

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – SEPTEMBER 12, 2023**COMMUNICATIONS**

<u>Distributed September 8, 2023</u>	<u>Item No.</u>
C1. Cristina Lotito-Infusino, Vaughan, dated August 24, 2023	2
C2. T K Thomas, Mediterra Drive, Woodbridge, dated August 24, 2023	2
C3. Julia Masciangelo, Woodbridge, dated August 23, 2023	2
C4. Michelle and Phil Simoes, Retreat Blvd., Woodbridge, dated August 26, 2023	2
<u>Distributed September 11, 2023</u>	
C5. Lynda, dated September 9, 2023	2
C6. Mona Lisa Francisco, Vaughan, dated August 26, 2023	2
C7. Paul and Mona Francisco, Orion Avenue, Vaughan, dated August 26, 2023	2
C8. Presentation Material	5
C9. Victor Lacaria, Weston Downs Ratepayers' Association, Blackburn Boulevard, Woodbridge, dated September 11, 2023	5
C10. Presentation Material	2
C11. Helen A. Mihailidi, Brattys LLP, Keele Street, Vaughan, dated September 11, 2023	1
<u>Distributed September 12, 2023</u>	
C12. Tim Sorochinsky, Millwood-Woodend Ratepayers' Association and Elvira Caria, Vellore Woods Ratepayers' Association, Vaughan, dated September 12, 2023	2
C13. Bernie DiVona, Pine Valley Village Community Association, Woodbridge, dated September 12, 2023	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.

Assunta Ferrante

From: Cristina Lotito
Sent: Thursday, August 24, 2023 9:42 AM
To: Clerks@vaughan.ca
Subject: [External] Notice of public meeting

Follow Up Flag: Follow up
Flag Status: Completed

**Communication C1.
Item No. 2
Committee of the Whole
(Public Meeting)
September 12, 2023**

Dear City of Vaughan

I'm writing to you on behalf of myself and many others within our neighbourhood.

We have recently received in the mail "A notice of public meeting committee of the whole" official plan amendment file OP.23.003 Zoning by law amendment file Z.23.005

As a resident and taxpayer of the area, I am concerned with this application/plan yet again. Myself and many others living within the neighbourhood do NOT wish this to pass.

When we first purchased our home (pre-construction), we asked what vacant land on Sibella Way would be. We were told numerous times that it would be a commercial plaza. As per site plan, that is exactly what it indicates. Please see attached.

Myself and many others are concerned that a mixed 2-9 storey buildings connected by 3rd, 4th and 5th storeys at the corner of Major Mackenzie and Fossil Hill will cause:

- more traffic congestion than there already is.
- The safety of the students going to school across the street
- a complete eyesore when we look out our windows with these buildings hovering over houses.
- Take away the natural sunlight and beauty of the neighborhood.
- Too many high rises going up in one small area.

The residents here are very unhappy with this plan - yet again, to try build high rises already in a congested area.

Thank you kindly,

Cristina Lotito-Infusino

COMMUNITY PL...

- Quality Finishes*
- EnerGuide energy rating on each home.
 - Oversized "EnergyStar Zone C" low maintenance vinyl casement windows with low E argon gas sealant.

