

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – SEPTEMBER 13, 2022**COMMUNICATIONS**

<u>Distributed September 9, 2022</u>		<u>Item(s)</u>
C1.	Ms. Rosemarie L. Humphries, President, Humphries Planning Group Inc., Pippin Road, Vaughan, dated August 26, 2022.	1
C2.	Ms. Daniele Messina, Maple, dated August 29, 2022.	5
C3.	Pasquale and Caterina Bilotta, Giotto Crescent, Maple, dated September 5, 2022.	5
C4.	Harsh Dara, Giotto Crescent, Maple, dated September 7, 2022.	5
C5.	Marco Guglielmi, dated September 7, 2022.	5
C6.	Herb Frieberg, Keele Street / Highway 7, Vaughan, dated September 7, 2022.	1
C7.	Rocco DiDio, Maple, dated September 7, 2022.	5
C8.	Tanina Bellino, dated September 7, 2022.	5
C9.	Angela D'Alessandro, resident of Jane Street and Teston Road, dated September 8, 2022.	5
C10.	Rosalba Gullo, Giotto Crescent, Maple, dated September 8, 2022.	5
C11.	Cathy Ferlisi, President, Concord West Ratepayers Association, dated September 13, 2022.	1
C12.	Tina Guglielmi, dated September 8, 2022	5
C13.	Tony Gullo, Giotto Crescent, Maple, dated September 8, 2022	5
C14.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 9, 2022.	5

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – SEPTEMBER 13, 2022**COMMUNICATIONS**

Distributed September 12, 2022

	<u>Item(s)</u>
C15. Presentation material	5
C16. Patrick Piacentini, dated September 9, 2022	5
C17. Presentation material	2
C18. Ada Ruzza, Jane Street, Maple, dated September 10 and 11, 2022.	5
C19. Ada Ruzza, Jane Street, Maple, dated September 9, 2022, and Petition.	5
C20. Julieta Gardner, Maple, dated September 11, 2022.	5
C21. Jody McCutcheon, Giotto Crescent, Maple, dated September 11, 2022.	5
C22. Praveena Sivananthan, Giotto Crescent, Maple, dated September 11, 2022.	5
C23. Jonathan S. Cheng, Stikeman Elliott LLP, 5300 Commerce Court West, Bay Street, Toronto, dated September 12, 2022.	1
C24. Presentation material.	5

Distributed September 13, 2022

C25. Doreen Smith, dated August 31, 2022	2
C26. Presentation material, Susan Bisailon, Safehaven CEO, dated September 13, 2022	5

Submitted at the meeting

C27. Presentation material, Joan MacIntyre, Principal, Malone Given Parsons, Renfrew Drive, Markham.	4
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HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

August 26, 2022
HPGI File LI17M

City of Vaughan
Clerks Department and
Development Planning
Planning and Growth Management
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Via email: christina.ciccone@vaughan.ca
Clerks@vaughan.ca

Attention: Christina Ciccone, RPP, MCIP
Senior Planner

Vaughan Clerks Department

RE: Avenue 7 Developments Ltd.
Part of Lots 5 & 6, Concession 4
2267 Highway 7 & 7700 Keele Street
File Number: OP.22.008, Z.22.015, & 19T-22V002
Notice of Complete Application and Public Meeting

Humphries Planning Group Inc. represents Doney Hill holdings Inc. and Doney 80 Corp. the registered owner of 80, 82, 84, 220 and 230 Doney Crescent located to the immediate west of the above noted applications.

We are in receipt of the Notices respecting Complete Application and Public Meeting scheduled for September 13, 2022.

Upon a brief review of the materials provided in the notices it is recognized that the applications as currently proposed represents a significant development. Further, we note that the recently adopted Region of York Official Plan identifies the subject land and surrounding area as being part of PMTSA 60 (Keele BRT Station) as shown in Attachment 1. It is our opinion that the development of the subject land will have profound impacts on the

Attn: Christina Ciccone and Clerks Department
Re: Avenue 7 Developments Ltd.
August 26 2022
Page 2 of 2

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

surrounding area and should be planned in a comprehensive manner and not in isolation.

We formally request that the City of Vaughan council resolve to undertake a more detailed study which addresses matters including but not limited to stormwater management, water and sanitary servicing, traffic and distribution of land uses for the entirety of the south-west quadrant of Keele and Highway 7 including the PMTSA lands as outlined in Attachment 1 prior to any development approvals being considered for Avenue 7 Developments Ltd to ensure that this quadrant including the MTSA is properly planned for in the long term.

We look forward to working with the Applicant and the City of Vaughan through the planning process for File Numbers OP.22.008, Z.22.015, & 19T-22V002. We welcome further discussion regarding our request to plan the southwest quadrant of Keele Street and Highway 7 in a comprehensive manner to provide for future mixed use urban development. Please do not hesitate to contact the undersigned to discuss our request in greater detail.

In addition to the above, we formally request further notice of all matters including staff reports, meeting minutes and notice of any decision for these applications.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

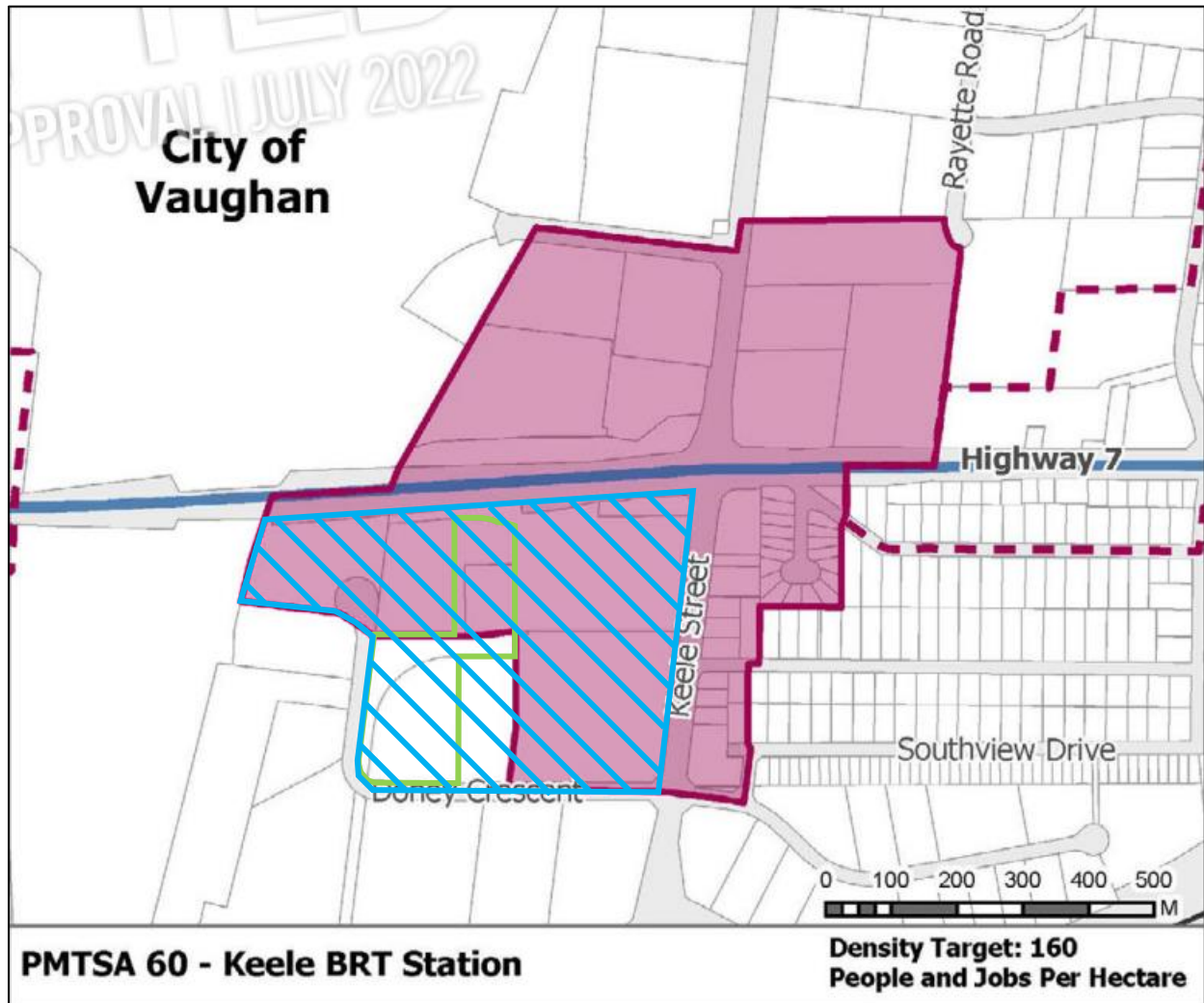


Rosemarie L. Humphries BA, MCIP, RPP
President






Encl. Attachment 1
Notice of Complete Application
Notice of Public Meeting

CC: Haiqing Xu, Deputy City Manager, Planning and Growth Management
Mayor and Members of Council
Doney Hill holdings Inc.
Doney 80 Corp.

Attachment 1: PMTSA 60 – Keele BRT Station, Extract from York Region Draft Official Plan (July 2022) & Proposed Study Area



LEGEND

-  Subject Site: 220, 230, 84, 82 & 80 Doney Crescent
-  PMTSA Boundary, YR Draft OP (July 2022)
-  Bus Rapid Transit
-  Adjacent Major Transit Station Area
-  Proposed Study Area



NOTICE TO THE PUBLIC
"COMPLETE" APPLICATION

RECEIVED JUL 13 2022

This Notice is to advise you that Planning Applications have been submitted that meet the requirements to begin the review by the City of Vaughan.

This Notice is not an approval by the City of Vaughan.

July 12th, 2022

Dear Sir or Madam,

**RE: Avenue 7 Developments Ltd.
Part of Lots 5 & 6, Concession 4.
2267 Highway 7 & 7700 Keele Street
File Numbers: OP.22.008, Z.22.015, & 19T-22V002**

The Planning Act requires the City of Vaughan to provide you with a Notice that all the required information to process the noted applications have been received by the City in accordance with Ontario Regulations 543/06 (Official Plan), and 545/06 (By-laws), and 544/06 (Plans of Subdivision), and By-law 123-2013 and these applications are deemed to be "complete", but not approved, and can be processed.

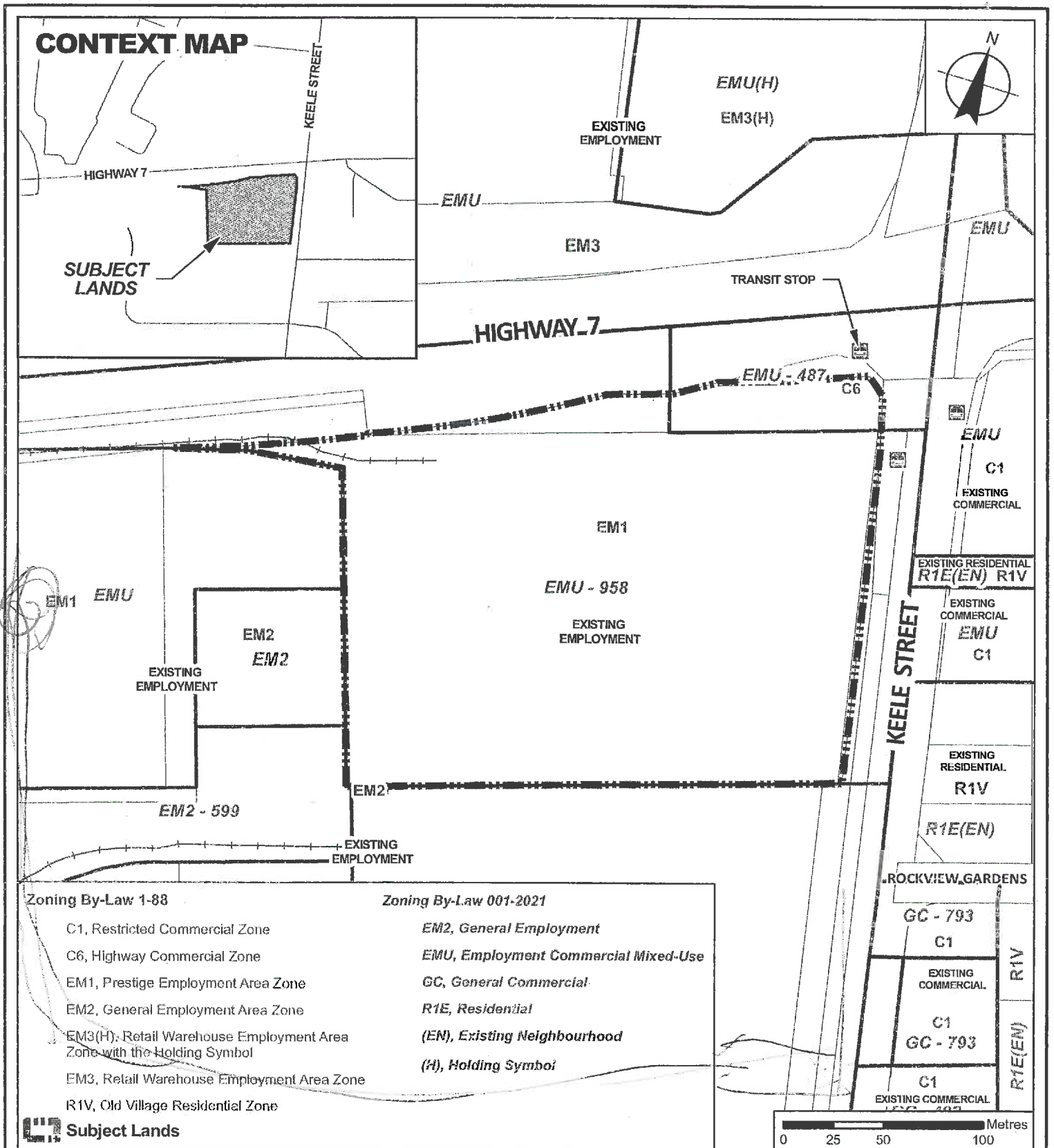
If you have any questions, please contact the Senior Planner, the Senior Planner managing the files at 905-832-8585, Extension 8773 or at Christina.Ciccone@vaughan.ca.

TODD COLES
City Clerk

Attachments:

1. Context & Location Map
2. Site Plan
3. Building Elevations – North (Facing Highway 7)

Copy: Andrea Buchanan, Office of the City Clerk (with enclosure)



Context & Location Map

LOCATION:
7700 Keele Street and 2267 Highway 7
Part of Lot 5, Concession 4

APPLICANT:
Dani Cohen

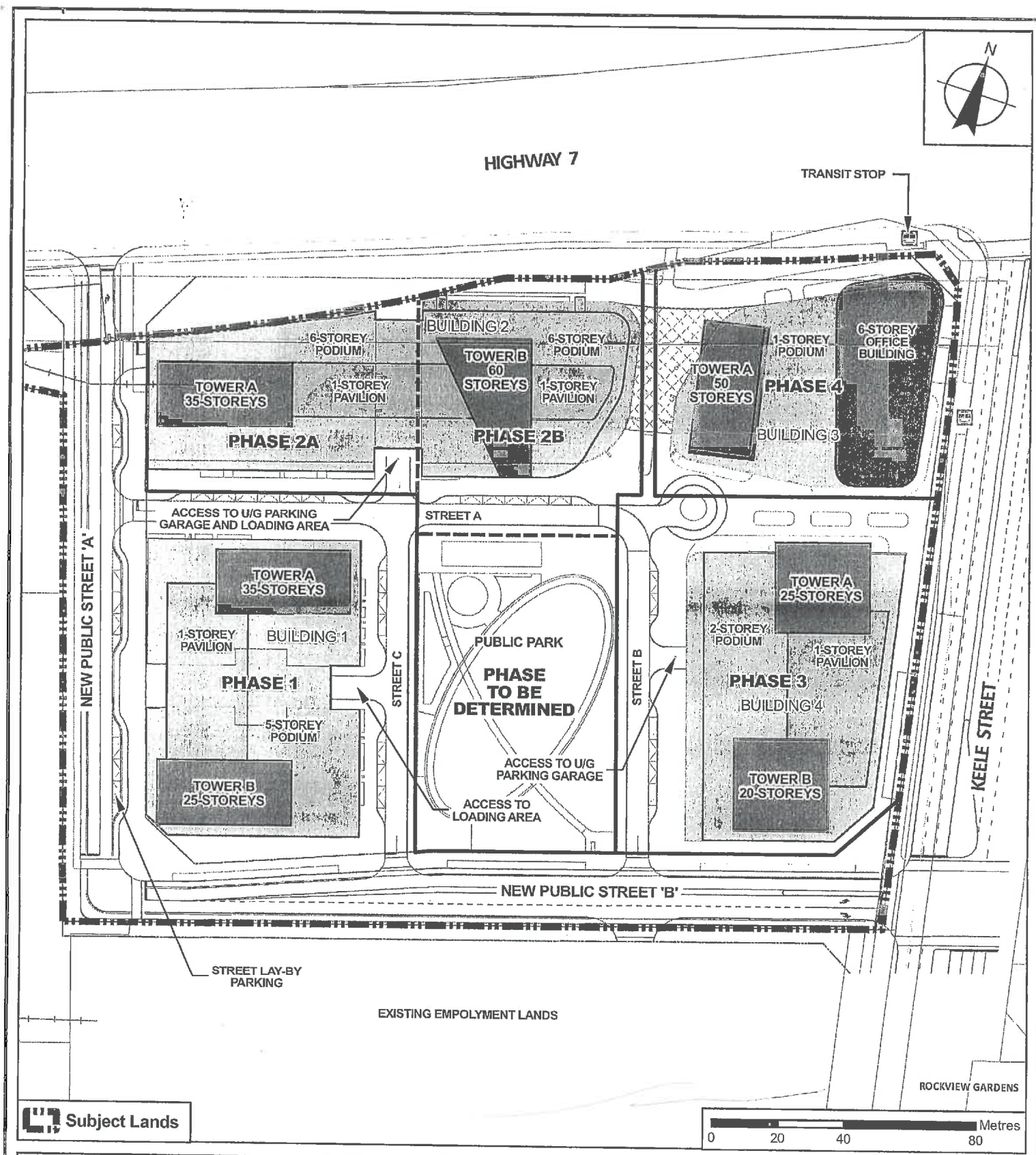


Attachment

FILES:
OP.22.008, Z.22.015
and 19T-22V002

DATE:
June 21, 2022

1



Subject Lands

Proposed Site Plan

LOCATION:
7700 Keele Street and 2267 Highway 7
Part of Lot 5, Concession 4

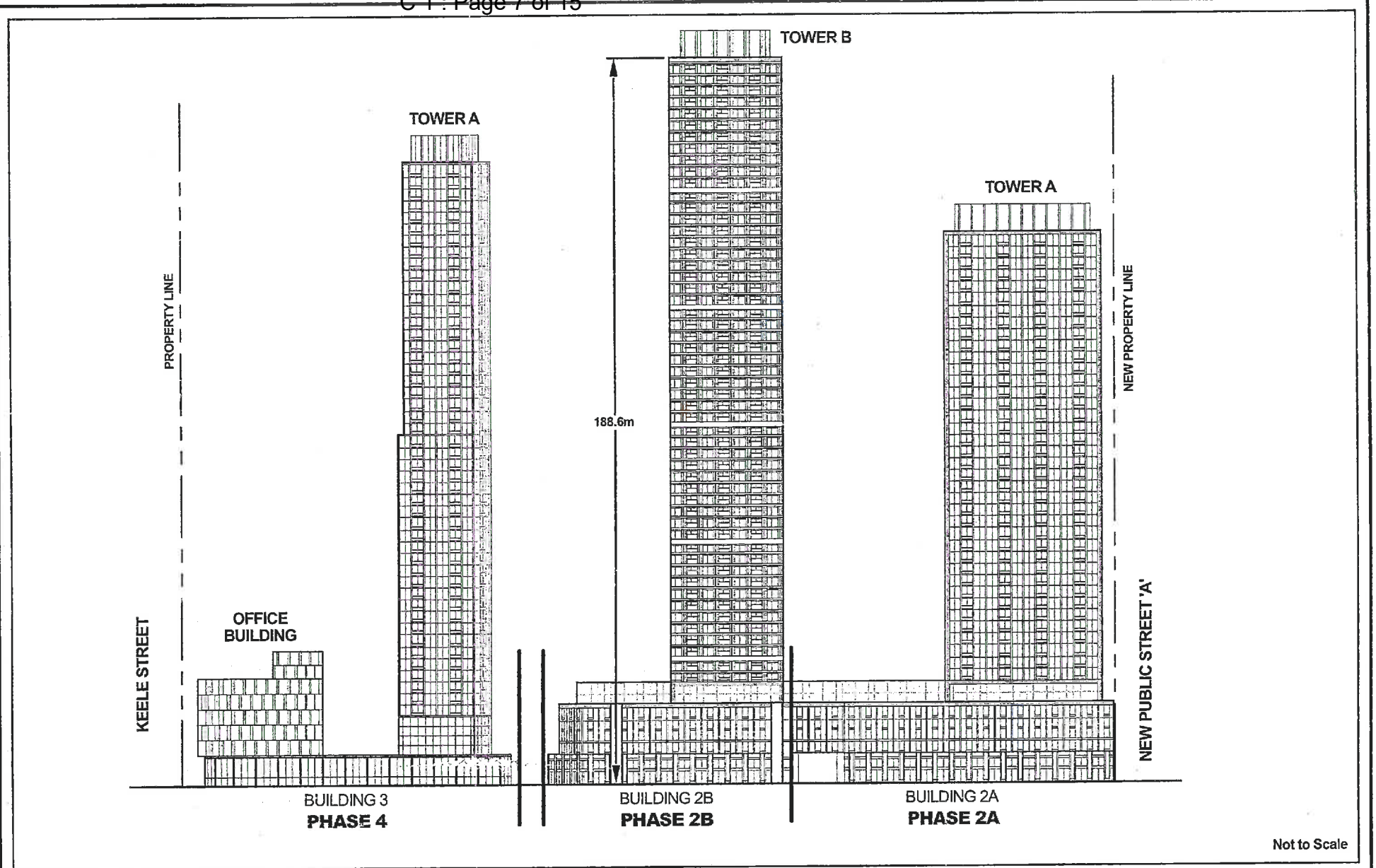
APPLICANT:
Dani Cohen



Attachment

FILES:
OP.22.008, Z.22.015
and 19T-22V002
DATE:
June 21, 2022

2



Building Elevations - North (Facing Highway 7)

LOCATION:
7700 Keele Street and 2267 Highway 7
Part of Lot 5, Concession 4

APPLICANT:
Dani Cohen



Attachment

FILES:
OP.22.008, Z.22.015
and 19T-22V002

DATE:
June 21, 2022

3

A GUIDE TO VAUGHAN'S PLANNING PROCESS



THAT BUILDING DIDN'T JUST GET THERE...

The City of Vaughan's communities are constantly growing and changing. In fact, Vaughan is one of the fastest growing cities in Canada with a population of more than 335,000! To ensure Vaughan continues to be a great place to live, work and play, our city must grow in ways that are smart and any change must meet the needs and values of current and future residents and businesses. This is why all developments undergo a careful review by City staff, Council, public agencies, including the Toronto and Region Conservation Authority, York Region and provincial ministries where appropriate, and why the City asks for feedback from residents before the shovels hit the ground. For more information about land-use planning, the processes and how to get involved, visit vaughan.ca/PlanningProcess.

WHAT IS A DEVELOPMENT APPLICATION?

Development is a broad term referring to any activity that results in a change of land use, construction of a new building(s) or the creation of a parcel(s) of land. **Development applications** are proposals put forward by a landowner that must be carefully considered and reviewed to ensure they are consistent with provincial, regional and city plans and policies. There are six types of development applications reviewed by City staff and Vaughan Council, which are governed by the *Planning Act*.

