

COMMITTEE OF THE WHOLE – MARCH 5, 2019

COMMUNICATIONS

Distributed February 22, 2019

Item No.

C1. Mr. Jay Branton, dated March 8, 2019.

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Distributed March 4, 2019

C2. Mr. Don Given, dated March 4, 2019.

Addendum
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Distributed March 5, 2019

C3. Memorandum from the Interim Deputy City Manager, Public Works, dated March 4, 2019.

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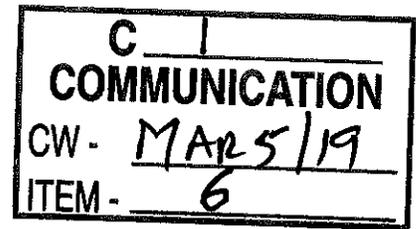
C4. Memorandum from the Deputy City Manager, Community Services and the Director, By-law & Compliance, Licensing & Permit Services, dated March 5, 2019.

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Please note there may be further Communications.



Thursday, March 8, 2018

To: City of Vaughan-Mayor/All Councillors/Planning Department

Re: ZONING BY-LAW AMENDMENT FILE Z.17.020, SUNFIELD HOMES (HWY 27) LTD., WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD

I have reviewed the updated submission for this property which includes the removal of the two semi-detached buildings (four units) and the addition of another single family dwelling totaling 9 single family homes.

The thought that proposal still includes a request to rezone the lands from the current R3 to R5 is totally unacceptable. All of Andy Crescent is R3 as are 95% of the neighbouring streets and much thought was put into planning this community following the guidelines as outlined for R3 properties. All of the current residents made conscious buying decisions for their homes based on the eventual outcome that this set of lots would be developed to complete the street with four family homes.

Jamming more homes in this space will most certainly not match the current neighbourhood and will most definitely create significant challenges as outlined in excerpts from my initial submission as outlined below.

I urge the Planning Department and all Members of Council to view this proposal out of the eyes of those that it will affect-The Residents of Andy Crescent. In doing so you will find only one palatable solution and that is to keep the current lands as originally planned.

Sincerely,

Jay Branton

Keeping in mind that the lot sizes in the same larger area are all 40 and 50 ft. lots the suggestion to change the previously approved site to add additional lots again is not consistent with what was originally designed for Andy Crescent and the larger area. There are numerous local examples of larger premium sized lots similar to those already approved for the site that can be viewed on "Attachment 2 Location Map" of the file. I would draw your attention to those lots on Gaetano, Filomena, and Antonia Courts as well as how the lots have been designed on nearby Iona and Lanterna Crescents. The proposal is clearly an example of a developer trying to maximize profits by squeezing as many lots into the space available and expecting council to approve. Removing the notion that the two semi-detached lots be allowed the expectation that the current four lots on plan be increased to six again is not in keeping with the Andy Crescent and surrounding area plan.

The approximate 164 ft frontage is well suited to the four lots currently approved. Currently each lot would have approximately 40ft frontage which is consistent with the 40 and 50 ft lots in the larger

geographic area. Increasing this number would only add additional vehicles to already cramped driveways. As we all know, living in the suburbs most families have two vehicles and they would take up the current driveway space in these homes. That means that when visitors to these new homes arrive they will be parking further down the street in front of the existing neighbouring homes which will add considerable congestion. In addition to a suggested change from R3 to R5 the proposal is asking for amendments to the regulated R5 minimum frontages which means that these new lots would be extremely tight and below the R5 requirements which should not be allowed. There are no other such exceptions as suggested in the larger area I have described before nor should these be introduced.

Narrowing current lots sizes would also create a serious challenge as to where snow would be put in the winter. With driveways on top of one another future residents would have no place to shovel snow and it could end up in the street creating a very dangerous corner.

I would suggest that someone from the Planning Dept and/or members of Council spend some time on Andy Crescent during the busy morning and end of work day times to see just how busy it is right in front of this site. Adding to the on street parking will further congest this corner creating a very unsafe roadway which in my opinion will certainly result in vehicle and pedestrian accidents. The local Catholic School, St. Angela Merici, is located just a short walking distance from Andy Crescent and these children can be seen in the morning and the end of the school day walking this corner. Limiting the number of homes to the approved four would keep the on street parking to a minimum and create a safer environment for the residents and children of Andy Crescent.

