Statutory Public Meeting

Nashville Ten Acre Developments Inc. &
Nashville Developments (Barons) Inc.

Application for Zoning By-law
Amendment and Site Plan
File Nos. Z.22.001 and DA.21.071

Blocks 125 and 106 (65M4556) &
Block 245 (Plan 65M4672)

May 30, 2022

Communication : C 27
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 2



Applications

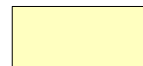
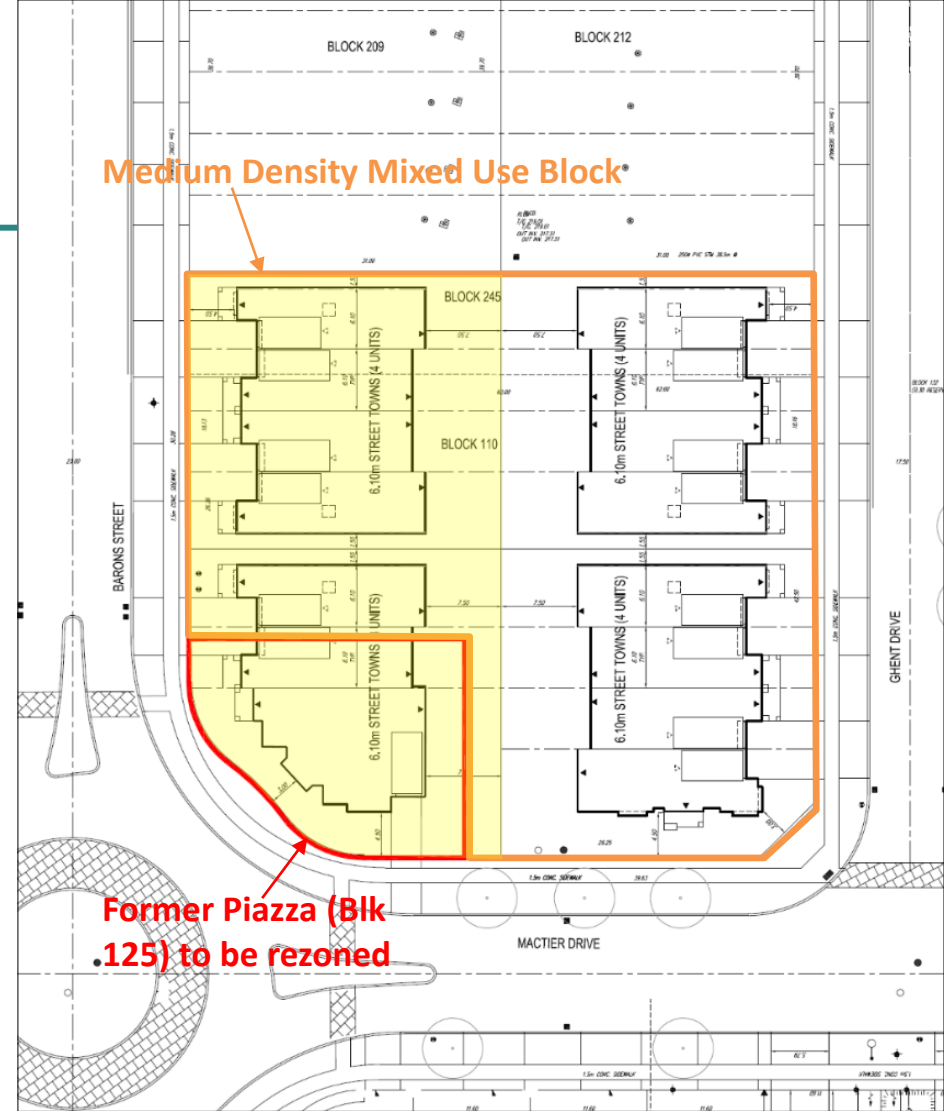
0.35 ha site at northeast corner of Barons Street and Mactier Drive within approved and built subdivisions

15 Townhouse units in 4 blocks

Rezoning entire site:

- Surplus public square/piazza block from open space to residential
- Site-specific exceptions for townhouses

Site plan application for western half of site



Associated Site Plan Application (DA.21.071) ²

Vaughan Official Plan

Designated Mid-Rise Mixed-Use in the
Nashville Heights Secondary Plan

Mid-Rise Mixed Use A permits:

- Townhouses;
- Stacked Townhouses;
- Low-Rise buildings;
- Mid-Rise buildings;
- Public & Private Institutional Buildings

Proposed development conforms to the
Vaughan Official Plan



Source: Vaughan Official Plan



Zoning

RVM2 and OS2 in ZBL 1-88 ex. 9(1376)

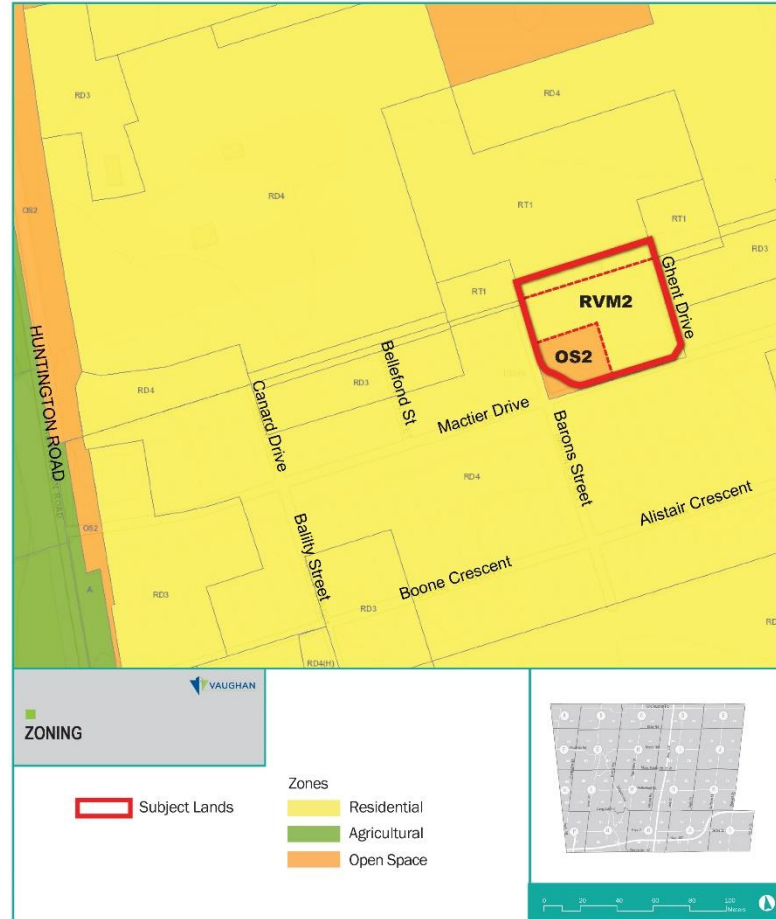
RM1(H)-1006 and OS1-1006 in ZBL
001-2021

Townhouses permitted in both by-laws

Amendment to rezone OS2 to residential
and site-specific exceptions:

- Reduced minimum yard, lot coverage, and landscaped area requirements
- Permit a garage in the exterior side yard
- Encroachment permissions for a porch