ROYAL PINE HOMES



MAJOR MACKENZIE DRIVE

FUTURE COMMERCIAL

VELLORE AVENUE

VIA TOSCANA

ALEXIE WAY

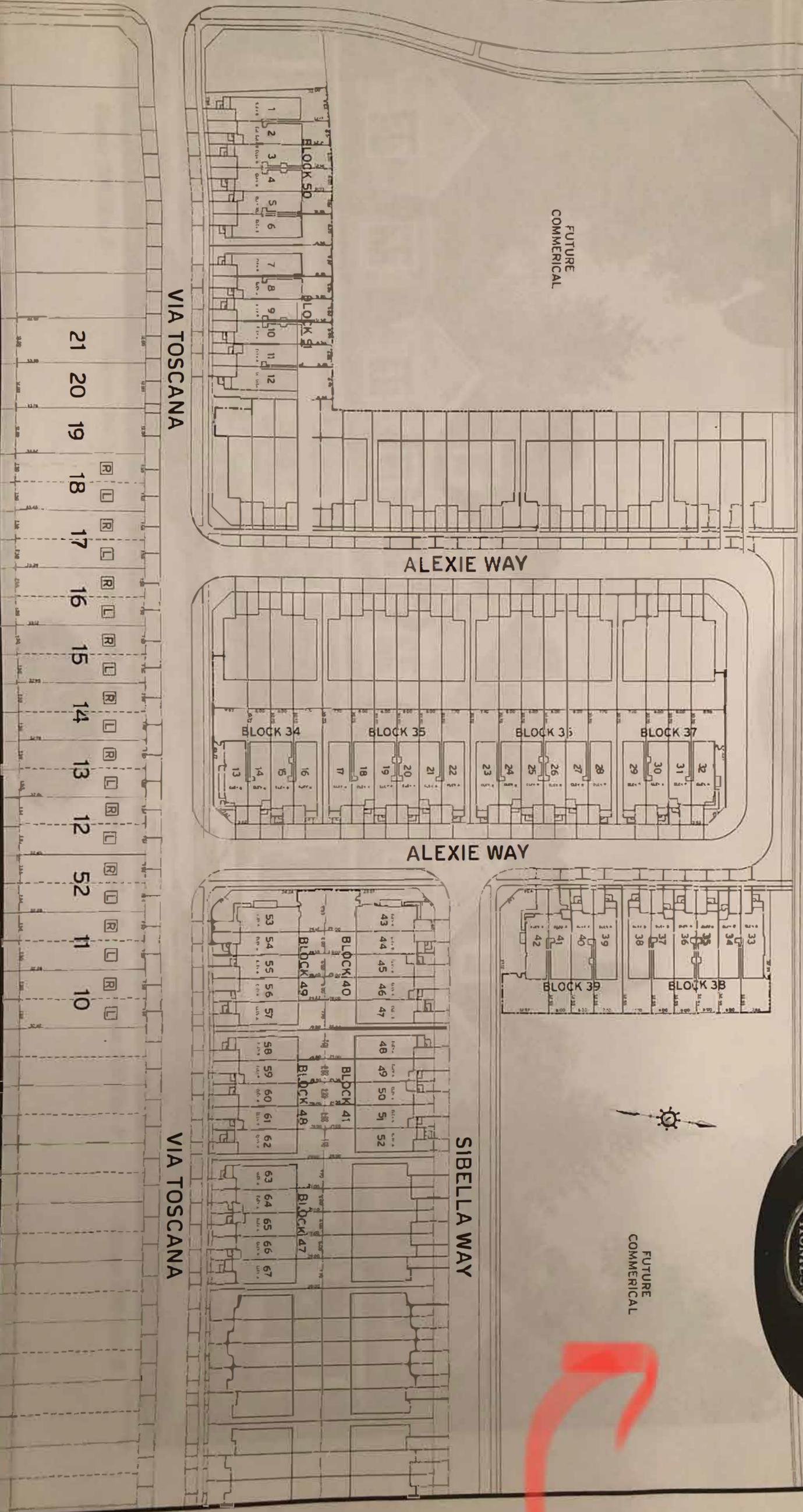
ALEXIE WAY

SIBELLA WAY

FUTURE COMMERCIAL

VIA TOSCANA

21 20 19 18 17 16 15 14 13 12 52 11 10



ARTIST'S CONCEPT MAP NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE. E. & O.E.

THE SITE PLAN

VILLAGE

Ask sales representatives for details. May be for a limited time only.

**Communication C2.
Item No. 2
Committee of the Whole
(Public Meeting)
September 12, 2023**

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] 10,069 Weston Rd & part 15, Plan 65R-37024V
Date: Thursday, August 24, 2023 11:16:21 AM

From: Ramon Thomas [REDACTED]
Sent: Thursday, August 24, 2023 10:55 AM
To: Clerks@vaughan.ca
Subject: [External] 10,069 Weston Rd & part 15, Plan 65R-37024V

I am writing in regards to the letter i received from the city regarding the application by Ikore for constuction in the above mentioned land. As a resident of this ward for last 12 years I have noticed how busy the traffic, schools, shopping and medical offices have become in the area. During working days it is a nightmare to get from our home to Hwy 400 which is a 1 Km trip. Also shopping on weekends have long lineups and less items in shelves. Schools are overcrowded and attention to students are less. With all these reasons i would say i oppose this building. Let me know if you need more information.