Andy Crescent was significant affected by the ice storm in 2013 and we lost many trees that had been planted after the original development of the lands in the early 1990's. This property contains numerous mature trees that should be considered as untouchable in order maintain the tree canopy in the area.

The current zoning R3 was planned and should stay that way with adherence to all of the guidelines that have been determined appropriate with this designation.

The subject lands are zoned R3 Residential Zone by City of Vaughan Zoning By-law 1-88, as shown on Attachment #2, which permits detached dwellings on a lot with a minimum frontage of 12 m, a minimum lot area of 360 m² and a maximum lot coverage of 40%. A semi-detached dwelling is not a permitted use in the R3 Zone.

March 4th, 2019

MGP File: 18-2625

City of Vaughan Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T

C 2
COMMUNICATION
CW March 5/2019
ITEM - Addendum 19

via email: clerks@vaughan.ca

Dear Mayor and Members of City of Vaughan Council:

**RE: 7028 Yonge Street and 2 Steeles Avenue West, City of Vaughan.
Yonge & Steeles Developments Inc.
Committee of the Whole Report, dated March 5, 2019
Official Plan Amendment File OP.18.016
Zoning By-law Amendment File Z.18.028**

Malone Given Parsons Ltd. are the Planning Consultants for Yonge & Steeles Developments Inc. ("Yonge & Steeles"), owner of approximately 1.13 hectares (2.8 acres) at the northwest corner of the Yonge Street and Steeles Avenue West intersection ("Subject Property"). The Subject Property is municipally known as 7028 Yonge Street and 2 Steeles Avenue West, in the City of Vaughan.

We are writing in response to the Committee of the Whole Report dated March 5th, 2019 which recommends that staff continue to work with Yonge & Steeles to resolve the outstanding matters. We support this recommendation.

Development Application

Yonge & Steeles is proposing a high-density mixed-use building which initially included two 52-storey towers and a 65-storey tower at the direct intersection, and a 7-storey podium with retail-at-grade along both frontages and 6 storeys of hotel space along Steeles Avenue West.

Since the initial submission, Yonge & Steeles has met with City of Vaughan Urban Design staff on November 6th, 2018 and January 8th, 2019. In addition, the application was considered by the Design Review Panel on November 29th, 2018. Revisions to the initial application reflecting comments from City Staff and Design Review Panel will be incorporated into future submissions.

Furthermore, we have recently received the full set of agency comments from internal and external agencies. The Yonge & Steeles consultant team is currently reviewing these comments and working with City and Regional Staff to provide a comprehensive response. Future submissions will incorporate appropriate revisions where required to the proposed development to address the comments received. We hope to provide such a full resubmission package to City staff shortly, which will enable the staff recommended discussions to continue.

Update on Consultation Since the Statutory Public Meeting

On January 22nd, 2019, the applications were brought forward to a Statutory Public Meeting. We heard from Council and residents that further consultation is required.

Since the Statutory Public Meeting, on February 19th, 2019, Yonge & Steeles met with the Ward Councillor, Mr. Alan Shefman, to discuss the applications and seek assistance in engaging with local residents and ratepayers groups.

Yonge & Steeles has also arranged to meet with representatives from the SpringFarm Ratepayers Association on March 6th, 2019 and will follow-up with additional public open houses to seek input and comments from various stakeholders

In addition, on February 8th, 2019 Yonge & Steeles met with Humbold Properties, owners of lands directly north and west of the Subject Property, to discuss opportunities to work collaboratively. Yonge & Steeles agreed to further discussions with Humbold Properties and agreed to meet with the Landowners Group to explore and understand the potential cost-sharing options.

Conclusion

As outlined in the Report Highlights Yonge & Steeles acknowledges that this is an interim response related to the application and that a full technical review has not been completed. Yonge & Steeles Development supports the recommendation that staff continue to review the associated Official Plan and Zoning By-law Amendment applications and work with Yonge & Steeles and its consultant team. We look forward to continue working with City staff through the development process to address the outstanding matters identified in the Committee of the Whole Report.