Removal of (H) in new bylaw



Source: Zoning By-law 1-88

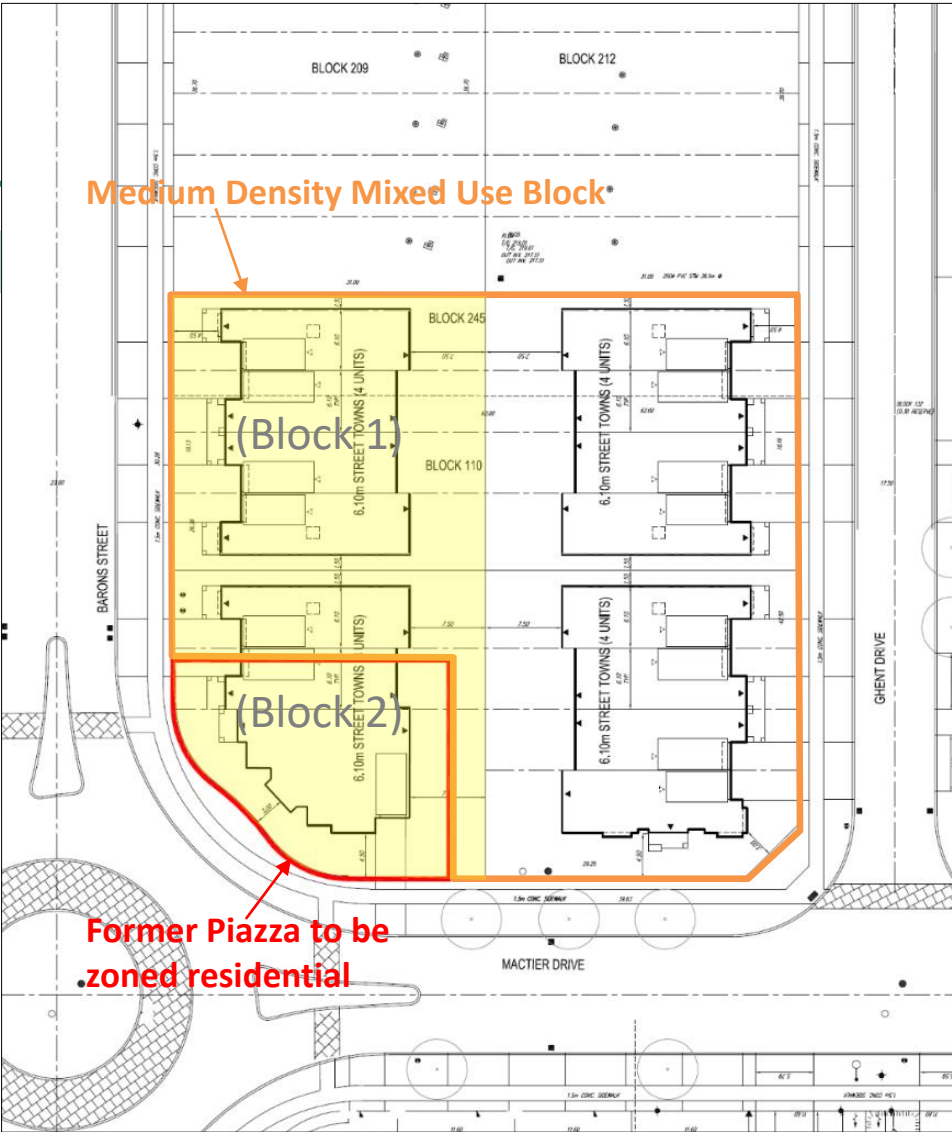
Overall Concept

Development Statistics

Lot Area	0.35 ha
Residential Units	15 units (Street Townhouses)
Density (uph)	43 uph
Density (residents and jobs per hectare)	133 r+j/ha



Associated Site Plan Application
(7 units) (DA.21.071)



Statutory Public Meeting

Nashville Ten Acre Developments Inc. &
Nashville Developments (Barons) Inc.

Application for Zoning By-law
Amendment and Site Plan
File Nos. Z.22.001 and DA.21.071

Blocks 125 and 106 (65M4556) &
Block 245 (Plan 65M4672)