T K Thomas
[REDACTED] Mediterra Drive, Woodbridge, ON
[REDACTED]

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Official plan amendment file OP.23.003 Zoning bylaw amendment Z.23.005
Date: Monday, August 28, 2023 8:19:54 AM

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

From: Julia [REDACTED]
Sent: Friday, August 25, 2023 8:12 PM
To: Clerks@vaughan.ca
Subject: [External] Official plan amendment file OP.23.003 Zoning bylaw amendment Z.23.005

I am writing to contest these 2 buildings. They will create even more traffic and congestion on the streets. I believe homes would be a better idea. People have a home to live in and we don't over populate an area which has been seeing an influx of crime. I don't feel safe in my own neighbourhood anymore. I have been in Woodbridge since 1986 and it is no longer a great place to raise a family.

Julia Masciangelo

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Opposition to OP.23.003 and Z.23.005
Date: Monday, August 28, 2023 9:13:47 AM

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

From: Michelle [REDACTED]
Sent: Saturday, August 26, 2023 9:44 AM
To: Clerks@vaughan.ca
Subject: [External] Opposition to OP.23.003 and Z.23.005

To whom it may concern,

We are writing this letter in strong opposition of the 2, 9-stores buildings proposed at 10069 Weston Road.

It is unacceptable to introduce these high rise dwellings into this community and will affect the safety and integrity of our beautiful community.

Do not proceed with this development and preserve our community.

Michelle and Phil Simoes
[REDACTED] Retreat Blvd
Woodbridge, ON

Sent from my iPhone

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] RE: Official Plan Amendment File OP.23.003
Date: Monday, September 11, 2023 8:48:53 AM

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

From: [REDACTED]
Sent: Saturday, September 09, 2023 8:11 PM
To: Clerks@vaughan.ca
Subject: [External] RE: Official Plan Amendment File OP.23.003

Hello Office of the City Clerk,

I am writing with regard to the proposal by Ikore (Major Weston) Ltd pertaining to the following:

Official Plan Amendment File: OP.23.003
Zoning By-law Amendment File: Z.23.005

Reasons opposing the proposal:

- population density and increase in population (from adding 460 residential apartments) without lack of infrastructure to support. For example, roads, public transit (YRT bus service is not very frequent, lack of parking at Maple Go station. Before the Rutherford Go station parking structure was built there was a lack of parking and the new parking structure arguably is filling the previous void and insufficient to service current capacity). Multi-unit buildings already being built at Jane and Rutherford. Eg. I have had to drive to another city (Toronto) to park and commute to work due to lack of parking at the Vaughan Go stations.
- current traffic congestion exacerbated if population were to increase by the proposed number of residential units. Examples of congestion already evidenced on Rutherford (eg. between Weston Road and Dufferin Street) and on Highway 7 (eg., between Weston Road and Keele Street). Coincidentally there are multi-unit condo buildings at Jane/Rutherford and Jane/Highway 7, and currently more being built at Jane/Rutherford.
- air pollution resulting from traffic congestion.
- the above resulting in increased stress and diminished quality of life for current citizens of Vaughan.
- unclear what benefits there would be for current citizens of Vaughan; however the land developer/builder appears to benefit most from this proposal.

Your consideration is greatly appreciated.

Kindest Regards,
Lynda

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: Communication for Item 2, September 12, 2023 Public Meeting - Files OP.23.003 and Z.23.005
Date: Monday, September 11, 2023 9:48:16 AM

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

From: Judy Jeffers <Judy.Jeffers@vaughan.ca>
Sent: Monday, September 11, 2023 9:41 AM
To: Clerks@vaughan.ca
Subject: Communication for Item 2, September 12, 2023 Public Meeting - Files OP.23.003 and Z.23.005

Please add as a Communication for Item 2, September 12, 2023 Public Meeting - Files OP.23.003 and Z.23.005.

Regards,

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

From: Mona Lisa Francisco [REDACTED]
Sent: Saturday, August 26, 2023 8:24 AM
To: Service Vaughan - VOL <Service@vaughan.ca>
Subject: [External] OP.23.003 Z.23.005

Hello,

I am a resident in this area. Right now, it is congested within the neighborhood. Exiting the 400 going Major Mac is already traffic. This high density residential is more convenient in Hwy 7 where public transportation is accessible.

Thank you.

