VAUGHAN

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – FEBRUARY 28, 2023

COMMUNICATIONS

Distributed February 24, 2023		**Item No.**
C1.	Ed Hiutun, Stevenson Whelton Barristers, Keele Street, Vaughan, dated February 15, 2023.	3,4
C2.	Weston Consulting, Presentation material titled "*Statutory Public Meeting, OP.18.007 and Z.18.012, 2338 Major Mackenzie Drive",* Millway Avenue, Concord, dated February 28, 2023.	2
C3.	Daniel H. Steinberg, Davies Howe LLP, Adelaide Street West, Toronto, dated February 28, 2023.	1
C4.	KLM Planning Partners Inc., Presentation material titled "*8473, 8477, and 8487 Islington Avenue, Fifth Avenue Homes (Woodbridge) Inc.",* Jardin Drive, Concord, dated February 28, 2023.	5
C5.	Malone Given Parsons, Presentation material titled "*25 Interchange Way,Vaughan, Intergreen Development (BT) Inc.",* Renfrew Drive, Markham, dated February 28, 2023.	1
Distributed February 27, 2023		
C6.	Humphries Planning Group Inc., Presentation material titled "*11421, 11455 Weston Road & Part Lot 29, Concession 5, Block 34W – Employment Lands",* Pippin Road, Vaughan, dated February 28, 2023	3
C7.	Humphries Planning Group Inc., Presentation material titled "*11031, 11075, 11091, 11211 Weston Road, Block 34W – Residential Lands",* Pippin Road, Vaughan, dated February 28, 2023	4
C8.	Pietro Andrisani, Weston Road, Vaughan, dated February 27, 2023	4

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.

Communication: C1
Committee of the Whole (PM)
February 28, 2023
Item #3 & 4

■ TORONTO ■ VAUGHAN

STEVENSONWHELTON
BARRISTERS

STEVENSON WHELTON LLP
7501 Keele Street, Suite 200
Vaughan ON L4K 1Y2
416.599.7900

Ed Hiutin
Direct Dial: 647-847-3824
ehiutin@swlawyers.ca

February 15, 2023

SENT BY EMAIL: clerks@vaughan.ca

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

Dear Sir/Madame:

Re: City of Vaughan Committee of the Whole (Public Hearing) – February 28, 2023
Your File No. OP.22.019/OP.22.020/OP22.017/OP.22.028
Z.22.039/Z.22.040/Z.22.041/Z.22.037
File No. 01220216

We are counsel to TACC Developments and Fieldgate Developments (the "Landowners").

Several years ago, the Landowners, who were also landowners within Blocks 33 and 40 South, located south of the lands associated with the above noted applications, installed oversized and/or extra depth sewer pipes (the "Upgraded Pipes") in Blocks 33 and elsewhere to provide improved sewer conveyance capacity for the future development of Block 41. The cost of the Upgraded Pipes is estimated to be approximately $5.5 million.

Since that time, several other land developers have initiated development applications in the tributary area of the Upgraded Pipes. Given that the Upgraded Pipes currently have conveyance capacity, the Landowners are concerned that other developers may make/have made applications to the City of Vaughan (the "City") to make use of this currently available capacity for their developments, such that when it comes time for Block 41 to actually make use of the Upgraded Pipes, a reduced capacity may be available, thereby limiting the development of the Landowners' lands within Block 41. Furthermore, the Landowners are concerned that they will not be compensated by others for their investment in the pipes.

These applicants have not made any financial contributions towards the Upgraded Pipes. The Landowners assert that no development should be permitted for the above noted Applications

without the following policies and provisions being included in the Official Plan Amendment and implementing Zoning By-law:

1. For the Official Plan Amendment, that a policy be included in the Official Plan Amendment to permit the City to use Holding ("H") provisions as per the *Planning Act*; and

2. For the Zoning By-law, that an H provision be imposed on the lands subject to the application requiring the following to occur in order for it to be removed:

   (a) Confirmation from the Landowners that they have been provided full allocation for their lands; and

   (b) Confirmation from the Landowners that they have been compensated on a pro rata basis for any use of the pipes.

The Landowners also request timely notification of all decisions and upcoming meetings relating to the Applications and notification of any future applications that may occur on the lands subject to these applications.

Yours truly,

Stevenson Whelton LLP

Ed Hiutin*
*Hiutin Professional Corporation

EH/al
Enclosure

cc: Ira Kagan
Kagan Shastri DeMelo Winer Park LLP
250 Yonge Street, Suite 2302
Toronto, ON M5B 2L7
ikagan@ksllp.ca

STATUTORY PUBLIC MEETING

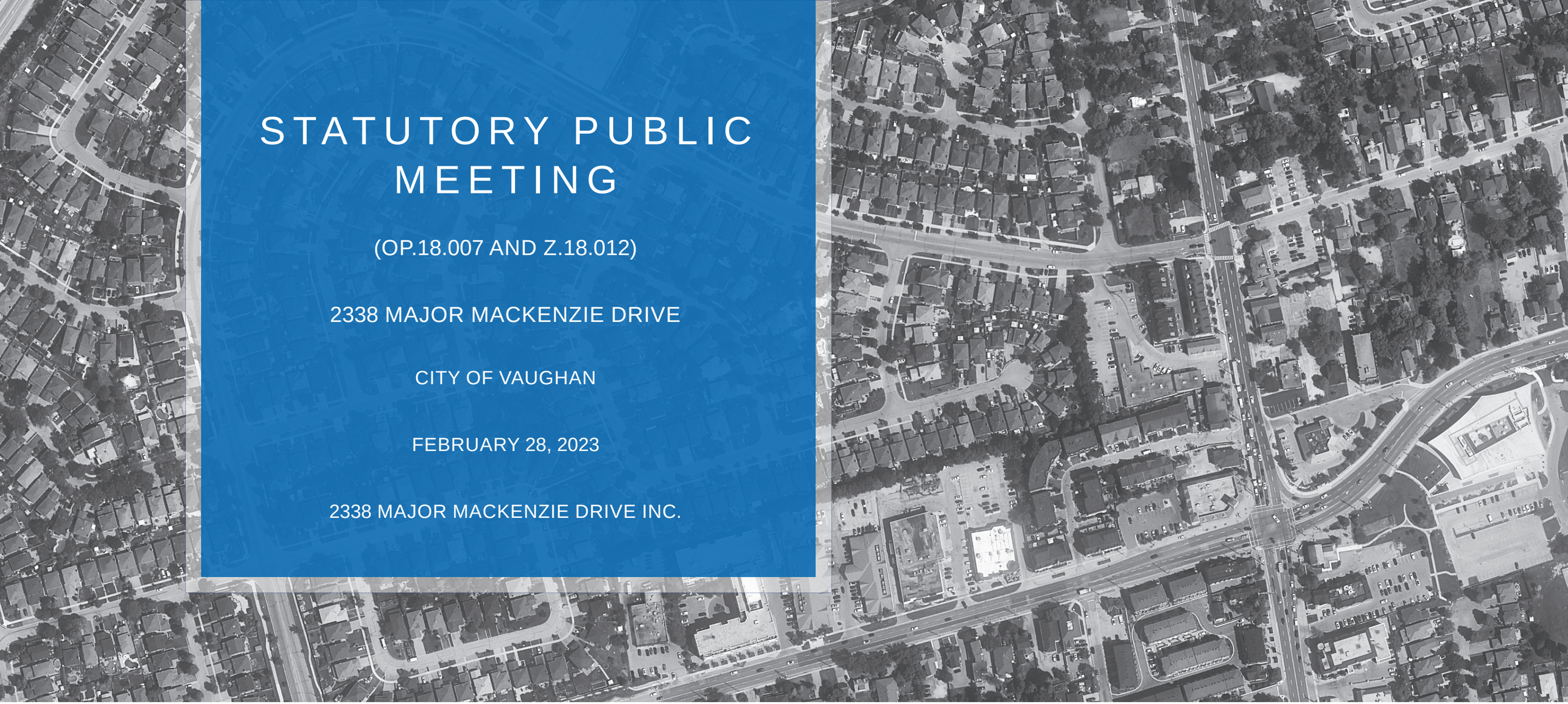
(OP.18.007 AND Z.18.012)

2338 MAJOR MACKENZIE DRIVE

CITY OF VAUGHAN

FEBRUARY 28, 2023

2338 MAJOR MACKENZIE DRIVE INC.



Communication: C2
Committee of the Whole (PM)
February 28, 2023
Item #2

WESTON CONSULTING

CONSULTANT TEAM

WESTON CONSULTING

BTi Baker Turner inc

MW HALL CORPORATION

HGC ENGINEERING

HUSSON

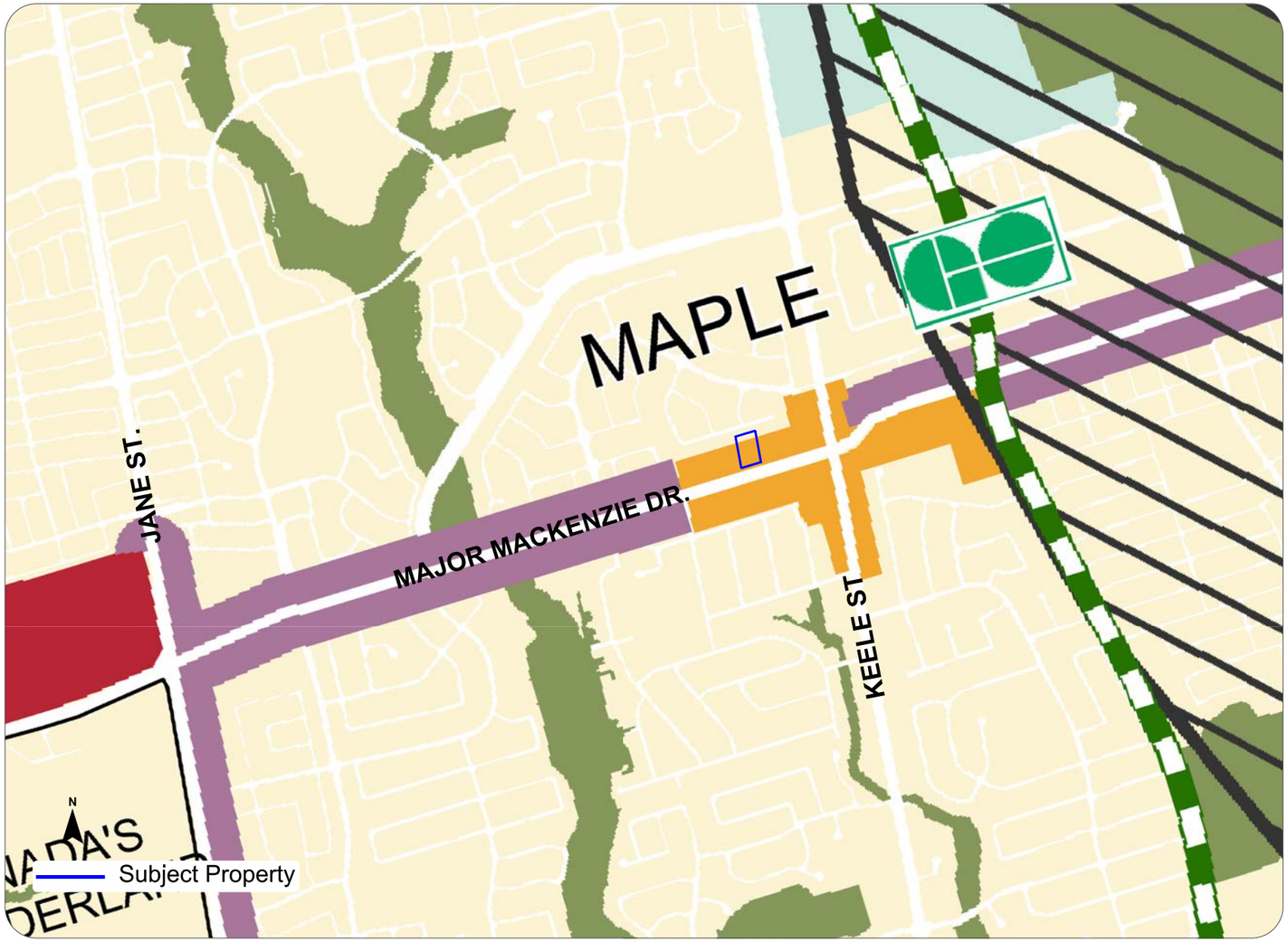
BA Group

ROSARIO VARACALLI
ARCHITECT

AREA CONTEXT

- Located in the Village of Maple, within the City of Vaughan
- Site Frontage: 60.45m
- Site Area: 0.56 hectares (1.40 acres)
- Located in proximity of the Major Mackenzie Drive and Keele Street intersection.

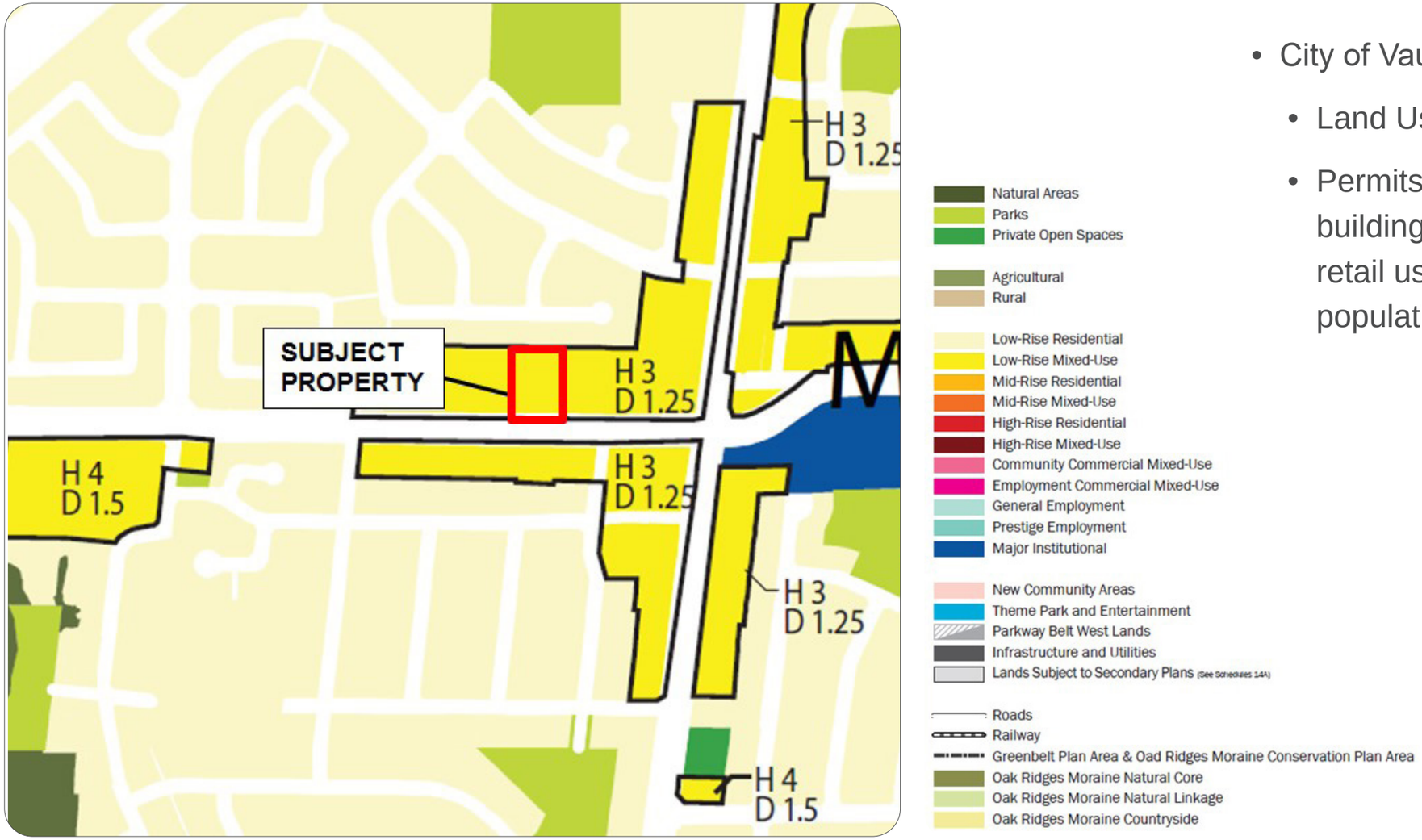
PLANNING CONTEXT



- Region of York Official Plan designates Major Mackenzie Drive as a *'Rapid Transit Corridor'*
- City of Vaughan Official Plan Designations
  - Located within *'Local Centre'* Intensification Area