May 30, 2022





PUBLIC MEETING

JOHN J ZIPAY

8274-8286 ISLINGTON AVENUE

CITY OF VAUGHAN

MAY 30, 2022

Communication : C 28
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 3

AIR PHOTO: LOCATION AND LAND USE CONTEXT



Aerial map showing neighbouring uses

SITE CONTEXT



Abutting Mid-rise Development to the North



Nearby Mid-rise Development to the South

SITE CONTEXT CONTINUED



Existing Church on Subject Property

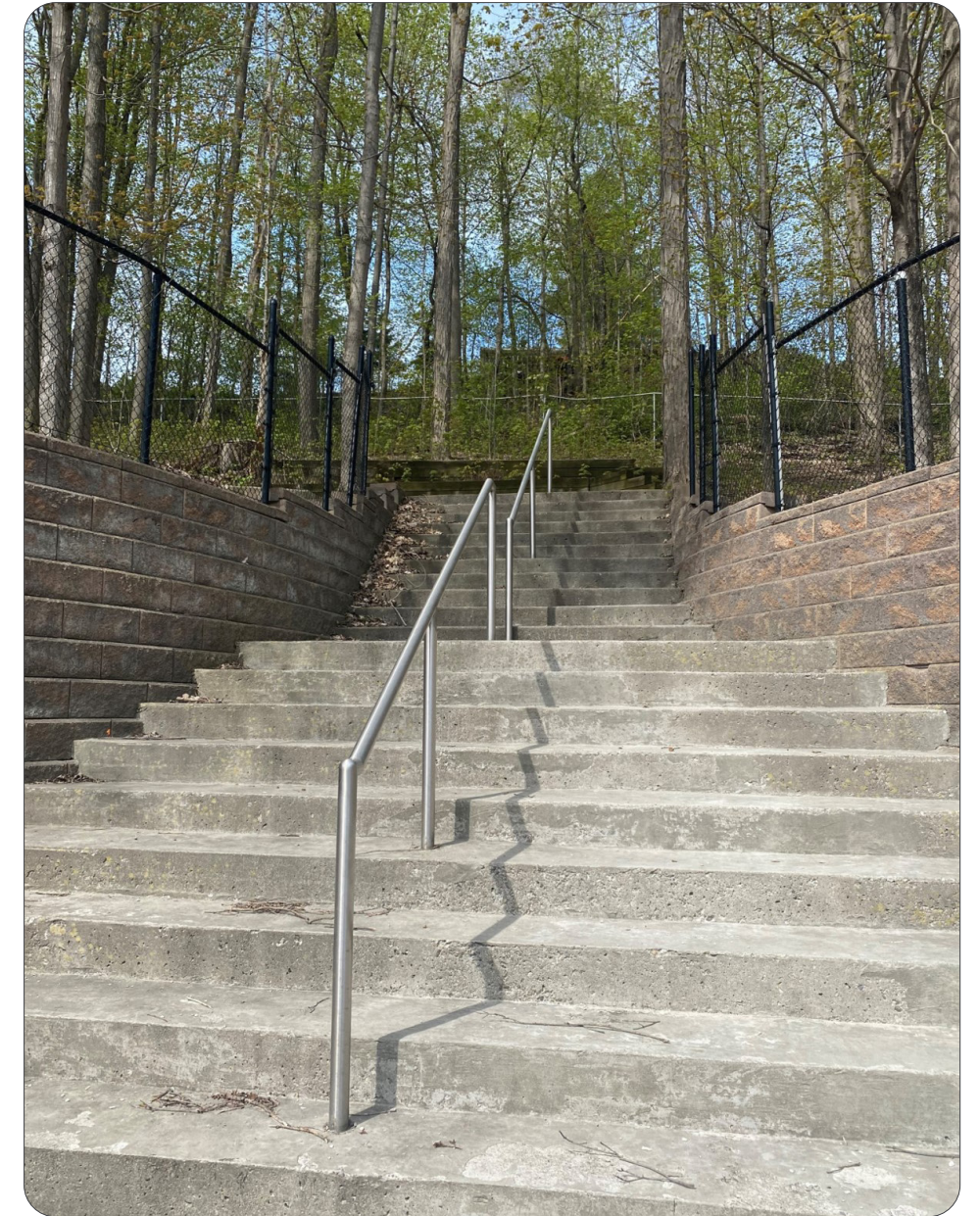


Existing Daycare on Subject Property

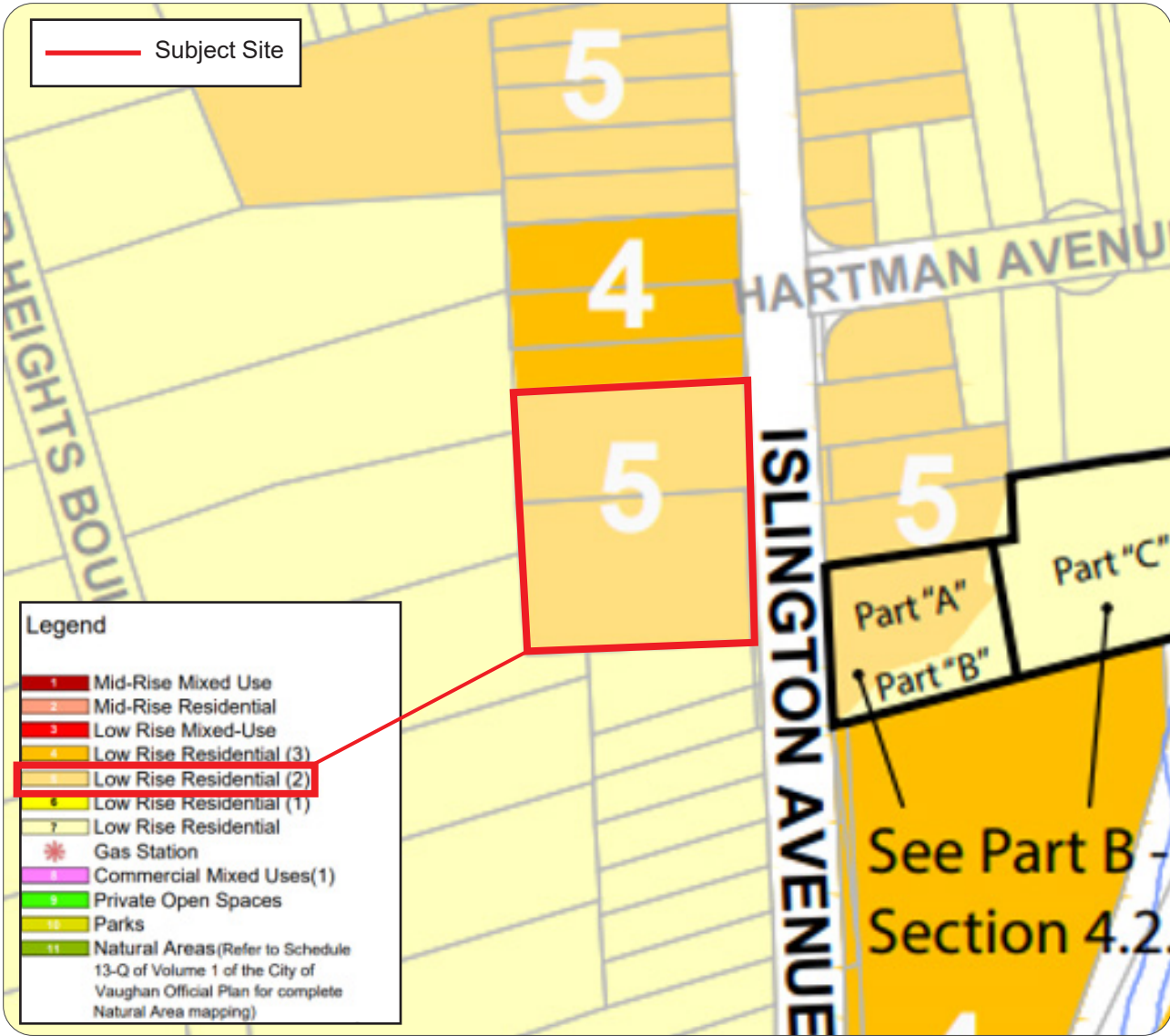
ON SITE PHOTOS



ON SITE PHOTOS (AMENITY SPACE)



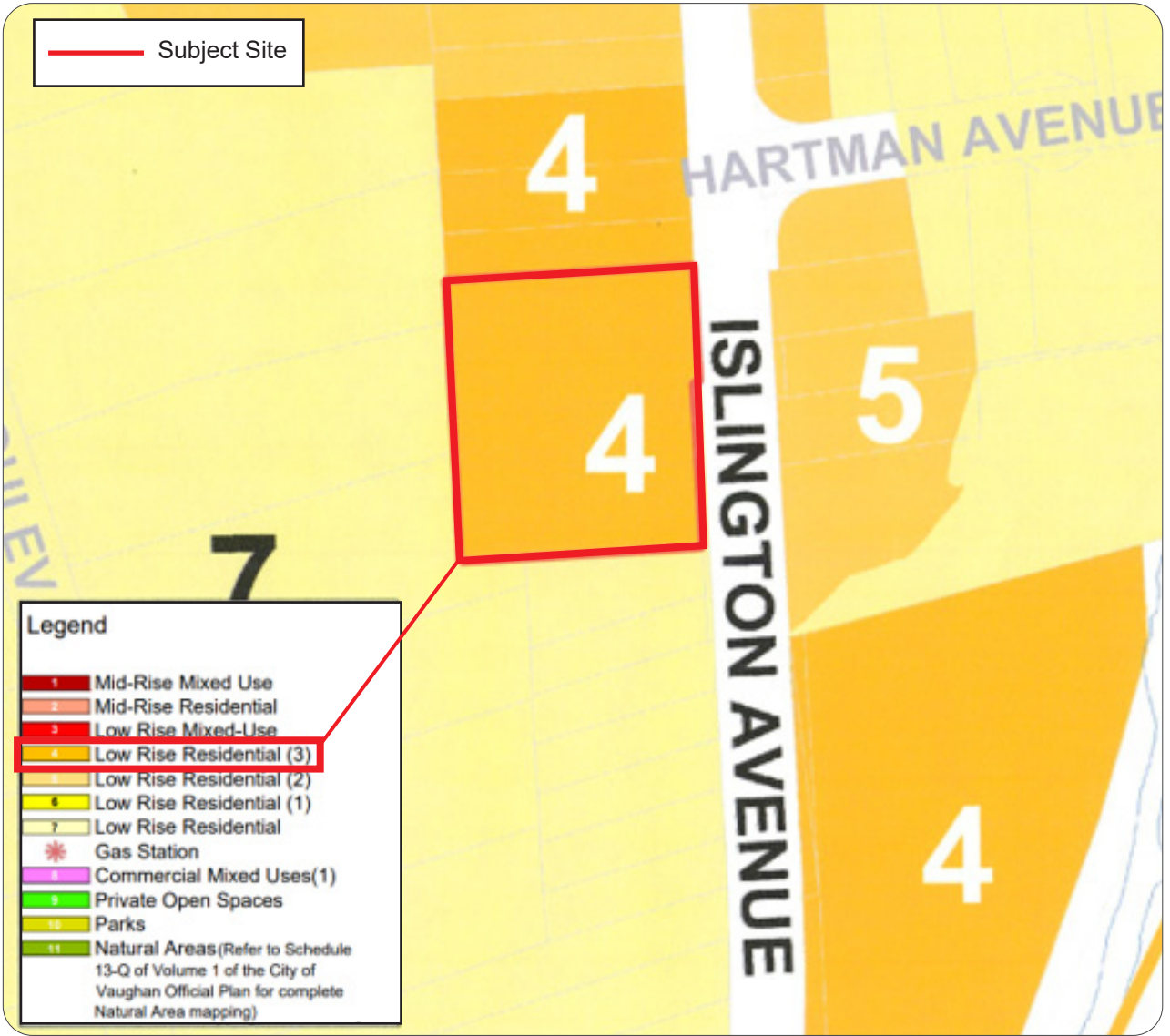
WOODBIDGE CENTRE SECONDARY PLAN



Woodbridge Centre Secondary Plan - Land Use Schedule 2 Existing

Existing Land Use Designation:

Low Rise Residential (2)

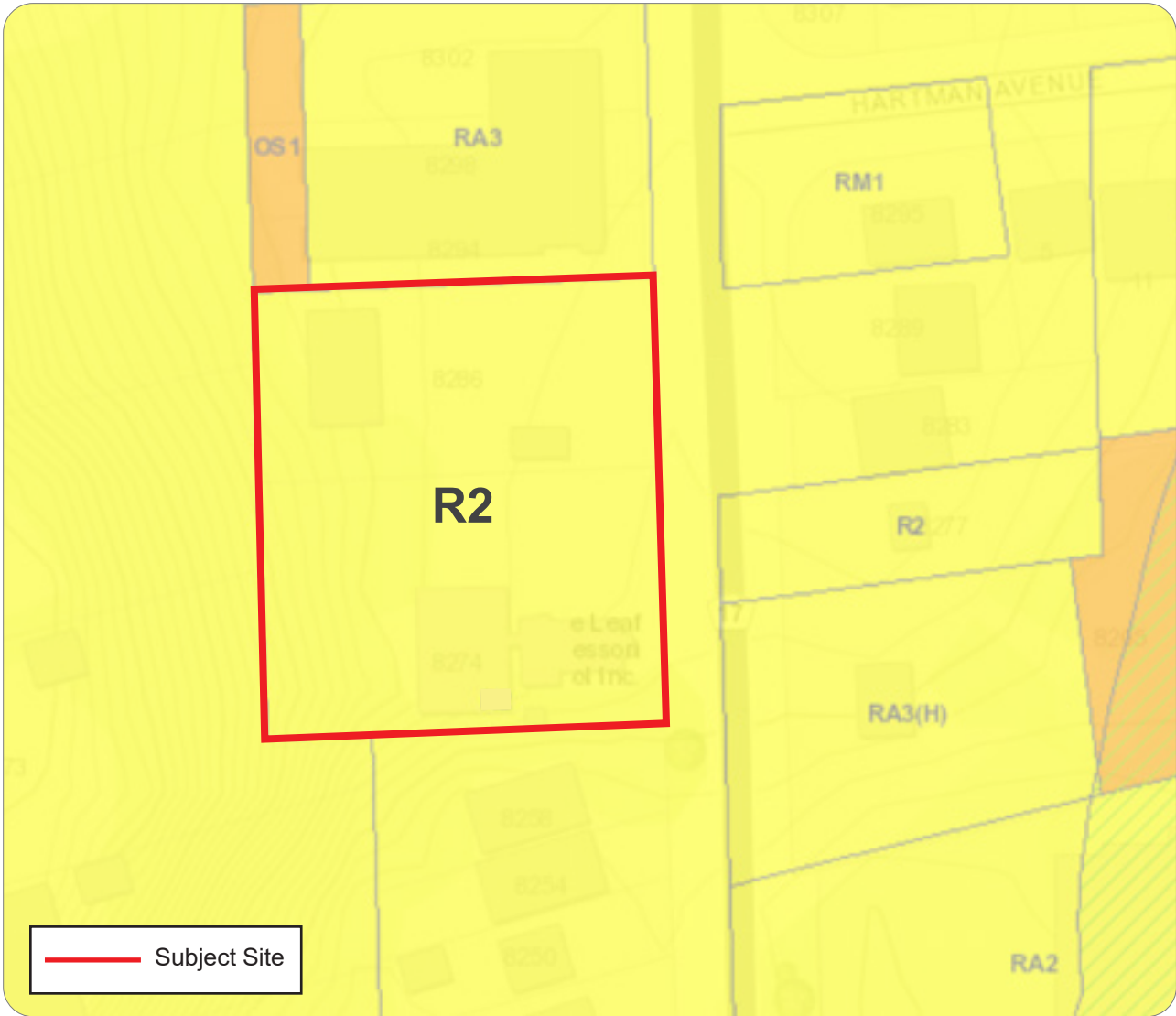


Woodbridge Centre Secondary Plan - Official Plan Amendment Schedule 2

Proposed Land Use Designation:

Low Rise Residential (3)