- | | | | | | |
|--------------------------------------|--------------------------------------|---------------------------------|---------------------------------------|---------------------------------|-------------------------------------|
| • Official Plan
Amendments (OPAs) | • Zoning By-law
Amendments (ZBAs) | • Draft Plan of
Subdivisions | • Site
Development
Applications | • Draft Plan of
Condominiums | • Part-lot
Control
Exemptions |
|--------------------------------------|--------------------------------------|---------------------------------|---------------------------------------|---------------------------------|-------------------------------------|

In some cases, the landowner may submit one or more of these applications at the same time for consideration by the City. More about these applications can be found at vaughan.ca/PlanningProcess.

HOW WE PLAN

Provincial and regional plans and policies: The Province of Ontario regulates land use through plans and policies, including the Growth Plan and Provincial Policy Statement, which establish the vision for communities in Ontario and set targets for the number of new residents and jobs York Region must accommodate by 2051. Based on these targets, the York Region Official Plan sets the vision and plan for where and how this growth and development will be accommodated within each of its nine municipalities, including the city of Vaughan. All Council decisions regarding a planning application must conform to and be consistent with Provincial plans and policy.

Vaughan's Official Plan: Vaughan's Official Plan serves as Council's roadmap for growth and land use within the city and must conform with the Province and York Region's policies and plans. It establishes the City's long-term vision and values, which is stated through goals and policies that help guide decision-making on land development, economic growth, urban design, the environment and more. Ultimately, the Official Plan guides where different types of development should be located.

Secondary Plans: Secondary Plans build on the City's Official Plan by providing policy guidance and direction for smaller and focused geographic areas. In some cases, they can also provide more prescriptive policies to reflect the uniqueness of the area they cover. A Secondary Plan defines all the elements needed for successful development, including new roads and active transportation routes, open spaces and parks, policies to establish land uses and key infrastructure requirements.

Zoning By-laws: A Zoning By-law is a more detailed planning tool used to implement the Official Plan policies in order to regulate how land is used. They provide specific standards for how development and construction can occur on a property. A Zoning By-law ensures that what is built meets the vision of the Official Plan and any land use plans. Learn more about Zoning By-laws at zonevaughan.ca.

HOW DEVELOPMENT DECISIONS ARE MADE

Before the shovels hit the ground, development proposals must go through the following four-step review and decision-making process:

- 1. Pre-application:** In advance of submitting an application, the landowner must consult with the City's Development Planning department. They may also meet with the local Councillor, residents, ratepayer's associations and other interested community members to share and discuss the plan they want to put forward. Once the application has been submitted to the City, a sign is posted on the site to let the community know what is being proposed.
- 2. Public meeting:** It's vital that Council hears from the community to inform their decision-making. Interested community members are invited to provide input to Council at a Committee of the Whole Public Meeting. A written notice is sent a minimum of 20 days before the public meeting to all residents living within 150 metres (sometimes more) of the site in question. At the public meeting, the landowner will present their plans, Councillors may comment or ask questions and members of the public may share their feedback if they have pre-registered to speak at the meeting. The purpose of this meeting is to **inform** Council and the community – **no decision is made at this time**. Public meetings are not held for site plan applications or certain types of condominium applications. More information about speaking live during a public meeting can be found at vaughan.ca/HaveYourSay.

3. Review of the application: Following the public meeting, City staff review the application, including supporting materials and all comments made at the meeting or submitted in writing. Applications may also be reviewed by external parties including York Region, neighbouring municipalities, the Toronto and Region Conservation Authority and the Province, depending on the nature of the application. The landowner may be required to provide additional information if necessary. Once all issues have been resolved to the satisfaction of City staff, a comprehensive report is prepared for Council to review at a Committee of the Whole meeting.

If outstanding issues are not resolved, staff can recommend refusal of the application.

4. Council makes a decision: After receiving the report, Vaughan Council may discuss the merits at a Committee of the Whole meeting. Interested community members have an opportunity to share their thoughts with Council, live, during this meeting, or, they can submit a written response to provide their feedback on the application. At the Committee of the Whole meeting, a recommendation on the application will be made and forwarded to Council for final approval. At the following Council meeting, Vaughan Council will ratify the decision to approve, amend or refuse the application.

This is when the decision is ratified by Council.

What if I don't agree with Council's decision?

Those persons who make oral submissions at a public meeting, or made written submissions to Council prior to Council's decision can appeal Council's decision regarding Official Plan Amendments or Zoning By-law Amendments to the Ontario Land Tribunal (OLT) within 20 days of the formal notice of decision. The decision of the OLT is final. Third parties are not permitted to appeal decisions made on Site Development Applications. Appeal rights regarding decisions made on Plans of Subdivision and Condominiums are limited to specific parties and a limited group of third parties, which do not include local residents.

HOW YOU CAN GET INVOLVED

Vaughan Council is committed to ensuring a fulsome and transparent public consultation process while safeguarding the health and safety of all staff and citizens. As part of the City of Vaughan's commitment to open and accessible government, Council encourages citizens to get involved in the decision-making process.

Here are four ways to get involved and share thoughts about a land development application in your community:

1. Learn more about the application: Review the public notice and learn more about the development application on PLANit, the City's development application tracking platform, which can be found at vaughan.ca/maps. Additional information on development applications and the planning process can be found at vaughan.ca/PlanningProcess.

2. Speaking to Council during a Committee of the Whole Meeting:

While Vaughan City Hall remains closed to the public, citizens can participate in meetings and have their say by:

- Submitting a written communication for review by Members of Council as part of an agenda item.
All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.
- Requesting to speak via teleconference (through a computer, app or by phone) live during the meeting. Pre-registration is required. Complete a Request to Speak form at vaughan.ca/HaveYourSay or call Access Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate in this way.

Requests to speak must be received by noon on the last business day before the meeting.

3. Speak directly with your local Councillor: Speaking at a Committee of the Whole Meeting isn't the only way to reach Vaughan Council. Citizens may telephone or email comments directly to their Member of Council of choice. For details on how to contact a Member of Council, visit vaughan.ca/council.

4. Contact the City planner directly: All citizens may contact the planner on file directly by phone, email or letter. Questions and contact details for the City's planners can be found on the public meeting notice sent by mail, or by contacting Access Vaughan, the City's contact centre, at 905-832-2281 or accessvaughan@vaughan.ca.

Development Planning
Planning and Growth Management



2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

905-832-2281

developmentplanning@vaughan.ca

vaughan.ca/PlanningProcess



RECEIVED AUG 22 2022

Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

T 905 832 8585

E clerks@vaughan.ca

NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.22.008
Zoning By-law Amendment File Z.22.015
Draft Plan of Subdivision File 19T-22V002

DATE OF MEETING: Tuesday, September 13th, 2022

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

If you would like to speak at the meeting, either electronically or in person, please complete the [Request to Speak Form](#) and submit to clerks@vaughan.ca.

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

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

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	Avenue 7 Developments Ltd.
DESCRIPTION OF SUBJECT LAND:	2267 Highway 7 & 7700 Keele St. (southwest of Highway 7 and Keele St.) (Attachment 1).
WARD:	4
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit the development of 8 mixed-use residential buildings ranging in height from 6 to 60 storeys with a proposed Floor Space Index ('FSI') of 7.42 times the area of the site, with a total of 3,000 residential units, 10,495 m ² of retail space, 1,352 m ² of community space, 10,526 m ² of office space and 1,810 underground and above ground parking spaces to serve the overall development as shown on Attachment 2.
RELATED APPLICATION(S):	N/A

**PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND
IMPORTANT INFORMATION REGARDING PROCESS**

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Christina Ciccone, Senior Planner, at Christina.Ciccone@vaughan.ca or 905-832-8585, Extension 8773. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

****When submitting a request for additional information please quote file number and applicant.**

PUBLIC CONSULTATION: If you would like to speak at the meeting, either electronically or in person, please complete the **Request to Speak Form** and submit to clerks@vaughan.ca.

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

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THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to these applications you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

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

ONTARIO LAND TRIBUNAL (OLT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the OLT but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

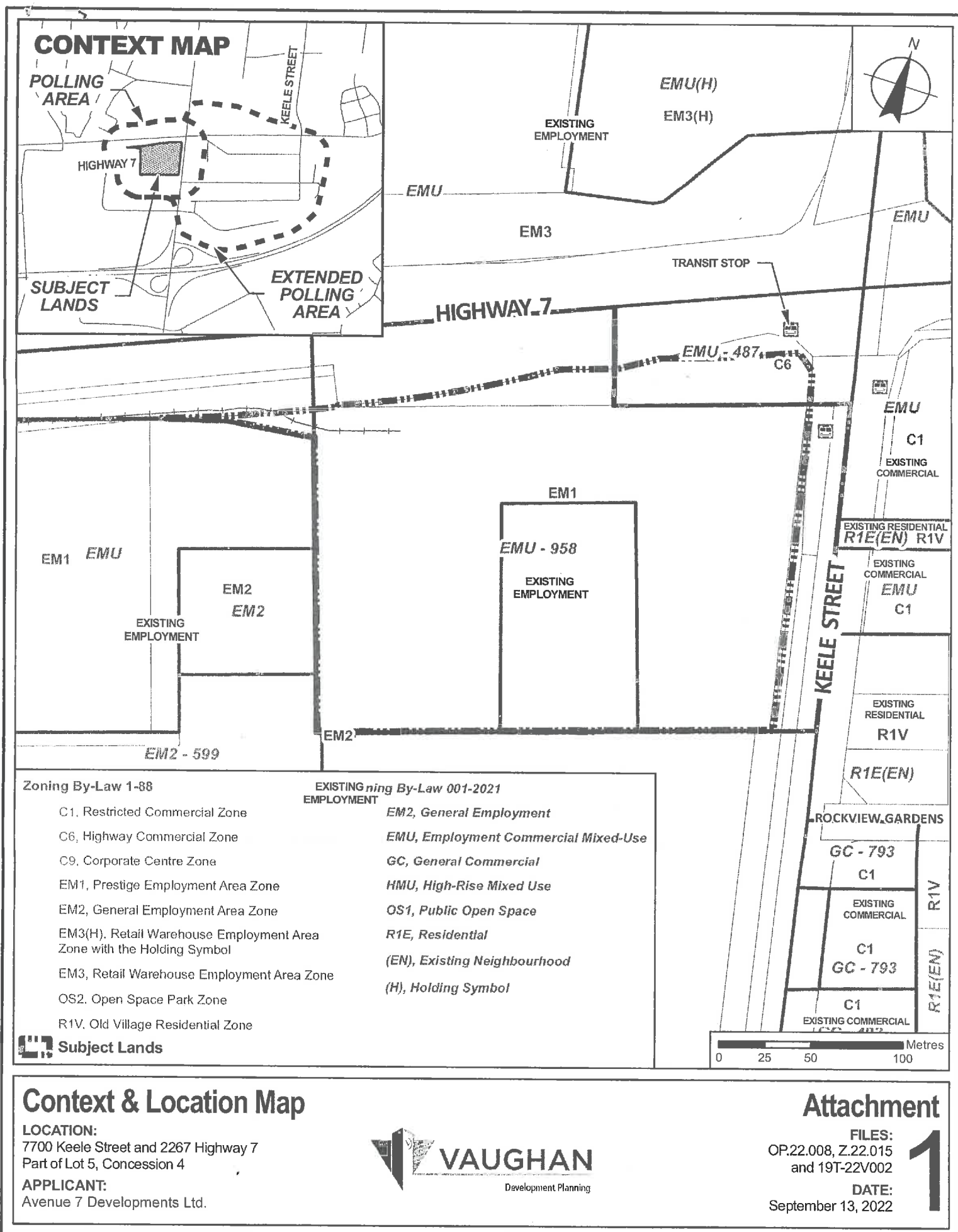
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.elto.gov.on.ca.

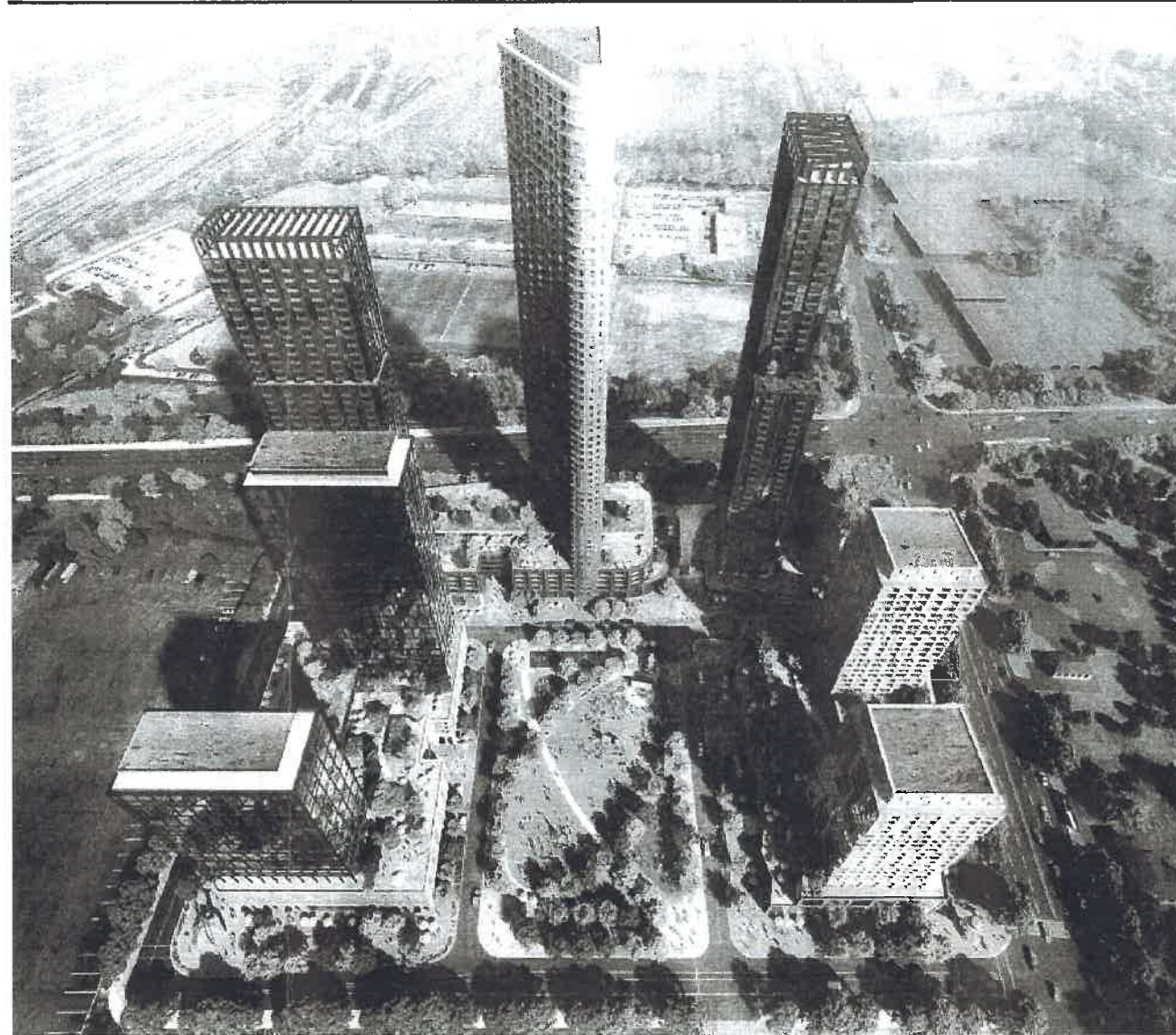
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: August 19, 2022

NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk





Not to Scale

Perspective Renderings

LOCATION:
7700 Keele Street and 2267 Highway 7
Part of Lot 5, Concession 4

APPLICANT:
Avenue 7 Developments. Ltd.



Attachment

FILES:
OP.22.008, Z.22.015
and 19T-22V002

DATE:
September 13, 2022

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A GUIDE TO VAUGHAN'S PLANNING PROCESS



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This is when the decision is ratified by Council.

What if I don't agree with Council's decision?

Those persons who make oral submissions at a public meeting, or made written submissions to Council prior to Council's decision can appeal Council's decision regarding Official Plan Amendments or Zoning By-law Amendments to the Ontario Land Tribunal (OLT) within 20 days of the formal notice of decision. The decision of the OLT is final. Third parties are not permitted to appeal decisions made on Site Development Applications. Appeal rights regarding decisions made on Plans of Subdivision and Condominiums are limited to specific parties and a limited group of third parties, which do not include local residents.

HOW YOU CAN GET INVOLVED

Vaughan Council is committed to ensuring a fulsome and transparent public consultation process while safeguarding the health and safety of all staff and citizens. As part of the City of Vaughan's commitment to open and accessible government, Council encourages citizens to get involved in the decision-making process.

Here are four ways to get involved and share thoughts about a land development application in your community:

1. Learn more about the application: Review the public notice and learn more about the development application on PLANit, the City's development application tracking platform, which can be found at vaughan.ca/maps. Additional information on development applications and the planning process can be found at vaughan.ca/PlanningProcess.

2. Speaking to Council during a Committee of the Whole Meeting:

While Vaughan City Hall remains closed to the public, citizens can participate in meetings and have their say by:

- Submitting a written communication for review by Members of Council as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.
- Requesting to speak via teleconference (through a computer, app or by phone) live during the meeting. Pre-registration is required. Complete a Request to Speak form at vaughan.ca/HaveYourSay or call Access Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate in this way.

Requests to speak must be received by noon on the last business day before the meeting.

3. Speak directly with your local Councillor: Speaking at a Committee of the Whole Meeting isn't the only way to reach Vaughan Council. Citizens may telephone or email comments directly to their Member of Council of choice. For details on how to contact a Member of Council, visit vaughan.ca/council.

4. Contact the City planner directly: All citizens may contact the planner on file directly by phone, email or letter. Questions and contact details for the City's planners can be found on the public meeting notice sent by mail, or by contacting Access Vaughan, the City's contact centre, at 905-832-2281 or accessvaughan@vaughan.ca.

Development Planning
Planning and Growth Management



2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

905-832-2281

developmentplanning@vaughan.ca

vaughan.ca/PlanningProcess

Communication : C 2
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

From: danielegmessina [REDACTED]
Sent: Monday, August 29, 2022 1:37 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; Kemi Apanisile <Kemi.Apanisile@vaughan.ca>
Subject: [External] Notice of Public meeting response re CACOELI TERRA VAUGHAN LTD file no OP.22.006 and Z.22.009

Good afternoon,
I'd like to write in response to a Notice I received Regarding
Applicant: CACOELI TERRA VAUGHAN LTD.
File # OP.22.006 and Z.22.009

I am a resident of Maple and I would also like my response submitted into the meeting.

In regards to this application by CACOELI TERRA VAUGHAN LTD. Re: 10811 & 10819 Jane St, I feel that land developers should abide by the current land use and its guidelines. In this particular area, this was part of Maple's original founding areas. There are a number of reasons not to allow a mid-high rise building development in this area. If every developer was allowed to buy property on the greenbelt and other protected lands, wait for 5-10 years to pass and then build condo's, homes and other buildings, we would be destroying our environment land parcel by land parcel. Within this designated land, there are many trees and plants that help our environment and wildlife stay healthy. If all these lands within the "Hamlet of Teston" are turned into Condos, we will be destroying a part of Maple's Heritage and it's green environment. Furthermore, now that the lands South West of Teston Rd/Jane are currently being developed commercially the pollution, vehicle traffic and safety of the community will be at high risk. Myself, I bought in Maple at the corner of Jane/Teston Rd almost 15 years ago with the knowledge of the Master planned community. I am frustrated that there are so many applications within a small community requesting developments that are way beyond the lands permitted use. I feel that this application in particular should be only be allowed to build as per its designated use. The supportive care facility is a great idea. However, if the intentions are for a care facility, then stick to the 2 Storey building and make it a fully operational care facility. This isn't the first developer to use this "care facility" as a way to get their application approved and it will most likely not be the last. I am hoping that this council looks at this application very carefully and considers the negative affect this application of land development will have on the community of Maple and its residents moving forward. I'd like to make it clear that I do not support this application and I would only support an application that suits the current land designation.

Respectfully,
Daniele Messina

Communication : C 3
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: Monday, September 05, 2022 2:05 PM
To: Clerks@vaughan.ca
Subject: Fwd: [External] RE: CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 and Z.22.009

FYI

Sent from my iPhone

Begin forwarded message:

From: Cathy Bilotta [REDACTED]
Date: September 5, 2022 at 1:43:53 PM EDT
To: Council@vaughan.ca
Subject: [External] RE: CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 and Z.22.009

CACOELI TERRA VAUGHAN LTD.
FILE# OP.22.006 and Z.22.009

In response to this Application, I strongly do not support this development. This piece of land is located in the hamlet of Teston. This land being part of the original founding area of Maple should be preserved to its original beauty and heritage. To be clear, this application and future applications should keep to the official 2010 master plan and not exceed 2 Stories.

Thank you.
Pasquale and Caterina Bilotta
Giotto Cresc Resident

Communication : C 4
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

From: Harsh Dara <[REDACTED]>
Sent: Wednesday, September 07, 2022 9:06 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 and Z.22.009

Hi

Re; CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 and Z.22.009

I am a resident of [REDACTED] Giotto Crescent, Maple, ON, L6A3N7 and wanted to respond to the notice sent to me re the above subject and I am against the development for the following reasons

1. This piece of land is located in the hamlet of Teston and that the land should be preserved to its original beauty and heritage.
2. The development cannot exceed 2 stories as per what the land designation allows.
3. It is not in keeping with the official plan of 2010.

Thanks

Harsh Dara
[REDACTED]

**Communication : C 5
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5**

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

From: marco guglielmi [REDACTED]
Sent: Wednesday, September 07, 2022 10:01 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] File OP.22.006 and 2.22.009

Good morning fellow council members,

It has been brought to my attention that they are proposing 12 Storey Building on the North East side of Jane and Teston Road located in the Hamlet of Teston Road

I oppose to this application, it does not conform with the policies of the York Regional Official Plan and the Vaughan Official Plan 2010.

We are counting on the selected City Council to listen to our concerns and support us against this ridiculous application.

Thanks

From Marco Guglielmi [REDACTED]

Communication : C 6
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 1

September 7, 2022

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

Attn: Committee of the Whole

RE: Committee of the Whole (Public Meeting) Tuesday, September 13, 2022
Avenue 7 Developments Ltd. Official Plan Amendment OP.22.008, Zoning By-Law Amendment
Z.22.015, Draft Plan of Subdivision 19T-22V002 at 2267 Highway 7 and 7700 Keele Street
(southwest corner of Highway 7 and Keele Street)

My brother's family and I are the owners of the 6-acre lands at [REDACTED] Keele St, and [REDACTED] HWY. 7, kitty corner to the lands subject to the above noted application. Based on our preliminary review of the Official Plan and Zoning Applications for Avenue 7 Developments Ltd.'s land, we object to the proposed development as the heights and density could prejudice our site from obtaining greater heights and density.

The applicants are applying for approximately 7.5 times coverage and 60 story buildings. On April 1, 2021 we became aware by scrolling the internet that an MZO was passed on our property and the adjoining 10 acre parcel to the east of our property on March 5, 2021. We were not aware, nor were we consulted regarding this MZO. We then got a copy of the MZO and found that our property was limited to 30 stories and 4 times coverage, and a third of our coverage had to be commercial, while the property to the east of us received zoning of 40 stories and 7.2 times coverage, and no commercial requirement. The imbalance of the density on the two corners and on the 10-acre parcel to our east is poor planning and makes no sense. We believe this imbalance should be remedied and wish to protect future increased density on our site.

We submit these comments for consideration by the Committee and respectfully reserve the right to provide additional comments throughout this application process. Please ensure that we are notified of any hearings related to this application. Should you have any questions, please contact the undersigned.

Thanks,

Herb Frieberg

[REDACTED]

562445 Ontario Limited and 562444 Ontario Limited

Communication : C 7
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

From: Rocco DiDio [REDACTED]

Sent: Wednesday, September 07, 2022 8:13 PM

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

Cc: Home [REDACTED]

Subject: [External] Land Development Application Jane and Teston CACOELI TERRA VAUGHAN LTD.
FILE# OP.22.006 and Z.22.009

To whom it may concern,

I am against the proposed 12-story development as noted above - I am in favour and will support a 2 level building should it be built on this land.