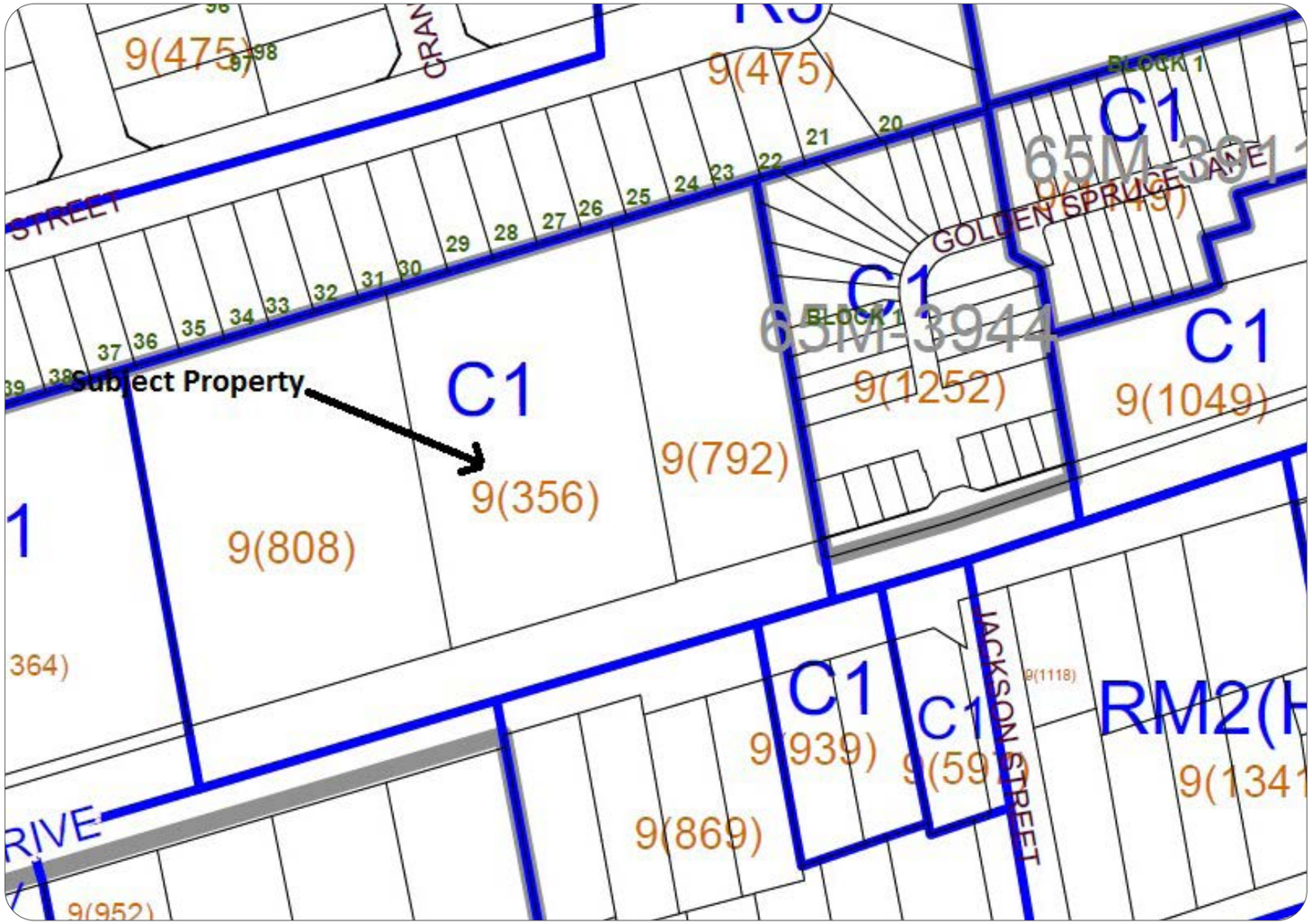
PLANNING CONTEXT

PLANNING CONTEXT



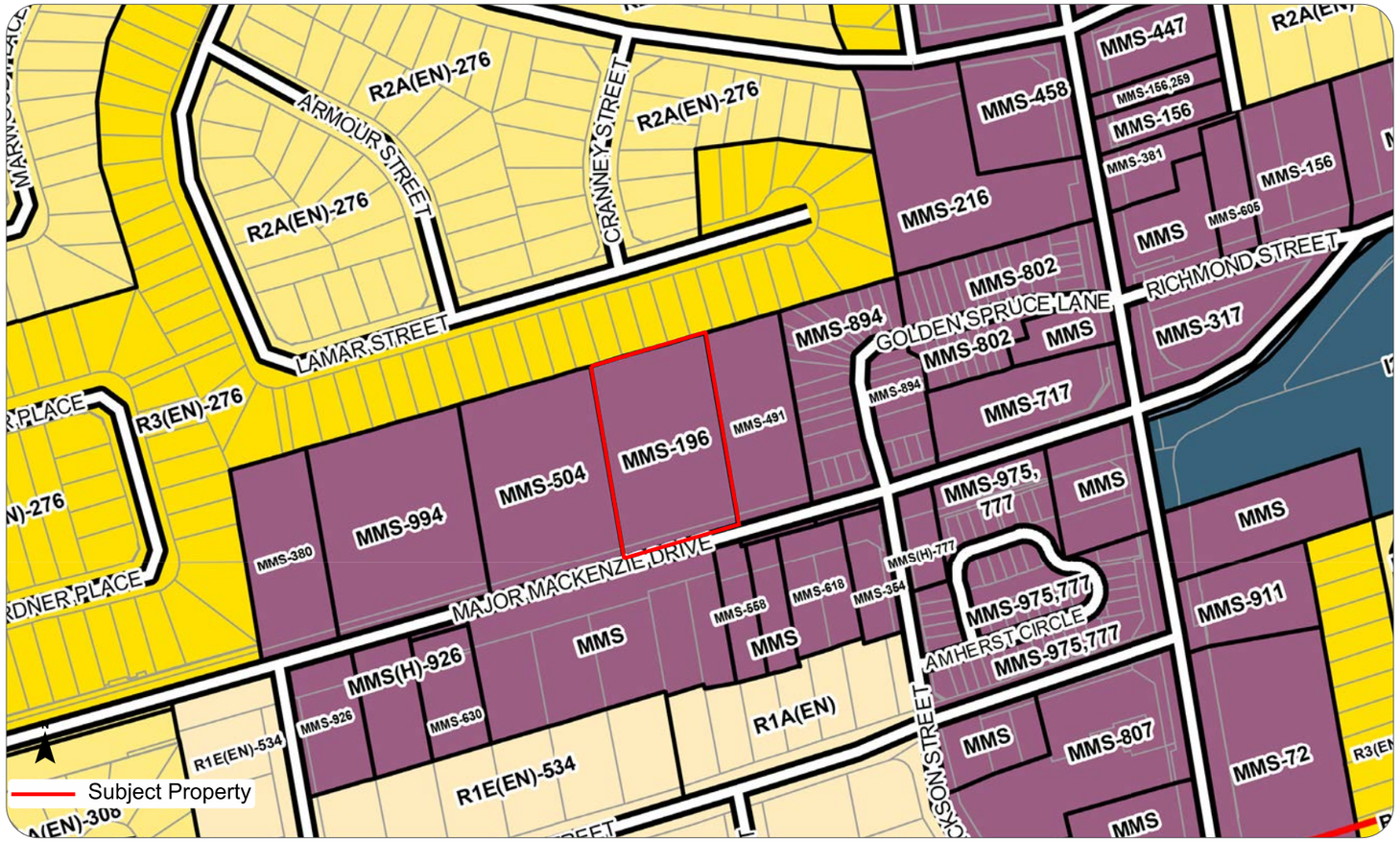
- City of Vaughan Official Plan
  - Land Use: **Low-Rise Mixed-Use**
  - Permits a mix of low-rise apartment buildings, community and small-scale retail uses intended to serve the local population

PLANNING CONTEXT



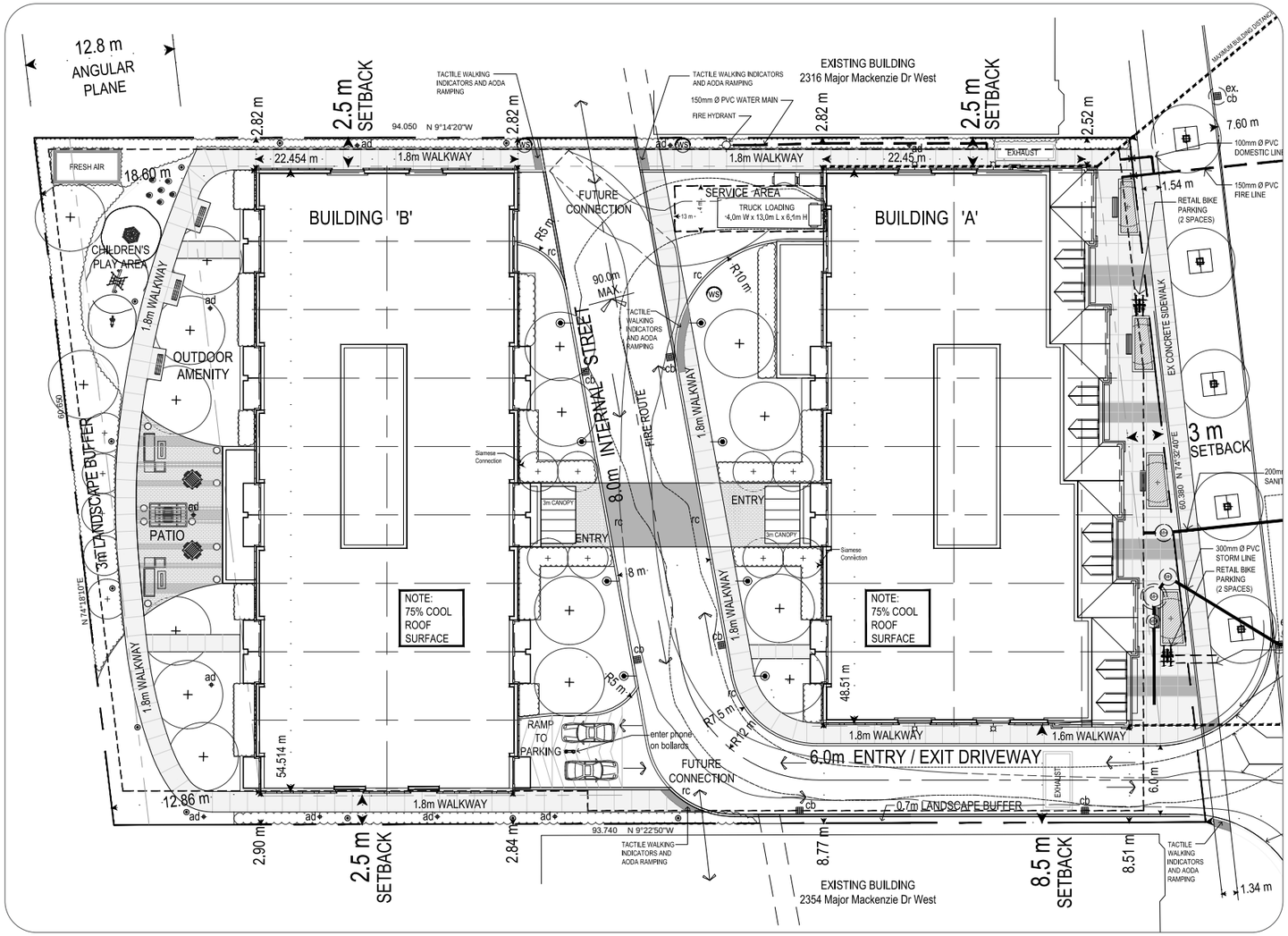
- City of Vaughan Zoning By-law 1-88
  - Zoned: **Restricted Commercial 'C1'**
  - Permits: A wide mix of commercial, institutional, and retail uses carried only within a shopping centre. No open storage is permitted.
- Site Specific Exception 9(356)
  - Permits additional institutional, commercial and retail uses

PLANNING CONTEXT



- City of Vaughan Zoning By-law 01-2021
  - Zoned: **Main Street Mixed-Use – Maple Zone 'MMS'**
  - Permits: A mix of apartment residential, commercial, institutional and service establishment uses
- Site Specific Exception 196
  - Carried forward from Zoning By-law 1-88

PROPOSED DEVELOPMENT



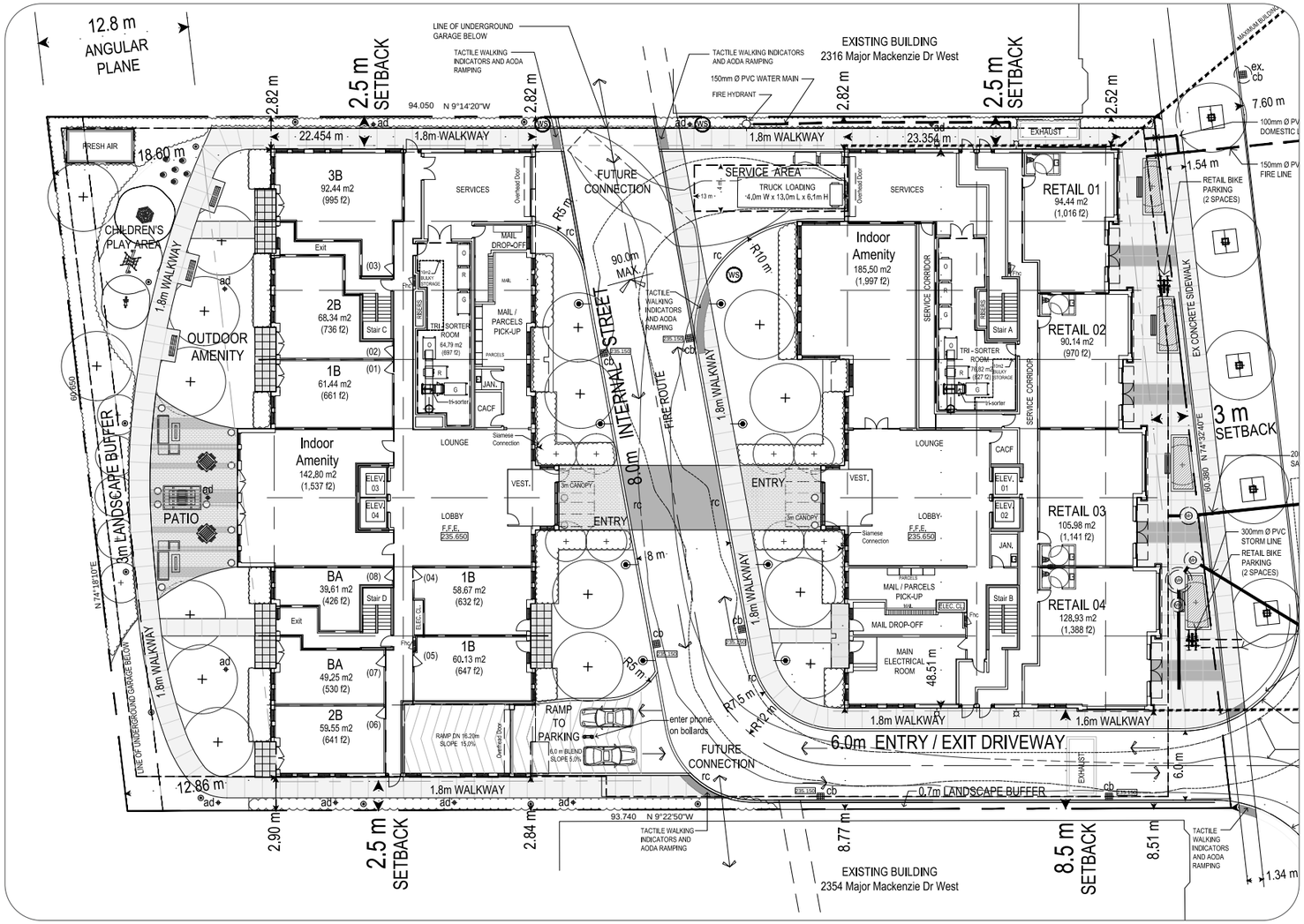
Development Statistics

- Building A is a mixed-use apartment building with at-grade retail and Building B is a residential-only apartment building.
- 4 Storeys (12.2 metres)
- Units: 110
  - Bachelor: 11 Units
  - 1 Bedroom: 48 Units
  - 2 Bedroom: 38 Units
  - 3 Bedroom: 13 Units
- Gross Floor Area (Residential): 9,533.31 m2
- Gross Floor Area (Retail): 419.49 m2
- Floor Space Index: 1.76
- 1 Level of underground parking
- Parking supply: 134 spaces
  - 0.9 spaces per residential unit
  - 2.9 spaces per 100 m² for commercial uses
  - 0.2 spaces per unit for visitors spaces

ELEVATIONS

- The urban design strategy for the proposed development ensures consistency with the Village of Maple Heritage Conservation District Plan.

PROPOSED DEVELOPMENT



- Building blocks are arranged to concentrate driveways, services and loading in the interior.
- Grade-related retail enhances the public-private realm and appropriate landscaped transition is provided.
- Generous rear yard setback allows for a landscaped amenity space and appropriate transitioning to the low-rise neighbourhood to the north.
- Each retail unit will have separate entrances and be directly connected to the sidewalk.

ANGULAR PLANE

- Building B is entirely contained within an angular plane projected from the rear lot line.

LANDSCAPE AREAS AND STREETSCAPE

KEY MAP

LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND GARAGE
- SCREEN FENCE FOR PRIVACY
- EXISTING TREES TO REMAIN (REFER TO TS.1 BY BTI)
- DECIDUOUS TREES
- ORNAMENTAL TREES
- PERENNIALS, SHRUBS, AND GROUNDCOVERS
- PERENNIAL PLANTER
- GRASS LAWN
- CONCRETE PAVING (PEDESTRIAN)
- ASPHALT PAVING
- UNIT PAVING WITH BANDING
- ENGINEERED WOOD FIBER PLAY SURFACE
- PLANTER POTS

DEVELOPMENT APPLICATIONS

1. Official Plan Amendment

This amendment seeks to permit:

- Permit a maximum building height of four (4) storeys
- Permit a maximum density of 1.8 FSI

2. Zoning By-law Amendment

Zoning By-law 1-88

Rezone the subject lands from *Restricted Commercial 'C1'* **to** *Apartment Residential 'RA1'* with site-specific exceptions.

Zoning By-law 01-2021

The amendment seeks to maintain the *Main Street Mixed-Use - Maple Zone* '*MMS*' and remove current Exception '196' and replace it with a new set of site specific exceptions.

NEXT STEPS

- Review comments from tonight’s Public Meeting and consider revisions where appropriate
- Provide a resubmission of the applications to the City of Vaughan to address comments received
- Attend the City of Vaughan Heritage Review Committee and receive comments

Thank You

Comments & Questions?

Mallory Nievas, BA, MES, RPP, MCIP
Senior Planner
Weston Consulting

905-738-8080 (ext. 275)
mnievas@westonconsulting.com

Sandra K. Patano, BES, MES, MCIP, RPP
Vice President
Weston Consulting

905-738-8080 (ext. 245)
spatano@westonconsulting.com

WESTON
CONSULTING

Communication: C3
Committee of the Whole (PM)
February 23, 2023
Item #1

Davies Howe
LAND DEVELOPMENT ADVOCACY & LITIGATION

Daniel Steinberg
daniels@davieshowe.com
Direct: 416.263.4505
Main: 416.977.7088
Fax: 416.977.8931
File No. 931899

February 24, 2023

By E-Mail Only to *clerks@vaughan.ca*

Mayor and Members of Council
City of Vaughan
c/o Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Mayor and Members of Council:

Re: Applications by Intergreen Development (BT) Inc. ("Intergreen")
Official Plan Amendment File OP.22.014
Zoning By-law Amendment File Z.22.035
Draft Plan of Subdivision File #: 19T-22V010
VMC West Core Services Cost Sharing Agreement
City of Vaughan

I act on behalf of VMC West Trustee Inc. (the "**Trustee**"), the trustee established to implement infrastructure cost sharing arrangements between land developers for the western quadrants of the Vaughan Metropolitan Centre ("**VMC West**").

In 2019, the majority landowner in VMC West, 2748355 Canada Inc. ("**274**"), entered into a pre-servicing arrangement with the City of Vaughan (the "**City**") to front-end finance and construct Phase 1 of the VMC West Interchange Sanitary Sewer Improvements located south of Highway 7. The VMC West Interchange Sanitary Sewer Improvements will service the drainage area for the entirety of the VMC West area and are a key piece of municipal infrastructure needed to facilitate any residential or commercial redevelopment within VMC West.

The Trustee, 274, and the City have now entered into a Spine Servicing Agreement to deal with the front-end financing and construction obligations for the VMC West Interchange Sanitary Sewer Improvements. Furthermore, a cost sharing agreement to share the burdens associated with the Spine Servicing Agreement between developers within the VMC West area (the "**VMC West Cost Sharing Agreement**") has been executed between 274 and other developers in VMC West. Both agreements are intended to implement the requirements of the VMC Secondary Plan for the construction and cost sharing of the VMC West Interchange Sanitary Sewer Improvements.