ZONING BY-LAW 1-88, AS AMENDED

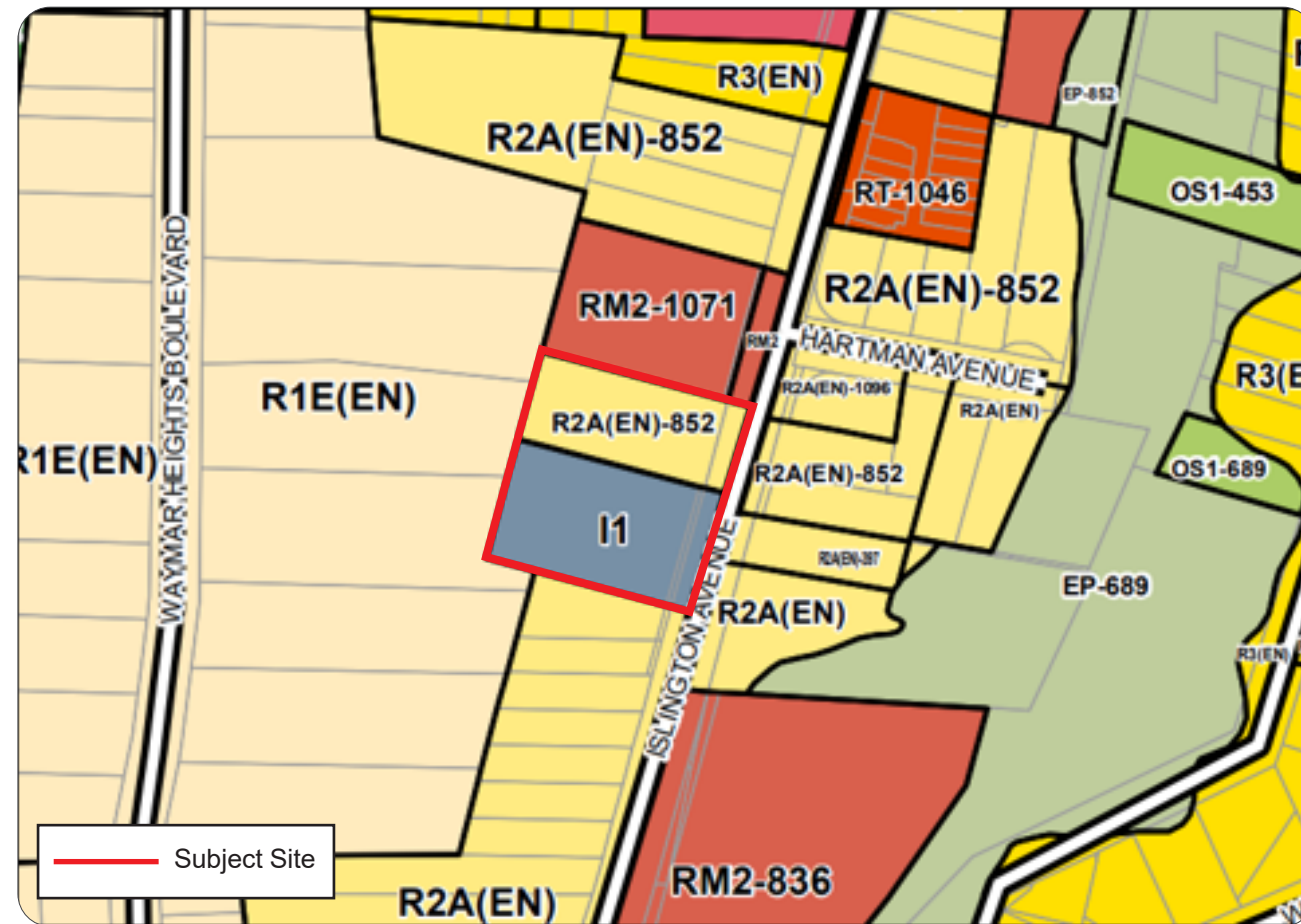


Zoning By-law 1-88
Existing Zoning:
Residential Zone - (R2)



Zoning By-law Draft Amendment Schedule 2
Proposed Zoning:
Open Space Conservation Zone 1 (OS1)
Apartment Residential 3(H) - (RA3 H)

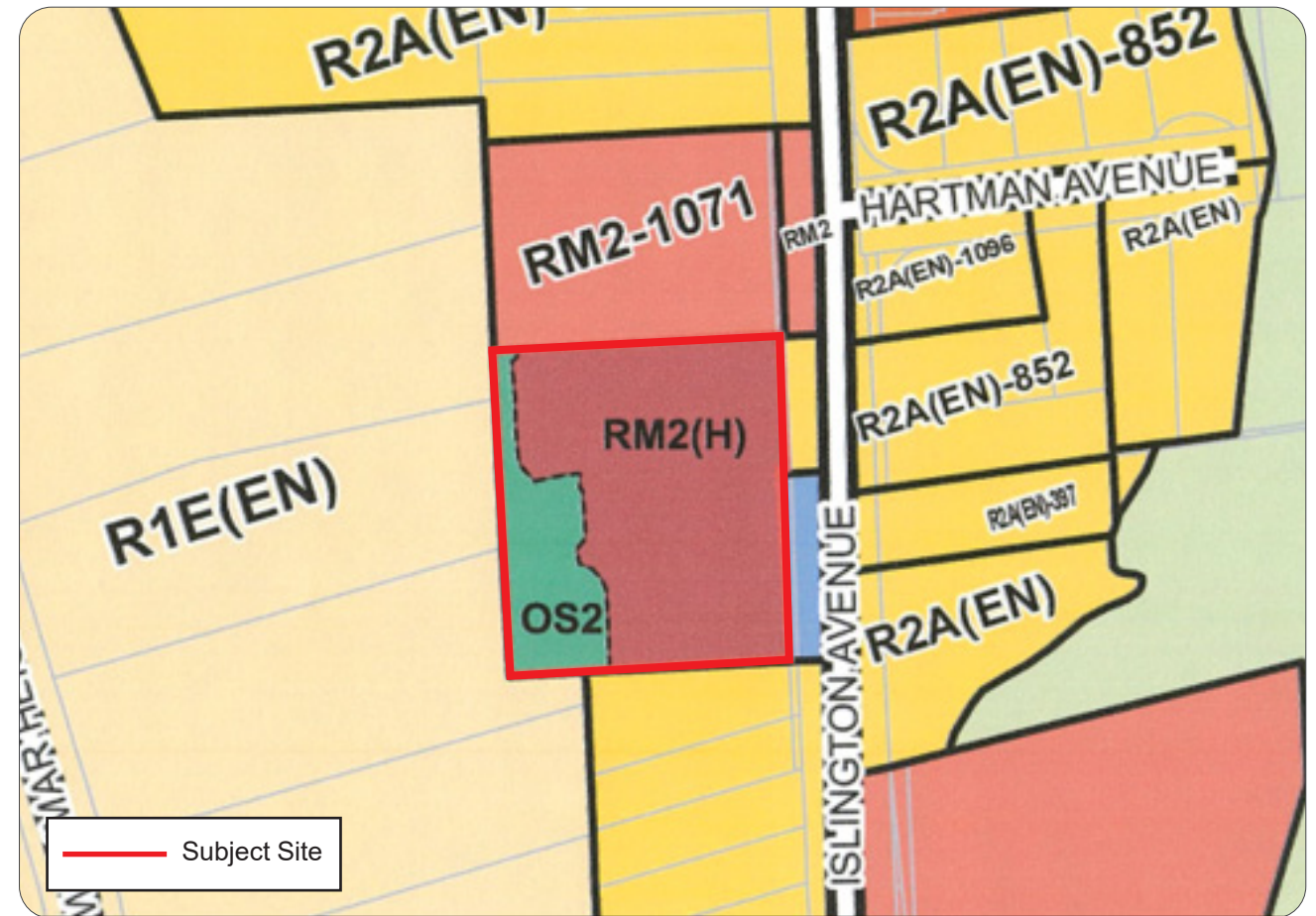
ZONING BY-LAW 001-2021



Zoning By-law 001-2021

Existing Zoning:

General Institutional Zone - (I1)
Second Density Residential Zone - (R2A EN-852)