I strongly insist that it should be kept to a 2- Level Development as per what the land designation allows in the 2010 official plan.

This land is part of the original founding area of Maple called the Hamlet of Teston and that the land should be preserved to its original beauty and heritage.

To allow a building of this height would be precedent setting and would trample the history of this area and surrounding areas that are protected in a similar manner.

Thank you for your attention to this matter.

Rocco Di Dio

Proud resident since 1972

Woodbridge/Maple

Communication : C 8
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

From: Tanina Bellino [REDACTED]
Sent: Wednesday, September 07, 2022 8:08 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Land Development Application Jane and Teston CACOELI TERRA VAUGHAN LTD.
FILE# OP.22.006 and Z.22.009

To whom it may concern,

I am against the proposed 12-story development as noted above - I am in favour and will support a 2 level building should it be built on this land.

I strongly insist that it should be kept to a 2- Level Development as per what the land designation allows in the 2010 official plan.

This land is part of the original founding area of Maple called the Hamlet of Teston and that the land should be preserved to its original beauty and heritage.

To allow a building of this height would be precedent setting and would trample the history of this area and surrounding areas that are protected in a similar manner.

Thank you for your attention to this matter.

Tanina Bellino

Communication : C 9
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

From: Angela D [REDACTED]
Sent: Thursday, September 08, 2022 12:03 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] New Land Development Application Jane and Teston CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 and Z.22.009

SUBJECT: CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 and Z.22.009

I am a resident that lives in the area of Jane St. and Teston Rd. and wanted to express that me and my family are against this development. We understood that any developments in the area should be kept to a 2- Level Development as per what the land designation allows.

Respectfully,

Angela D'Alessandro

Communication : C 10
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

From: Rosalba Gullo [REDACTED]
Sent: Thursday, September 08, 2022 1:07 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 AND Z.22.009
Importance: High

Good Day,

I'm against the development for the plans to build a 12 Story Building on the North/East side of Jane/Teston Rd. This should be kept to **a 2-Level Development as per what the land designation allows. The development cannot exceed 2 stories.** It's not keeping with the official plan of 2010.

This land is also part of the original founding area of Maple, the **Hamlet of Teston and that the land should be preserved to its original beauty and heritage.**

Regards,
Rosalba Gullo
[REDACTED] Giotto Cres.

Concord West Ratepayers Association

September 13, 2022

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

RE: OP.22.008; Z.22.015 AND 19T-22V002

To Members of the Committee of the Whole

The Concord West Ratepayers Association is in receipt of the Notice of Public Meeting regarding the above noted properties and wishes to submit written comments.

While we understand that the development of these properties is inevitable, we do have some concerns and questions we wish to address:

- We are concerned with the overall quantity of units. Adding 3,000 residential units and only 1,810 parking spaces could result in visitors and/or patrons parking along the residential streets in the Concord West community. Is there an opportunity to either reduce the number of units or to increase the parking spaces?
- We are concerned about the overall impact this large development may have on our community, specifically our water, sewage, flooding issues and traffic. We would appreciate specific clarification on each.
- We are concerned about the overall height of each of the buildings, specifically those that will be built along Keele Street and at the corner of Keele and Hwy 7. Our concerns are for the potential shadowing and lack of privacy to the residents of Concord West.
- We wonder if there is an opportunity for the residents of this development to access the intersection at Keele and Doney so as to allow safe passage and lessen the traffic congestion along Keele Street.

- We wonder if the developer would be open to allowing Concord West residential community members use of the development's community spaces.
- We understand that all developments are subject to development charges and that these funds are used to fund community improvements throughout the City of Vaughan.

We are asking that the City of Vaughan allot a specific portion of the development charges of this project and other future projects in the Concord West area be set aside specifically for the betterment and beautification of the Concord West community.

We also ask that the City of Vaughan establish the Concord West Improvement Committee for the purpose of determining areas of improvement, timelines, etc. We ask that at least 3 members of the Board of Directors of the Concord West Ratepayers Association be appointed as members of this committee.

While the Committee of the Whole may not be the appropriate platform for discussing all the points noted above, we wish to go on record that the concerns, issues and suggestions need to be addressed by the developer, City Staff, City Council and our Local Councillor in a timely fashion.

Respectfully submitted,

Cathy Ferlisi
CWRA President

**Communication : C 12
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5**

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

From: Tina [REDACTED]
Sent: Thursday, September 08, 2022 9:01 PM
To: Clerks@vaughan.ca
Subject: [External] CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 and Z.22.009

To whom it may concern,

I am against the development. It should be kept to a 2- Level Development as per what the land designation allows. This land is part of the original founding area of Maple called the Hamlet of Teston. As such, this land should be preserved to its original beauty and heritage.

Kindly,

Tina Guglielmi

Sent from my iPhone

Communication : C 13
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

From: Tony Gullo [REDACTED]
Sent: Thursday, September 08, 2022 10:23 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] CACOELI TERRA VAUGHAN LTD. FILE # OP. 22.006 AND Z.22.009

Good Evening,

I'm against the development for the plans to build a 12 Story Building on the North/East side of Jane/Teston Rd. This should be kept to **a 2-Level Development as per what the land designation allows. The development cannot exceed 2 stories.** It's not keeping with the official plan of 2010.

This land is also part of the original founding area of Maple, the **Hamlet of Teston and that the land should be preserved to its original beauty and heritage.**

Regards,
Tony Gullo
[REDACTED] Giotto Cres.



DATE: SEPTEMBER 9, 2022

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: HAIQING XU, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

**RE: ITEM 5 - COMMITTEE OF THE WHOLE (PUBLIC MEETING),
September 13, 2022**

**CACOELI TERRA VAUGHAN LTD.
OFFICIAL PLAN AMENDMENT FILE OP.22.006
ZONING BY-LAW AMENDMENT FILE Z.22.009
WARD 1 – 10811 AND 10819 JANE STREET
VICINITY OF JANE STREET AND TESTON ROAD**

Background

CACOELI TERRA VAUGHAN LTD. Files OP.22.006 and Z.22.009 proposes to facilitate the development of a 12-storey mixed-use residential building with a Floor Space Index of 4.0 times the lot area. Staff have identified additional existing policy framework governing the Subject Lands.

The Subject Lands are located within the 'Hamlet of Teston' as identified in the Block 27 Secondary Plan (OPA 33). The Applications will therefore be reviewed for consistency and conformity to the policies prescribed for the 'Hamlet of Teston' including height and density.

The Hamlet of Teston is located in the southwest quadrant of Block 27, north of Teston Road and east of Jane Street. The Subject Lands are designated "Low-Rise Mixed-Use" with a maximum permitted height of 2-storeys and maximum permitted density of 1.5. The Hamlet of Teston is a heritage area which will be developed in accordance with the policies of Section 3.14 of the Block 27 Secondary Plan (OPA 33).

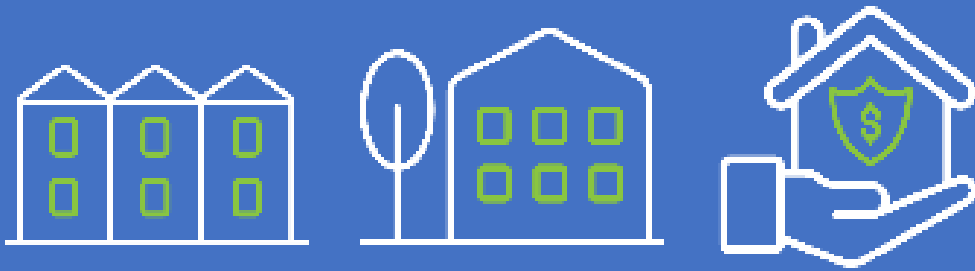
Staff will continue processing the Applications following the scheduled Public Meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu'.

Haiqing Xu
Deputy City Manager, Planning and Growth Management

Affordable Housing Needs in the City of Vaughan

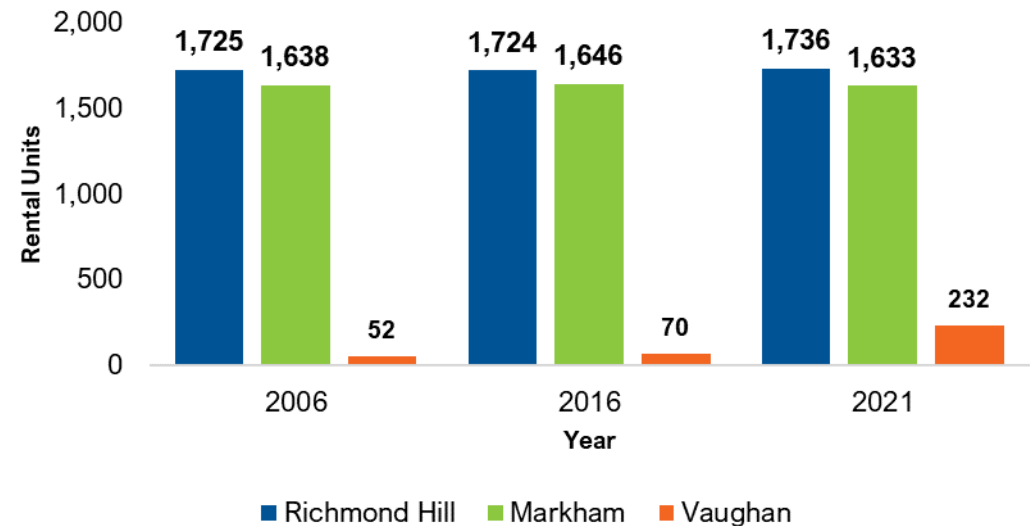


September 2022

Housing Supply: Tenure

- The supply of purpose built rental housing units in Vaughan is minimal – 232 units, compared to 1,736 in Richmond Hill and 1,633 in Markham.
- The proposed project would double the supply for the City.

Purpose Built Rental Units: Vaughan, Richmond Hill and Markham; 2001 - 2021



Housing Supply: House Prices

- House prices and rents have increased rapidly in recent years, which is intensifying the need for affordable housing
- The average rent for a one bedroom unit has risen at twice the rate of inflation in the past 5 years

Trends in Average House Prices and Rents: Vaughan; 2016 - 2021

	2016	2021	% change 2016 - 2021
average house price	\$962,448	\$1,379,820	43.4%
average rent for a one-bedroom	\$1,620	\$2,011	24.1%
CPI (all items)			12.1%

Housing Affordability

- Almost a third of households are facing housing affordability issues and the number is increasing.

Growth of Households Facing Housing Affordability Issues:
Vaughan; 2005 – 2015



37.4%

Growth of Households
Spending **30%+** from
2005 to 2015



41.3%

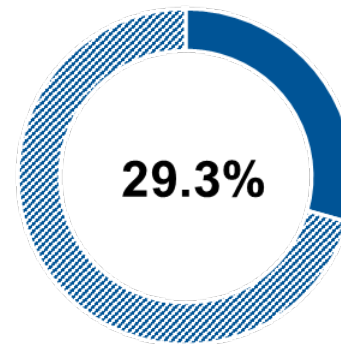
Growth of Households
Spending **50%+** from
2005 to 2015



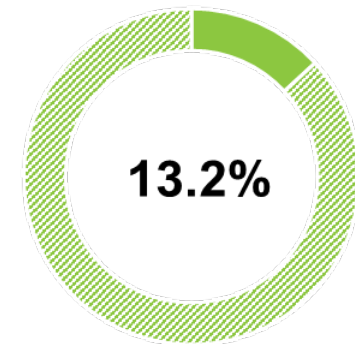
35.5%

Growth of
Households Overall
from 2005 to 2015

Proportion of Households Facing Housing Affordability Issues:
Vaughan; 2015



Households Spending
30%+ of Household
Income on Shelter

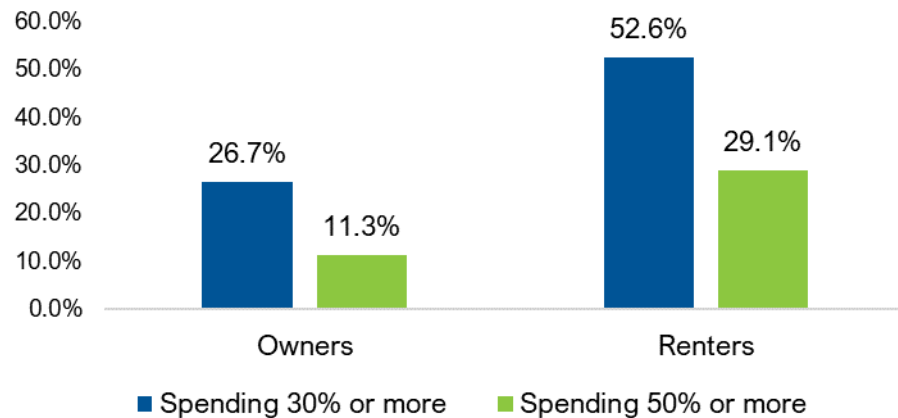


Households Spending
50%+ of Household
Income on Shelter

Housing Affordability: Tenure

- A greater share of renter households are facing housing affordability issues

Proportion of Households Facing Housing Affordability Issues by Tenure: Vaughan; 2015



Growth of Households Facing Housing Affordability Issues by Tenure: Vaughan; 2005 – 2015



26.9%

Growth of Renter Households Spending **30%+** of Household Income on Shelter from 2005 to 2015



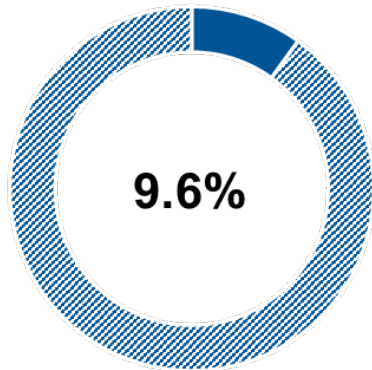
117.9%

Growth of Owner Households Spending **30%+** of Household Income on Shelter from 2005 to 2015

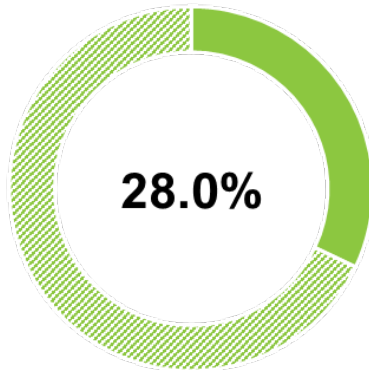
Housing Affordability: Core Housing Need

- A greater share of renter households are in core housing need in Vaughan

Proportion of Households in Core Housing Need by Tenure: Vaughan; 2015

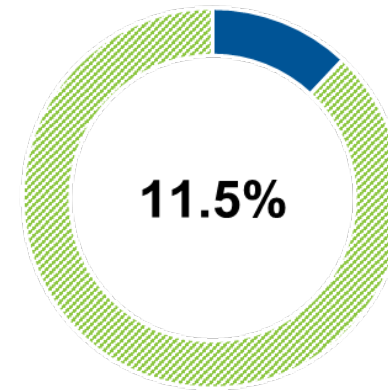


Owner Households in
Core Housing Need
(8,110 households)

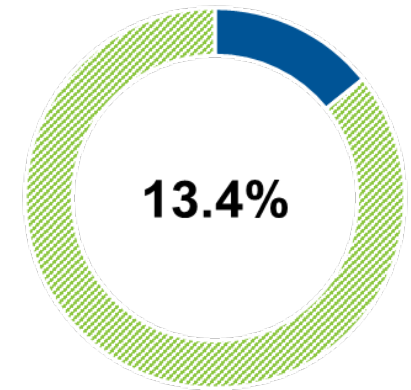


Renter Households in
Core Housing Need
(2,725 households)

Proportion of Households in Core Housing Need: Vaughan and York Region; 2015



Households in Core
Housing Need
in **Vaughan**
(10,835 households)

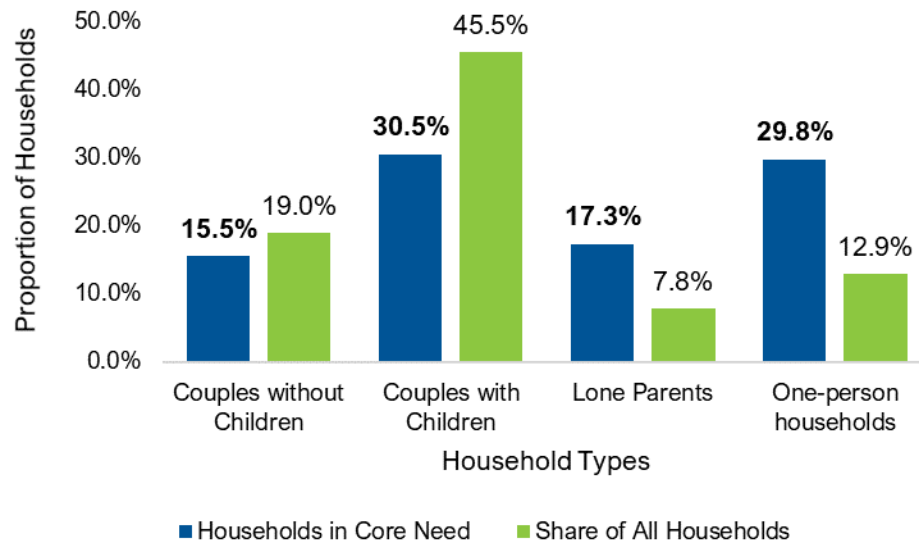


Households in Core
Housing Need
in **York Region**
(47,795 households)

Housing Affordability: Core Housing Need

- Persons living alone and lone-parent households are much more likely to be in core housing need.

Proportion of Households in Core Housing Need by Household Type: Vaughan; 2015



What is Affordable Housing in Vaughan

What Vaughan households can afford in 2021

- Maximum affordable house price = **\$479,000**
 - Household income required = \$130,200
- Maximum affordable rent = **\$1,442**
 - Renter household income required = \$57,680

Source: MMAH PPS Tables

House Prices in Vaughan (December 2021)

- Average house price = **\$1,379,820**
 - Detached = \$1,944,689
 - Townhouse = \$1,270,883
 - Condo Apt = \$698,433
- Average rent
 - One-bedroom = **\$2,011**
 - Three-bedroom = **\$2,995**

Source: Toronto Regional Real Estate Board

Housing Need: Individuals with Developmental Disabilities

Approximately 1.1% of Canadians aged 15+ live with a developmental disability.

Although there have been advances to the range of living options available, including options such as group homes, supported independent living, and individual residential models, many individuals continue to face tremendous barriers in accessing desirable, affordable, and inclusive housing that meet their needs.

Nearly **25,000** Canadians with significant developmental disabilities are in core housing need

Canadians with developmental disabilities are **2.7×** more likely to live in inadequate housing than the general population

Source: CMHC. 2021. Literature Reviews On Housing Needs: Developmental Disabilities, 2019.

Housing Need: Individuals with Developmental Disabilities

Some of the overarching issues that impact housing for people with developmental disabilities include:

- **Increased levels of poverty:** People with developmental disabilities in Canada earn on average \$32,952 less than the general population.
- **Barriers to employment:** People with developmental disabilities are 2.4 times less likely to be employed; some of the commonly reported barriers to employment include a fear of losing disability supports and lack of education and training.
- **Housing and supports:** There is a lack of available supportive housing and many adults with disabilities face limited housing options due to a lack of resources or supports. This also has significant impact on youth who have aged out of services.
- **Increased levels of social exclusion:** People with disabilities often experience higher levels of social isolation where they live.

From: ppiacentini ppiacentini [REDACTED]
Sent: Friday, September 09, 2022 3:46 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Land Development Application Jane and Teston CACOELI TERRA VAUGHAN LTD.
FILE# OP.22.006 and Z.22.009

To whom it may concern,

I am against the proposed 12-story development as noted above - I am in favour and will support a 2 level building should it be built on this land.

I strongly insist that it should be kept to a 2- Level Development as per what the land designation allows in the 2010 official plan.

This land is part of the original founding area of Maple called the Hamlet of Teston and that the land should be preserved to its original beauty and heritage.

To allow a building of this height would be precedent setting and would trample the history of this— area and surrounding areas that are protected in a similar manner.

Thank you for your attention to this matter.

Regards,

Patrick Piacentini

STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT (OP.17.006), ZONING BY-
LAW AMENDMENT (Z.17.015) AND DRAFT PLAN OF SUB-
DIVISION (19T-22V003) APPLICATIONS

158 & 166 WALLACE STREET, CITY OF VAUGHAN

King Home Construction Inc.