Consistent with conditions of approval of other developments in the VMC West area, **we ask that the City include a condition of final approval of Draft Plan of Subdivision 19T-22V010**

requiring Intergreen become a party in good standing to the VMC West Cost Sharing Agreement and obtain a clearance letter from the Trustee.

Please do not hesitate the undersigned should you have any questions.

Yours truly,
DAVIES HOWE LLP

Daniel H. Steinberg

Copy: J. McNeeley, Legal Counsel, City of Vaughan
J. Claggett, 2748355 Canada Inc.
S. Albanese, IBI Group

Communication: C4
Committee of the Whole (PM)
February 28, 2023
Item #5

8473, 8477, and 8487 Islington Avenue

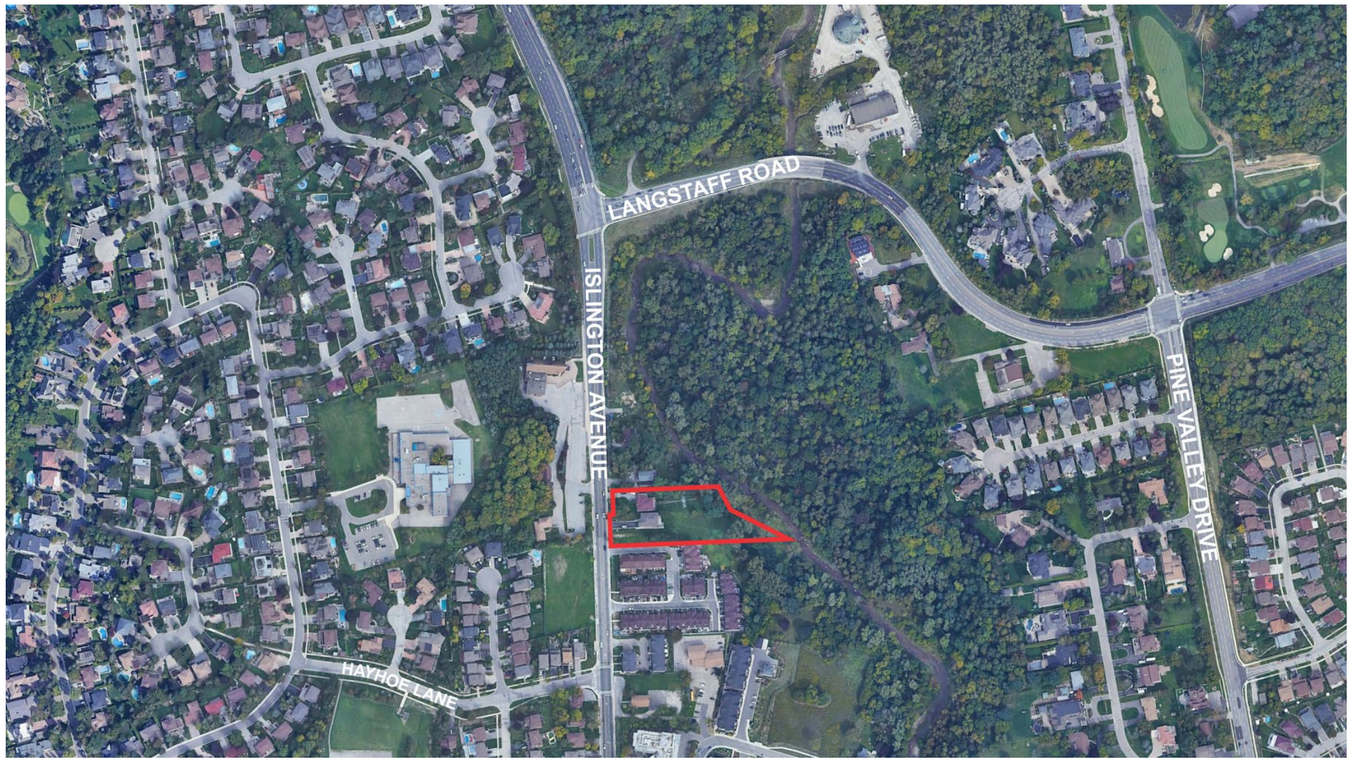
Fifth Avenue Homes (Woodbridge) Inc.

Proposed Official Plan Amendment,
Zoning By-law Amendment,
Draft Plan of Subdivision, and Site Plan
Applications: OP.22.021, Z.22.042, 19T-22V017, DA.22.070

KLM PLANNING PARTNERS INC.

SITE DESCRIPTION AND CONTEXT

- Block 45, City of Vaughan
- Currently occupied by detached dwellings and related accessory structures, driveways and landscaped areas
- Surrounding uses include:
  - North – single-family homes with natural areas associated with the Humber River beyond.
  - East – natural areas associated with the Humber River with predominantly single-family homes beyond.
  - South – townhouse developments with a long-term care residence and retirement residence beyond.
  - West – single-family homes and a Roman Catholic Church with a Catholic Elementary School beyond.



SUBJECT LANDS

CITY OF VAUGHAN OFFICIAL PLAN (2010)

SCHEDULE 1

- Community Areas
- Natural Areas and Countryside

SUBJECT LANDS

Urban Boundary

Urban Growth Centre Boundary

Stable Areas

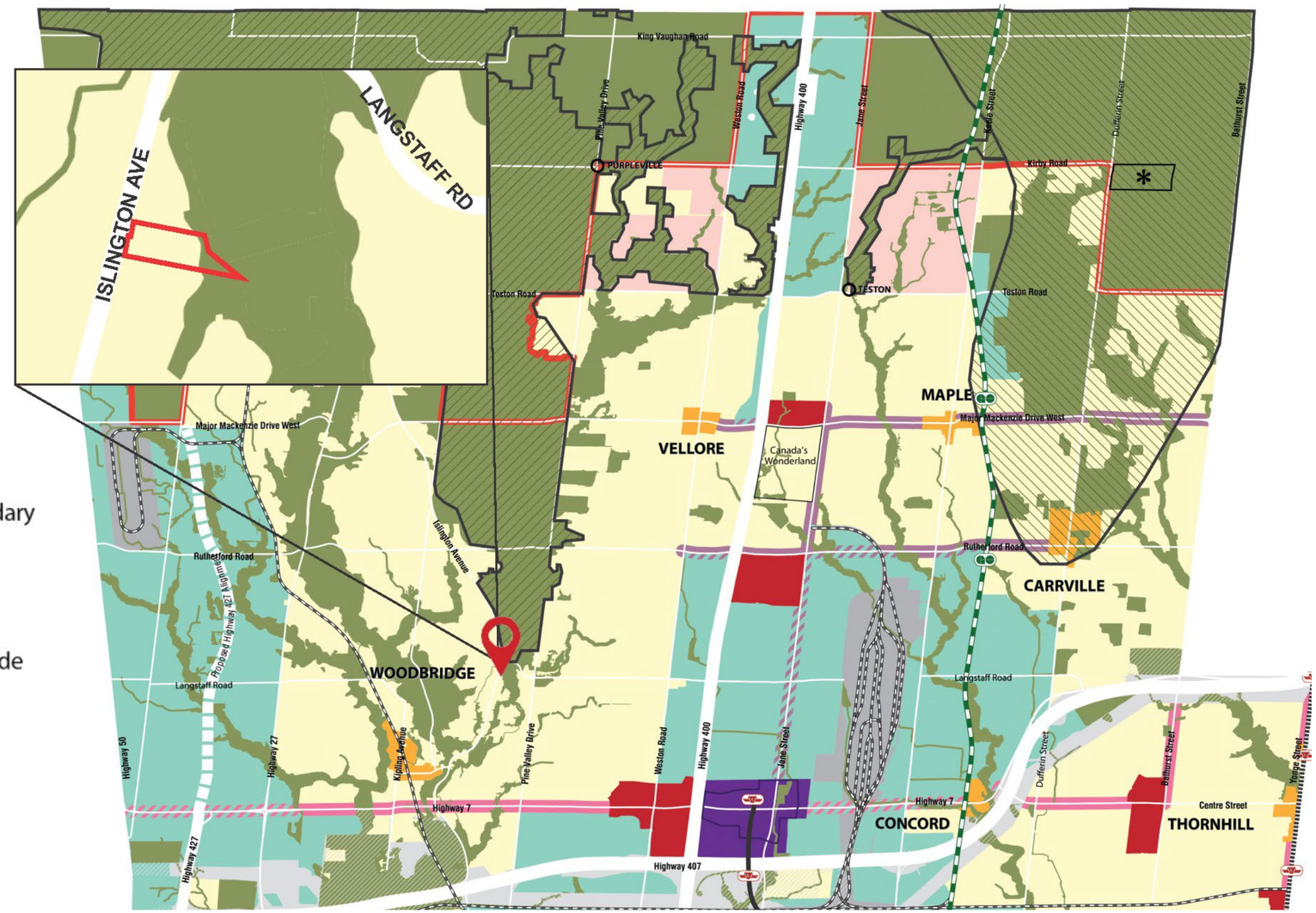
Natural Areas and Countryside

Community Areas

New Community Areas

Employment Areas

Rail Facilities



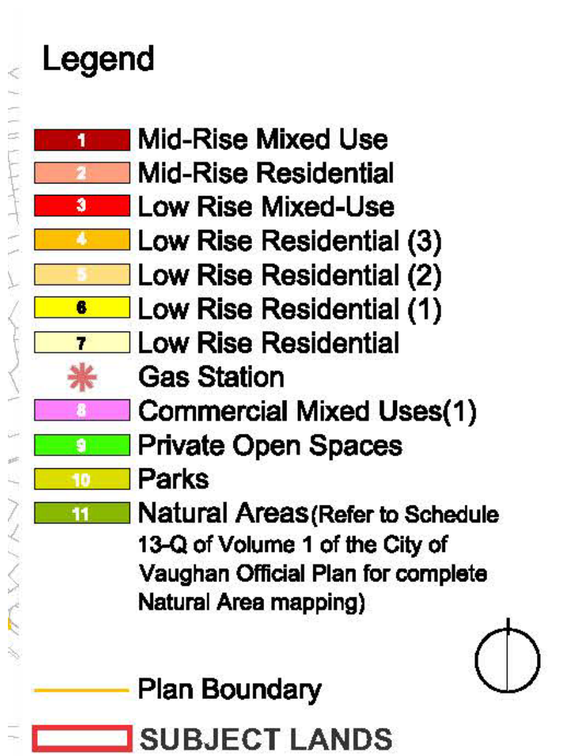
8473, 8477, 8487 ISLINGTON AVENUE

CITY OF VAUGHAN

FEBRUARY 28, 2023

WOODBRIDGE CENTRE SECONDARY PLAN

- Low Rise Residential



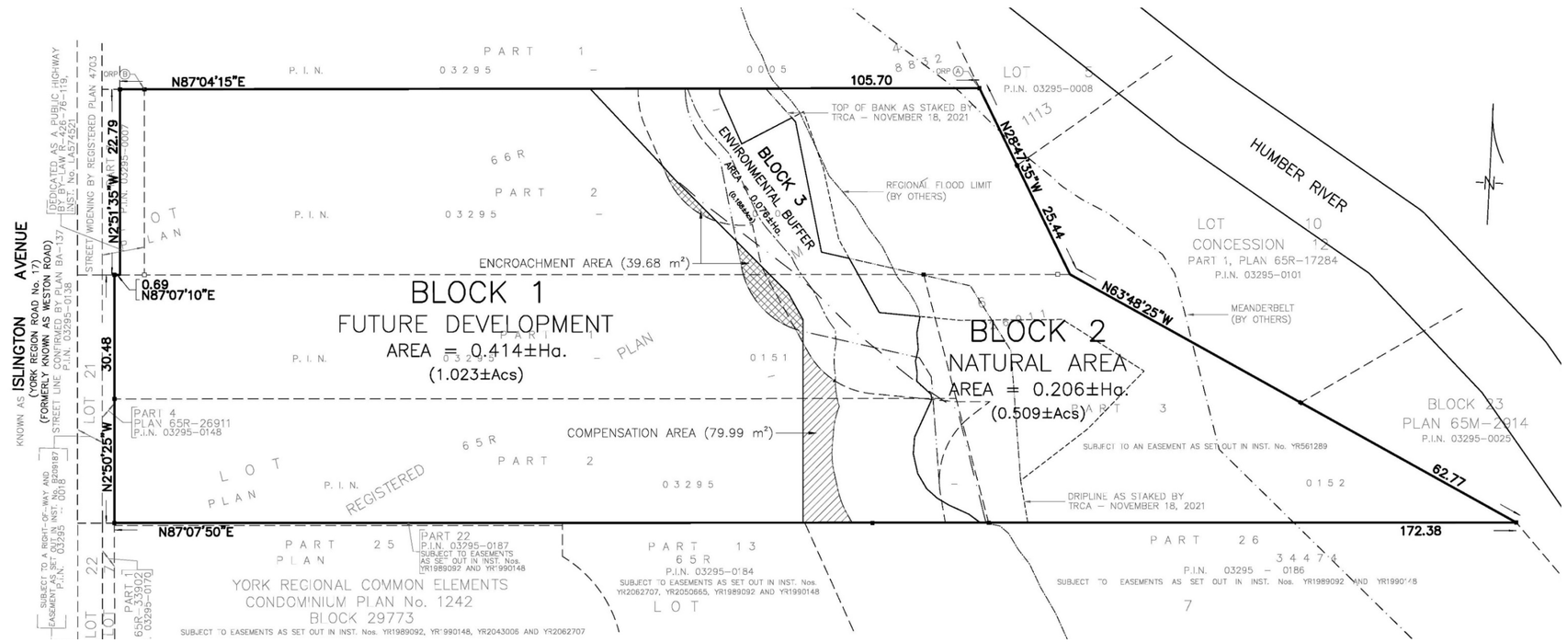
8473, 8477, 8487 ISLINGTON AVENUE
CITY OF VAUGHAN

FEBRUARY 28, 2023

PROPOSED DRAFT PLAN OF SUBDIVISION

- Future Development (0.414 ha / 1.023 ac.)
- Natural Area (0.206 ha / 0.509 ac.)
- Environmental Buffer (0.076 ha / 0.188 ac.)

TOTAL AREA: 0.696 ha / 1.719 ac.

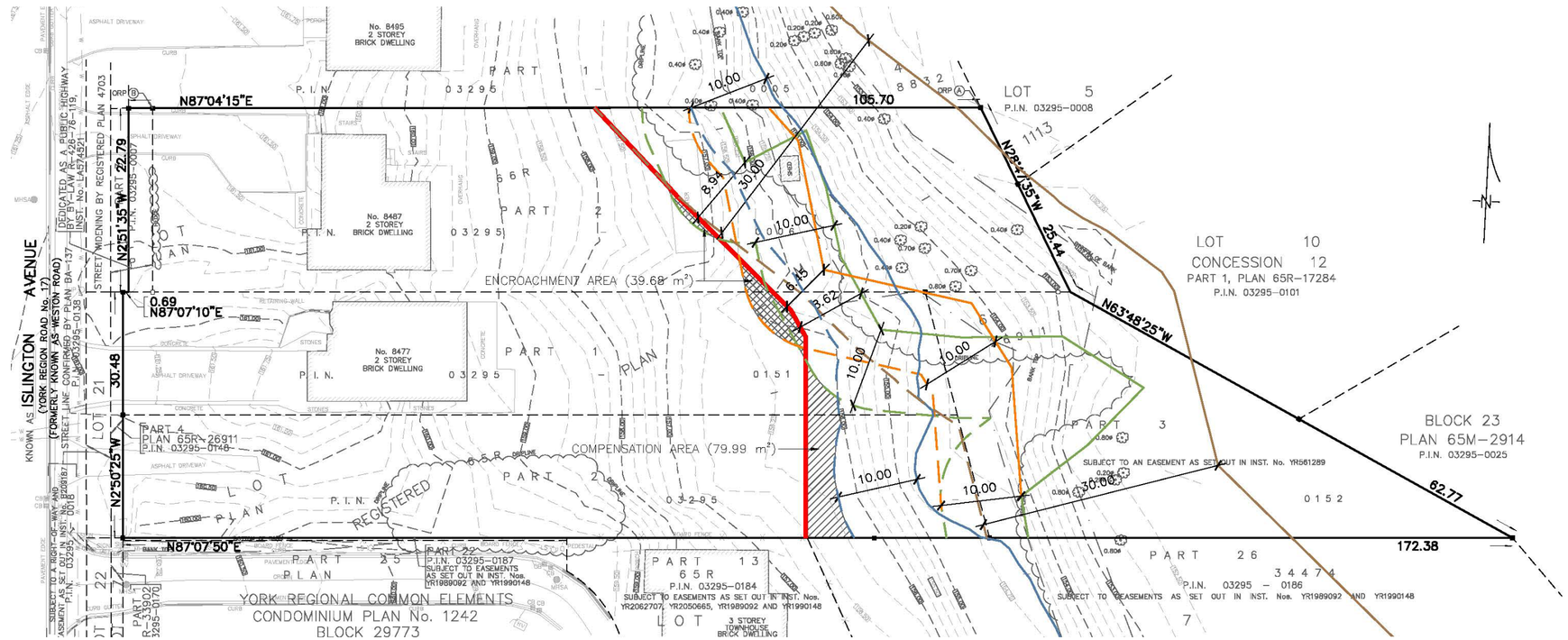


DEVELOPMENT LIMITS SKETCH

DEVELOPMENT LIMITS SKETCH

LEGEND:

- REGIONAL FLOOD LIMIT
- STAKED TOP OF BANK
- STAKED DRIPLINE
- MEANDER BELT
- PROPOSED LIMIT OF DEVELOPMENT
- PROPOSED ENCROACHMENT AREA (39.68 m²)
- PROPOSED COMPENSATION AREA (79.99 m²)
- REGIONAL FLOOD LIMIT + 10m
- STAKED TOP OF BANK + 10m
- STAKED DRIPLINE + 10m
- MEANDER BELT + 30m