If you have any further questions, please do not hesitate to contact me at (905) 513-0170.

Yours very truly,

Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc Yonge & Steeles Developments Inc.
Jason Schmidt-Shoukri, Deputy City Manager
Mauro Peverini, Director of Development Planning
Nancy Tuckett, Senior Manager of Development Planning
Mary Caputo, Senior Planner
David Bronskill, Goodmans LLP



memorandum

DATE: MARCH 4, 2019

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: ZORAN POSTIC, INTERIM DEPUTY CITY MANAGER, PUBLIC WORKS

RE: ITEM 5, REPORT 11 - COMMITTEE OF THE WHOLE, MARCH 5, 2019
ZONING BY-LAW AMENDMENT FILE Z.16.044
SITE DEVELOPMENT FILE DA.18.002 HATPIN DEVELOPMENTS INC.
VICINITY OF KEELE STREET AND MCNAUGHTON ROAD
ADMINISTRATIVE CORRECTIONS

CW

C 3
COMMUNICATION

March 5/2019

ITEM - 5

Purpose

To advise Council of the following necessary administrative corrections to the above noted report.

Recommendation

1. That Recommendation No. 2 a) iii) be deleted. Financial contribution towards sanitary sewer system improvements will be secured once an area specific development charge by-law has been adopted by Council.
2. That Recommendation No. 4 be replaced with the following revised wording:

THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.18.002 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 51 residential units (156 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol if (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe.”

Background

A sanitary sewer system capacity analysis study was completed in 2018 to assess residual system capacity for specific redevelopment/intensification areas in the City. As a result, specific development related infrastructure improvements have been identified along the Highway 7 corridor, within the Kleinburg-Nashville service area, and near the Keele Street and Major Mackenzie Drive intersection.

Preliminary cost estimates and tributary areas for these improvements have been established. Site Development File DA.18.002 is located within one of the tributary drainage areas. Staff are currently working on finalizing a cost-sharing rationale to ensure financial contributions are collected from future developments. Given an area-specific development charge by-law has not been implemented to date, the Developer has expressed concerns regarding the City's condition to post a letter of credit prior to finalizing the cost sharing rationale and the implementation of an area-specific development charge by-law.

Accordingly, it is appropriate to delete the above noted development approval condition until such time an area-specific development charge by-law is implemented by the City.

Respectfully submitted,



Zoran Postic
Interim Deputy City Manager, Public Works
Ext. 8247

Copy: Jason Schmidt-Shoukri, Deputy City Manager, Planning & Growth Management
Mauro Peverini, Director of Development Planning



memorandum

C 4
COMMUNICATION
March 5/2019
ITEM - 13

CW

DATE: March 5, 2019

TO: Hon. Mayor & Members of Council

C.: Tim Simmonds, Interim City Manager
Todd Coles, City Clerk

FROM: Mary Real, Deputy City Manager, Community Services
Gus Michaels, Director, By-law & Compliance, Licensing & Permit Services

Re: Noise Exemption Amendment – TransCanada Pipeline

Purpose

To amend the Committee of the Whole Report No. 11, Item 13, by revising the noise-exemption times that work, undertaken by the applicant, will be permitted.

Recommendation

THAT Recommendation 2(e) of Schedule 1 of Committee of the Whole Report No. 11, Item 13 be deleted and replaced with the following:

- (e) That no construction take place between 7:00 p.m. Saturdays and 7:00 a.m. Mondays (or 7:00 a.m. Tuesdays, if the preceding Monday is a Statutory Holiday).

Background

A noise exemption request was received from TransCanada Pipeline to install a turbo-compressor at TransCanada Pipeline Maple Station No. 130, located at 11200 Weston Road (Ward 1). The work is to begin on April 1 and finish on September 30, 2019.

The applicant recognizes the sensitivity of area residents where work has taken place for three consecutive years. As a result, and in conjunction with the applicant, staff are clarifying the time restrictions on the applicant's permit, which currently prohibits work on Sundays and Statutory Holidays.

Respectfully Submitted,

Mary Real
Deputy City Manager, Community Services

Gus Michaels
Director & Chief Licensing Officer, By-law &
Compliance, Licensing & Permit Services