Mona Lisa Francisco

**Communication C7.
Item No. 2
Committee of the Whole
(Public Meeting)
September 12, 2023**

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: Communication for Item 2, September 12, 2023 Public Meeting - Files OP.23.003 and Z.23.005
Date: Monday, September 11, 2023 9:48:19 AM

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

From: Judy Jeffers <Judy.Jeffers@vaughan.ca>
Sent: Monday, September 11, 2023 9:46 AM
To: Clerks@vaughan.ca
Subject: Communication for Item 2, September 12, 2023 Public Meeting - Files OP.23.003 and Z.23.005

Please add as a Communication for Item 2, September 12, 2023 Public Meeting - Files OP.23.003 and Z.23.005.

Regards,

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

From: (null) Francisco [REDACTED]
Sent: Saturday, August 26, 2023 7:44 AM
To: Service Vaughan - VOL <Service@vaughan.ca>
Subject: [External] OP.23.003 & Z.23.005

To whom it may concern,

Please do not approve this plan in our neighbourhood.

Let them build this project in hiway 7. MVC.

Major Mac is already congested as it is and creating a high density housing will make it even worst.

Regards,

Paul and Mona Francisco
[REDACTED] Orion Ave
[REDACTED]

Sent from my iPad

Community Infrastructure and Housing Accelerator (CIHA) Request

661 & 681 Chrislea Road

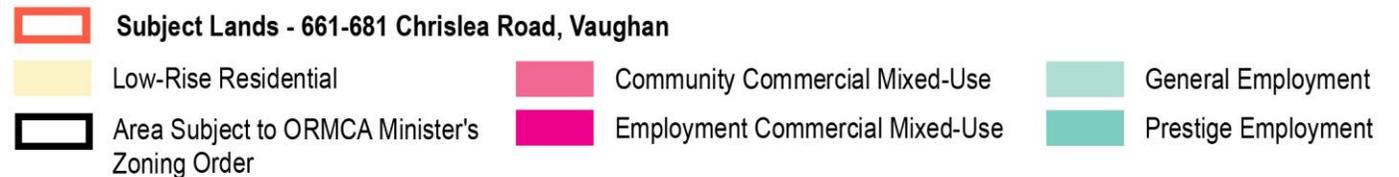
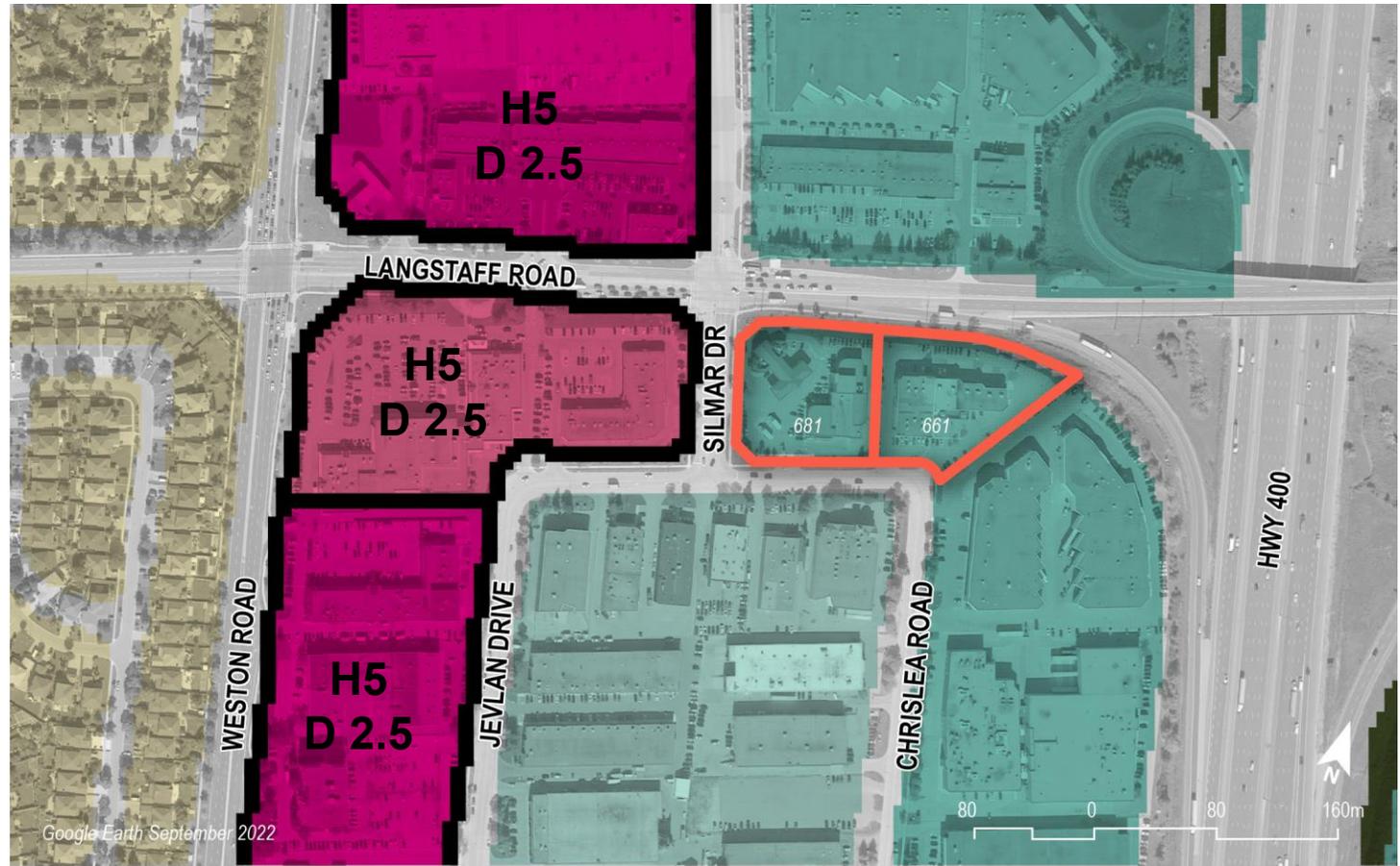
CIHA.23.002