8473, 8477, 8487 ISLINGTON AVENUE

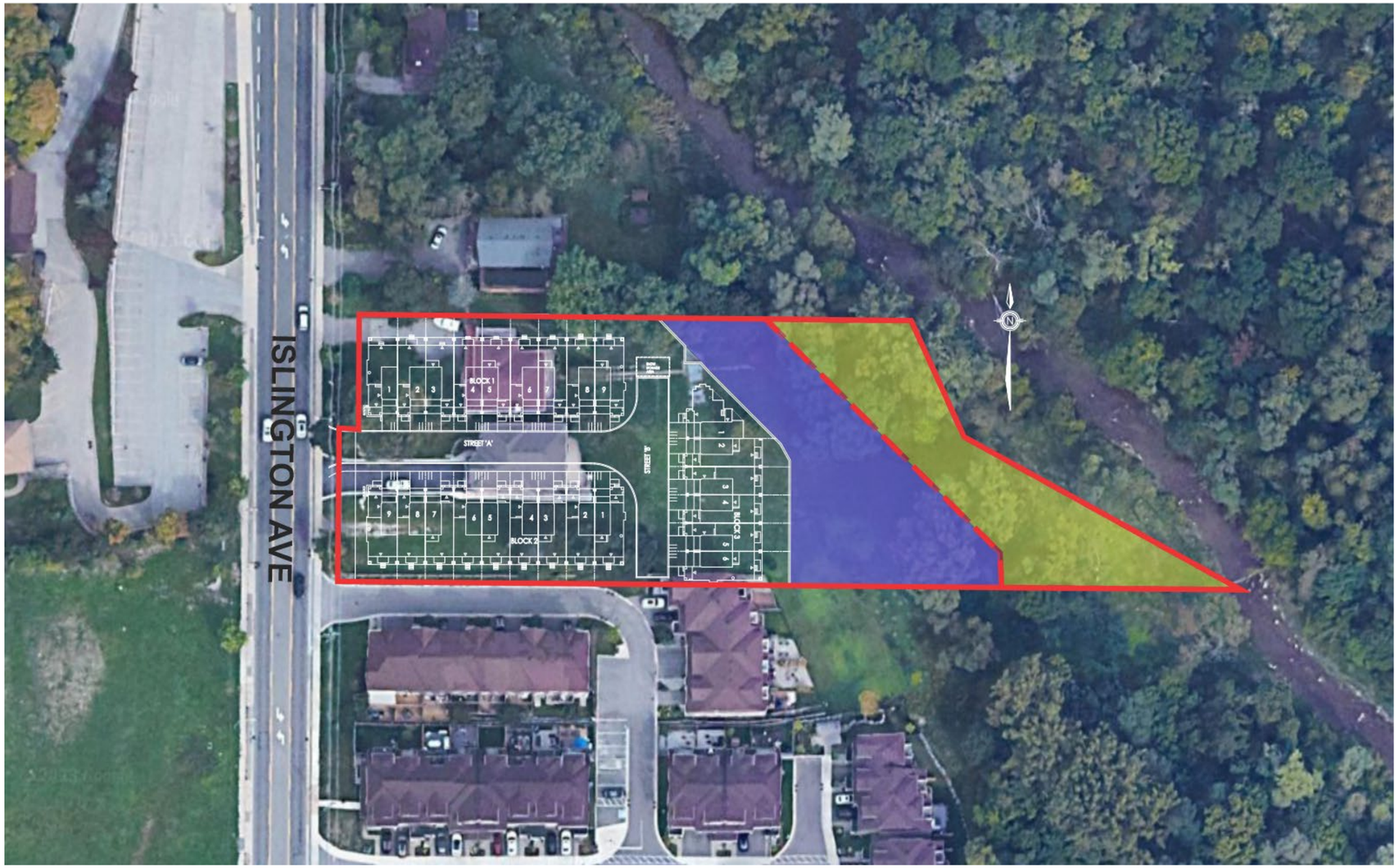
CITY OF VAUGHAN

FEBRUARY 28, 2023

REGIONAL GREENLANDS SYSTEM LIMITS

Existing Greenlands System Limits

Lands to be added to the Greenlands System Limits

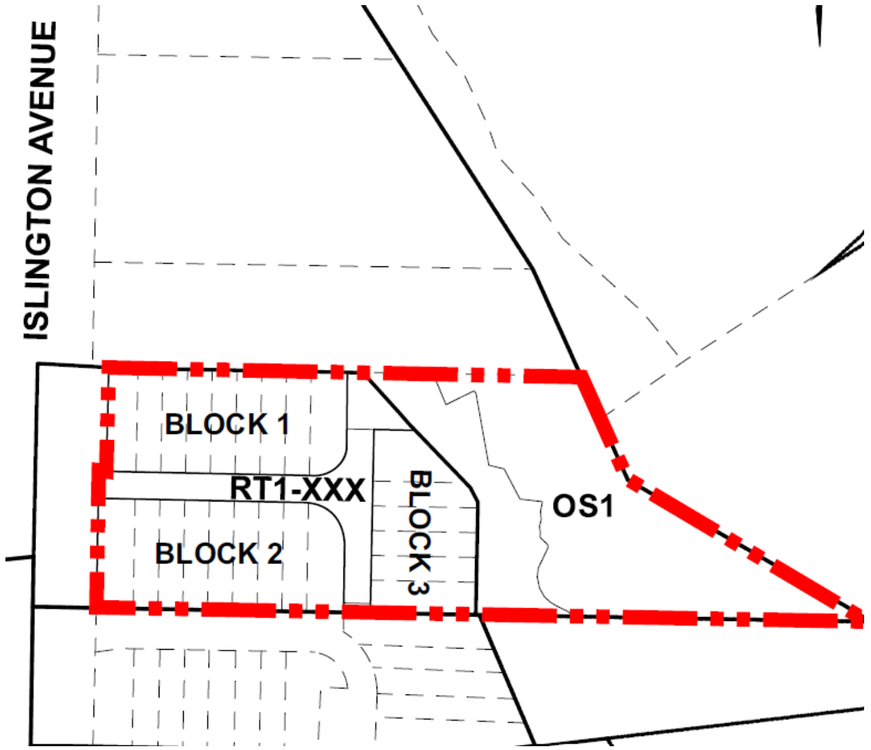


8473, 8477, 8487 ISLINGTON AVENUE
CITY OF VAUGHAN

FEBRUARY 28, 2023

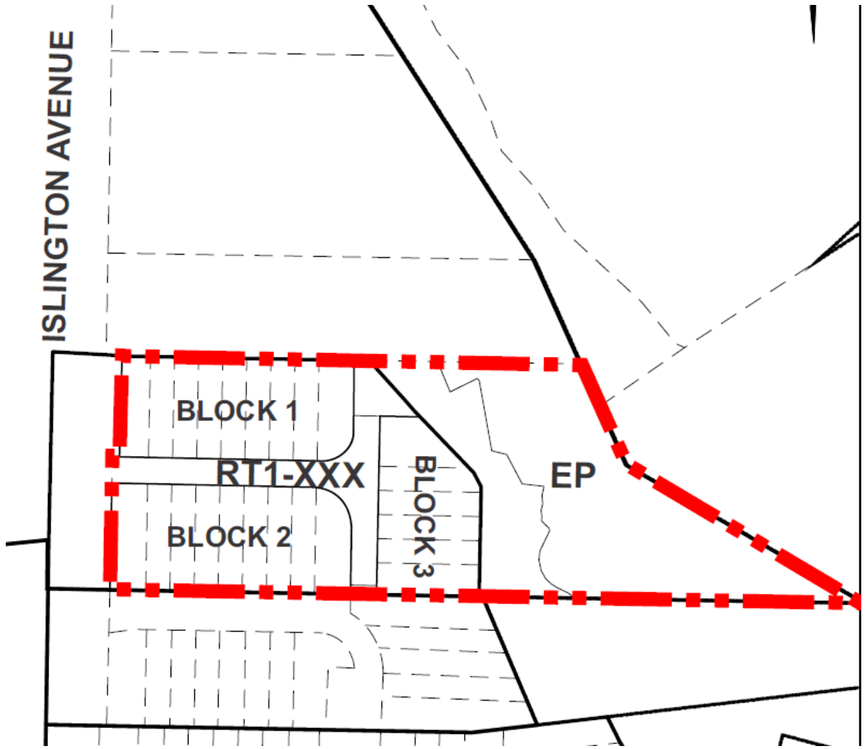
CITY OF VAUGHAN ZONING BY-LAW

Proposed - By-law 1-88



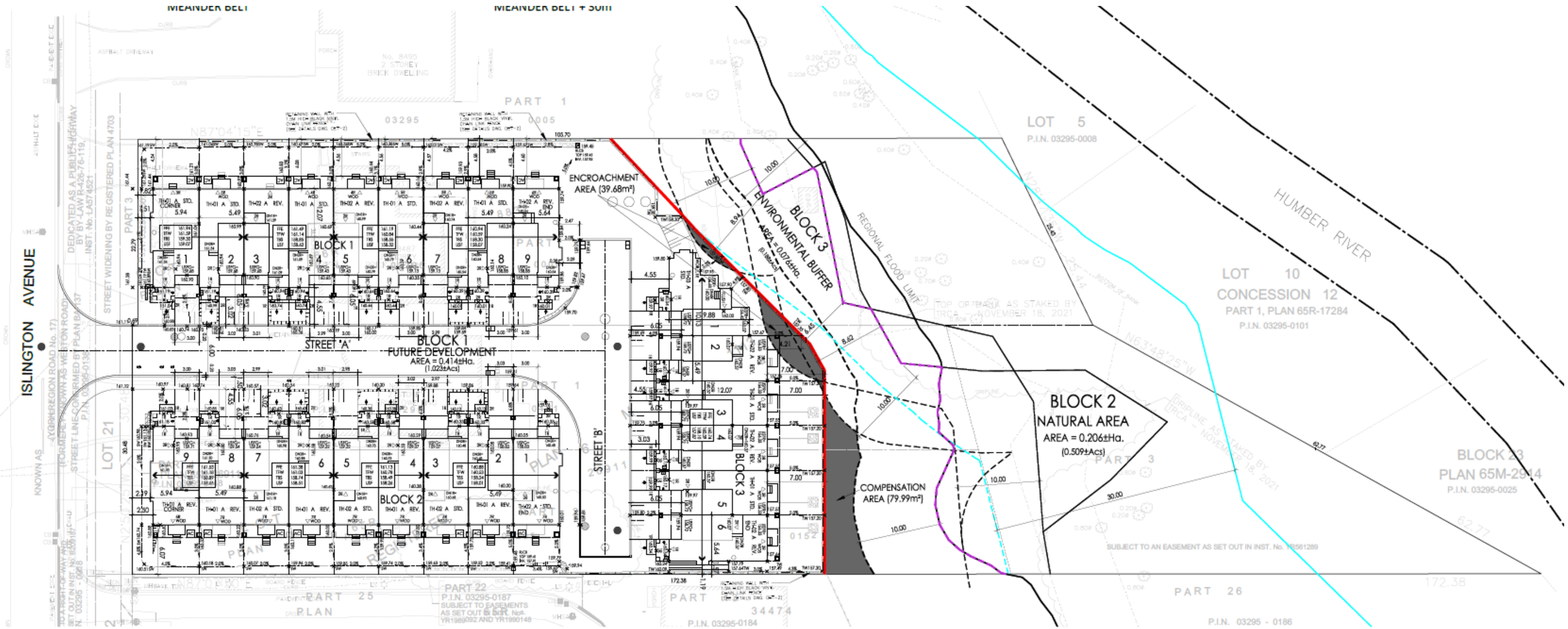
RT1-XXX – Residential Townhouse Zone
OS1 – Open Space Zone

Proposed - By-law 01-2021



RT1-XXX – Residential Townhouse Zone
EP – Environmental Protection Zone

PROPOSED SITE PLAN



8473, 8477, 8487 ISLINGTON AVENUE

CITY OF VAUGHAN

FEBRUARY 28, 2023

SUPPORTING STUDIES

- Geotechnical and Preliminary Hydrogeological Site Investigation
- Noise Feasibility Study
- Stage 1 & 2 Archaeological Assessment
- Tree Inventory and Impact Plan
- Edge Management Plan
- Functional Servicing and Stormwater Management
- Environmental Impact Study
- Urban Design and Sustainability Brief
- Architectural Design Guidelines
- Geomorphic Assessment & Meander Belt Analysis
- Planning Justification Report
- Development Limit Sketch
- Draft Plan of Subdivision

KLM PLANNING PARTNERS INC.

THANK YOU

8473, 8477, 8487 ISLINGTON AVENUE
CITY OF VAUGHAN

FEBRUARY 28, 2023

KLM
PLANNING PARTNERS INC.

Communication: C5
Committee of the Whole (PM)
Feburary 28, 2023
Item #5

25 Interchange Way, Vaughan

Intergreen Development (BT) Inc.

Official Plan Amendment & Zoning By-law Amendment

PUBLIC MEETING
February 28th, 2023

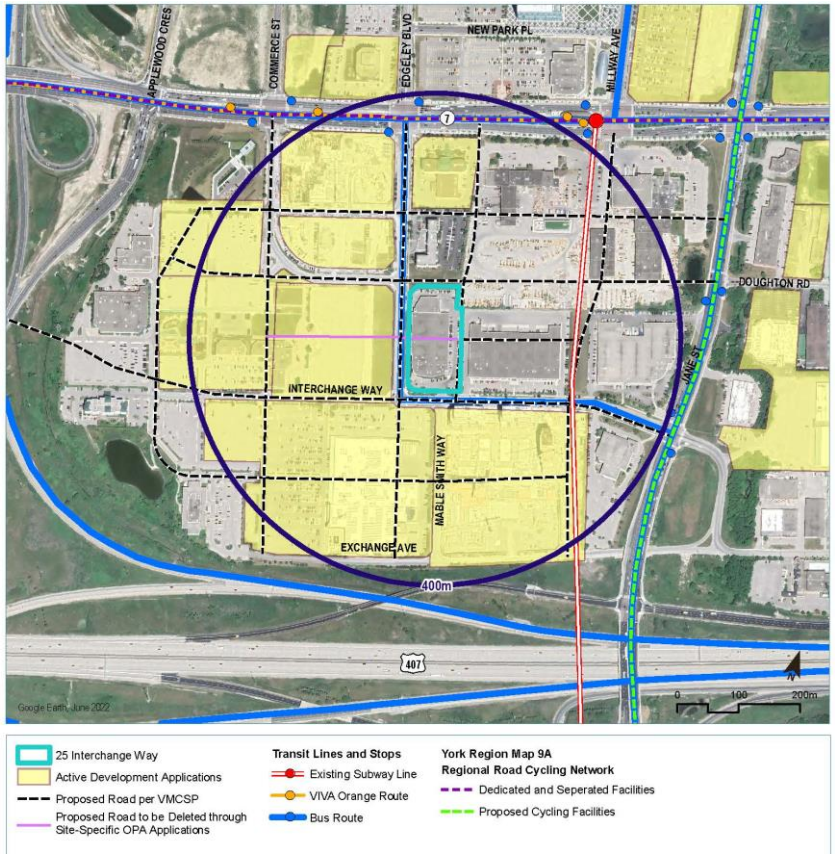
MALONE GIVEN PARSONS LTD.

25 Interchange Way

- Subject Lands located on the northeast corner of Interchange Way (North-South) and Interchange Way (East-West)
- Located within the VMC
- Area: 1.42 hectares (3.52 acres)
- 170 m of frontage on Interchange Way (N-S)
- 85 m of frontage on Interchange Way (E-W)

Site Context

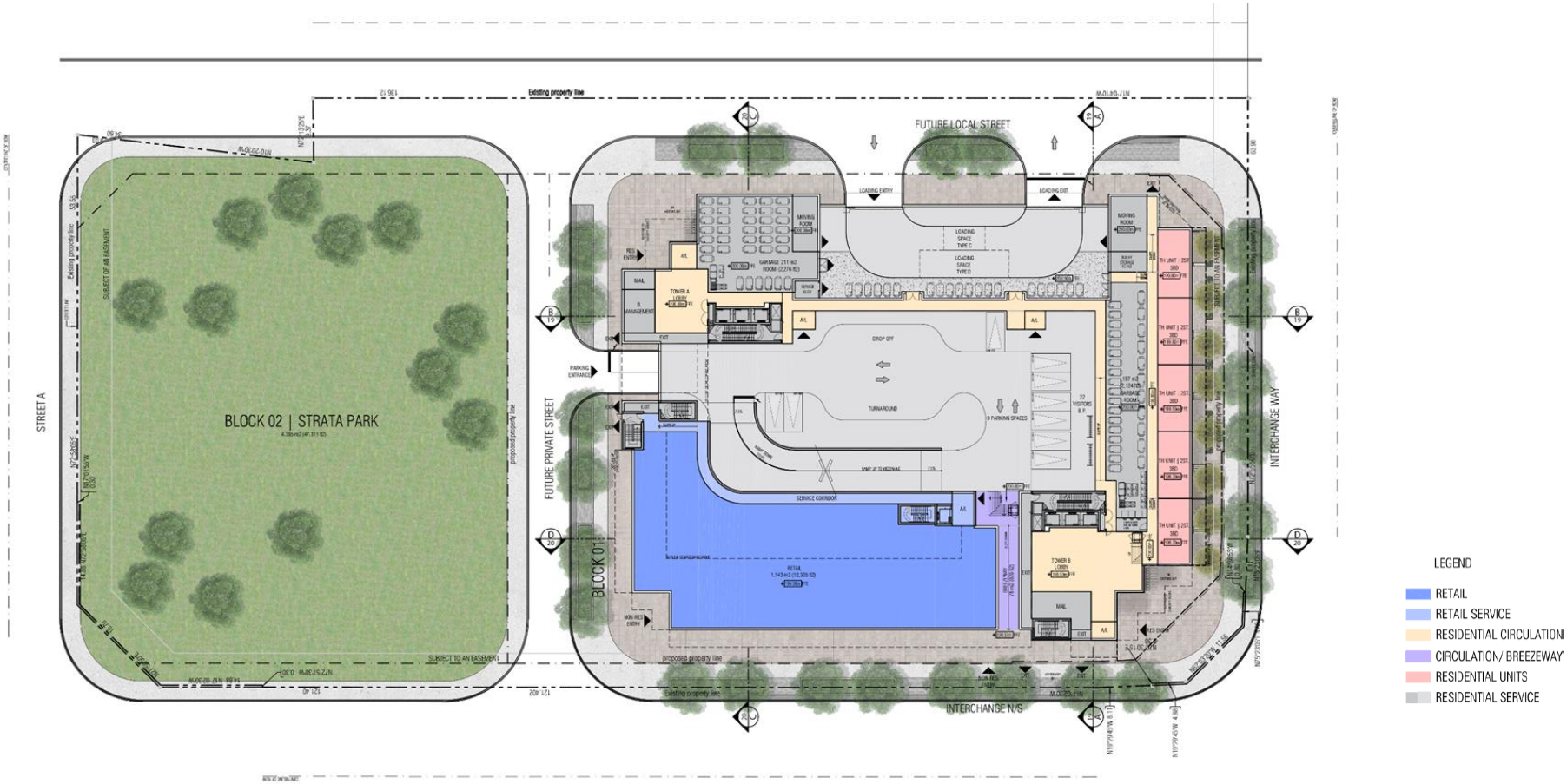
- Located 300 m south of Highway 7, and 500 m southwest of the VMC Subway Station
- Served by local and regional transit routes including TTC Line 1, VIVA Blue, and ZUM Route 501
- Multiple applications underway for development in the VMC
- Approved surrounding heights: 13-59 Storeys