Committee of the Whole (Public Meeting)

September 13, 2022

Communication : C 17
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 2

WESTON
CONSULTING

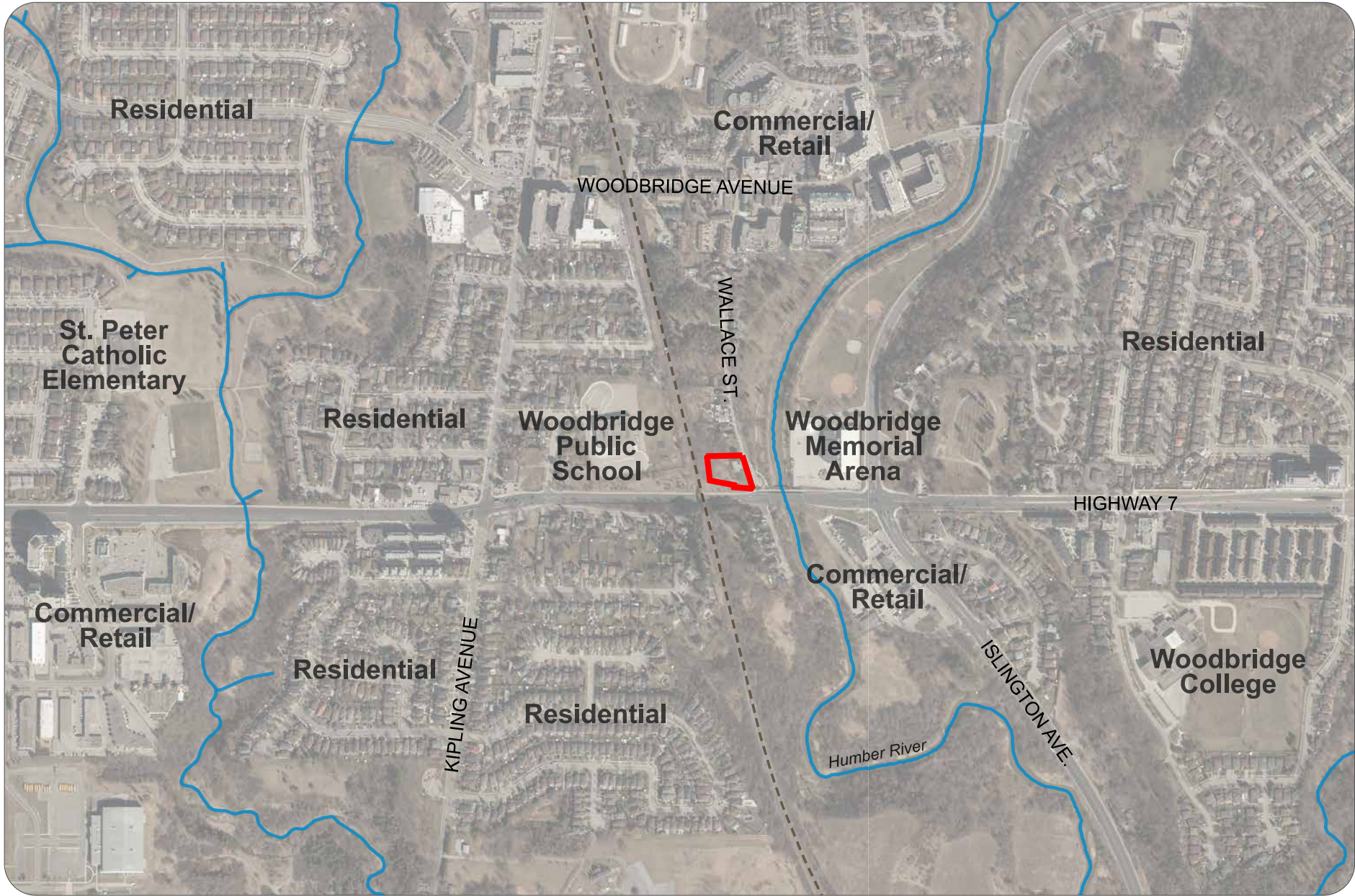


SUBJECT PROPERTY

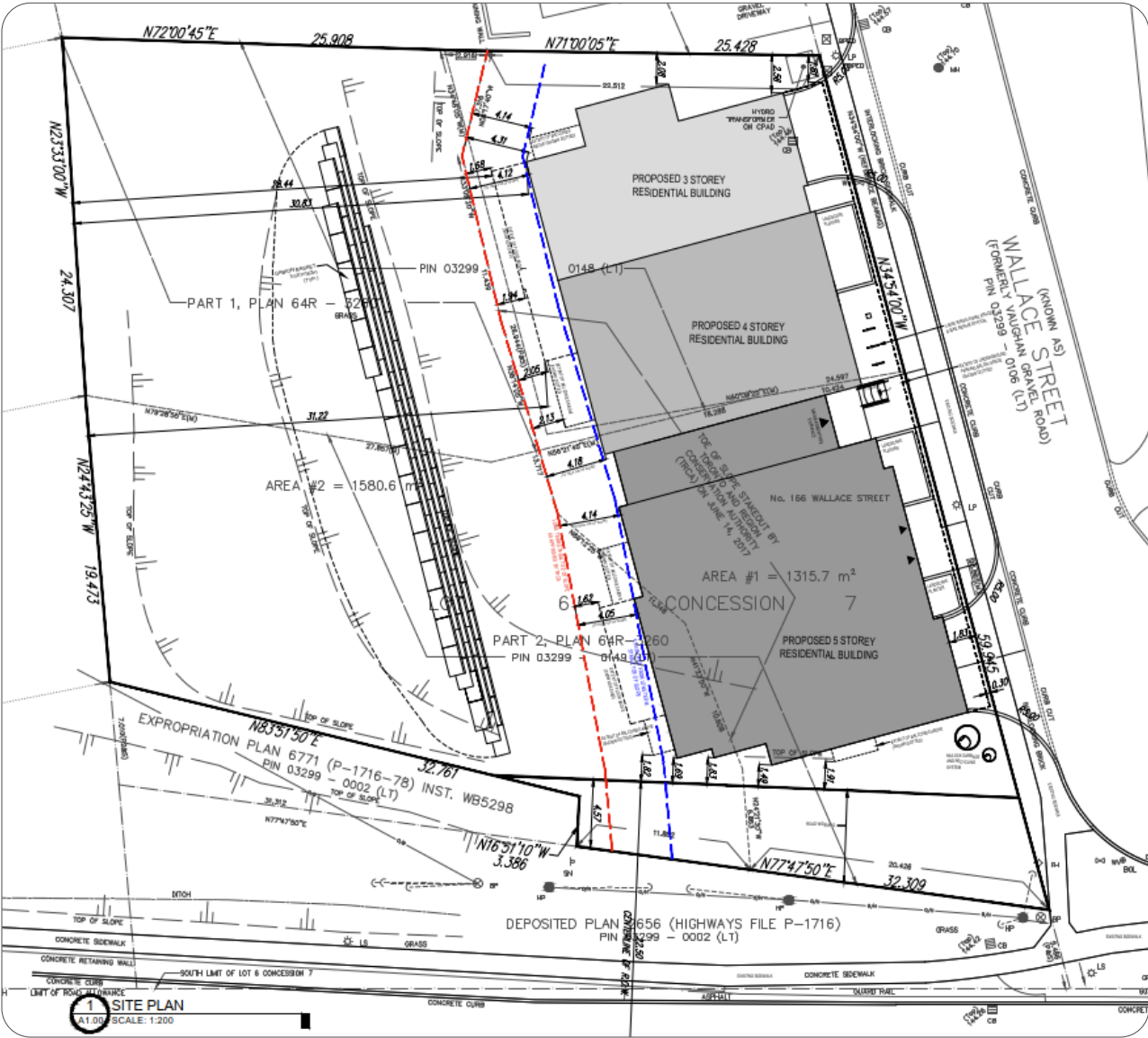


- Location: West side of Wallace Street; north of Highway 7; west of Islington Avenue
- Area: 0.28 hectares (0.69 acres)
- Frontage: 60.1 metres along Wallace; 32.3 metres along Highway 7
- Current use: One two storey, single detached house (158 Wallace); Vacant Lot (166 Wallace)

SITE CONTEXT



PREVIOUS PROPOSED DEVELOPMENT



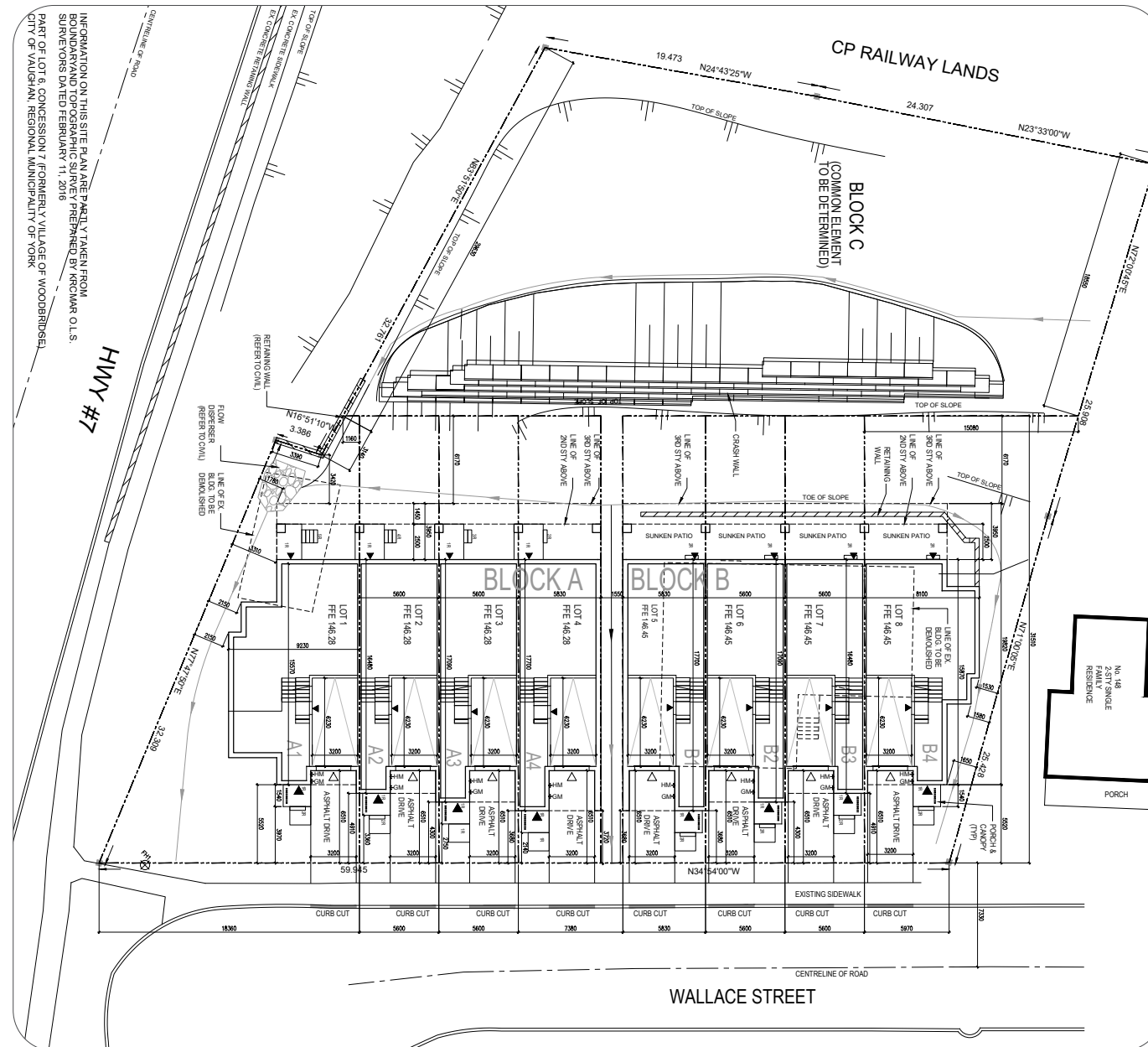
Site Plan prepared by Ian Robertson Design



Elevation prepared by Ian Robertson Design

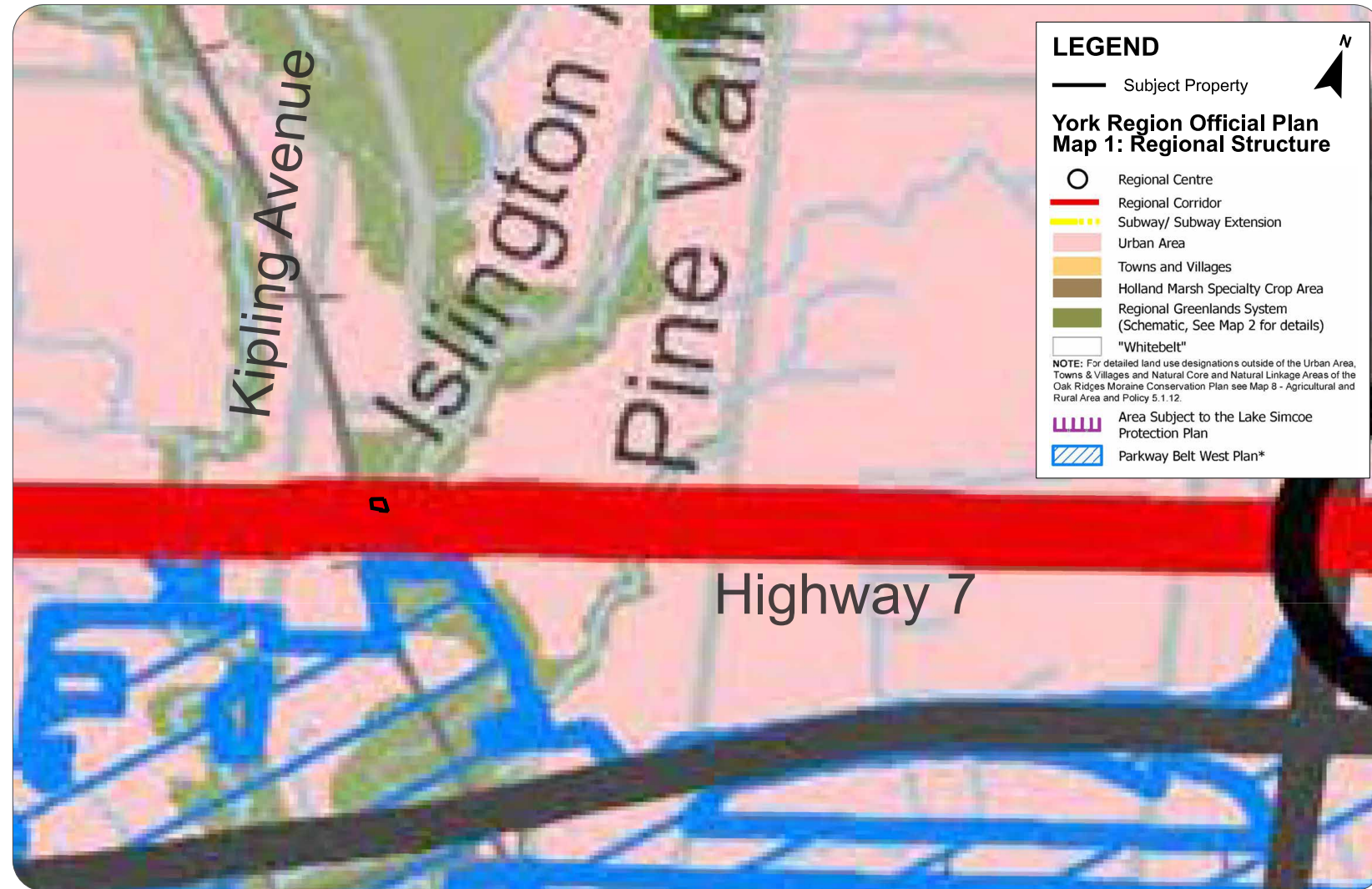


PROPOSED DEVELOPMENT



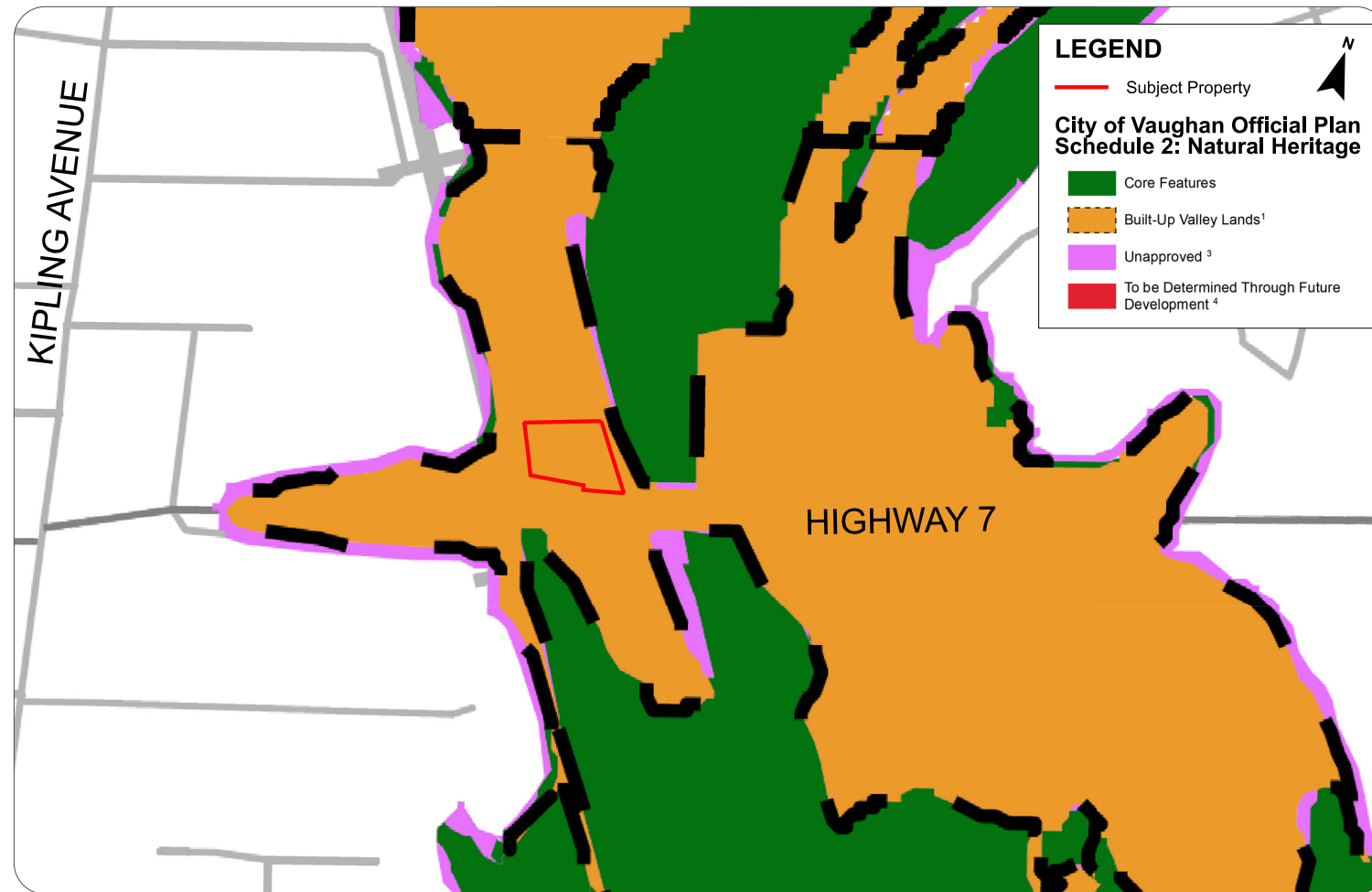
- Two townhouse blocks with eight units
 - 3.5 storeys
 - 3-bedroom units
 - 3 parking spaces per townhouse unit
- One common element block

PLANNING FRAMEWORK – YORK REGION OFFICIAL PLAN, 2010



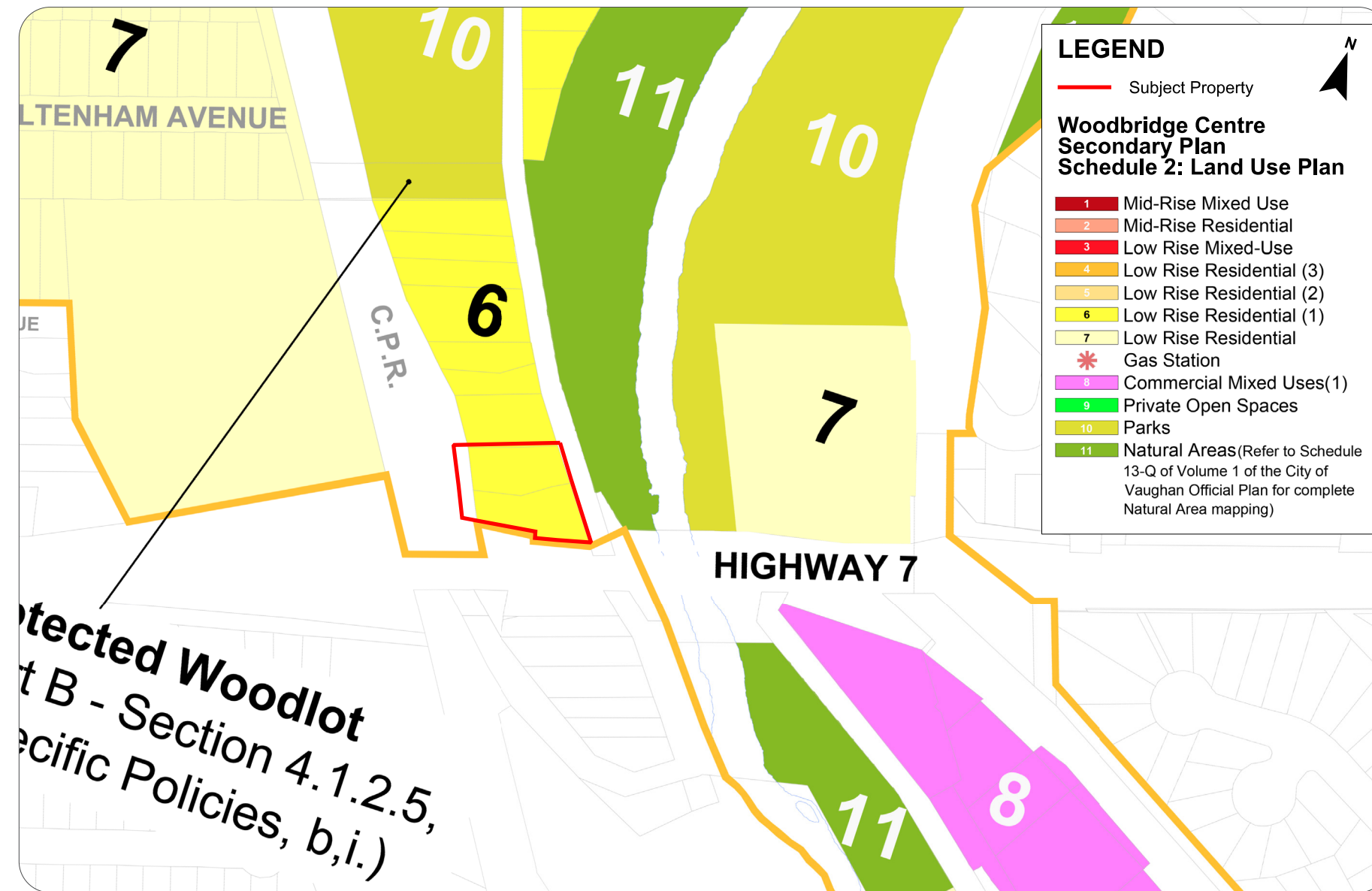
- Designation: Urban Area + Regional Greenlands System
- *Section 2.1.52.1.5 That in the Urban Area and Towns and Villages, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans, and integrated into community design.*
- *Section 5.2.5: That a balance of residential and employment uses shall be provided throughout the Region to improve the possibilities for working and living in close proximity*

PLANNING FRAMEWORK – CITY OF VAUGHAN OFFICIAL PLAN



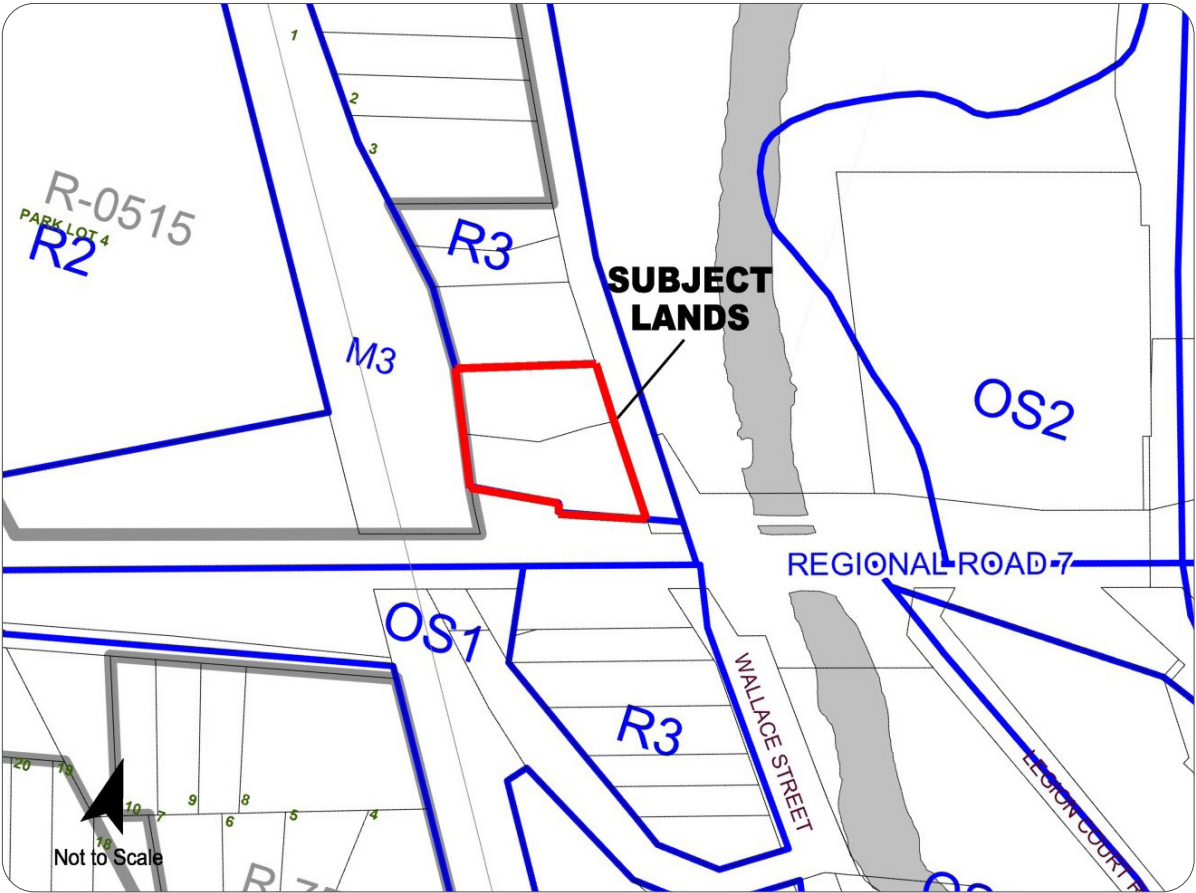
- Schedule 1: Regional Intensification Corridor
- Schedule 2: Built-Up Valley Lands
- *Policy 2.2.3.4: That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the intensification objectives for Intensification Areas, where applicable*
- *3.2.3.17. That new development and/or site alterations on Built-Up Valley Lands are prohibited, except in accordance with an approved Secondary Plan, within and in accordance with an approved Special Policy Area, and/or an approved permit under the Conservation Authorities Act.*