September 12th 2023 Statutory Public Meeting



Communication C8.
Item No. 5
Committee of the Whole
(Public Meeting)
September 12, 2023

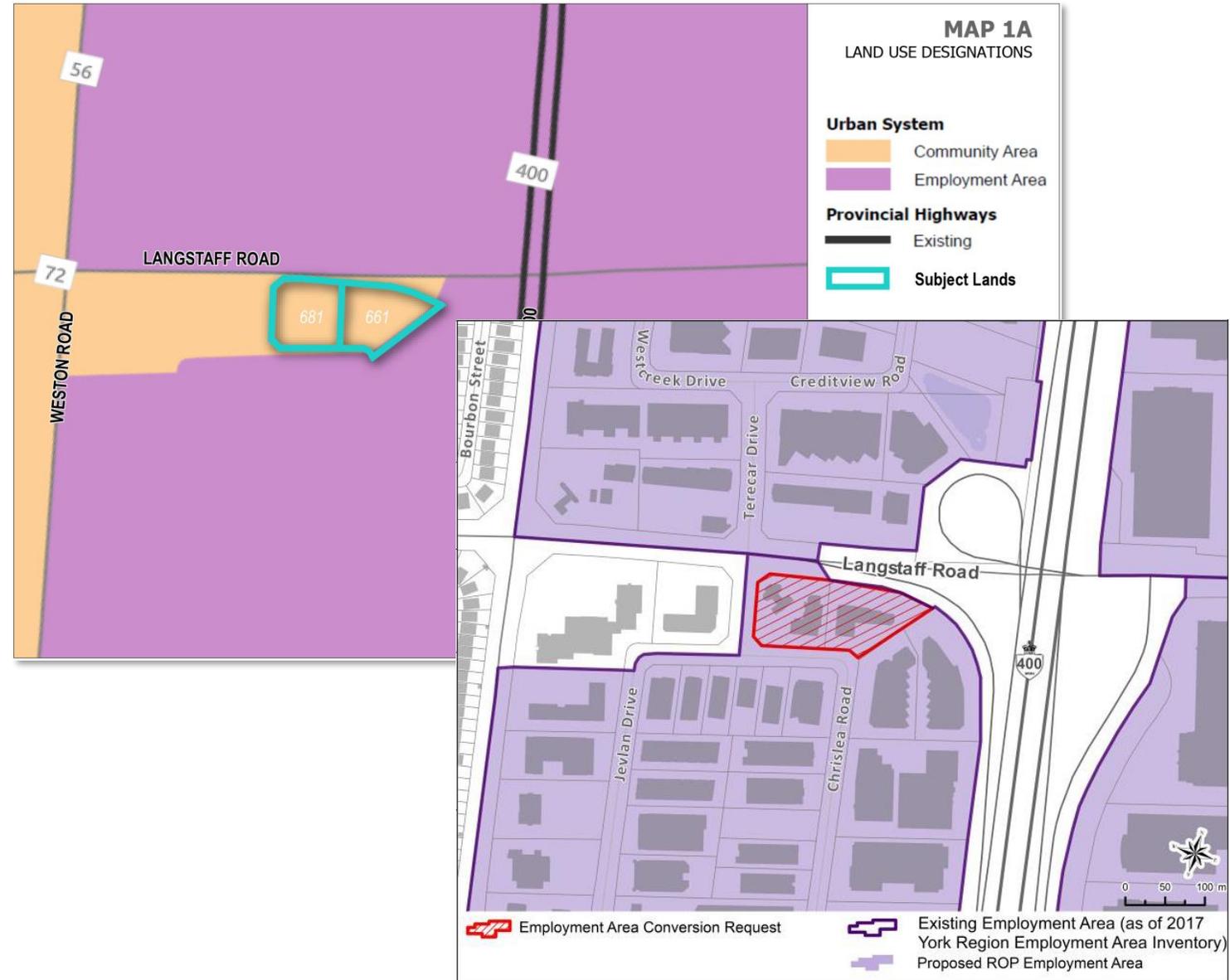
- Located at the south-east corner of Langstaff Road and Silmar Drive
- Surrounded by Commercial and Business Park uses
- Commercial Mixed Use Designations on Weston Road
- Hwy 400 located immediately east