Zoning By-law Draft Amendment Schedule 2

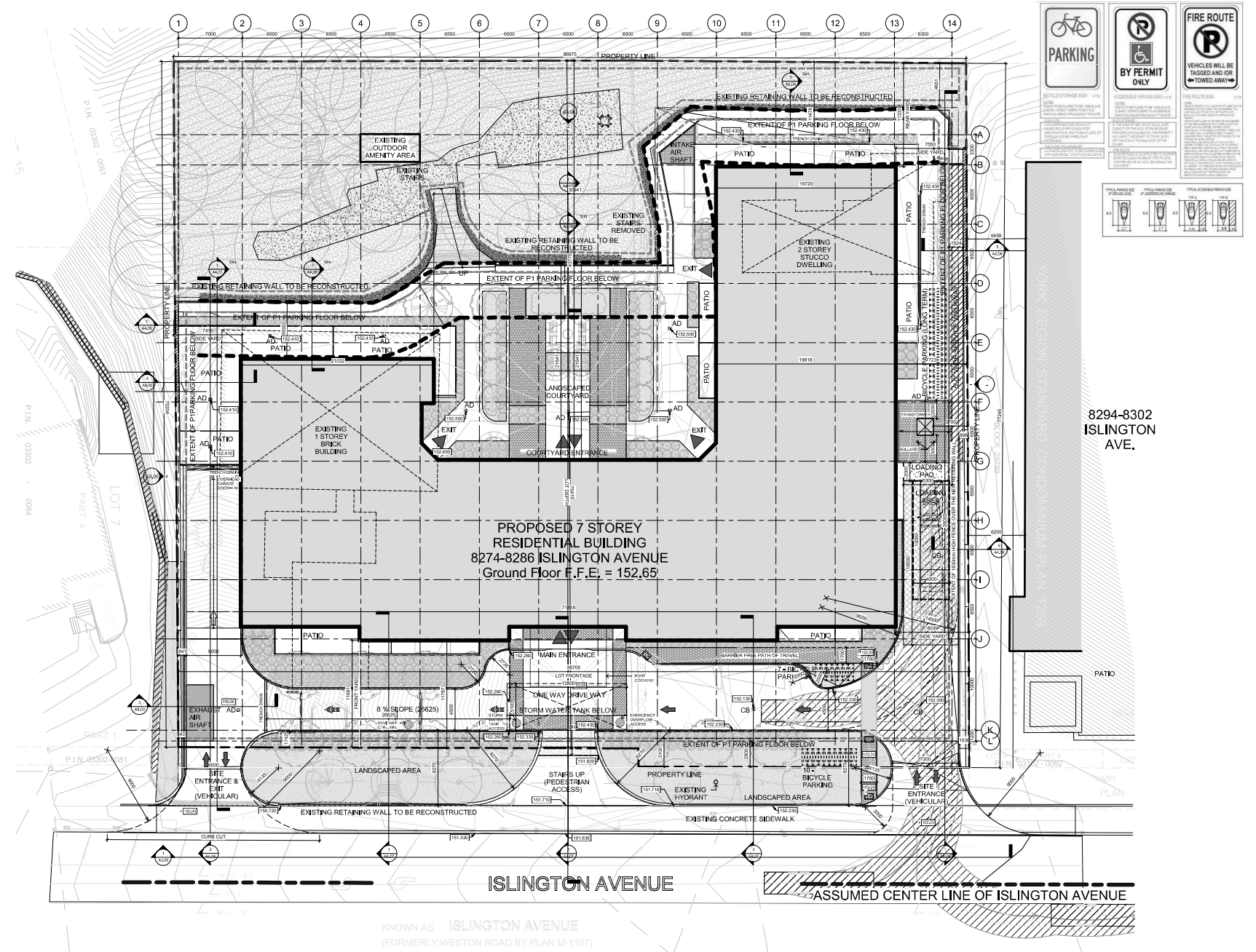
Proposed Zoning:

Multiple Unit Residential Zone 2 - (RM2 H)
Open Space Zone 2 - (OS2)

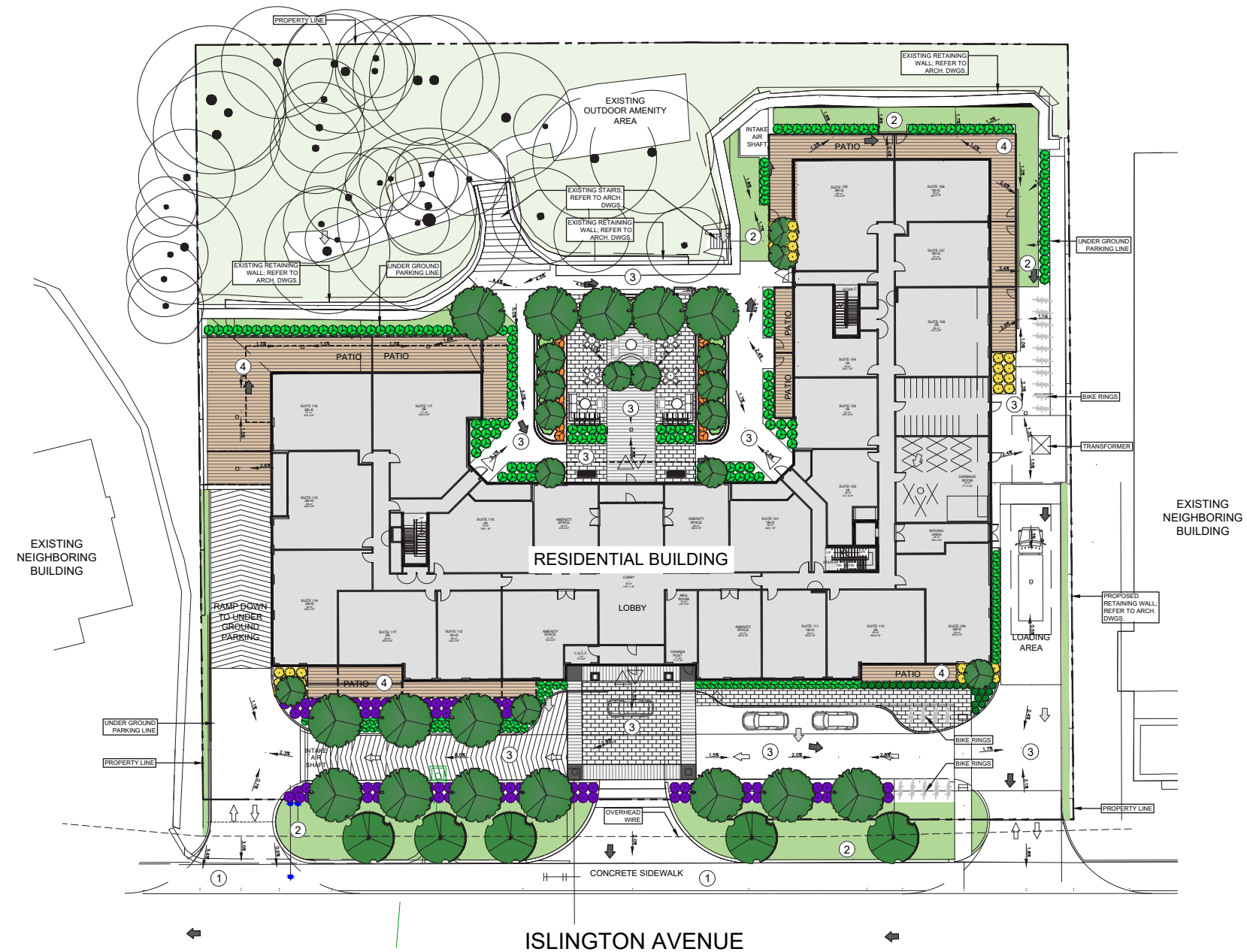
PROPOSED DEVELOPMENT - SITE PLAN

SITE STATISTICS

- Lot Area: **6,612.37m²**
- GFA: **15,008.65m²**
- FSI: **2.27**
- Building Coverage: **2,231.00m²**
- Height: **23.5m (7-Storeys)**
- Total Number of Units: **168 Units**
 - 1 BED: **33 Units**
 - 1 BED +D: **55 Units**
 - 2 BED: **44 Units**
 - 2 BED +D: **20 Units**
 - 3 BED: **6 Units**
 - Penthouse: **10 Units**
- Total Amenity Area: **5,993.10m²**
 - Landscape Area at Grade: **1,058m²**
- Parking
 - **204 Parking Spaces (36 Visitors)**
 - **185 Bicycle Parking Spaces**



LANDSCAPE PLAN



SITE RENDERING



SITE RENDERING



Thank You

Comments & Questions?

John J Zipay

416-305-7989

jjzipay@hotmail.com

Communication : C 29
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Renato Favret <renato@directunderground.ca>
Sent: Friday, May 27, 2022 11:13 AM
To: Clerks@vaughan.ca
Cc: Tania <renatof@rogers.com>
Subject: [External] 80 Glen Shields Ave. 1494096 Ontario Inc. Application DA.21.072

Hello my wife Tania and I have been residents in the Glen Shields community since 1979 / 1980 both as teens, residents, parents and retiree's in the near future. Having lived in the immediate vicinity of the proposed development we have serious concerns and would like to express strong opposition prior to the public meeting deadline of today at noon.