Proposed Concept

- Official Plan and Zoning Bylaw Amendment Applications to facilitate development
- Block 1: High-rise mixed-use condominium
  - 55 and 45 storeys atop a podium (4 and 5 storeys)
  - 1,084 units, including 5 townhouse units
  - 1,593 m^2 of retail space at grade along the Interchange Way (N-S) frontage
- Block 2: 0.418 ha Strata Park
- Underground parking spanning the entirety of the site
- 12.0 m Private Road (East-West) bisecting Blocks 1 & 2

Proposed Concept – Ground Floor Plan



East & West Elevations

Renderings

Official Plan Amendment

- **Vaughan Metropolitan Centre Secondary Plan**
  - Existing Designation: South Precinct and Major Parks and Open Spaces
    - Maximum Height: 25 Storeys
    - Maximum Density: 4.5 FSI
  - Proposed Designation: to add site specific provisions (Area ‘X’ on Schedule K of the VMCSP), including:
    - Maximum Height: 55 Storeys
    - Maximum Density: 7.74 FSI
    - To replace public local road bisecting site with a 12.0 m private road
    - Permit a strata park and parking underground, and 100% parkland dedication credit for the strata park

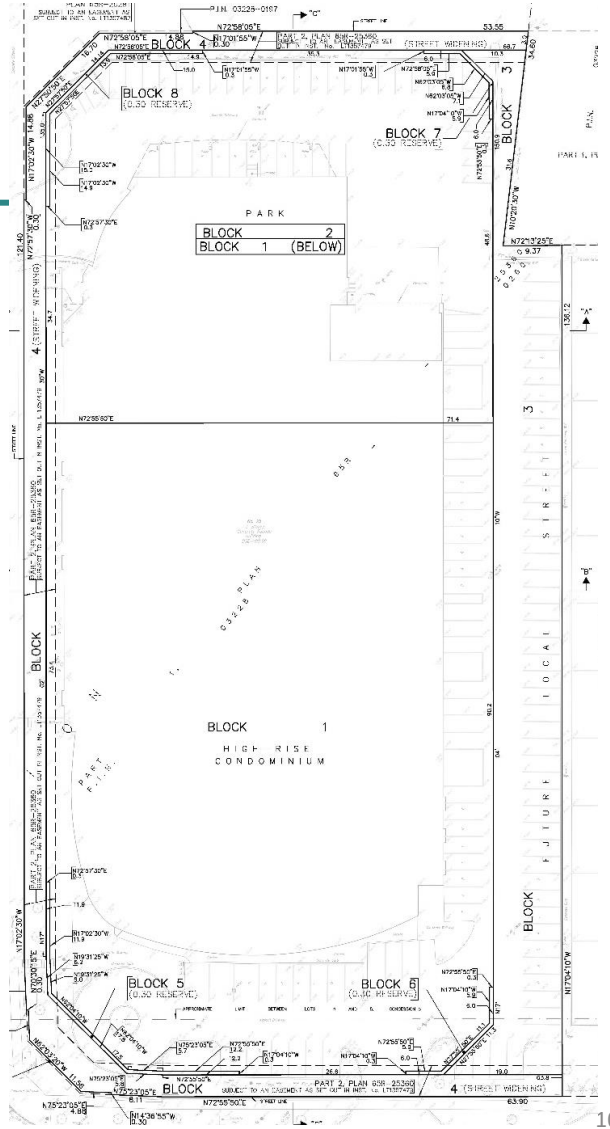
Zoning Bylaw Amendments

- **Zoning Bylaw 1-88**
  - Rezone from: EM1 – Prestige Employment Zone, Exception 9(957)
  - To: C9 – Corporate Centre Zone and OS2 – Open Space Park with site specific exceptions
- **Zoning Bylaw 001-2021**
  - Rezone from: Vaughan Metropolitan Centre South Zone - V2-S(5-25)-D(2.5-4.5) Exception 635 and OS1 Public Open Space Zone Exception 635
  - To: Vaughan Metropolitan Centre South Zone V2-S(45-55)-D(5-7.74), and Public Open Space Zone OS1 with site specific exceptions
- **Permissions Sought:**
  - Permit podium townhouse dwellings and a strata park
  - Revised parking ratios
  - Maximum height: 55 Storeys
  - Maximum Density: 7.74 FSI

Draft Plan of Subdivision

- Meets all the criteria of Section 51(24) of the Planning Act
- Breaks site into blocks:

Block	Area
Block 1 (High-Rise Condominium)	0.73 ha (1.80 ac)
Block 2 (Strata Park)	0.418 ha (1.08 ac)
Block 3 (Future Local Street, N-S)	0.160 ha (0.41 ac)
Block 4 (Street Widening, E-W)	0.110 ha (0.22 ac)
Block 5 (0.30 m Reserve)	0.002 ha (0.005 ac)
Block 6 (0.30 m Reserve)	0.001 ha (0.002 ac)
Block 7 (0.30 m Reserve)	0.001 ha (0.002 ac)
Block 8 (0.30 m Reserve)	0.001 ha (0.002 ac)
Total	**1.423 Ha (3.52 ac)**



Planning Analysis

- Technical studies completed indicate no adverse impacts to surrounding properties:
  - Sun Shadow Analysis
  - Noise Report
  - Pedestrian Level Wind Study
- Design elements will be determined and employed at the detailed design stage, subject to further study.
- Implements the policies of:
  - Growth Plan for the Greater Golden Horseshoe;
  - York Region Official Plan;
  - City of Vaughan Official Plan;
  - Vaughan Metropolitan Centre Secondary Plan, and;
  - is consistent with the Provincial Policy Statement.

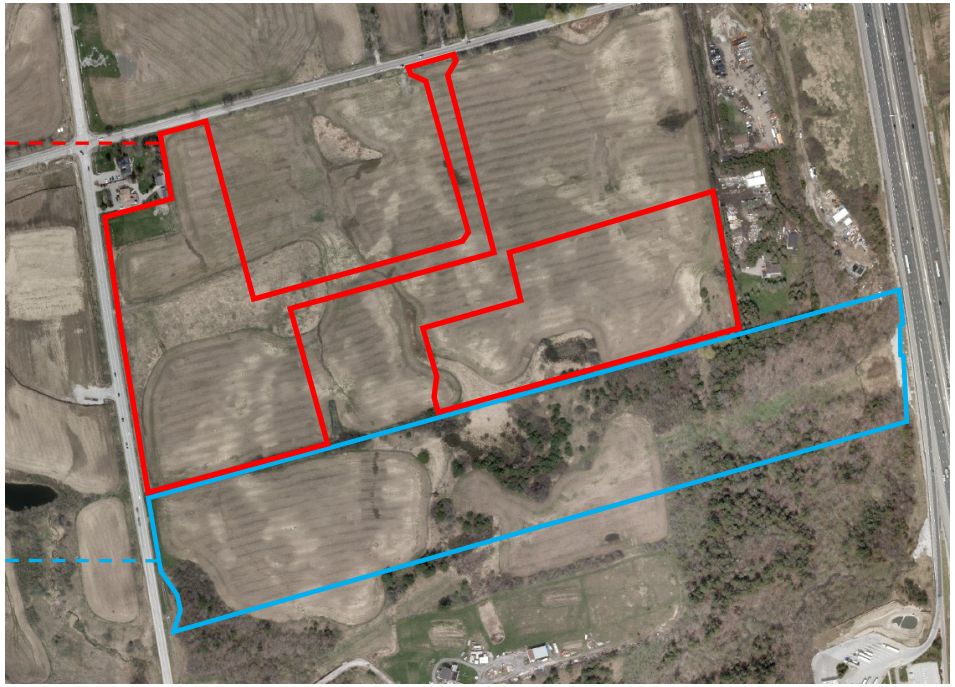
ANY QUESTIONS?

11421, 11455 Weston Road & Part Lot 29, Concession 5

Block 34W – Employment Lands

Communication: C6
Committee of the Whole (PM)
February 28, 2023
Item #3

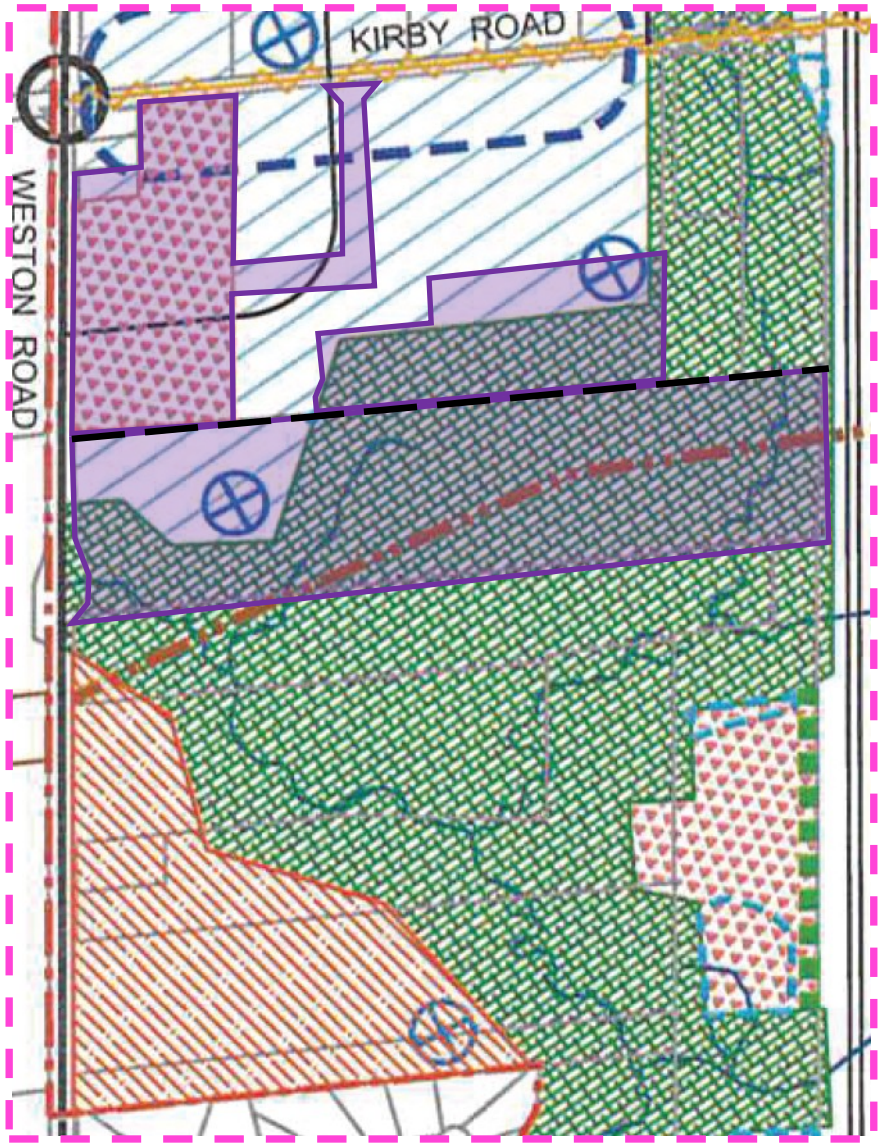
FILES:
OP.22.020 & Z.22.041
WESTERN POINT BUILDERS INC.

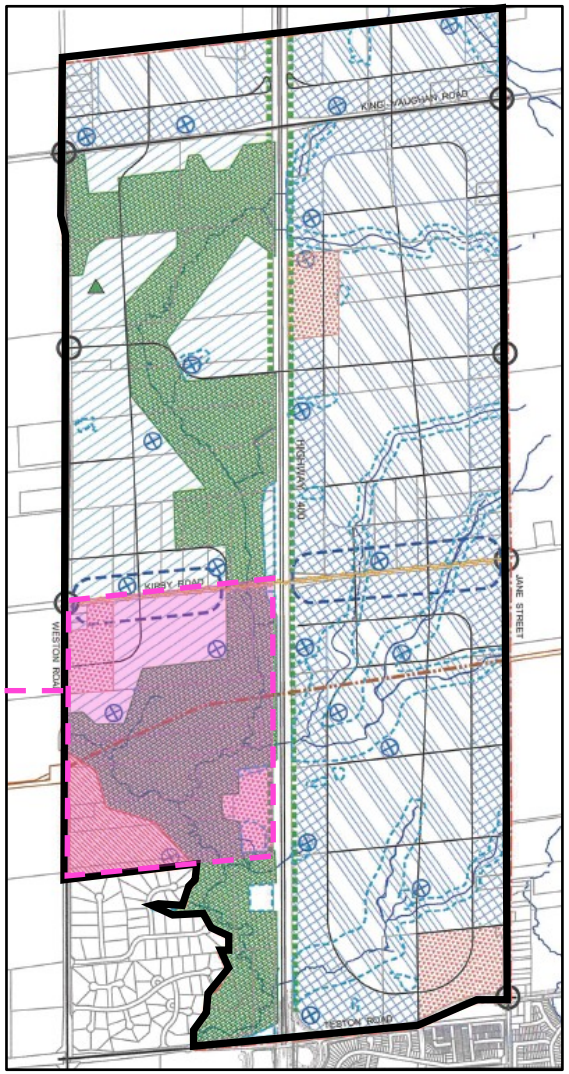


FILES:
OP.22.019 & Z.22.040
WESTON VALLEY (BLOCK 34) INVESTMENTS

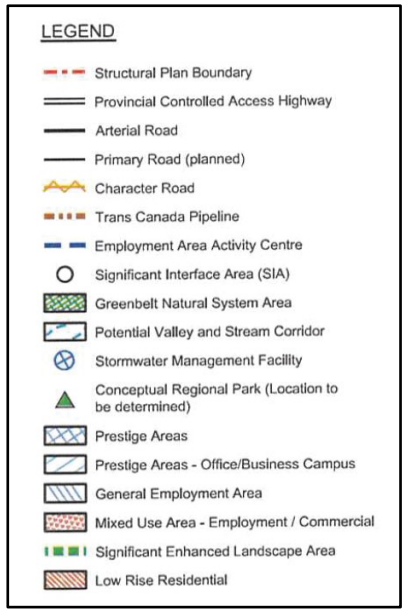
PUBLIC MEETING
February 28, 2023

BACKGROUND – OPA 637 (VOP 2010 11.4)





OPA 637
Highway 400 North
Employment Lands
Secondary Plan



Structural Plan Boundary

Block 34W Study Area

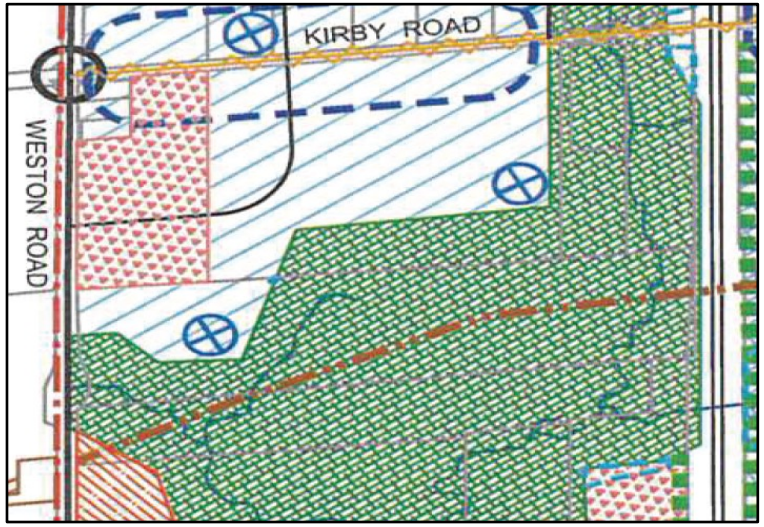
Block 34W LOG Employment Areas

POLICY FRAMEWORK

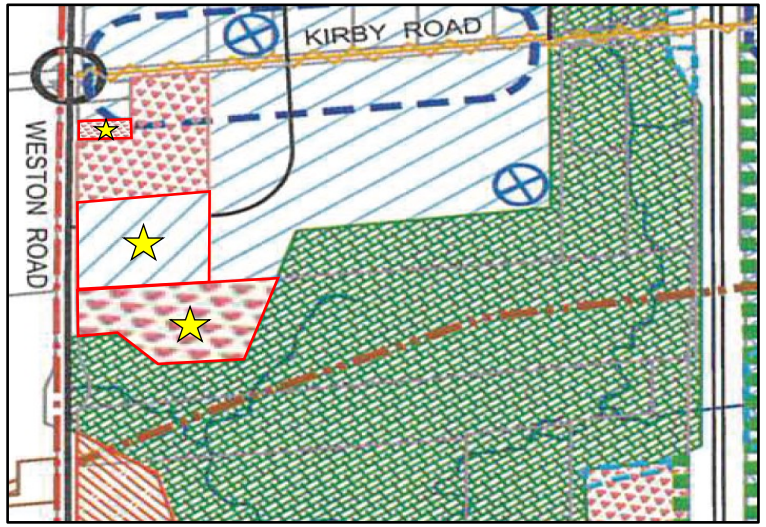
Highway 400 North Employment Lands Secondary Plan (OPA 637 - VOP 2010 Section 11.4)

- OPA No. 637 designates the sites “Prestige Areas – General Office Business Campus”, “Mixed Use Area – Employment/Commercial” and “Greenbelt Natural System Areas”.
- Permitted uses: Business/office and industrial uses (Prestige Areas), restaurants, convenience stores, pharmacies and business supply uses (Mixed Use Area).
- Section 2.2.5.2.6 – maximum mixed-use employment/commercial area of 6.1 ha.
- The Draft OPA seeks the following:
  - “Prestige Areas – General Office Business Campus” to “Mixed Use Area – Employment/Commercial”; and
  - “Mixed Use Area – Employment/Commercial” to “Prestige Areas – General Office Business Campus” (maintain 6.1 ha).
  - Permit warehouses and contractors’ yard as primary land uses for Prestige Areas – Office/Business Campus.

EXISTING



PROPOSED



Prestige Areas – General Office Business Campus

Mixed Use Area – Employment/Commercial

Proposed Areas of Change

POLICY FRAMEWORK

City of Vaughan Zoning By-law 1-88

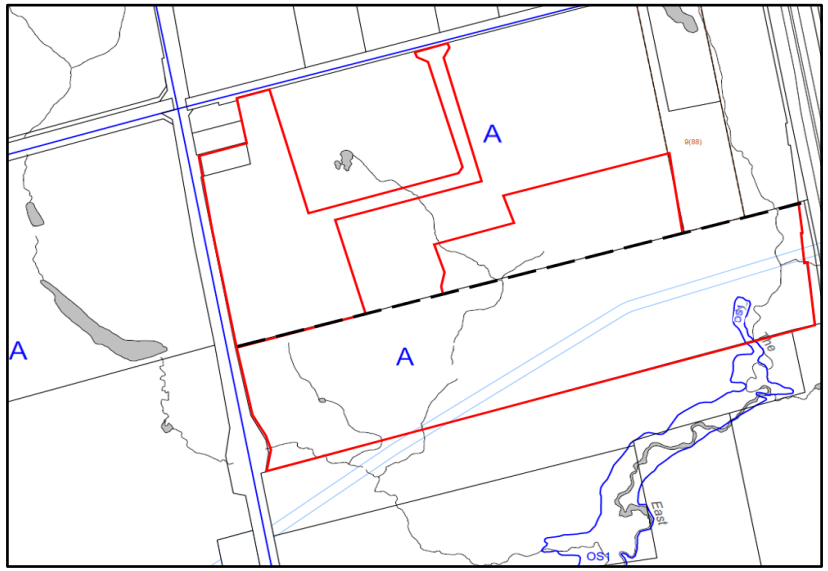
- By-law 1-88 zones the sites "OS1 – Open Space Conservation" Zone and "A – Agricultural" Zone.