Planning Context – York Region OP

York Region Ministerial Approved OP – Map 1A (November 2022)

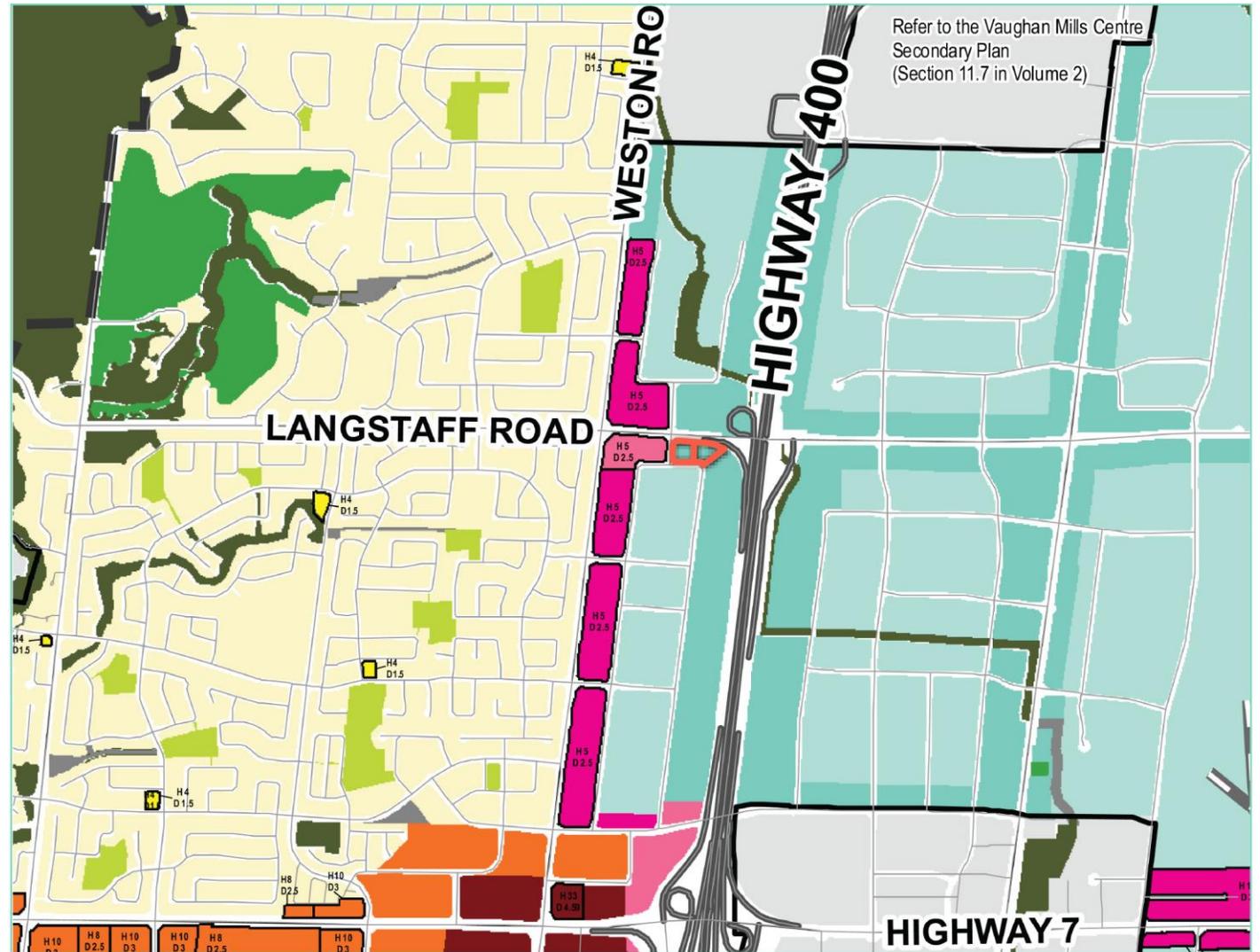
- York Region Council approved the redesignation of the Subject Lands from “Employment Area” to “Community Area” on October 20, 2020.
- The redesignation is incorporated in the approved 2022 York Region Official Plan.
- Community Area Designation allows for residential uses.
- Lands to west are also designated as Community Area, and are anticipated to be redeveloped in the future for residential uses.