The following is a summary of our concerns regarding the redevelopment and rezoning:

- Traffic, traffic, traffic! Glen Shields and Dufferin street is and always has been congested during peak time.
- This proposal does not allow for any surface parking or sizable drop off zones, the public does not utilize underground parking for services. This will make Glen Shields impassable.
- The residential component of the proposal is excessive.
- Regarding the "Senior" component, how will this be managed, and how can we be assured that it remains senior.
- The rental component is totally unacceptable as it will promote a transient population whereby both the number of people and vehicles cannot be controlled.
- The property is currently zoned commercial (C3) which has worked with the overall plan of the development.
- The plaza currently provides multiple services which people of all ages rely on some of us for decades which will cause great inconvenience and stress should they close as a result of this development.
- We have endured over a decade of dust, mud, noise... Being original residents which is one reason why we chose to reside here as it was a fully developed neighborhood where we would not endure the aforementioned nuisances of a new subdivision.
- Being a mature area, residents have enjoyed the privacy and value of their back yards within site of proposed development which will now be lost.
- Does the sanitary have enough capacity? If not will the existing sewer on Glen Shields have to be upsized to the outfall which I assume would be at the Dufferin St. trunk? This will cause havoc to the community!
- What about costs, will all improvement or upsizing costs be borne by the Developer and not our taxes?

We understand that the existing plaza both structurally and the parking lot is in a state of disrepair,

however permitting high density residential as proposed is not acceptable. The reconstruction of the plaza with a similar block coverage along with 3 or 4 stories of properly managed senior units will be an asset to this community, given our aging population.

In closing we are strongly against the current proposal and hope our opposition will help with the rejection or revision accordingly.

Regards,

Renato Favret, C.E.T.

[REDACTED]
[REDACTED]

The content of this message is confidential. If you have received it by mistake, please inform us by an email reply and then delete the message. The integrity and security of this email cannot be guaranteed over the Internet. Therefore, Direct Underground Inc. will not be held liable for any damage caused by the message.

Communication : C 30
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Lorne Strachan [REDACTED]
Sent: Friday, May 27, 2022 11:31 AM
To: Clerks@vaughan.ca
Subject: [External] 80 Glen Shields Proposal

Please find attached my submission regarding the redevelopment of the Glen Shields Plaza.

Regards

Lorne Strachan

[REDACTED] Riviera Drive

City of Vaughan

Office of the City Clerk

Re: Official Plan Amendment File OP.21.030 - Zoning By-law Amendment File Z.21.058

This submission is to state my objection to the re-development of the plaza at 80 Glen Shields Avenue.

While I don't disagree that the plaza requires re-development this particular project is too ambitious for the area. There are questions regarding the building's suitability.

First is the potential parking problems, during construction and afterwards. Glen Shields will have an abundance of workers and contractors parking on both sides as well as on the nearby side streets. I fear this will cause problems for snow removal in winter as well as problems for both garbage and recycling trucks, and should it be necessary emergency vehicles. If this construction is approved the parking problem will continue. People will not use the underground parking as stated by the architect, they will park on the street to drop off /pick up their children from day care as well as those who will patronize the retail businesses. There will also be an impact because there is the potential of an additional 200+ cars of residents added to the street each and every day. The other is where will people visiting the apartment residents park, most likely on Glen Shields as well.

My other major concern is that when I purchased my home like all the other residents of Glen Shields, it was because the area was zoned Single Family Residential. As I have stated I'm not against some form of redevelopment of the plaza, this is proposed plan is not the way to go.

Regards

Lorne Strachan



Riviera Drive

Communication : C 31
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4

From: Julia Demy [REDACTED]
Sent: Friday, May 27, 2022 11:44 AM
To: Clerks@vaughan.ca; Alan Shefman <Alan.Shefman@vaughan.ca>
Cc: Edvinas Sveikata <sveikasbox@gmail.com>; Elena Zadorojnaia <elena_zador@hotmail.com>
Subject: [External] Objections to the proposed development at 80 Glen Shields Ave

Good day,

My name is Yuliya Dziamyana and I am representing the household at [REDACTED] Quaker Ridge Rd, Concord ON L4K 2E5.

In regards to the proposed development of 7 and 9-storey residential buildings (Files OP.21.030, Z.21.058 and DA.21.072) at 80 Glen Shields Ave in Concord, I would like to express the following concerns/ objections:

1. The proposed buildings do not fit in the current neighbourhood which consists 100% of the residential houses
2. Increased traffic for the current residents in the area
3. The proposed development will devalue the existing properties
4. Noise
5. Overpopulation in schools

Most of our neighbours have similar concerns.

I can be reached at [REDACTED]
Thank you,
Yuliya Dziamyana

From: Daniel Hempstead [REDACTED]
Sent: Friday, May 27, 2022 12:00 PM
To: Clerks@vaughan.ca
Subject: [External] Committee of the Whole - 80 Glen Shields Ave.

To whom it may concern,

I'm emailing about the proposed construction at 80 Glen Shields Ave. to replace the current plaza with a new multi-purpose building. As someone who has lived in the Glen Shields area for over 30 years, the plaza has served my family and I well in order to provide pharmaceutical needs from the pharmacy to a place where I can quickly get something if needed from the convenience store, as well as bakery and barber shop.

The proposed new building to be built in its place, initially sounds like it would provide new benefits to new people coming to the Glen Shields area, as it would provide new housing options. It does seem to take away services for existing Glen Shields residences, as well as others who don't live in the Glen Shields area who benefit from the plaza. Personally I have an aunt who lives in the Bathurst and Steeles area and requires medication for her dogs; the only location she can get the medication for a reasonable price for her dogs is from the Glen Shields Pharmacy. If this pharmacy were to no longer be available to her, she does not know where she could go, or at least easily go, to get the medication required.

Furthermore, throughout the pandemic, I've really taken time to appreciate and almost daily taking time to walk through the Glen Shields and Marita Payne parks which are easily accessible to Glen Shields residence. One area of the park where it is really nice to walk through, where you see wildlife, and don't often feel you're in a residential area, is the path going from the current construction in the park (by the previous tennis courts) to behind the plaza, to alongside the plaza and behind Cherry Hills Rd which then leads into the tunnel under Glen Shields Ave. I appreciate the path there as I know the plaza is there, but you don't really see the plaza. Adding a 7-9 storey building will take away from the natural beauty we have there in the park.

Another concern with this proposed building, if completed, would be the additional traffic added to this area, whether it's the initial construction traffic during the build phase, followed by traffic for new residence as well as for the proposed grocery store. As Glen Shields is only accessible via Dufferin St., already access to the subdivision can be slow. As someone who drives to work, heading north on Dufferin to turn onto Glen Shields at the south entrance, can already take a while during rush hour. Adding new residence will increase this time further, to an already busy and high traffic area. Additionally, I worry this increased traffic in the area can lead to potential accidents or injuries in this area. As previously mentioned I've been enjoying walking more in the Glen Shields area,

however I have seen how aggressive or careless some drivers are currently in the area. I've even had to purchase a highly reflective vest to wear when I go for walks between dusk and dawn to try and make myself more visible. I always cross Glen Shields Ave at the stop signs or provided stop light-controlled intersections, but have had drivers either 1) not stop at all for me, 2) come to a half stop and start driving away while I was already in the intersection, or 3) purposely drive around me. This is all while I'm crossing the intersection correctly, having the right of way, and trying to make eye contact with the driver of the vehicle. I have tried to get a license plate number, but often I am too busy trying to make sure I don't get hit or the vehicle drives too quickly for me to get the information to report it. I'm fortunate at this time I do not have any children or I would most likely not be crossing the street on Glen Shields Ave or waiting until there are no cars (which could sometimes take a long time).