PLANNING FRAMEWORK – WOODBRIDGE CENTRE SECONDARY PLAN

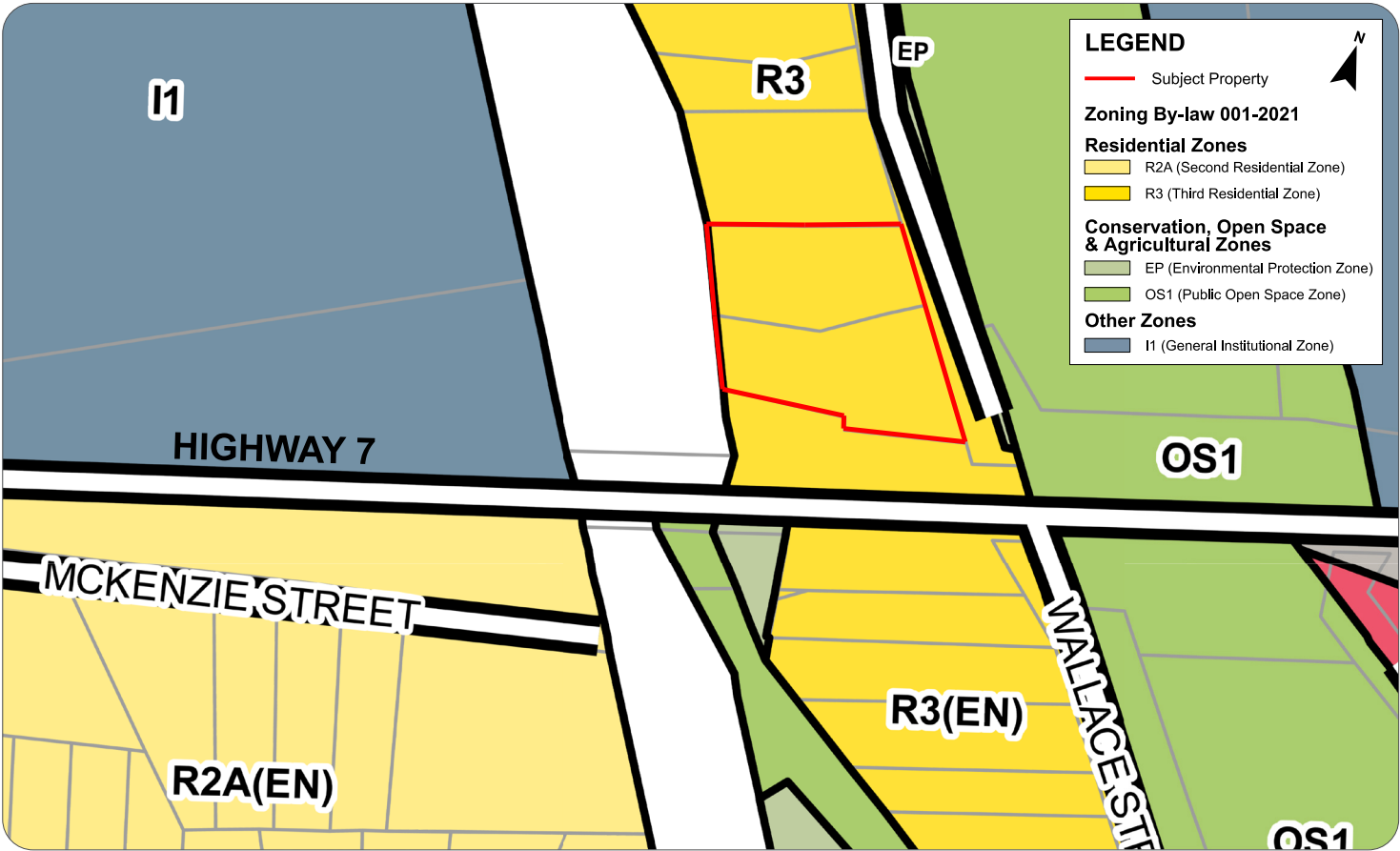


- Designation: Low-Rise Residential (1)
- Townhouses are permitted
- Maximum height of 3 storeys or 11 metres
- Maximum density of 0.5 fsi

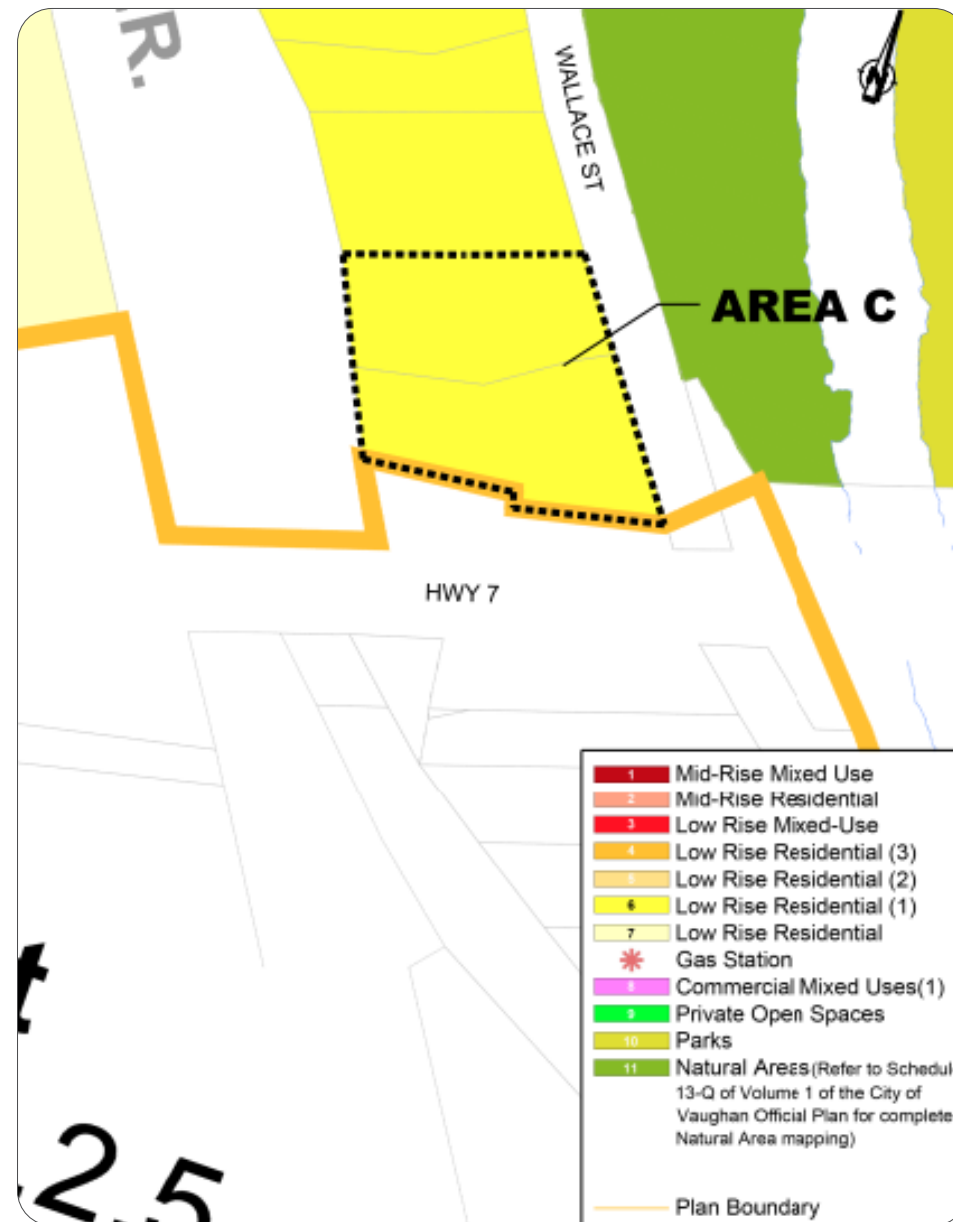
CITY OF VAUGHAN ZONING BY-LAW 1-88



CITY OF VAUGHAN ZONING BY-LAW 001-2021



PROPOSED OFFICIAL PLAN AMENDMENT (OPA)



- OPA required to establish new Special Policy to:
 - Increase building height; and,
 - Increase maximum density.

PROPOSED ZONING BY-LAW AMENDMENT 1-88 (ZBA)

Provision	Required (RM1)	Proposed (RM1)
Minimum Lot Frontage (m)	6m	5.6m
Minimum Lot Area (m ²)	180 m ² per unit	175 m ² per unit
Minimum Front Yard (m)	4.5m	3.6m
Minimum Rear Yard (m)	7.5m	3.4m for Lot 1 6.1m for Lots 2-8
Minimum Interior Side Yard (m)	1.5m (for end units)	0.0m
Minimum Exterior Side Yard	4.5m	2.1m
Maximum Lot Coverage	50%	73%
Maximum Building Height	11m	16m

PROPOSED ZONING BY-LAW AMENDMENT 001-2021 (ZBA)

Provision	Required (RM1)	Proposed (RM1)
Minimum Lot Frontage (m)	6m	5.6m
Minimum Front Yard (m)	4.5m	3.6m
Minimum Rear Yard (m)	7.5m	3.4m for Lot 1 6.1m for Lots 2-8
Minimum Interior Side Yard (m)	1.2m	0.0m
Minimum Exterior Side Yard	2.4m	2.1m

PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT



COMPARABLE DEVELOPMENTS



128 Wallace Street – Single detached dwelling



24 – 36 Wallace Street – 2.5-storey townhouses



207-219 Woodbridge Avenue – 3-storey townhouses



1-6 Hartman Avenue – 4-storey townhouses

SUPPORTING TECHNICAL MATERIALS

- URBAN DESIGN BRIEF
- COMMUNITY FACILITIES REPORT
- LANDSCAPE PLAN
- NOISE AND VIBRATION STUDY
- ARBORIST REPORT
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
- GEOTECHNICAL INVESTIGATION
- FUNCTIONAL SERVICING REPORT
- STORMWATER MANAGEMENT REPORT
- SLOPE STABILITY INVESTIGATION
- CULTURAL HERITAGE IMPACT ASSESSMENT AND HERITAGE
CONSERVATION DISTRICT CONFORMITY REPORT

NEXT STEPS

- Obtain feedback from residents, City staff, Mayor and Councillors
- Receive technical comments from all appropriate City departments and agencies
- Revise materials (Site Plan, technical reports, etc.) based on comments from the public, Council, agencies, and City departments

Thank You

Comments & Questions?

Kayly Robbins
Weston Consulting

905-738-8080 (ext. 315)
krobbins@westonconsulting.com



From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: Sunday, September 11, 2022 8:07 AM
To: Clerks@vaughan.ca
Subject: Fwd: [External] Item 5 Public Meeting - Tues. Sept. 13 re. Jane and Teston

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: September 11, 2022 at 12:22:50 AM EDT
To: Council@vaughan.ca
Subject: [External] Item 5 Public Meeting - Tues. Sept. 13 re. Jane and Teston

Subject: FW: Item 5 Public Meeting - Tues. Sept. 13 re. Jane and Teston
Importance: High

Hello again Councillors, I wasn't aware that there is a general email for all of you, sorry to have emailed you at your election email addresses.

It appears that I may have been ambiguous with my comments regarding the current by-law designating the Hamlet of Teston historical.

To clarify, what I meant to point out is that if this application is considered and there's a Official Plan Amendment and a Zoning By-law Amendment only applicable for 10811 and 10819 Jane Street to permit a high rise, the same should apply to the entire Hamlet; it cannot be piecemealed. That is the only way that I and all the other property owners in the Hamlet would not oppose the application, other than in my case, also the north boundary setback. It should be the same as the south boundary setback, 4 m and not 0.00 m. What they're proposing is not a minor variance, it is extremely major.

Thanks and best wishes with your election campaign.
Ada Ruzza

The application, in mine and my neighbours within the Hamlet of Teston oppose this application as it doesn't have merit based on the City plan for block 27, namely preserving the historical integrity of the Hamlet of Teston. Also worthwhile to mention that staff report as no mention the Hamlet of Teston designated historical site.

It is the opinion of the current owners within the Hamlet, from 10823 to 10911 Jane Street, should be extended to the entire Hamlet and amend the By-law accordingly.

As you all know, the application for a similar high rise project at the south-east corner of Jane and Teston was not accepted; the same should apply to the one before you on Monday, September 13, 2022.

I also want to point out that I reside at the adjacent property 10823 Jane Street, directly to the north of 10819 Jane Street. Should consideration be given to this application, which I'm sure that you have the better judgement not to consider, the report, page 4, Table 1, Item b. shows minimum interior side yard requirement to be 4.5 m. At the south side of 10811 it is proposed to be 4 m, however, at the north side (where I reside) it is proposed to be 0.0. Perhaps they want to move into my bedroom. 😞 Majid Tavakoli did say to me that he would make my life unbearable should I not agree to sell my property to him, by placing a dumpster at the property line and I would be exposed to the smell of diapers and urine. I don't take threats lightly.

Thanks you in advance for your feedback. I can be reached by email: [REDACTED] or by phone at [REDACTED].

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

From: Stella Martinella <[REDACTED]>
Sent: September 10, 2022 11:57 AM
To: [REDACTED]
Subject: Item 5 Public Meeting - Tues. Sept. 13 re. Jane and Teston

Stella Martinella



Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 13, 2022

WARD: 1

TITLE: CACOELI TERRA VAUGHAN LTD.
OFFICIAL PLAN AMENDMENT FILE OP.22.006
ZONING BY-LAW AMENDMENT FILE Z.22.009
10811 AND 10819 JANE STREET
VICINITY OF JANE STREET AND TESTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend applications to redesignate and rezone the subject lands to permit a 12-storey mixed-use residential building with a Floor Space Index of 4.0 times the lot area. The proposed development will include a total of 203 dwelling units (159 market base rental units and 44 supportive living facility units), a day care facility and an adult care facility on the ground level with 214 parking spaces contained within 2 levels of underground parking as shown on Attachments 2 to 7.

Report Highlights

- To receive comments from the public and the Committee of the Whole on proposed amendments to the Official Plan and Zoning By-law to facilitate the development of a 12-storey mixed-use residential building with a Floor Space Index of 4.0 times the lot area containing 203 dwelling units, a daycare facility, an adult care facility and 214 parking spaces.
- Official Plan and Zoning By-law Amendments are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendation

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.006 and Z.22.009 (Cacoeli Terra Vaughan Ltd.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 10811 and 10819 Jane Street (the 'Subject Lands') are located at the northeast corner of Jane Street and Teston Road and are currently occupied by two single-detached dwellings. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 12, 2021

Date applications were deemed complete: A notice of Incomplete Application was issued to the Applicant on April 22, 2022, as the required Master Environmental Servicing Plans (MESP) and Environment Impact Study (EIS) have not been submitted or completed to the City's satisfaction.

Official Plan and Zoning By-Law Amendment applications have been submitted to permit the proposed development

Cacoeli Terra Vaughan Ltd. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit the development of a 12-storey mixed-use residential building with a Floor Space Index of 4.0 times the lot area, 203 dwelling units, a daycare facility, an adult care facility at ground level and 214 parking spaces within 2 levels of underground parking (the 'Development') as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.22.006 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010') specifically Volume 2, Section 11.13 – Block 27 Secondary Plan on the entirety of the Subject Lands as shown on Attachment 1 as follows:
 - a) to amend Schedule B of the Block 27 Secondary Plan to redesignate the Subject Lands from "Low-Rise Mixed-Use" to "Mid-Rise Mixed-Use".
 - b) to increase the maximum building height from 2-storeys to 12-storeys; and,
 - c) to increase the maximum Floor Space Index from 1.5 to 4.0 times the area of the lot.
2. Zoning By-law Amendment File Z.22.009 to rezone the Subject Lands as follows:

- a) amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural", as shown on Attachment 1, to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
- b) amend Zoning By-law 001-2021 to rezone the Subject Lands from "FD Future Development" as shown on Attachment 1 to "MMU Mid-Rise Mixed-Use" in the manner shown on Attachment 2 together with site-specific zoning exception identified in Table 2 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Meeting was circulated: August 19, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Jane Street in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m radius, all property owners 1,000 m south of the Subject Lands, north along Jane Street and to the MacKenzie Ridge Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of August 23rd, 2022 by the Development Planning Department.

Any written comments received after August 23, 2022, will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

N/A

Analysis and Options

Amendments to VOP 2010 are required to permit the Development

Official Plan Designation:

- "Natural Areas and Countryside" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Low-Rise Mixed-Use" designation by Vaughan Official Plan (VOP) 2010, Volume 2, Section 11.13, Block 27 Secondary Plan (OPA #33).
- The designation permits a maximum height of 2-storeys and an FSI of 1.5 times the lot area
- The designation permits townhouse dwellings, stacked townhouse and low-rise buildings

- An amendment to VOP 2010 is required to redesignate the Subject Lands to "Mid-Rise Mixed-Use" and permit a maximum FSI of 4.0 times the area of the lot and maximum building height of 12-storeys

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (OLT) in respect of By-law 001-2021 was November 15, 2021.

By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended.

Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

The Applications were received by the City on March 31, 2022, and as such, given Council's direction on October 20, 2021, the Applications are subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

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

Zoning:

- "A Agricultural Zone" by Zoning By-law 1-88
- This Zone does not permit the use
- The Owner proposes to rezone the Subject Lands to "RA3 Apartment Residential Zone" as shown on Attachment 1, together with the following site-specific zoning exceptions to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Requirement
a.	Minimum Front Yard	7.5 m	5 m
b.	Minimum Interior Side Yard	4.5 m	0.0 m at north property line 4 m at south property line
c.	Minimum Rear Yard	7.5 m	6 m
d.	Minimum Lot Area	13,601 m ²	4,772 m ²

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Requirement
e.	Permitted Uses	<ul style="list-style-type: none"> - Apartment Dwelling - Day Nursery 	Permit the following additional uses: <ul style="list-style-type: none"> - Supportive Living Facility - Adult Care Facility
f.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 159 units = 239 spaces Visitor 0.25 spaces/unit x 159 units = 40 spaces Supportive Living Facility 3.3 spaces/100 m ² x 5,355 m ² = 177 spaces Day Nursery 1.5 spaces per employee = 66 spaces Adult Care Facility 3.3 spaces/100m ² x 851 m ² = 28 spaces Total Parking Required = 550 spaces	Residential 1.0 space/unit x 159 units = 159 spaces Visitor 0.2 spaces/unit x 159 units = 32 spaces Supportive Living Facility/Day Nursery/ Adult Care Facility = 23 spaces Provide a total of 214 spaces
g.	Parking Space Dimension	Length 5.7 m Width 2.7 m	Length 5.6 m Width 2.6 m
h.	Minimum Amenity Area	92 One Bedroom Units x 20 m ² /unit = 1,840m ² 48 Two Bedroom Unit x 55 m ² /unit = 2,640 m ² 19 Three Bedroom Unit x 90 m ² /unit = 1,710 m ²	2.0 m ² per dwelling unit (indoor and outdoor) Provide a total amenity area of 812 m ²

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Requirement
		Total required amenity area = 6,190 m ²	
i.	Minimum Landscape Strip Requirement	A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	Shall not apply: Bicycle parking space will be located within the landscape strip

Amendments to Zoning By-law 001-2021 are required to permit the development

Zoning:

- "FD Future Development Zone" by Zoning By-law 001-2021
- This Zone does not permit the use
- The Owner proposes to rezone the Subject Lands to "MMU Mid-Rise Mixed-Use Zone" as shown on Attachment 2, together with the following site-specific zoning exceptions to permit the Development:

Table 2:

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement
a.	Minimum Rear Yard	7.5 m	6 m
b.	Maximum Height for Roof Top Mechanical Penthouse	5 m	5.5 m
c.	Maximum Tower Floor Plate Area	850 m ²	Levels 2 and 3: 2,662 m ² Level 4: 2,103 m ² Levels 5 and 6: 1,585 m ² Levels 7 and 8: 1,174 m ² Levels 9 and 10: 1,053 m ² Levels 11 and 12: 827 m ²
d.	Minimum Rear Yard setback for a Tower	12.5 m	4 m

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement
e.	Minimum Interior Side Yard Setback for a Tower	12.5 m	4 m
f.	Minimum front yard setback for below grade structures	1.8 m	0.7 m
g.	Minimum Lot Area	13,601 m ²	4,772 m ²
h.	Minimum Parking Requirements	<p>Residential 0.8 spaces/unit x 159 units = 127 spaces</p> <p>Residential Apartment Dwelling Visitor 0.2 spaces/unit x 159 units = 32 spaces</p> <p>Supportive Living Facility 1 spaces/4 beds x 108 beds = 27 spaces</p> <p>Day Care Centre 1 space per employee Estimated 44 staff = 44</p> <p>Total Parking Required = 230 spaces</p>	<p>Residential 1 space/unit x 159 units = 159 spaces</p> <p>Visitor 0.2 spaces/unit x 159 units = 32 spaces</p> <p>Supportive Living Facility/Day Nursery/ Adult Care Facility = 23 spaces</p> <p>Provide a total of 214 spaces</p>
i.	Parking Space Dimension	Length 5.7 m Width 2.7 m	Length 5.6 m Width 2.6 m
j.	Minimum Amenity Area	<p>First 8 Units 8 Units x 8 m² = 64 m²</p> <p>Remaining 195 units 195 Units x 5 m² = 975 m²</p>	<p>2.0 m² per dwelling unit (indoor and outdoor)</p> <p>Provided</p>

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement
		Total required amenity area = 1,039 m ²	812 m ²
k.	Outdoor Amenity Area Design Requirement	Shall consist of at least one contiguous outdoor area of 55.0 m ² located at grade A maximum of 20% of the required minimum outdoor amenity area may be located on the rooftop or terrace.	Shall not apply Up to 100% of the required minimum outdoor amenity area may be located on the rooftop or terrace.
l.	Maximum Encroachment into a Yard for Hard Landscape	0.6 m	Shall not apply
m.	Minimum Landscape Strip Requirement	A strip of land not less than 5.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	Shall not apply: The bicycle parking space will be located in the landscape strip
n.	Minimum Short-Term Bicycle Parking Spaces	41 spaces	31 spaces
o.	Location of Short-Term bicycle parking spaces	Short Term bicycle parking shall have a minimum setback of 0.6 metres from the nearest lot line Short Term bicycle parking located within a building shall be located within the ground floor Short term bicycle parking shall have direct exterior access	Shall not apply
p.	Minimum	163 spaces	87 spaces

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement
	Long-Term Bicycle Parking Spaces		
q.	Location of Long-Term Bicycle Parking Spaces	Long Term bicycle parking shall have direct exterior access	Shall not apply

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010, Volume 2, Section 11.13, Block 27 Secondary Plan (OPA #33)
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density and massing, The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
d.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan

	MATTERS TO BE REVIEWED	COMMENT(S)
		Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
e.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> The DRP must review the Applications prior to proceeding to the Committee of the Whole
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards
h.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 31.
i.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
j.	The CBC By-law will be applicable	<ul style="list-style-type: none"> The Development meets the criteria (5 or more storeys and 10 or more units) for the Community Benefit Charge ('CBC'). The City will pass a Community Benefit Charge By-law prior to the approval of the Zoning By-law Amendment for the Subject Lands. The CBC By-law is therefore the applicable mechanism used to collect community benefits (and not the City's previous Section 37 policies and guidelines)
k.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals

	MATTERS TO BE REVIEWED	COMMENT(S)
l.	Require Site Development Application	<ul style="list-style-type: none"> ▪ If approved, the Owner will be required to submit a Site Development application to facilitate the proposal.
m.	Cultural Heritage	<ul style="list-style-type: none"> ▪ The proposed Development will require the permanent relocation of the existing house at 10819 Jane Street, north to 10891 Jane Street in the Hamlet of Teston ▪ The proposed Development will require the demolition of the existing house at 10811 Jane Street in the Hamlet of Teston. ▪ Staff will continue to assess the preliminary findings of the Cultural Heritage Impact Assessment (CHIA) report, the proposed preservation and relocation of the heritage resource, and the architectural composition of the proposed new building to occupy the two properties. ▪ The surrounding area presents very high archaeological potential, with an active archaeological site (AIGV-2) located just east of the Subject Lands. As such, Cultural Heritage requests that any proposed earthworks be preceded by Stage 1 & 2 Archaeological Assessment reports and a letter of clearance issued by the Ministry of Heritage, Sport, Tourism and Culture Industries prior to undertaking any site work.