- Permitted uses: Agricultural uses, single detached dwelling, school, tennis court, skating rink, woodlot, church community, day nursery, public library, public/private hospital, retail nursery use, produce sales outlet, etc.

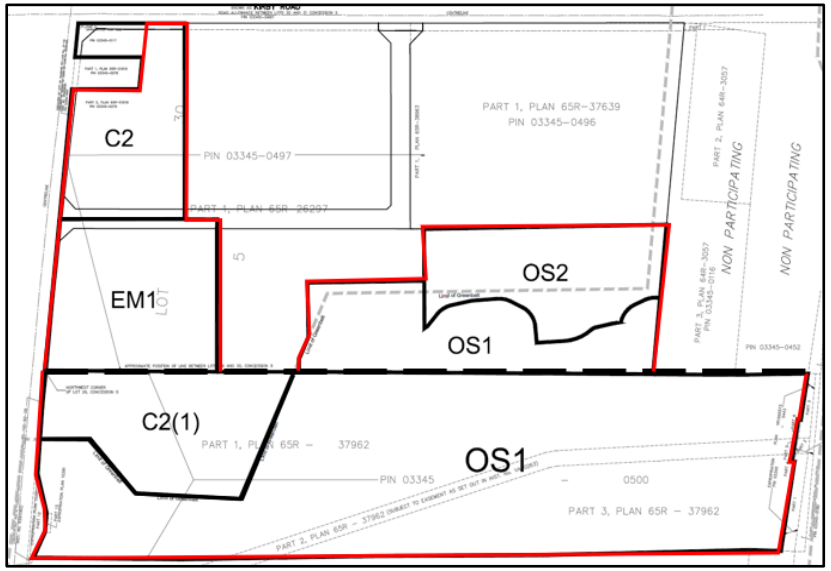
- Requested rezoning:
  - "C2 – General Commercial";
  - "C2(1) – General Commercial";
  - "EM1 – Prestige Employment";
  - "OS1 – Open Space Conservation"; and
  - "OS2 – Open Space Park".

- Requested uses include a mix of various employment, commercial and open spaces uses such as warehousing.

EXISTING



PROPOSED



POLICY FRAMEWORK

City of Vaughan Zoning By-law 01-2021

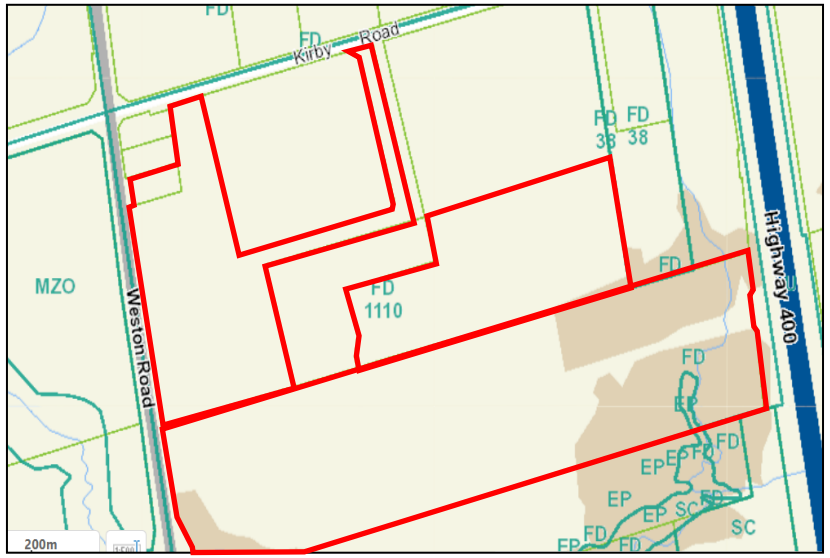
- By-law 01-2021 Zones the sites "EP – Environmental Protection" Zone, "FD – Future Development" Zone and "FD-1110 – Future Development" Zone, subject to site specific exception 1110.

- Permitted uses: FD Zone permits existing uses as of the effective date of the By-law; EP lands are intended for conservation of environmentally sensitive lands.

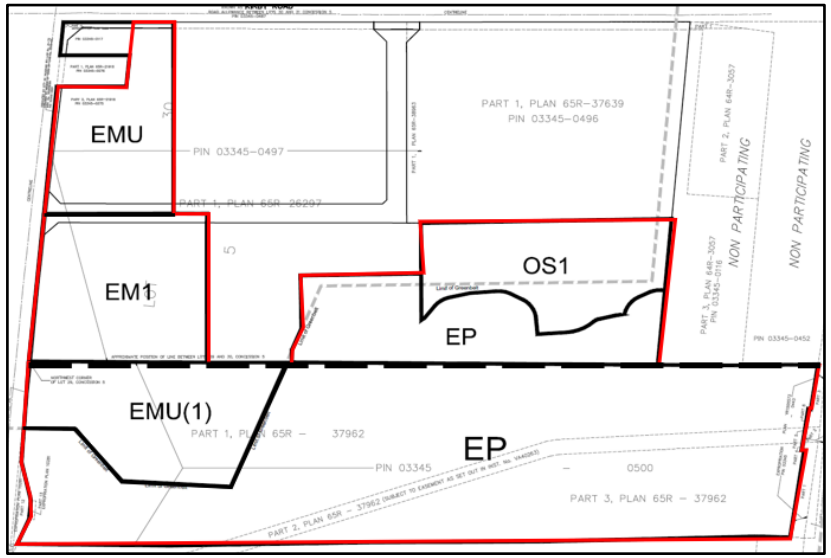
- Requested rezoning:
  - "EMU – Employment Commercial Mixed-Use";
  - "EMU(1) – Employment Commercial Mixed-Use (1)";
  - "EM1 – Prestige Employment";
  - "EP – Environmental Protection"; and
  - "OS1 – Public Open Space".

- Requested uses include a mix of various employment and commercial uses such as warehousing..

EXISTING



PROPOSED



SITE & SURROUNDING CONTEXT – WESTERN POINT BUILDERS INC. (OP.22.020 & Z.22.041)

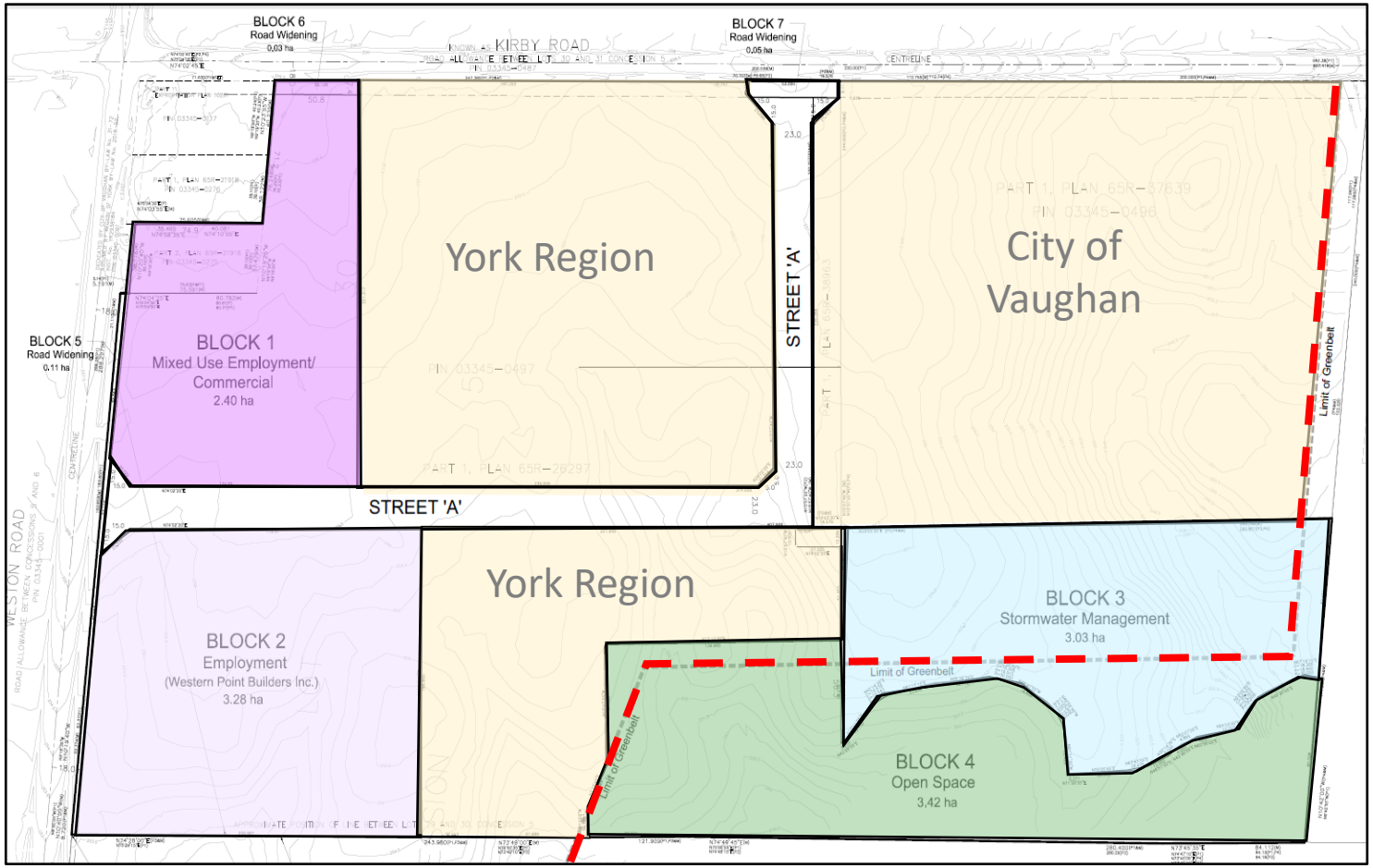
Municipal Addresses:
11421 Weston Road
11455 Weston Road

Site Area:
34.08 acres (13.79 hectares)

Lot Frontage:
221.92 m – Weston Road
103.13 m – Kirby Road

Existing Uses:
The site currently consists of vacant agricultural land.

Summary of Proposed Land Use	
Mixed Use Commercial/Employment	2.40 ha
Employment	3.28 ha
Stormwater Management	3.0 3ha
Open Space	3.42 ha
Lands not owned by applicant	N/A
Road Widenings	0.19 ha
Roads (Street 'A')	1.47 ha
TOTAL	13.79 ha



Greenbelt Limit

Figure 1: Related Draft Plan of Subdivision Application (19T-220V15) - Western Point Builders Inc.

SITE & SURROUNDING CONTEXT – WESTON VALLEY (BLOCK 34) INVESTMENTS (OP.22.019 & Z.22.040)

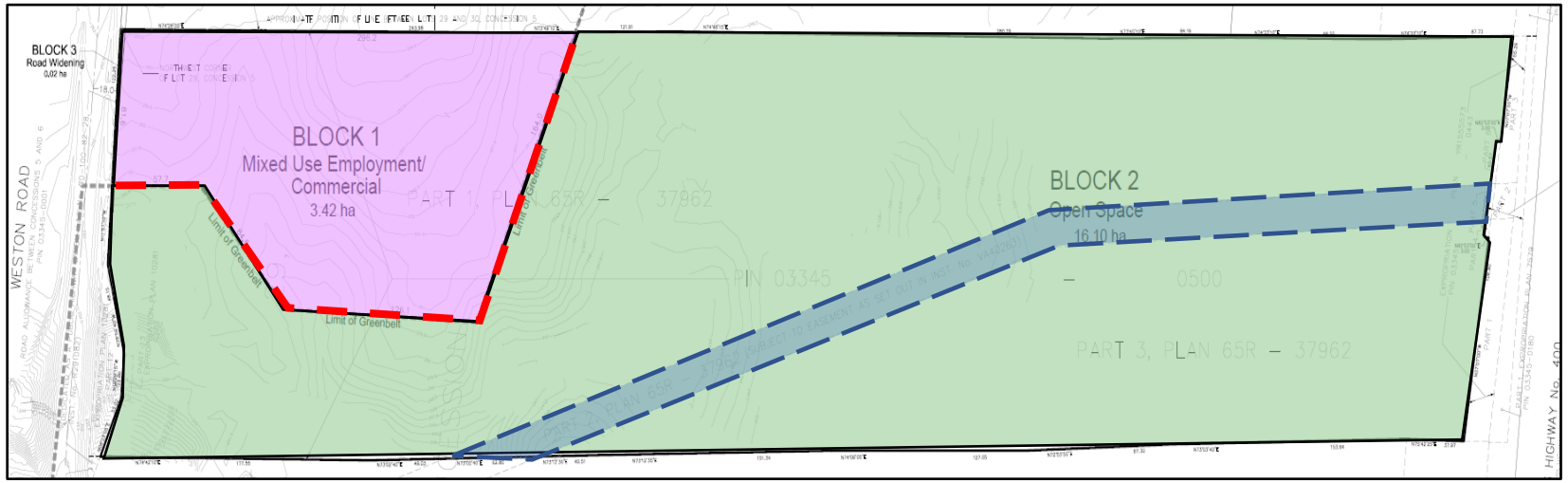
Legal Addresses:
Part of Lot 29, Concession 5

Site Area:
48.28 acres (19.54 hectares)

Lot Frontage:
226.28 m – Weston Road

Existing Uses:
The site currently consists of vacant agricultural land.

Summary of Proposed Land Use	
Mixed Use Commercial/Employment	3.42 ha
Open Space (Greenbelt)	16.10 ha
Road Widening	0.02 ha
TOTAL	19.54 ha

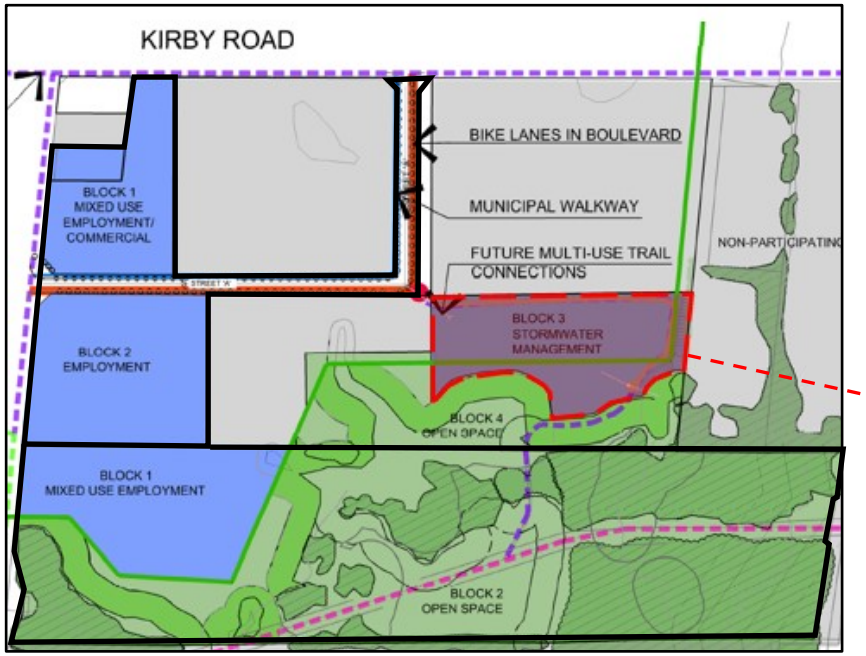


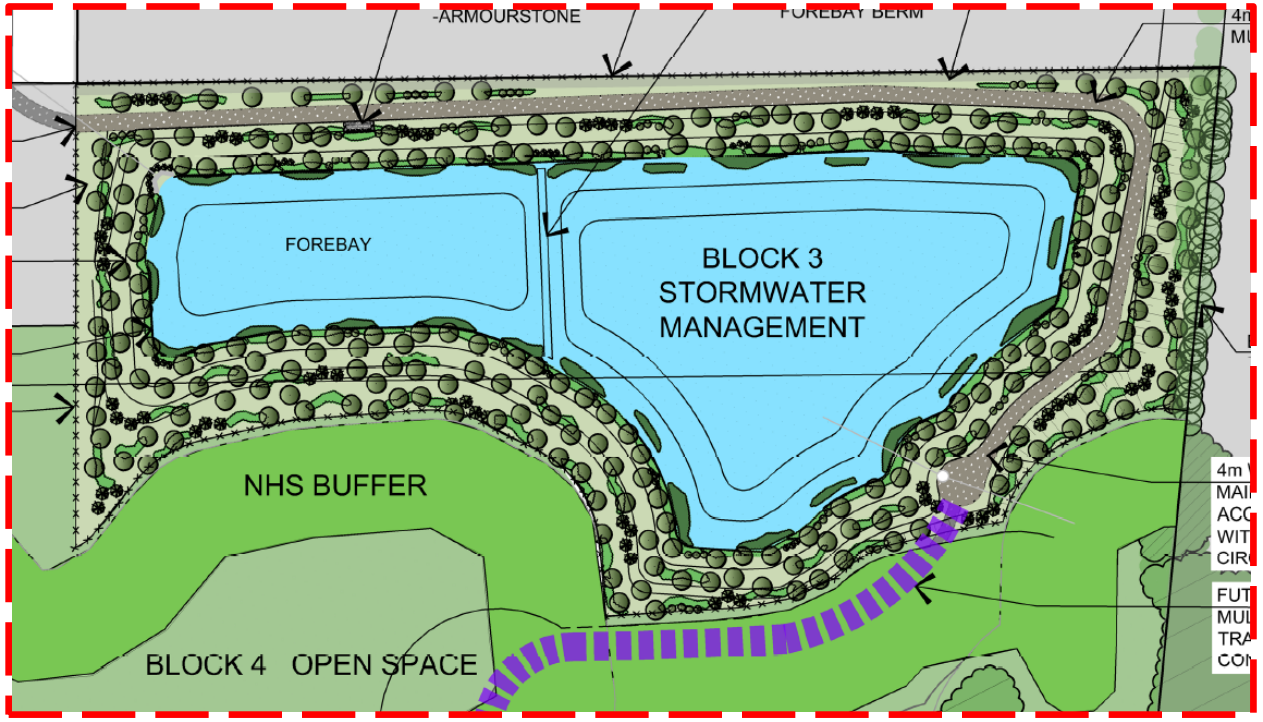
Greenbelt Limit

TCPL

Figure 2: Related Draft Plan of Subdivision Application (19T-220V14) – Weston Valley (Block 34) Investments

PARKS, TRAILS, PED. CIRCULATION & SWM





LEGEND

- VAUGHAN SECONDARY NETWORK TRAIL
- FUTURE VAUGHAN SUPER TRAIL
- FUTURE MULTI-USE TRAIL CONNECTIONS
- ON ROAD BICYCLE PATH
- MUNICIPAL SIDEWALK
- PEDESTRIAN WALKWAY
- GREENBELT

STUDIES COMPLETED

- **Community Services & Facilities Study,** prepared by HPGI
- **Planning Justification Report,** prepared by HPGI
- **Block 34W Sanitary Servicing Report,** prepared by Civica
- **Block 34 West Financial Impact Study,** prepared by urbanMetrics Inc.
- **Geomorphic Analysis**, prepared by Beacon Environmental
- **Environmental Impact Study (incl. Greenbelt Conformity Report),** prepared by Beacon Environmental
- **Geotechnical Investigation Report,** prepared by Soil Engineers Ltd.
- **Environmental Noise Feasibility Study (Block 34 West),** prepared by Valcoustics
- **Hydrogeological Assessment (incl. Water Balance Assessment),** prepared by R.J. Burnside
- **Master Environmental Servicing Plan,** prepared by SCS Consulting
- **Block 34 West Urban Design Guidelines,** prepared by John G. Williams & SBK
- **Architectural Guidelines**, prepared John G. Williams
- **Preliminary Arborist Report,** prepared by SBK
- **Transportation Impact Study (incl. Transportation Demand Management Plan),** prepared by LEA Consulting
- **Stage 1-2 Archaeological Assessment (Weston Valley),** prepared by Amick Consultants Ltd.
- **Stage 1 Archaeological Assessment (Western Point),** prepared by Amick Consultants Ltd.
- **Stage 2 Archaeological Assessment (Western Point),** prepared by Amick Consultants Ltd.
- **Phase One ESA (Weston Valley),** prepared by WSP
- **Phase One ESA (Western Point),** prepared by Soil Engineers Ltd.