- **Subject Lands designated as “Employment Area” and “Prestige Employment” within Vaughan OP (2010).**
- **Vaughan OP Designation is not in conformity with the Regional OP Designation, which permits residential uses.**
- **Modest intensification anticipated for surrounding area; 5 storeys on Weston Road and up to 12 storeys in General/Prestige Employment Areas.**

	Subject Lands		Community Commercial Mixed-Use
	Natural Areas		Employment Commercial Mixed-Use
	Parks		General Employment
	Private Open Spaces		Prestige Employment
	Low-Rise Residential		Lands Subject to Secondary Plans or Particular Area Specific Plans ¹
	Low-Rise Mixed-Use		Roads
	Mid-Rise Residential		Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
	Mid-Rise Mixed-Use		Natural Core Area
	High-Rise Mixed-Use		Area Subject to ORMCA Minister's Zoning Order

Vaughan OP – Schedule 13



Purpose of CIHA

- **The CIHA tool was implemented under Bill 109, *More Homes for Everyone Act*, 2022, which received Royal Assent on April 13, 2022.**
- **CIHAs allow municipalities to submit requests to the Ministry of Municipal Affairs and Housing for the issuance of a zoning order on a site.**
- **CIHA Orders are intended to provide an accelerated approval pathway for development proposals.**

Proposed CIHA

- **From Service Commercial Zone to High Rise Mixed Use Zone, which will permit residential uses.**
- **Includes Site Specific Regulations.**
- **Includes Proposed (H) – Holding Provisions for:**
 - **Reports/Materials provided at Site Plan are to be prepared to the satisfaction of the City of Vaughan.**
 - **Community Benefits Charges are to be determined to the satisfaction of the City of Vaughan.**

Proposed Development

- **1.34 ha Gross Developable Area.**
- **14m MTO setback from Langstaff Road (0.30 ha).**
- **4 towers, 32-35 storeys tall.**
- **1,488 Total Units.**
- **6.34 FSI**
- **Approx. 2,840 persons and 8 jobs.**
- **2,126 persons and jobs/ha.**
- **6,000 m² of Amenity Space.**
 - **3,000 m² indoor & 3,000 m² outside**
- **300 m² of commercial space.**
- **1,514 parking spaces (1.02 space/unit)**
- **1,300 m² (0.13 ha) POPs.**