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.22.006. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the

Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact OluwaKemi (Kemi) Apanisile, Planner, Development Planning Department, ext. 8210.

Attachments

1. Context and Location Map
2. Proposed Official Plan Designation, Zoning and Conceptual Site Plan
3. Landscape Plan
4. Elevations - North and South
5. Elevations - West and East
6. Perspective Renderings
7. Perspective Renderings

Prepared by

OluwaKemi (Kemi) Apanisile, Planner, ext. 8210

Christina Ciccone, Senior Planner, ext. 8773

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

From: [REDACTED]
Sent: Friday, September 09, 2022 6:31 PM
To: Clerks@vaughan.ca
Cc: Rino Testani PROSUM BUSINESS SOLUTIONS INC. [REDACTED]
Subject: [External] Official Plan Amendment File OP.22.006 & Zoning By-law Amendment File Z.22.009

Hi City Clerk,

I reside at [REDACTED] Jane Street, directly adjacent on the north to 10819 Jane Street, Maple. I've been a homeowner there since 1988

I telephoned a couple of times, left messages but did not receive a call back. The reason for my call was to point out that included with the Notice of Public Meeting Committee of the Whole there was no Request to Speak form included and I want to register to briefly speak on the above-noted application and submit the attached petition and copies of emails to present to the members of Council and the Planning Department prior to the meeting.

See attached petition submitted on behalf of all the owners within the Hamlet of Teston. A signed copy will be submitted prior to the meeting.

I also would like to receive, either by email or regular mail, the minutes of the meeting, comments from Planning and decision made by Council.

Going back, a neighbour told me about 2 years ago that the owners of 10811 and 10819 Jane Street were planning to develop the lands to build a strip plaza. I had one of my sons, who is a lawyer, do a title search to see who the owners were, since there was no-one living there, so that I could reach out to them and see if they were interested in a joint venture. I sent them a letter, to which they did not reply.

About a year ago I was approached by a representative of Cacoeli Terra Vaughan Ltd., Majid Tavakoli, he asked to meet with me to discuss the plans for the property. At our meeting at my house, along with my son, since I'm a widow, he expressed an interest to purchase my property. He verbally stated that the plan was to develop and build a building to house terminally ill children. Said that he met with members of council, including the Mayor, except for one member of council, the local councillor, whom he spoke very badly of, and that they were all in favour of the proposed plan, as was Premier Ford. He then proceeded state that I would be able to remain in my house for

one year, rent free and only pay realty taxes and utilities, and take everything in the house that I wanted, except for structural. We told him to put something in writing and we would review it. When he presented the offer, the purchase amount was fine, but the deposit with the offer was minimal, with further small deposits on intervals and the closing would be in 2023, wanted immediate access to my property to do soil test, drilling, checking for water levels, etc., therefore, he wasn't giving me free rent because I still owned the property and it included 18 pages of conditions, he would not disclose what the project was, except that it was to house ill children that had nowhere else to go. One of the conditions was to support his application when it went in front of Council.

We removed almost all of the conditions, with a closer closing date, better deposit with the offer and balance of purchase price on closing. My sign-back was not accepted and he made a counter offer of \$1.5M. He said in one of our meetings, in which my nephews were present, that if I didn't agree to sell he would place a garbage dumpster next to my house, at the property line, and subject me to the smell of dirty diapers and urine. Subsequently, as per attached copies of emails between us, on October 28, 2021 negotiations ended.

Please present this and attached emails to members of Council and note that these are only a couple of email exchanges, there are others, and I didn't want to burden Council to take up all their time reading them, but they get the jest of the type of individual we're dealing with, lies and false statements; totally unprofessional.

Thanks you
Ada Ruzza

Petition to Council of City of Vaughan

Petition summary and background	We the homeowners bounded by the Hamlet as referred to in the City of Vaughan By-Law, By-Law Number 177-2018, more specifically outlined in Section 3.14.5 and Schedule C – would like Council not to consider this application brought forth by CACOELI TERRA VAUGHAN LTD. at this time until all properties within the Hamlet are prepared to develop and come up with a plan with a city. Do not accommodate the applicant unless all the parties involved in the hamlet are also taken into consideration to remove the Hamlet from the City of Vaughan By-Laws so that the area designated CHL 8 can be consistent throughout all parcels.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to rwork with all the parties involded to develop a suitable plan to remove the Hamlet as outlined in Schedule C of the City of Vaughan By-Laws, By-Law Number 177-2018 and collectively and commutatively propose the best plan for all for all properties contained within the Hamlet for future development.

Printed Name	Signature	Address	Comment	Date
Ada Ruzza		████ Jane Street		
Anna Testani, Michele Testani, Maria Testani, Giovanni Testanni		████ Jane Street		
Ziola Santos, Hilario Santos		████ Jane Street		
Maria Testani, Ada Ruzza		████ Jane Street		
2512540 Ontario Ltd.		10861 Jane Street		
955732 Ontario Ltd.		10871 Jane Street		
Carlo Persichetti		████ Jane Street		
Meadowvale East Apostolic Church		10891 Jane Street		
Morrcorp Holdings Inc.		10911 Jane Street		

[illegible]

From: Julieta Gardner [REDACTED]
Sent: Sunday, September 11, 2022 11:02 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] CACOELI TERRA VAUGHAN LTD. FILE# OP.22.006 and Z.22.009

Good day,

I am writing in response to the above noted development in my neighbourhood.

I am against this development on this site.

The development should be kept to 2-levels, as per what the land designation allows.

This area of Maple is called the Hamlet of Teston and should be preserved to its original beauty and heritage. We need to honouring historical areas and stop erasing all of the history around us.

Thanks,

Julieta

From: Jody McCutcheon [REDACTED]
Sent: Sunday, September 11, 2022 8:14 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Cacoeli Terra Vaughan Ltd. File #OP.22.006 and Z.22.009

To whom it may concern,

I wish to state that I am a resident of Giotto Crescent and I am against the above-referenced development as proposed. It should be kept to a two-level development as per the land designation allowance. Furthermore, the land on which the development is proposed is part of the original founding area of Maple called the Hamlet of Teston, and as such should be preserved to its original beauty and heritage. This proposal is not in keeping with the official plan of 2010, nor is it in keeping with the spirit of the surrounding neighbourhood.

Sincerely
Jody McCutcheon

From: Praveena Sivananthan [REDACTED]
Sent: Sunday, September 11, 2022 8:18 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Cacoeli Terra Vaughan Ltd. File #OP.22.006 and Z.22.009

To whom it may concern,

I wish to state that I am a resident of Giotto Crescent and I am against the above-referenced development as proposed. It should be kept to a two-level development as per the land designation allowance.

Furthermore, the land on which the development is proposed is part of the original founding area of Maple called the Hamlet of Teston, and as such should be preserved to its original beauty and heritage.

This proposal is not in keeping with the official plan of 2010, nor is it in keeping with the spirit of the surrounding neighbourhood.

Sincerely,
Praveena Sivananthan

Jonathan S. Cheng
Direct: (416) 869-6807
jcheng@stikeman.com

September 12, 2022
File No.: 109037.1043

By E-mail
clerks@vaughan.ca

Communication : C 23
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 1

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

To the Members of the Committee of the Whole,

Re: Agenda Item No. 4.1
2267 Highway 7 & 7700 Keele Street
Official Plan Amendment (OP.22.008), Zoning By-law Amendment (Z.22.015)
and Draft Plan of Subdivision (19T-22V002) Applications by Avenue 7
Developments Ltd.
Report for Information

We are counsel to Kohl & Frisch Limited and 2225928 Ontario Limited ("**Kohl & Frisch**"), the operator and owner of the pharmaceutical warehousing and distribution facility at 7622 Keele Street, Vaughan (the "**Property**"). The Property is located immediately south of the development site for the above-captioned planning applications, being the property municipally known as 2267 Highway 7 & 7700 Keele Street, Vaughan (the "**Development Site**").

Kohl & Frisch is a leading pharmaceutical distributor to pharmacies, hospitals, manufacturers, long-term care facilities, and other health care providers across Canada. Since 1992, the Property has functioned not only as our client's head office, but also as a critical component of the nation-wide supply chain network for pharmaceutical products.

We are writing in respect of the applications to redevelop the Development Site with 8 mixed-use residential buildings of up to 60 storeys, consisting of 3,000 residential units, approximately 10,500 m² of retail space, and approximately 10,500 m² of office space (the "**Proposal**"). The Proposal will introduce an unprecedented degree of height and development intensity to this employment area, which will fundamentally alter the character of the southwest quadrant of Highway 7 and Keele Street.

In view of the significant change that will be introduced through the Proposal, it is critical that the City carefully considers the potential impacts that the Proposal may have on neighbouring lands, and in particular, on our client's operations at the Property (e.g., access, transportation impacts, etc.). Moreover, in view of the anticipated evolution of this area toward mixed-use intensification, it is crucial that the southwest quadrant of Highway 7 and Keele Street be considered comprehensively, particularly with regard to the potential redevelopment of the Property for transit-supportive, mixed-use purposes.

We welcome the opportunity to discuss these and other concerns with the applicant and with City staff. If you have any questions or require additional information, please contact the undersigned.

Please provide us with notice of all upcoming meetings of Council and Committees of Council at which this matter will be considered, and we ask to be provided with notice of the Committee's and Council's decision with respect to this and any related item.

Thank you for your attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jonathan S. Cheng', with a stylized flourish at the end.

Jonathan S. Cheng

JSC/

cc. Peter Smith & Ivy Qi, *Bousfields Inc.*
Client

Communication : C24
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

Statutory Public Meeting

10811-10819 Jane Street, Vaughan

Application: OP.22.006 & Z.22.009

September 13, 2022



Partnership of TerraBona Developments Ltd. & Safehaven



- Private development firm with a focus on purpose-built rental and affordable housing



- Safehaven Project for Community Living “has been providing exceptional care to children with developmental disabilities and complex care needs” for over 25 years.
- Provide a mix of affordable residential and respite care across GTA
- Served over 200 disabled individuals and their families (2020)

Project Team

Architecture:



Planning:



Civil Engineering: Lithos Group Inc.



Landscape Architect: Ferris & Associates Inc.



Transportation:



Heritage:



Archaeology: Archeoworks Inc.



Wind, Environmental, Land Use Compatibility:



Surveying: Mandarin Surveyors Inc.



Geotechnical:

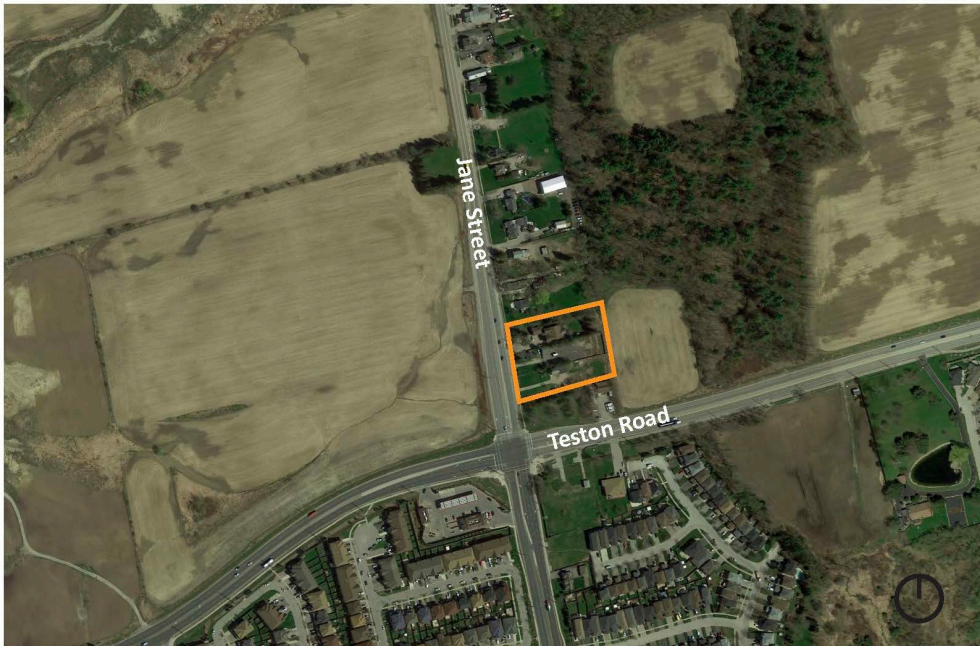


Hydrogeological, Environmental Site Assessment:



Site Context

Aerial Photo



SUBJECT SITE 

Oblique Air Photo (Looking SW)



SUBJECT SITE 

Development Context

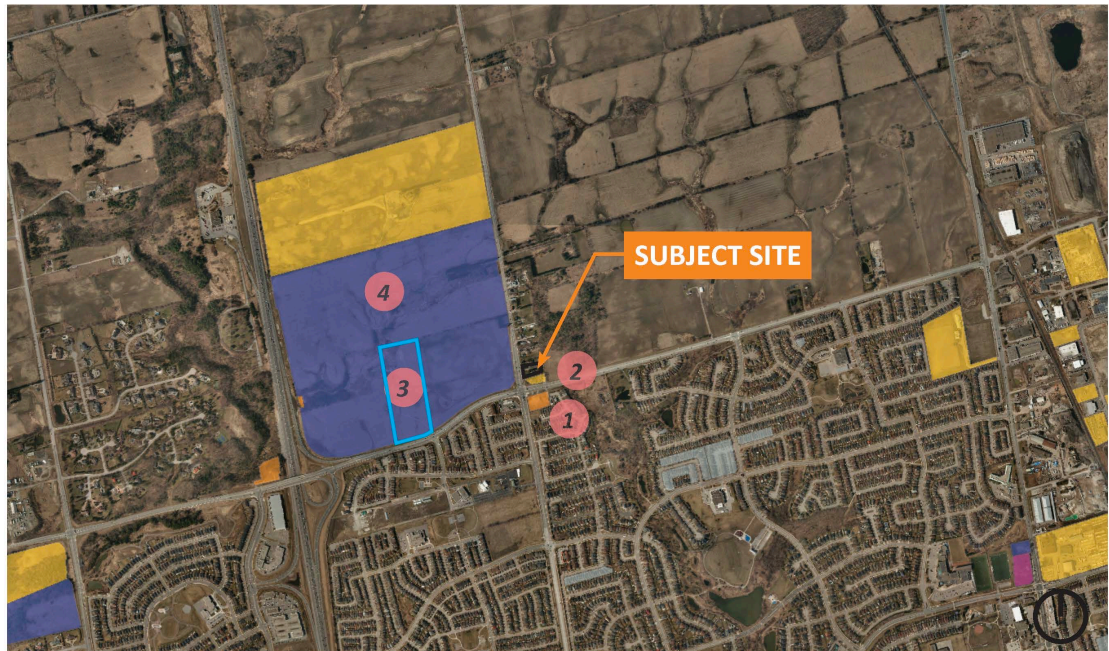
Located within Block 27



BLOCK 27



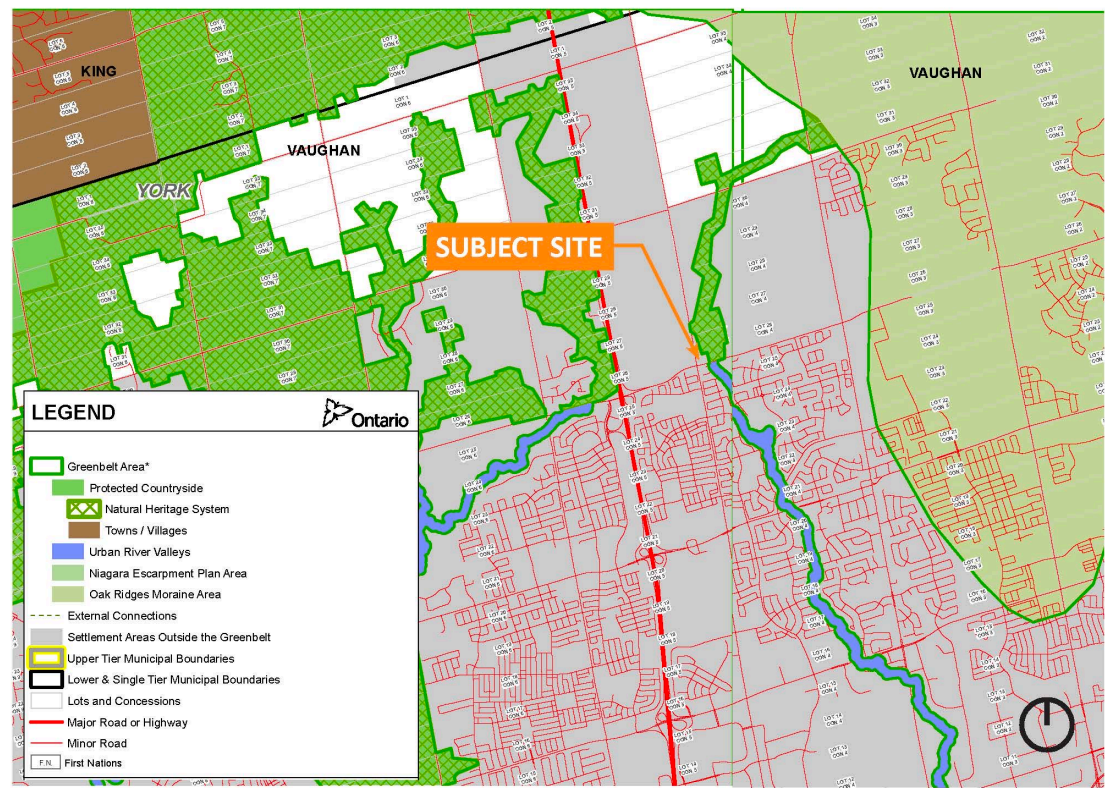
Nearby Development Activity



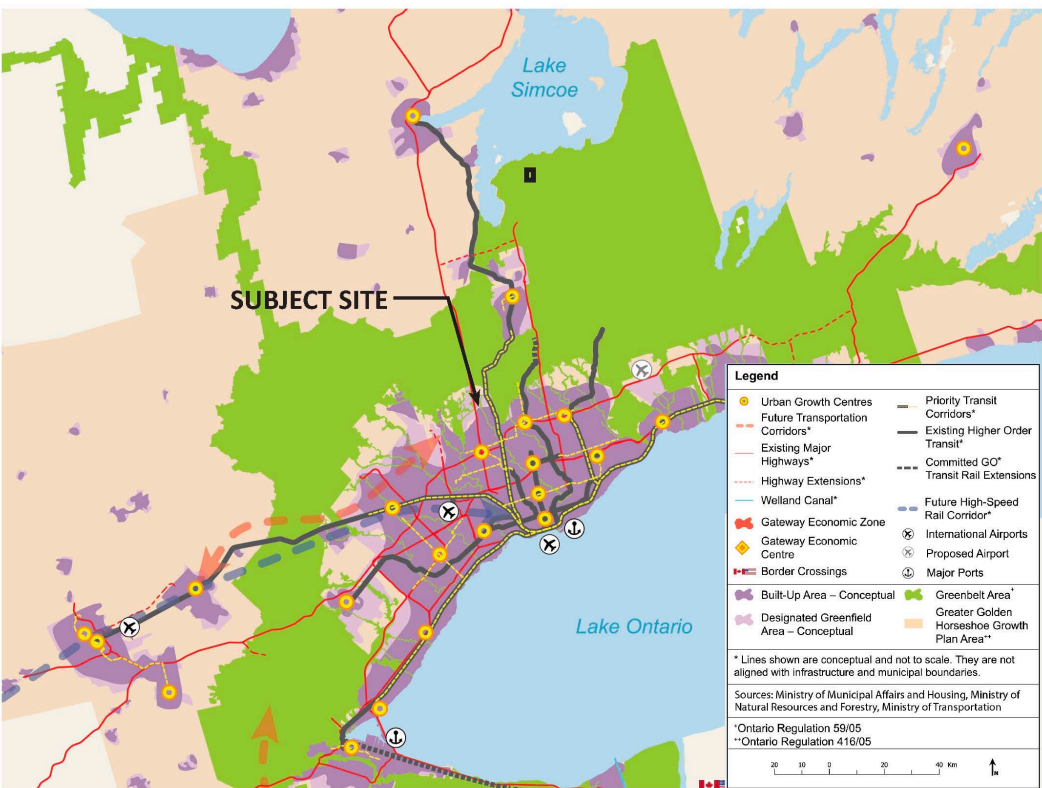
- 1 2975-2993 Teston Road, Proposed 11-storey Residential Apartment Building Under Appeal
- 2 Proposed York Region Paramedic Response Station
- 3 3180 Teston Road (Application #19T-20V006)
- 4 Block 34 East Draft Plan of Subdivision (Application #19T-20V005)