THANK YOU

11031, 11075, 11091 & 11211 Weston Road

Block 34W – Residential Lands

Communication: C7
Committee of the Whole (PM)
February 28, 2023
Item #4

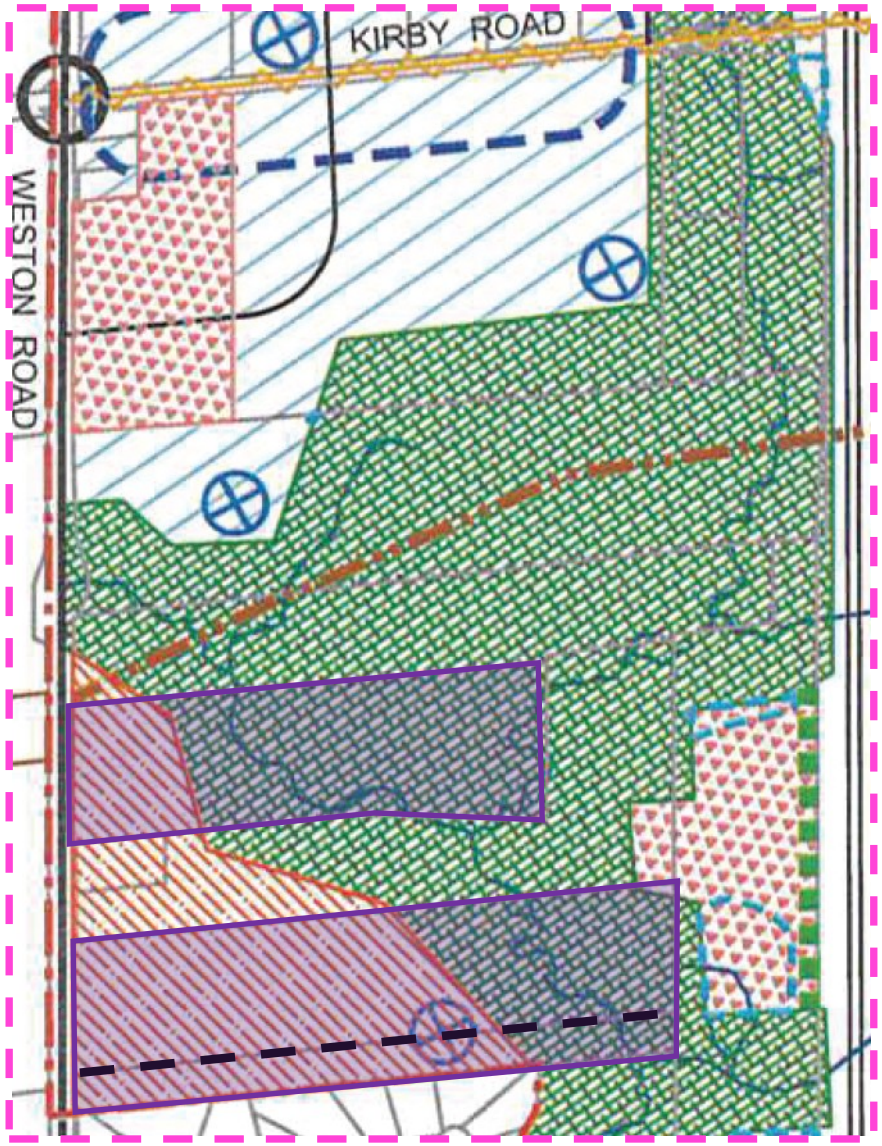
FILES:
OP.22.018 & Z.22.038
WESTON REAL ESTATE HOLDINGS INC.

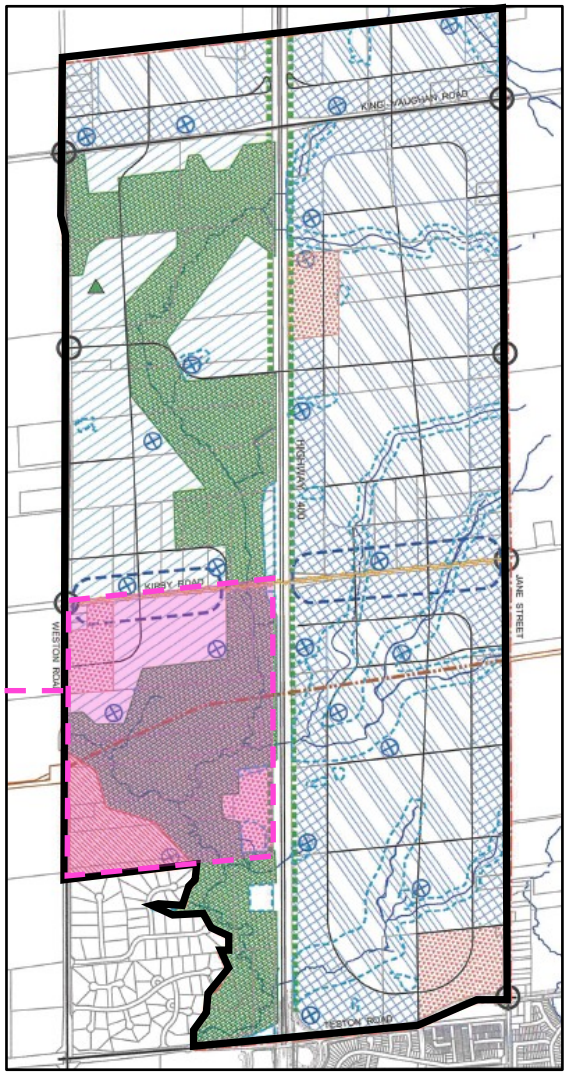
FILE:
Z.22.039
EDENBROOK (WESTON) INC.

FILES:
OP.22.017 & Z.22.037
CORNICE DEVELOPMENTS LTD. ET AL

PUBLIC MEETING
February 28, 2023

BACKGROUND – OPA 637 (VOP 2010 11.4)





OPA 637
Highway 400 North
Employment Lands
Secondary Plan

LEGEND

- Structural Plan Boundary
- Provincial Controlled Access Highway
- Arterial Road
- Primary Road (planned)
- Character Road
- Trans Canada Pipeline
- Employment Area Activity Centre
- Significant Interface Area (SIA)
- Greenbelt Natural System Area
- Potential Valley and Stream Corridor
- Stormwater Management Facility
- Conceptual Regional Park (Location to be determined)
- Prestige Areas
- Prestige Areas - Office/Business Campus
- General Employment Area
- Mixed Use Area - Employment / Commercial
- Significant Enhanced Landscape Area
- Low Rise Residential

Structural Plan Boundary

Block 34W Study Area

Block 34W LOG Residential Areas

POLICY FRAMEWORK

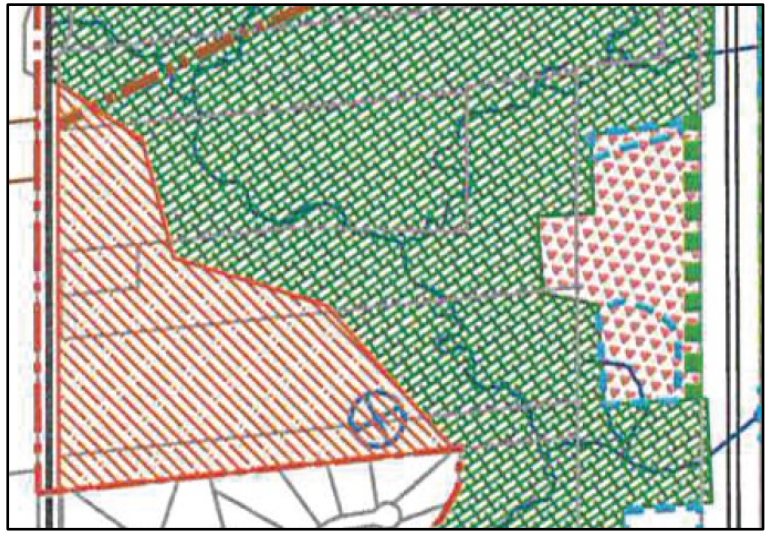
- **Highway 400 North Employment Lands Secondary Plan (OPA 637 - VOP 2010 Section 11.4)**

  - OPA No. 637 designates the sites “Low Rise Residential” and “Greenbelt Natural System Areas”.

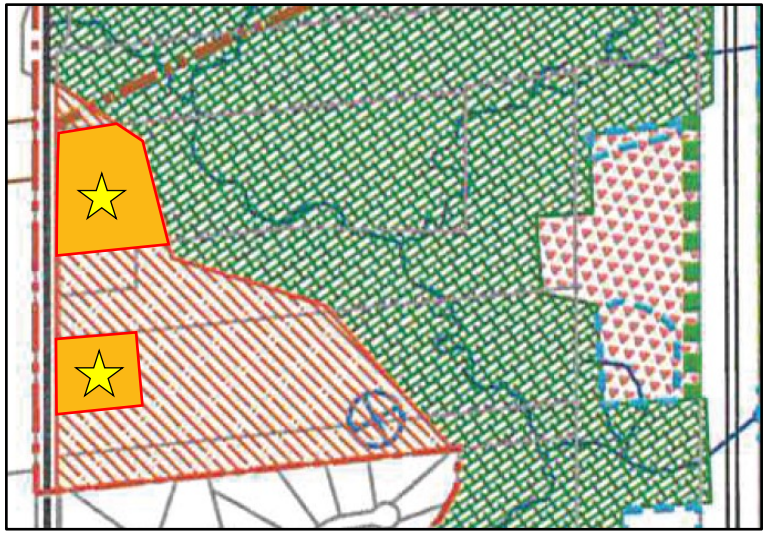
  - Permitted uses: Residential units, home occupations, private home daycare and small-scale convenience retail.

  - The Draft OPA seeks the following:
    - “Low Rise Residential” to “Mid Rise Residential “ for the highlighted portions of land.

EXISTING



PROPOSED



Low Rise Residential

Mid Rise Residential

Proposed Areas of Change

POLICY FRAMEWORK

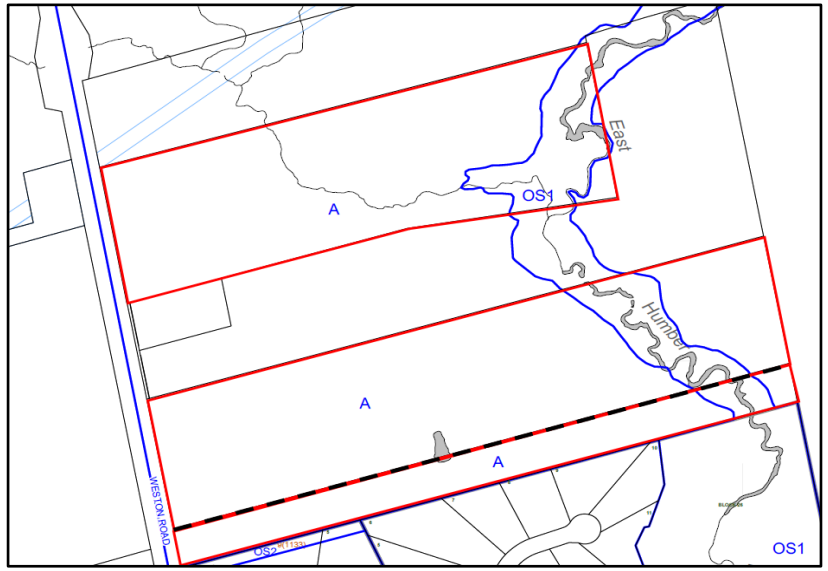
City of Vaughan Zoning By-law 1-88

- By-law 1-88 zones the sites “OS1 – Open Space Conservation” Zone and “A – Agricultural” Zone.

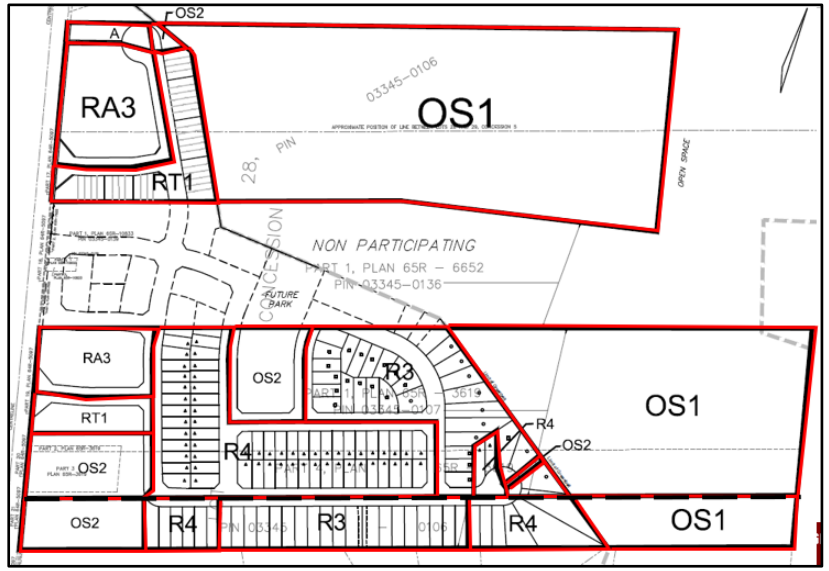
- Permitted uses: Agricultural uses, single detached dwelling, school, tennis court, skating rink, woodlot, church community, day nursery, public library, public/private hospital, retail nursery use, produce sales outlet, etc.

- Requested rezoning:
  - “R3 – Third Density Residential”;
  - “R4 – Fourth Density Residential”;
  - “RT1 – Residential Townhouse”;
  - “RA3 – Apartment Residential”;
  - “A – Agricultural”;
  - “OS1 – Open Space Conservation”; and
  - “OS2 – Open Space Park”.

EXISTING



PROPOSED



POLICY FRAMEWORK

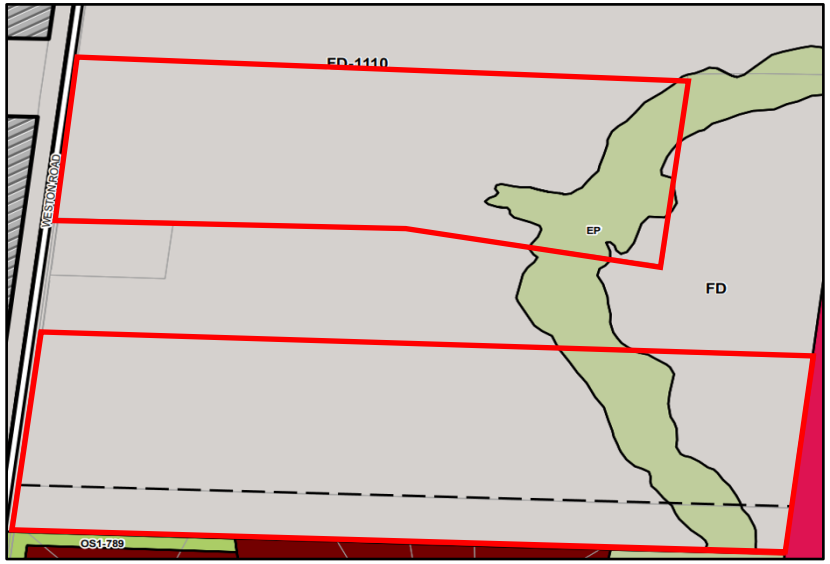
City of Vaughan Zoning By-law 01-2021

- By-law 01-2021 Zones the sites “EP – Environmental Protection” Zone, “FD – Future Development” Zone and “FD-1110 – Future Development” Zone, subject to site specific exception 1110.

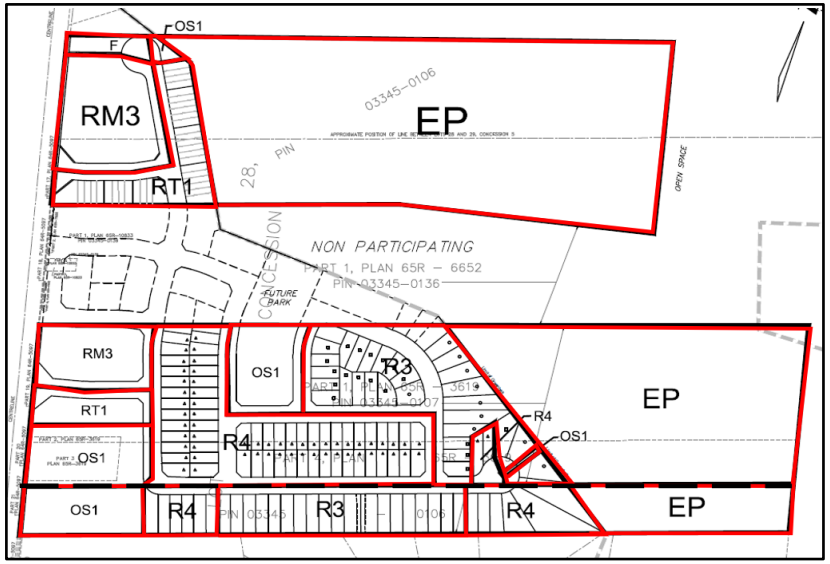
- Permitted uses: FD Zone only permits existing uses as of the effective date of the By-law; EP lands are intended for conservation of environmentally sensitive lands.