I appreciate the city looking for opportunities to provide housing, as I personally know it is very difficult to find housing in the Vaughan area, however I feel this will have a more negative impact to the Glen Shields area than it will provide a benefit. I am an adult, still living with my parents, while working a full time job in the Vaughan area, and I currently cannot afford to purchase or even find my own housing in the Vaughan area.

I am hoping to attend the meeting on Monday to discuss this further. Thank you in advance. Please let me know if you have any questions or concerns.

Thanks from a Glen Shields/Bob O'Link resident

--

- Daniel Hempstead

From: Jim Kotsalis [REDACTED]
Sent: Friday, May 27, 2022 12:14 PM
To: Clerks@vaughan.ca
Subject: [External] Re-zoning Application for 80 Glen Shields Ave

To Mayor and City Council,

As citizens of [REDACTED] Glen Shields Avenue since 1981, we firmly oppose the rezoning application of 80 Glen Shields Avenue for the following reasons:

- This goes against the Vaughan official plan of 2010 designating this land for low-rise use and a density of 1.5 times the area of the lot.
- This building is too large for this area and will increase the density significantly.
- All homes are detached and this is not an area to put a building like this. It will devalue the homes.
- It will cause shadow on the homes and park and will be an eye sore.
- Will cause too much congestion on Glen Shields which is a one lane road with already too much traffic especially during rush hour.
- The traffic increase will cause an unsafe environment for children as there are two schools of walking distance from this location.
- We don't want to lose the small businesses in the area that serve the locals especially the pharmacy which serves many elderly people.
- The developer mentioned a restaurant in this building which means people will come drink and get in their cars and drive through the residential neighborhood.
- Vaughan has plenty of condos being erected on large main road areas such as Dufferin

St. north and Vaughan Metropolitan Center.

Please do not allow this rezoning application to develop a building at 80 Glen Shields Ave to proceed.

We would like the plaza at 80 Glen Shields Ave to remain as it is.

Sincerely,

Christos Kotsalis

Argyro Kotsalis

Jim Kotsalis

Peter Kotsalis

Chris Kotsalis

From: Vlad German [REDACTED]
Sent: Friday, May 27, 2022 12:27 PM
To: Clerks@vaughan.ca
Subject: [External] Glen Shields Community Development

To whom it may concern,
Our Glen Shields Community is very much against this development.
Official Plan Amendment File OP.21.030
Zoning By-Law Amendment File Z.21.058
Our family has been living in the Glen Shields Community for many years.
Our kids go to local daycare and local school.
We are very much against this Development.
Our neighborhood is a Residential neighborhood of single detached homes.
Building Condos/Apartments here will cause
Lots of traffic
Noise
Pollution
Disruption of daycare services
Disruption of access to pharmacy.
A lot of people who live in this area and enjoy access to pharmacy and day care do not drive and have no cars.
That will put a lot of residents in a very uncomfortable and unacceptable situation during the construction period.
We would highly appreciate if this builder could Pick a different location for his project.
Vlad German
Olga German
Anna German
Katherine German.
[REDACTED] point o'woods dr
Concord
L4k 2e2

Communication : C 35
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 3

May 27, 2022

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

Via email clerks@vaughan.ca

RE: May 30 CW (PM) ITEM no.3 8270,8274,8286 Islington Avenue

To: Committee of the Whole, Mayor and Members of Council

I am writing today to express my concerns regarding the proposed development as noted above.

My family and I have lived in City of Vaughan for over 30 years. We have recently completed construction of our new home at [REDACTED] Waymar Heights Boulevard which is directly West of the proposed development. We were attracted to this well-established area because of its sparse development, peacefulness and privacy.

This proposed development now infringes on this privacy. We shouldn't be seeing a storey above our grade. Nor should we be hearing the noise from air conditioning units which I understand could be quite loud.

I am requesting that the code be maintained for low density development and that the 45 degree angular plane from the rear property line be maintained.

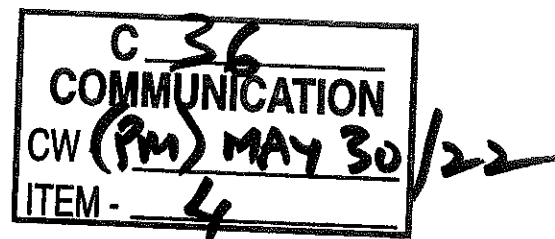
I also am concerned with the integrity of the slope. The area has recently seen slope erosion and we would ask that this be investigated.

Density concerns and increased congestion is always a concern. The centre turning lane is currently being often used as a passing lane by frustrated drivers. Centre lane should be modified with traffic calming elements if at all possible.

We are not opposed to development if it is done respectfully and with careful consideration.

Thank you!

Danny Caon
[REDACTED] Waymar Heights Boulevard
[REDACTED]



NOTICE OF PETITION

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

Meeting & Date: Committee of the Whole (Public Meeting), May 30, 2022

Agenda Item No.: 4

Item: 1494096 ONTARIO INC. OFFICIAL PLAN AMENDMENT
FILE OP.21.030 ZONING BY-LAW AMENDMENT FILE
Z.21.058 - 80 GLEN SHIELDS AVENUE VICINITY OF
GLEN SHIELDS AVENUE AND DUFFERIN STREET

Particulars of the Petition:

Dated: 2022-05-26

No. of Signatures: 859

Number of pages: 23

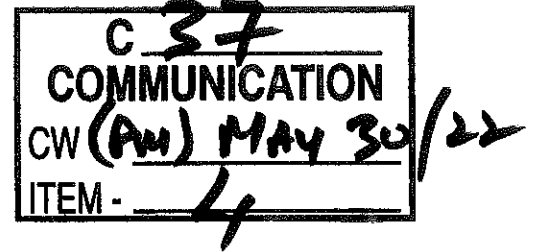
Wording on petition:

"Petition to oppose the rezoning application of the property known as 80 Glen Shields Avenue.

Lands in question are designated as Low-rise Mixed-Use by Vaughan Official Plan. This goes against the Vaughan. This goes against the Vaughan Official Plan 2010 which permits a maximum height of 4 storeys and a density of 1.5 times the area of the lot."

For a copy of the petition contact:

City of Vaughan, Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1
Tel: (905) 832-8504 Fax: (905) 832-8535



NOTICE OF PETITION

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

Meeting & Date: Committee of the Whole (Public Meeting), May 30, 2022

Agenda Item No.: 4

Item: 1494096 ONTARIO INC. OFFICIAL PLAN AMENDMENT
FILE OP.21.030 ZONING BY-LAW AMENDMENT FILE
Z.21.058 - 80 GLEN SHIELDS AVENUE VICINITY OF
GLEN SHIELDS AVENUE AND DUFFERIN STREET

Particulars of the Petition:

Dated: 2022-05-26

No. of Signatures: 797

Number of pages: 35

Wording on petition:

"Petition to oppose the rezoning application of the property known as 80 Glen Shields Avenue.

Lands in question are designated as Low-rise Mixed-Use by Vaughan Official Plan. The owner, 1494096 Ontario Inc. has submitted an application to permit the development of a 9 and 7 storey mixed used building comprising 198 units with 225 parking spots underneath.

This goes against the Vaughan Official Plan 2010 which permits a maximum height of 4 storeys and a density of 1.5 times the area of the lot."

For a copy of the petition contact:

City of Vaughan, Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1
Tel: (905) 832-8504 Fax: (905) 832-8535