Provincial Policies

Greenbelt Plan

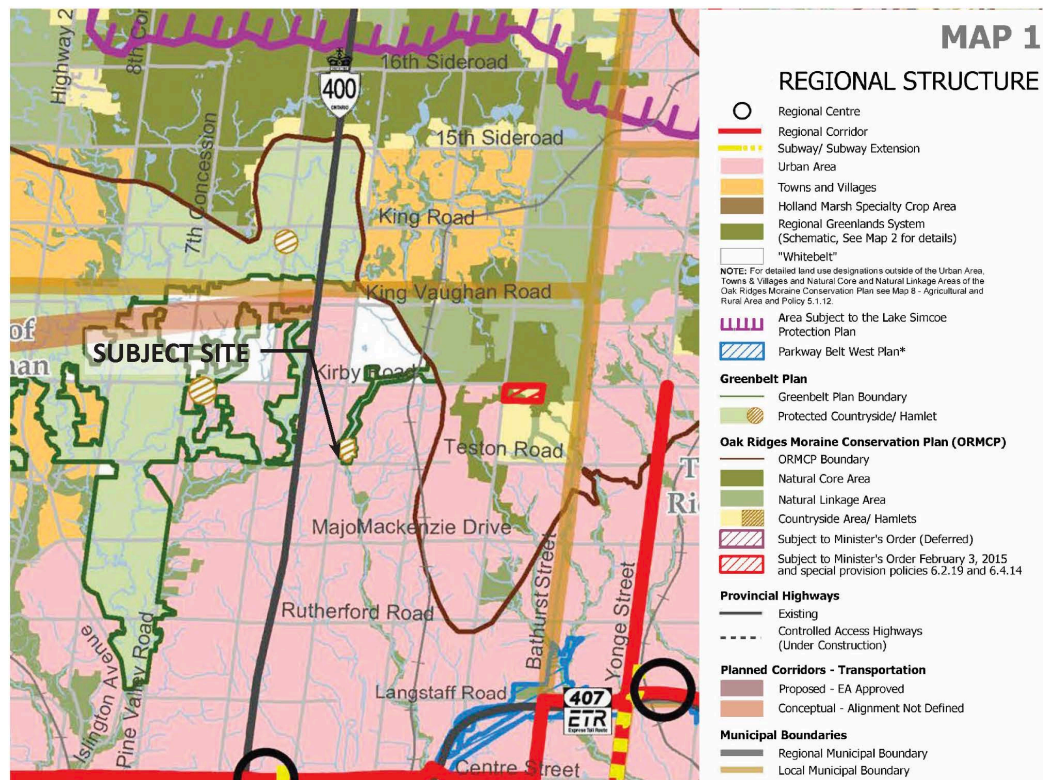


Growth Plan

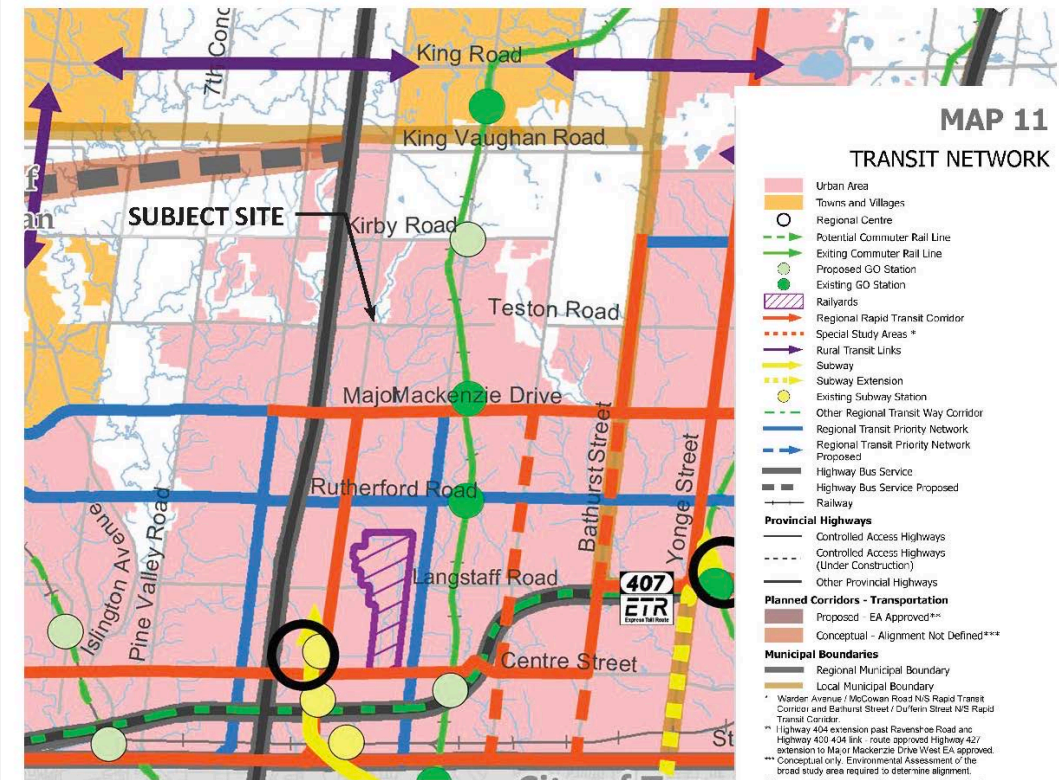


York Region Official Plan (December 1, 2021)

Designated Urban Area

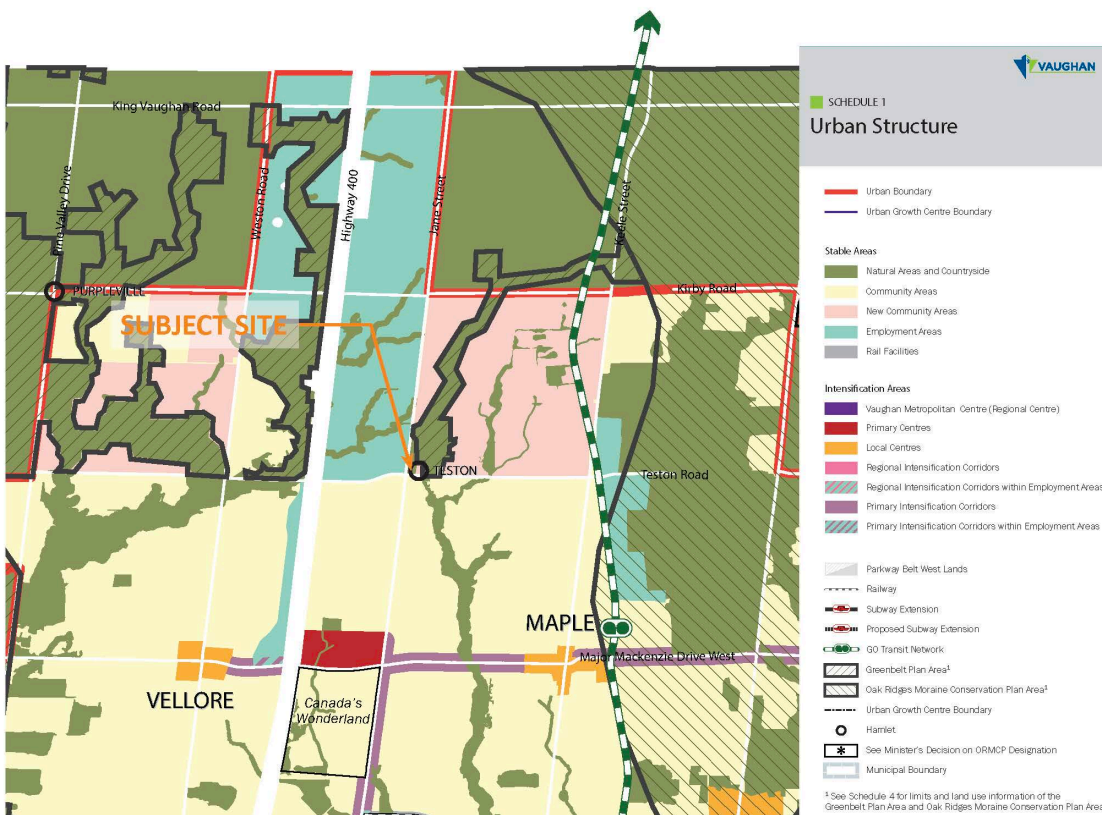


Located northwest of Maple GO and southwest of planned Kirby GO

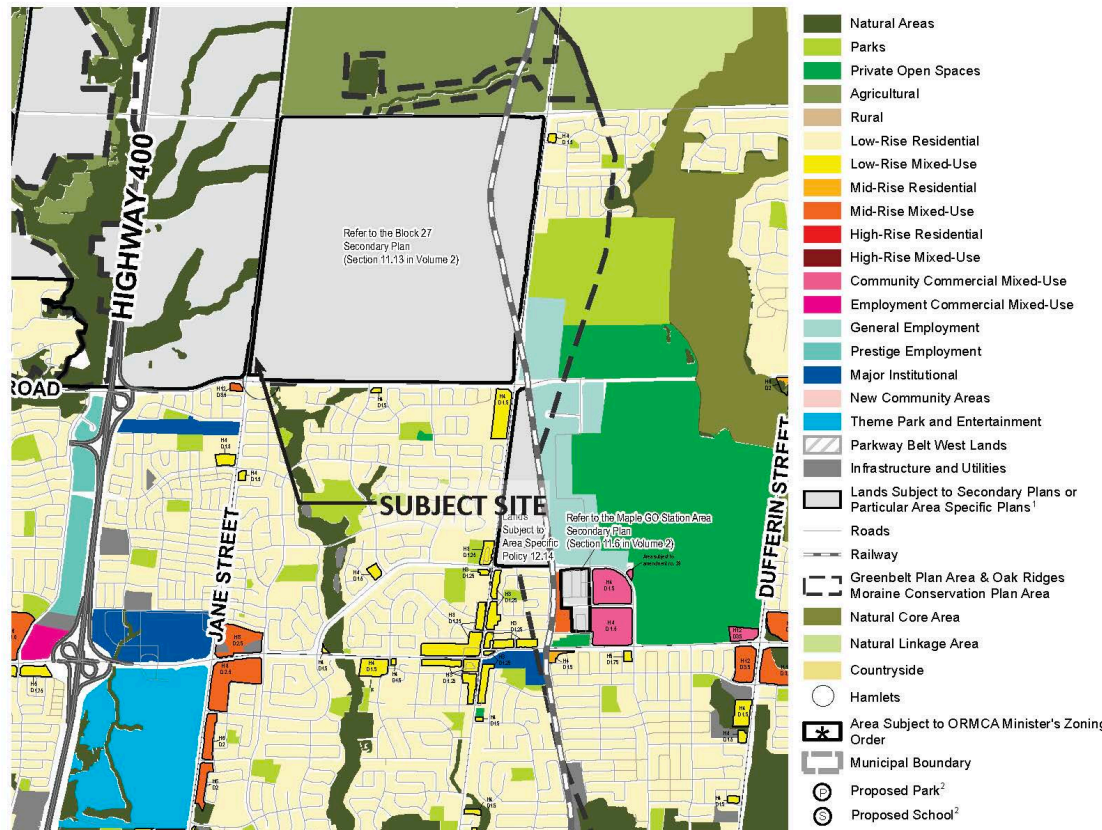


City of Vaughan Official Plan

Schedule 1: Urban Structure Located within Natural Areas & Countryside



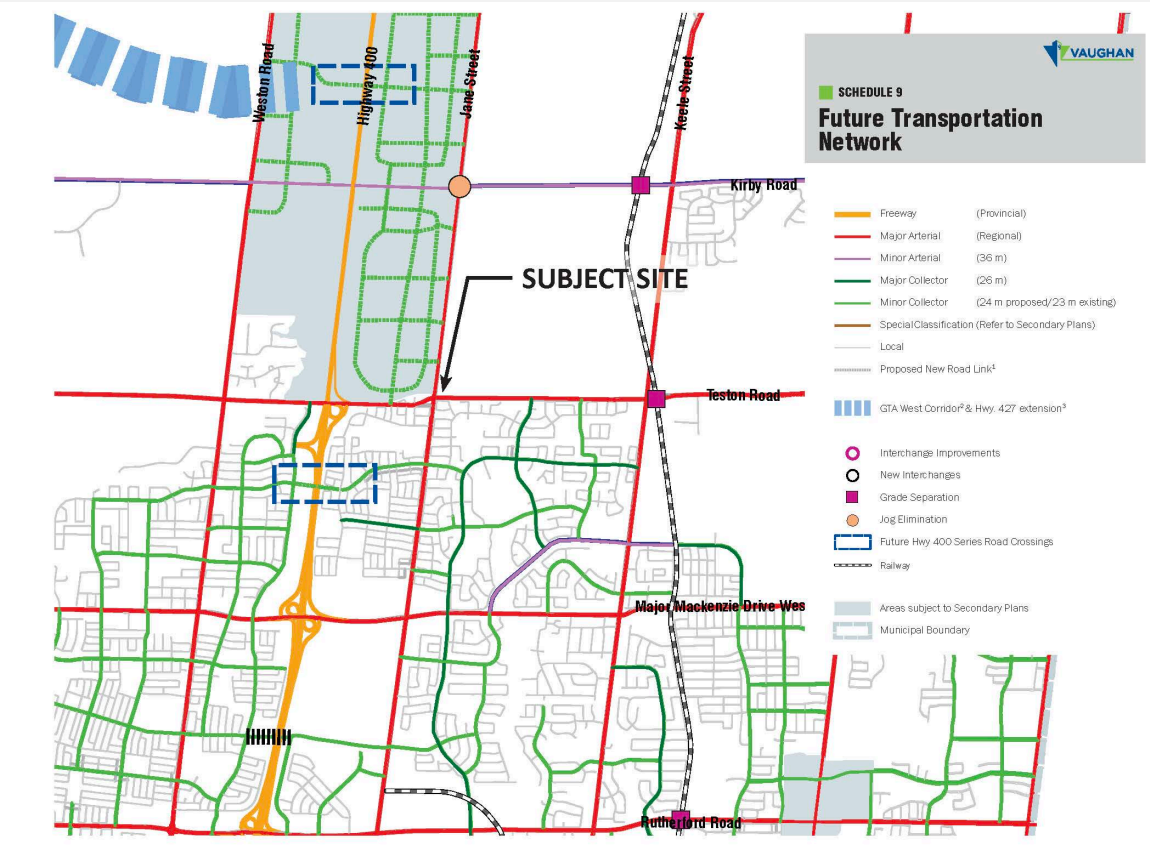
Schedule 13: Land Use Located within Block 27 Secondary Plan



City of Vaughan Official Plan

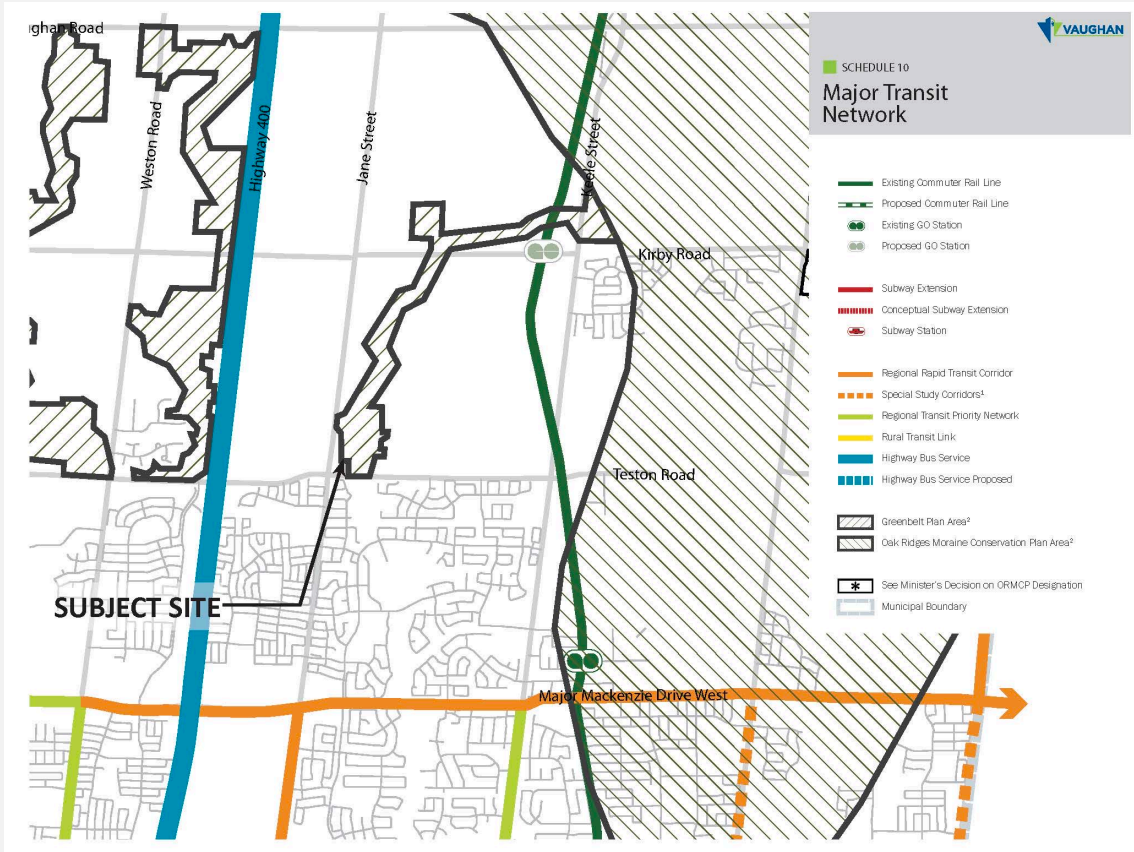
Schedule 9: Future Transportation Network

Jane St is a **Major Arterial** (Regional) Road



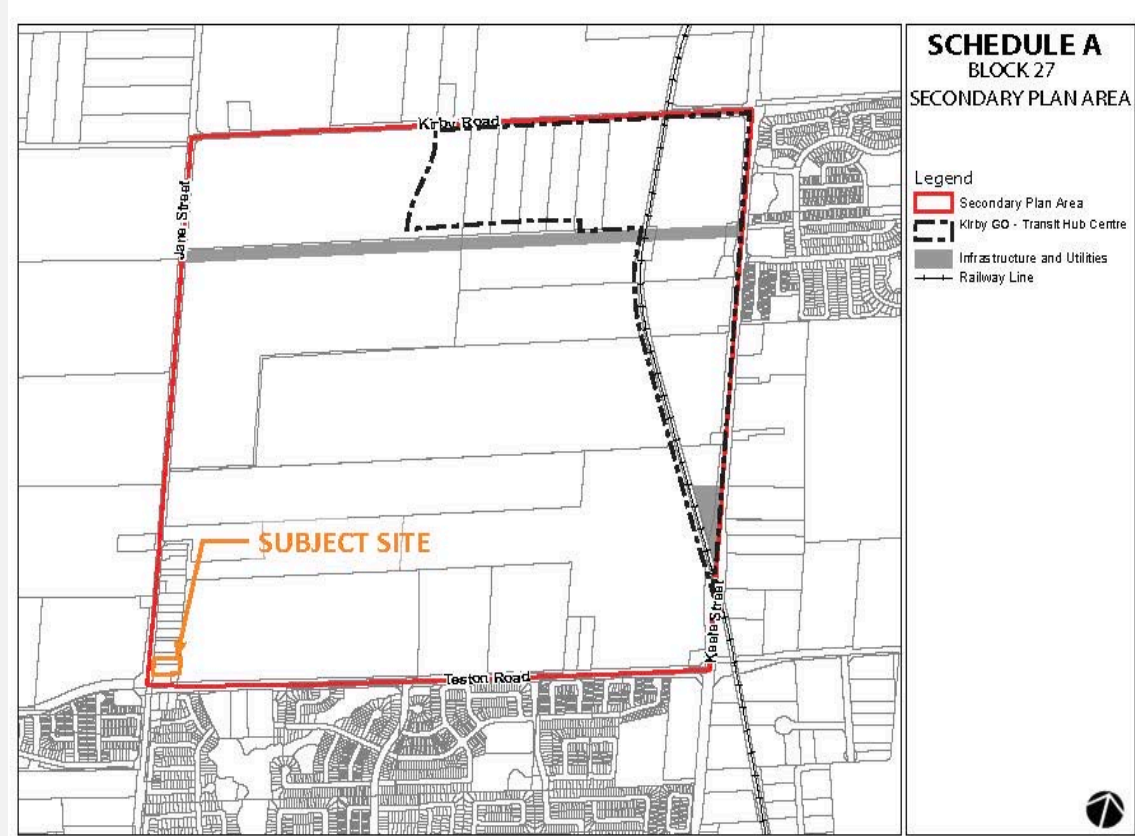
Schedule 10: Major Transit Network

Proximal to Highway Bus Service on Hwy. 400 and GO Train at Maple Station (Barrie Line)

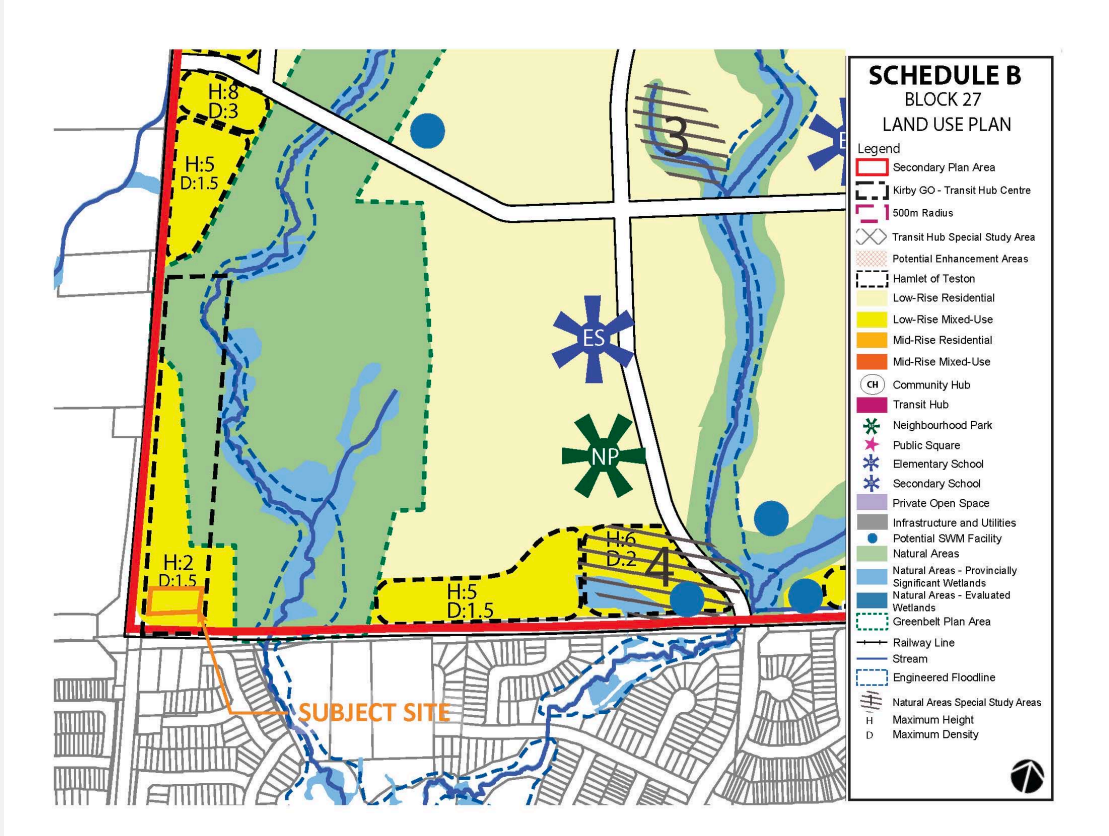


Block 27 Secondary Plan

Schedule A: Urban Structure
Located within Secondary Plan Boundary

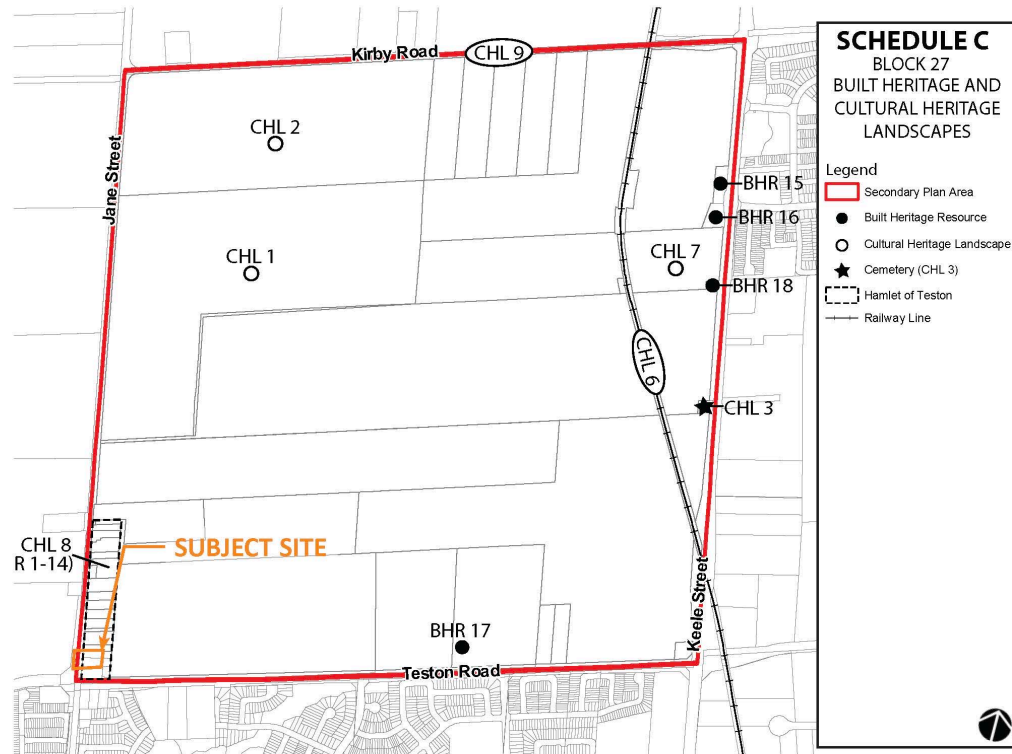


Schedule B: Land Use
Designated **Low-Rise Mixed-Use**
Max. permitted height of 2 storeys & density of 1.5 FSI