- Requested rezoning:
  - “R3 – Third Density Residential”;
  - “R4 – Fourth Density Residential”;
  - “RT1 – Townhouse Residential”;
  - “RM3 – Multiple Unit Residential”;
  - “OS1 – Public Open Space”;
  - “F – Future Use”; and
  - “EP – Environmental Protection”.

EXISTING



PROPOSED



SITE & SURROUNDING CONTEXT – WESTON REAL ESTATE HOLDINGS INC. (OP.22.018 & Z.22.038)

Municipal Address:
11211 Weston Road

Site Area:
25.95 acres (10.50 hectares)

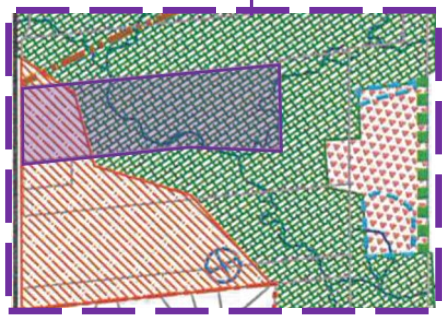
Lot Frontage:
173 m – Weston Road

Existing Uses:
The site currently exists of vacant agricultural land.

Summary of Proposed Land Use	
Street Townhouse Residential	0.67 ha
Mid-Rise Residential	0.86 ha
Future Development	0.10 ha
Greenbelt	8.18 ha
Open Space	0.04 ha
Road Widening	0.06 ha
0.3 m Reserves	0.00 ha
Pedestrian Walkway	0.02 ha
ROW (Streets A&B)	0.58
TOTAL	10.50 ha

Figure 2: Related Draft Plan of Subdivision Application (19T-220V12) – Weston Real Estate Holdings Inc.

Greenbelt Limit



SITE & SURROUNDING CONTEXT – CORNICE DEVELOPMENTS LTD. ET AL (OP.22.017 & Z.22.037)

Municipal Addresses:
11075 Weston Road
11091 Weston Road

Site Area:
29.85 acres (12.08 hectares)

Lot Frontage:
159.05 m – Weston Road

Existing Uses:
The site currently exists of vacant agricultural land.

Summary of Proposed Land Use	
Low Density Residential	3.32 ha
Mid-Rise Residential	0.78 ha
Park	0.45 ha
Stormwater Management	0.69 ha
Open Space (Greenbelt)	4.59 ha
6m Walkway	0.02 ha
Future Residential	0.18 ha
Road Widening	0.05 ha
0.3 m Reserves	0.01 ha
Roads (Streets A-E)	1.99 ha
TOTAL	12.08 ha

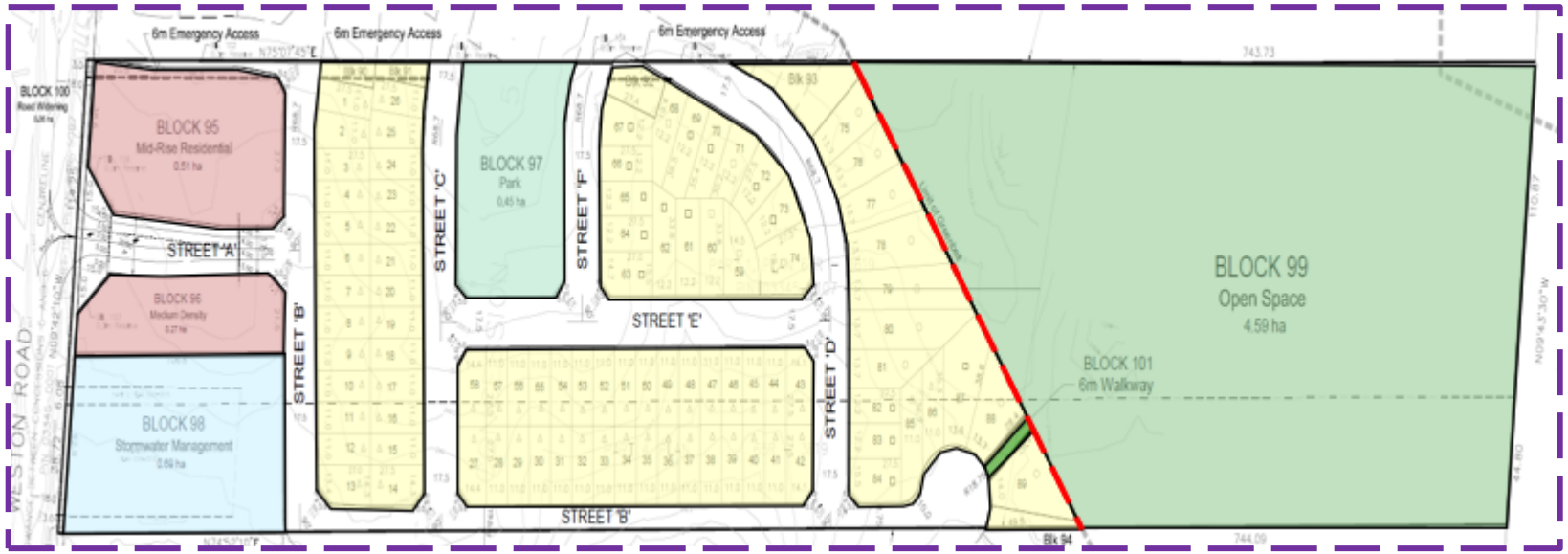
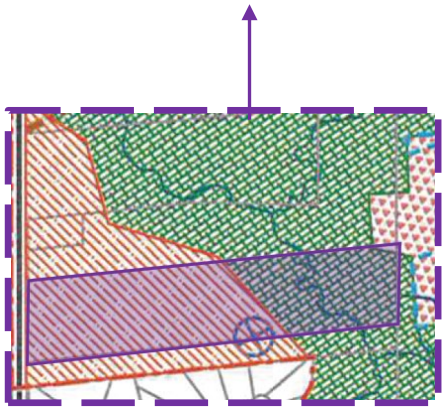


Figure 2: Related Draft Plan of Subdivision Application (19T-220V11) – Cornice Developments Ltd. et al

Greenbelt Limit



SITE & SURROUNDING CONTEXT – EDENBROOK (WESTON) INC. (Z.22.039)

Municipal Address:
11031 Weston Road

Site Area:
9.09 acres (3.68 hectares)

Lot Frontage:
49.68 m – Weston Road

Existing Uses:
The site is currently occupied by a 2-storey single detached residential dwelling.

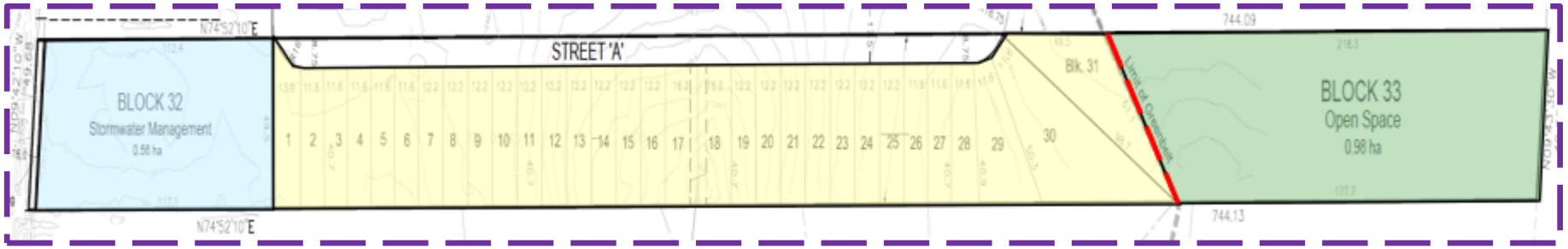
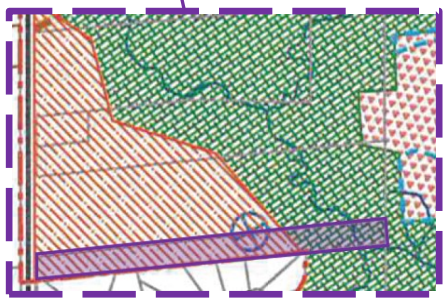


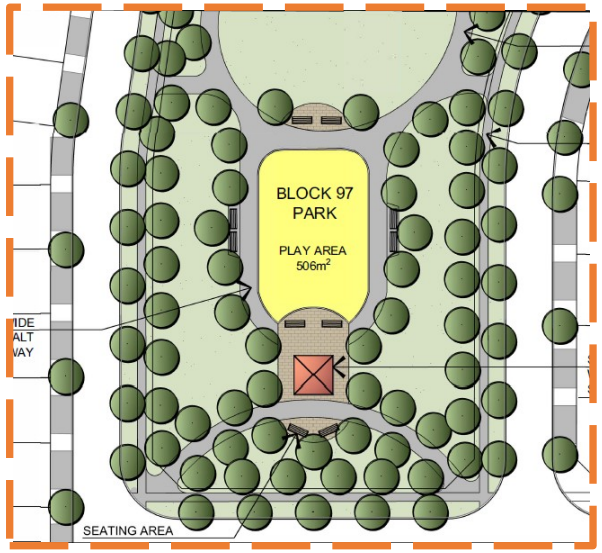
Figure 3: Related Draft Plan of Subdivision Application (19T-220V13) – Edenbrook (Weston) Inc.

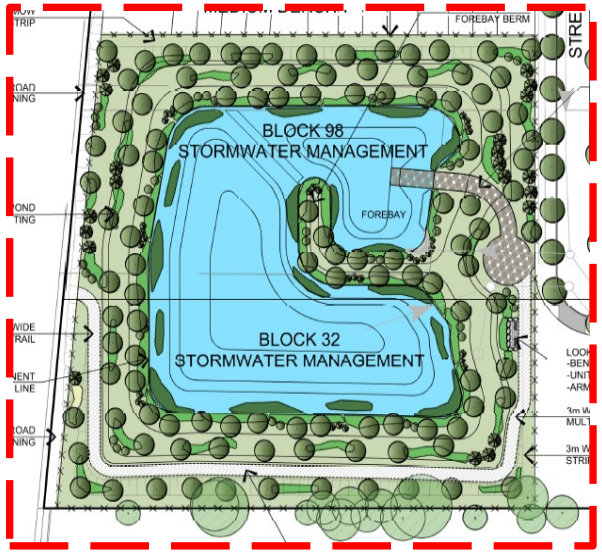
Greenbelt Limit

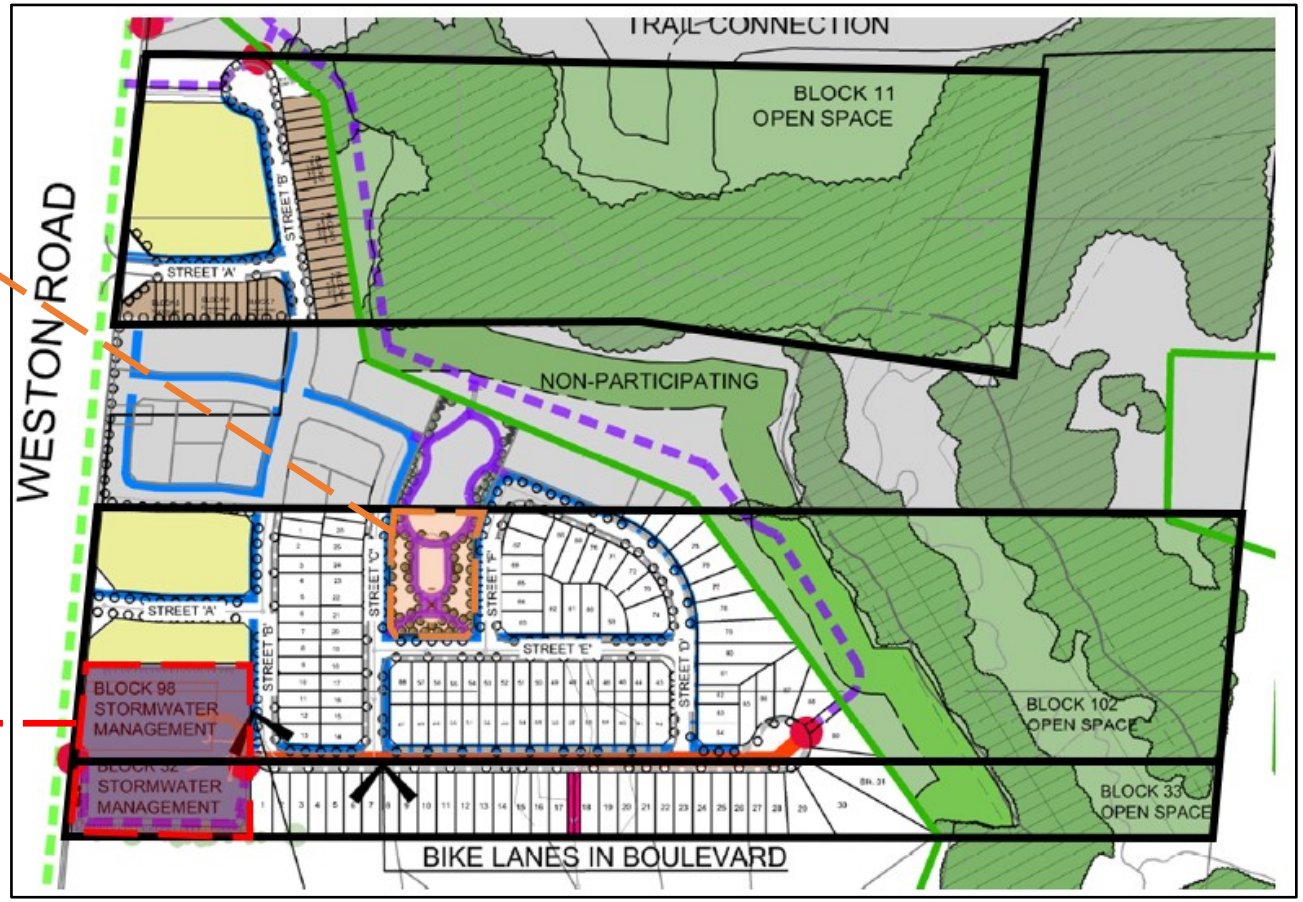


Summary of Proposed Land Use	
Low Density Residential	1.68 ha
Stormwater Management	0.56 ha
Open Space (Greenbelt)	0.98 ha
Future Residential	0.13 ha
Road Widening	0.02 ha
Roads (Street A)	0.31 ha
TOTAL	3.68 ha

PARKS, TRAILS, PED. CIRCULATION & SWM







LEGEND

- VAUGHAN SECONDARY NETWORK TRAIL
- FUTURE VAUGHAN SUPER TRAIL
- FUTURE MULTI-USE TRAIL CONNECTIONS
- ON ROAD BICYCLE PATH
- MUNICIPAL SIDEWALK
- PEDESTRIAN WALKWAY
- GREENBELT

STUDIES COMPLETED

- **Community Services & Facilities Study,** prepared by HPGI
- **Planning Justification Report,** prepared by HPGI
- **Block 34W Sanitary Servicing Report,** prepared by Civica
- **Block 34 West Financial Impact Study,** prepared by urbanMetrics Inc.
- **Geomorphic Analysis**, prepared by Beacon Environmental
- **Environmental Impact Study (incl. Greenbelt Conformity Report),** prepared by Beacon Environmental
- **Geotechnical Investigation Report,** prepared by Soil Engineers Ltd.
- **Environmental Noise Feasibility Study (Block 34 West),** prepared by Valcoustics
- **Hydrogeological Assessment (incl. Water Balance Assessment),** prepared by R.J. Burnside
- **Master Environmental Servicing Plan,** prepared by SCS Consulting
- **Block 34 West Urban Design Guidelines,** prepared by John G. Williams & SBK
- **Architectural Guidelines**, prepared John G. Williams
- **Preliminary Arborist Report,** prepared by SBK
- **Transportation Impact Study (incl. Transportation Demand Management Plan),** prepared by LEA Consulting
- **Stage 1-2 Archaeological Assessment (Weston Real Estate),** prepared by Amick Consultants Ltd.
- **Stage 1 Archaeological Assessment (Cornice & Edenbrook),** prepared by Amick Consultants Ltd.
- **Stage 2 Archaeological Assessment (Cornice & Edenbrook),** prepared by Amick Consultants Ltd.
- **Phase One ESA (Weston Real Estate),** prepared by Soil Engineers Ltd.
- **Phase Two ESA (Weston Real Estate),** prepared by Soil Engineers Ltd.
- **Phase One ESA (Cornice et. al),** prepared by Soil Engineers Ltd.
- **Phase One ESA (Edenbrook),** prepared by Soil Engineers Ltd.

THANK YOU

Communication: C8
Committee of the Whole (PM)
February 28, 2023
Item #4

From: Clerks@vaughan.ca
To: Jacquelyn Gillis
Subject: FW: [External] Committee of the Whole Meeting - Feb 28, 2023, Item#4 : OP.22.017_Z.22.037_OP.22.018_Z.22.038_Z.22.039
Date: Monday, February 27, 2023 11:14:23 AM

-----Original Message-----
From: Vicki Testaguzza <[redacted]>
Sent: Monday, February 27, 2023 10:10 AM
To: Clerks@vaughan.ca
Cc: Christina Ciccone <Christina.Ciccone@vaughan.ca>
Subject: [External] Committee of the Whole Meeting - Feb 28, 2023, Item#4 : OP.22.017_Z.22.037_OP.22.018_Z.22.038_Z.22.039

Members of Committee,

My name is Pietro Andrisani and I am the owner of [redacted] Weston Road in the City of Vaughan. My property is located on the east side of Weston Road between Teston Road and Kirby Road.

The properties to the north and south of my lands are currently subject to applications for development as noted in the list below. Both applications are to be presented to the community at the February 28th 2023 Committee of the Whole Public meeting.

Property to the north: 11211 Weston Road, City File: OP.22.018, Z.22.038 & 19T-22V012.
Property to the south: 11091 Weston Road. City File: OP.22.017, Z.22.037 & 19T-22V011.

I understand that the lands north and south of my property will eventually be developed according to the policies of the secondary plan. That said, I do have interest in the development applications listed above in so far as they impact the future viability and configuration of development on my property. In that regard, both applications included drawings showing access points to Weston Road, internal road interconnections and a distribution of community features such as parkland. I was not consulted prior to these being drafted and have not yet had the opportunity to review them in depth. As such, I do not necessarily agree with the drawings as they relate to road patterns and location of community features on and around my property. I would further ask that any design on my property not be included in the next submission.

Accordingly, I would ask that Council and staff direct the applicants to further consult and coordinate with their neighbor's prior to future submission. Further, I would ask that I be kept appraised of future meetings and decisions with regard to these applications.

Respectfully,

Pietro Andrisani