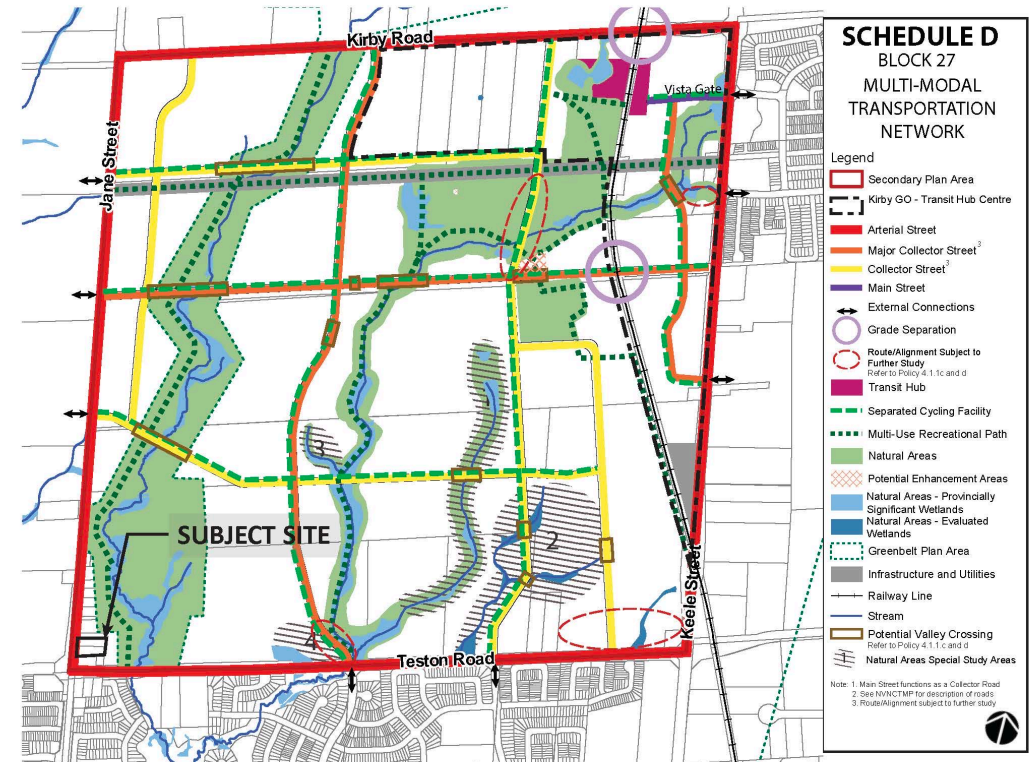


Block 27 Secondary Plan

Schedule C: Built Heritage & Cultural Heritage Located within Hamlet of Teston



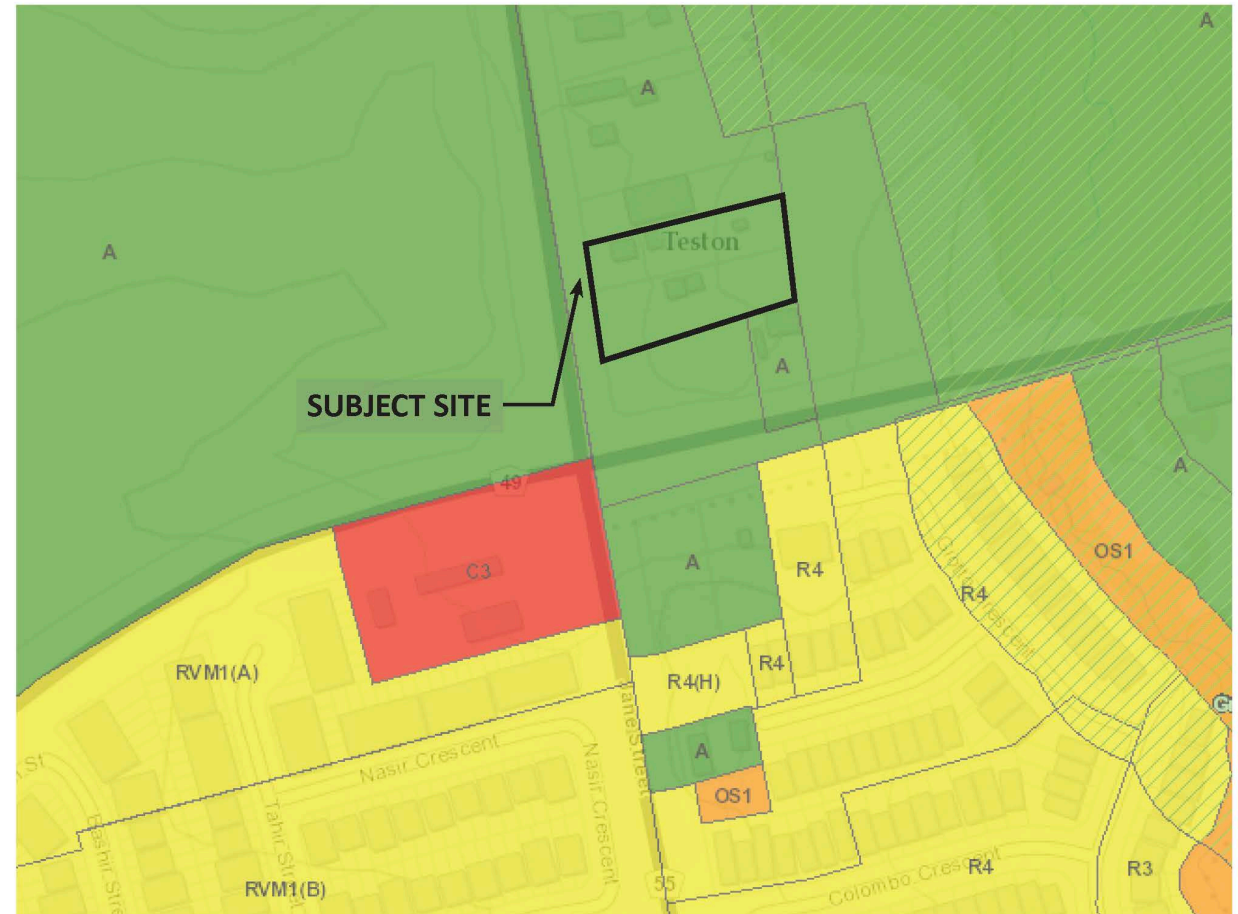
Schedule D: Multi-Modal Transportation Network Planned multi-use trail along Don River W. Branch



City of Vaughan Zoning By-law 1-88 & 1-2021

Subject site is zoned **A – Agricultural** under Zoning By-law 1-88 (pictured).

Zoned **GD- Future Development** under Zoning By-law 1-2021.







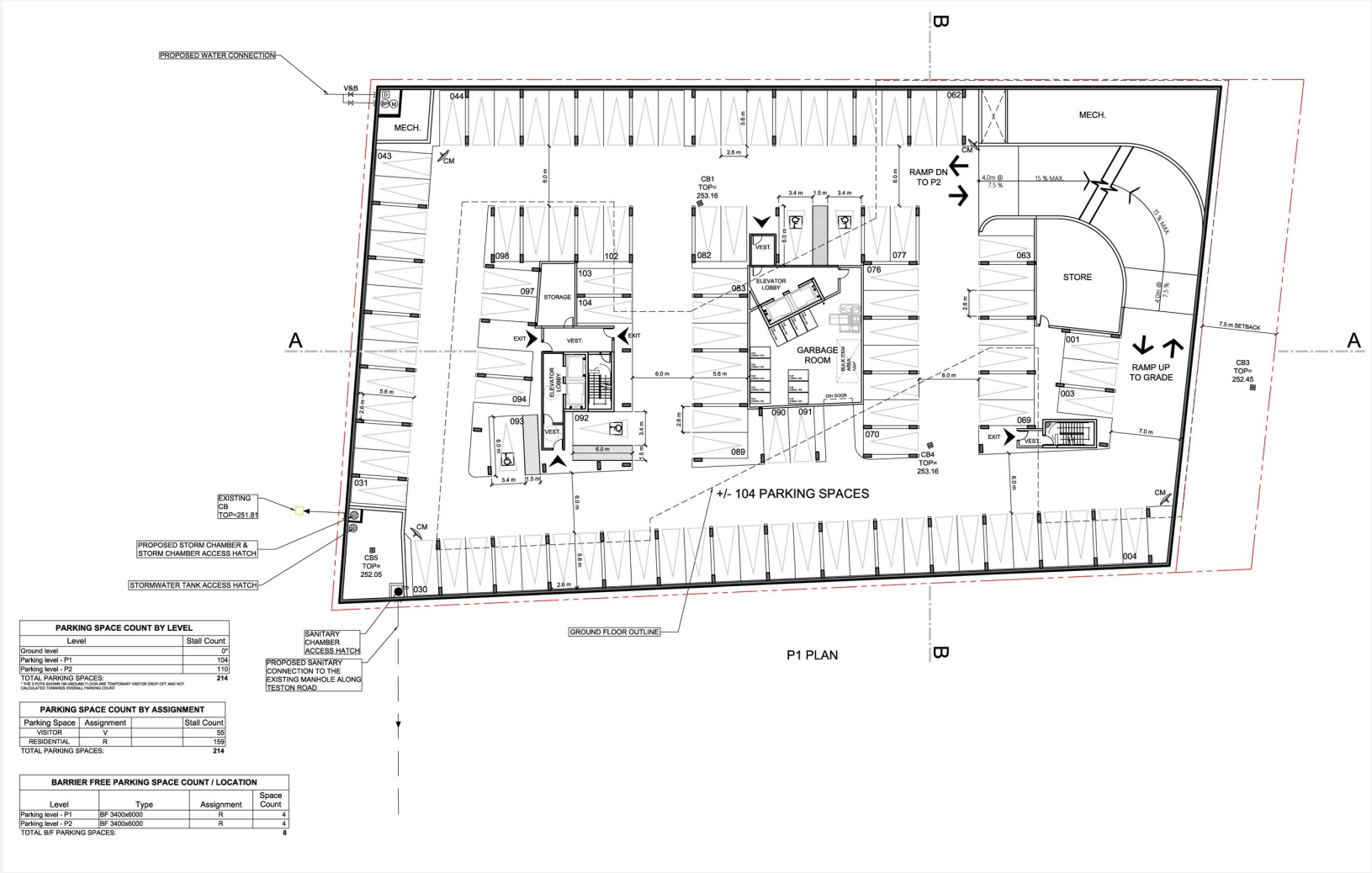
Safehaven Programming Space

- Childcare facility will enable children with disabilities to integrate with children without disabilities
- Multi-purpose activity room for programming & kitchenette
- Outdoor spaces for active and passive programming opportunities for childcare and Safehaven residents

Fifth Level Plan (Residential & Amenity Space)



Underground Garage Plan (P1)



Project Statistics

Site Area	4,772 m ²
Ground Floor Area	2,333 m ²
Lot Coverage	48.8%
Gross Floor Area	18,900 m ²
Safehaven Adult Care & Childcare Programming GFA (Ground Level)	1,667 m ²
Safehaven Supportive Residential GFA (Level 2-3)	5,025 m ²
Amenity	Indoor - 406 m ² (2.0 m ² per unit) Outdoor – 406 m ² (2.0 m ² per unit)
Market Residential GFA (Level 4-12)	11,802 m ²
Density	3.96 FSI
Height	12 storeys (41.50 m, excluding mechanical penthouse)
Dwelling Units	203 (44 affordable supportive units & 159 market dwelling units)
Parking Spaces	214 (1.05 spaces per unit)
Bicycle Parking Spaces	118

Unit Composition

Unit Size	Rental Dwelling Units	Safehaven Supportive Dwelling Units	Total
One-Bedroom	92 (45%)	-	92 (45%)
Two-Bedroom	48 (24%)	36 (18%)	84 (42%)
Three-Bedroom	19 (9%)	-	19 (9%)
Four-Bedroom	-	8 (4%)	8 (4%)
Total	159 (78%)	44 (22%)	203

Rendering (Looking southwest at Jane Street)



Rendering (Looking northwest at Jane Street & Teston Road)



10811-10819 Jane Street



THANK YOU

WND Associates Ltd.

90 Eglinton Avenue East, Suite 970
Toronto, ON M4P 2Y3

Contacts:

Andrew Ferancik, Principal

aferancik@wndplan.com

Mike Bennett, Planner

mbennett@wndplan.com

Subject: FW: [External] File number 19T-22V003 - 158 and 166 Wallace Street

Importance: High

Communication : C25
Committee of the Whole
(Public Meeting)
September 13, 2022
Agenda Item # 2

From: doreen smith [REDACTED]

Sent: Wednesday, August 31, 2022 2:06 PM

To: Casandra Bagin <Casandra.Bagin@vaughan.ca>

Subject: Re: [External] File number 19T-22V003 - 158 and 166 Wallace Street

Thank you Casandra for answering all my questions.

My only remaining concern is the parking. There is a relatively new stacked townhouse development on Pine Grove Road which is an example of how inadequate parking (or lazy residents), can destroy what was a quiet street. It is now difficult/dangerous to navigate because there are always cars parked on this narrow street. I am hoping this will not happen on Wallace Street. It would make much better sense if the planning department did everything in their power to ensure current residents (on any street) are not adversely effected by new developments with inadequate parking. The Planning Department should not create a situation whereby the current residents have to be inconvenienced, with cars parking where it is not safe. I would strongly suggest that "NO PARKING" should be established on the turn circle and in front of residents' entrance ways. It is easier to prevent problems than to try and solve them at a later date.

Perhaps it would be time well spent for someone from Planning to visit the streets where new developments are proposed. "One size fits all" does not apply (as by-laws would seem to suggest).

Thank you Casandra for taking the time to both answer my questions and to read my concern.

Best regards,
Doreen Smith

Sent from my iPad



Presentation to City of Vaughan

Susan Bisailon, Safehaven CEO
BScN, RN, MScN, CHE

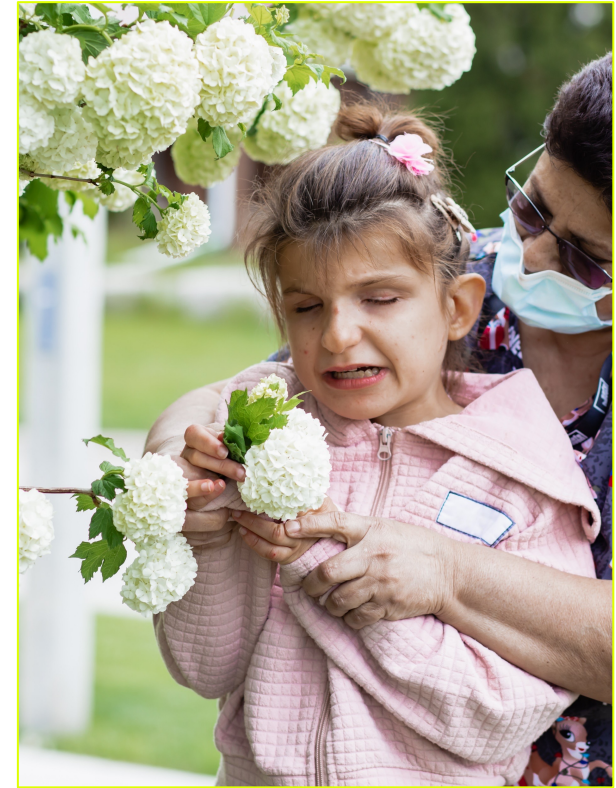
September 13, 2022

Communication : C26
Committee of the Whole
(Public Meeting)
September 13, 2022
Agenda Item # 5



WE BELONG.

Safehaven is a registered charity with six locations in across the GTA providing support to medically fragile pediatric and adult clients



VISION

To create a more inclusive world for people with complex care needs.

MISSION

We are dedicated to building an inclusive environment for people with complex care needs, so they can live a life with dignity & respect.

Safehaven's 2022-2027 Strategic Plan has an updated vision, mission and five strategic priorities to support our growth strategy over the next five years.

VALUES

QUALITY

ACCOUNTABILITY

TRUST

CURIOSITY



STRATEGIC PRIORITIES



Expand Capacity & Provide Choices



Innovate for Quality



Revolutionize Care

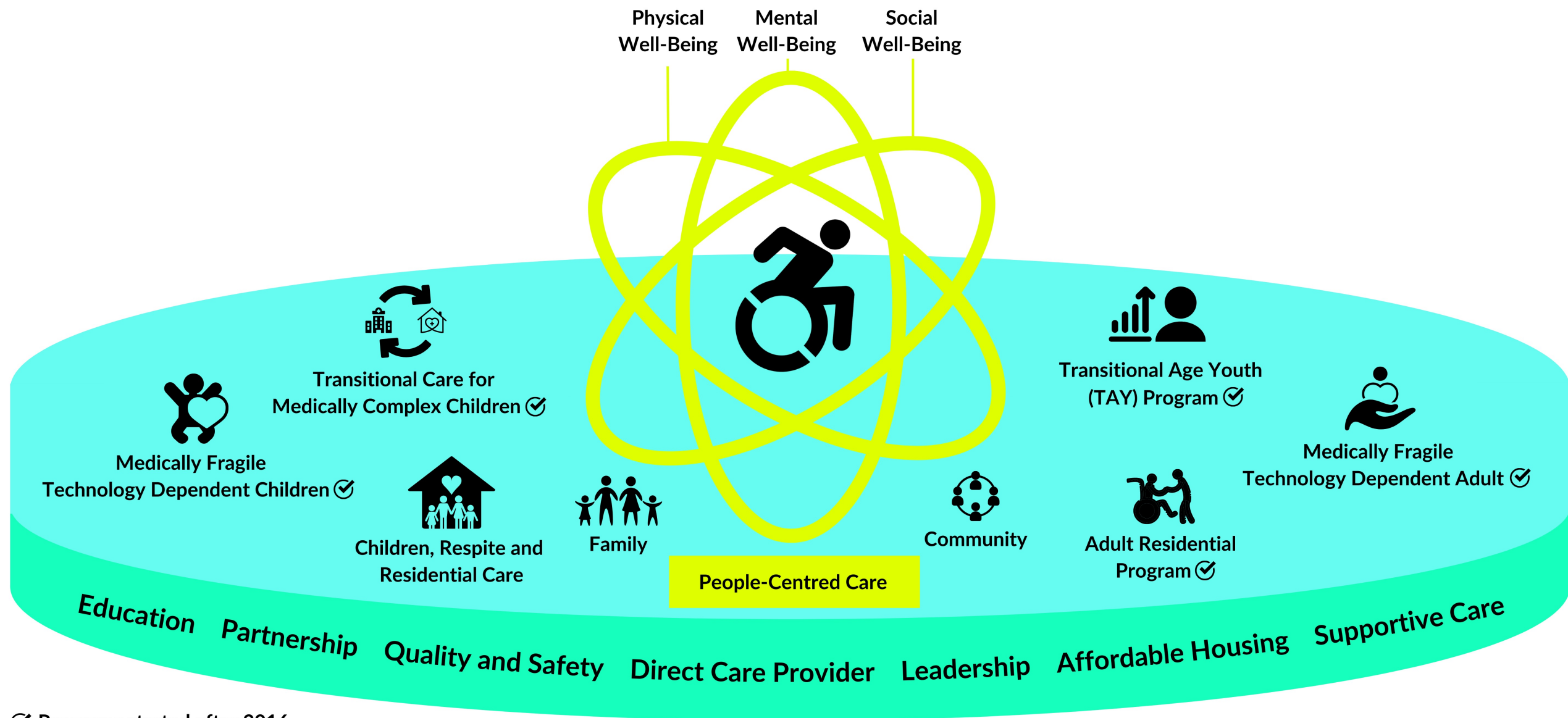


Educate & Engage



Attract & Retain Talent

Integrated Program For Individuals With Complexities and Developmental Disabilities



✓ Programs started after 2016

Safehaven currently has three capital projects at various stages of planning, two of which are in the Vaughan area

Reena's Lou Fruitman Residence in Thornhill



- 14 Adult Clients to be transferred in September 2022

Inclusive Housing Project in Vaughan



- Affordable housing units for individuals with disabilities

Vaughan Partnership Project for Affordable Housing - 2025

- Inclusive Community Design
- Integrated Daycare
- Adult Programming
- Respite and Residential –
Children and Adults
- Affordable housing – 2 floors
pedestal – 90 Clients

Thank you!



@SusanBisaillon



Susan Bisaillon



sbisaillon@safehaven.to



@SafehavenTO

Girls

Statutory Public Meeting

Nashville Developments Inc.

Application for Zoning By-law
Amendment and Site Plan
File Nos. Z.22.014 and DA.22.025

Block 108, Plan 65M4421

September 13, 2022

Communication : C 27
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 4



Applications

0.90 ha site at northeast corner of Barons Street and East's Corners Blvd within an approved and built subdivision

51 Residential Units (3-Storeys)

- 2 Units with Ground Floor Commercial



Vaughan Official Plan

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

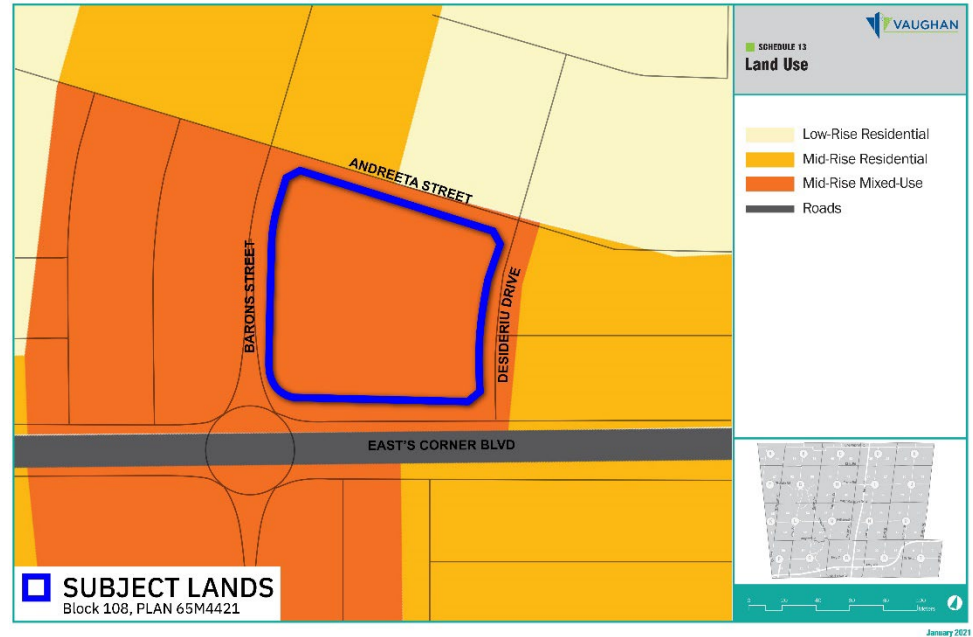
Permitted Density: 25 to 150 uph

Maximum Height: 10 storeys

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



Zoning

Current:

- RVM2(H) and OS2 in ZBL 1-88 ex. 9(1376)
- RM1(H)-1006 and OS1-950 in ZBL 001-2021

Townhouses and mixed uses are permitted in both by-laws

Amendment to rezone Open Space to Residential and provide site-specific exceptions:

- Reduced minimum lot area, setback, and landscaped area requirements
- Permit a maximum height of 13m
- Define the mixed-use townhouses
- Removal of (H) Provision



Overall Concept

Development Statistics

Lot Area	0.90 ha
Residential Units	51 units <ul style="list-style-type: none"> Dual Frontage TH: 21 BTB TH: 26 Mixed Use TH: 4
Commercial Units	2 units
Density (uph)	56.7 uph
Density (residents and jobs per hectare)	172 r+j/ha



Statutory Public Meeting

Nashville Developments Inc.

Application for Zoning By-law
Amendment and Site Plan
File Nos. Z.22.014 and DA.22.025

Block 108, Plan 65M4421

September 13, 2022