Proposed Amenities

Ground Level Plan

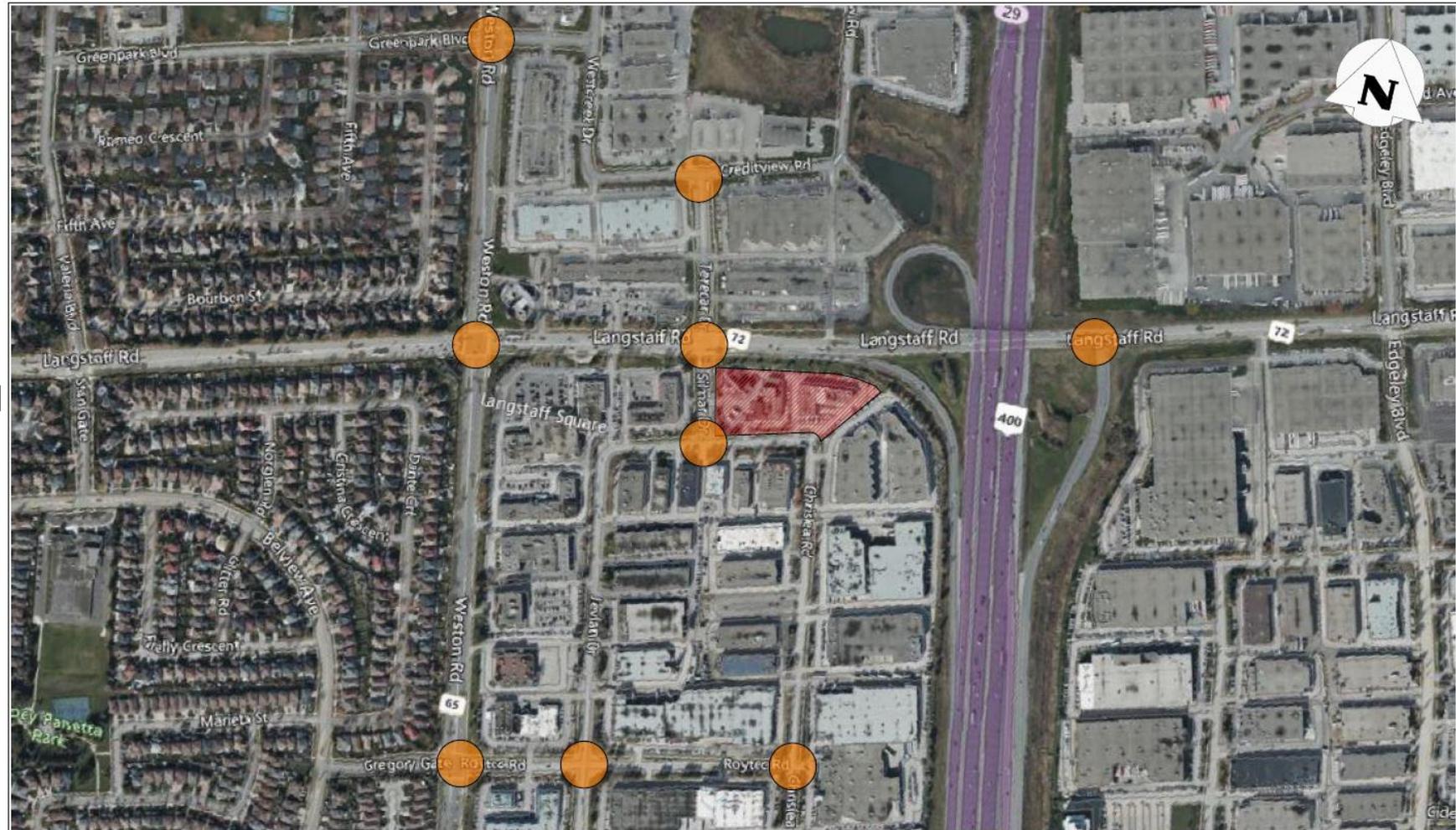


Proposed Amenities

Podium Plan



- 2 vehicular accesses proposed to site from Chrislea Road.
- 1,514 parking spaces
 - 1,210 residential
 - 304 visitor
 - = 1.02 spaces/unit
- Langstaff Road & Weston Road intersections are forecast to operate at similar Levels of Service.
- Recommended that a traffic signal be implemented at Silmar Drive & Chrislea Road intersection.



NOTE:
 1. THIS FIGURE IS FOR SCHEMATIC PURPOSES ONLY & IS NOT TO BE SCALED.
 2. THERE ARE ADDITIONAL STUDY INTERSECTIONS SOUTH OF THIS FIGURE.

	SITE LOCATION		STUDY INTERSECTION
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661 & 681 CHRISLEA ROAD
 CITY OF VAUGHAN
 STUDY INTERSECTIONS

	211 VINCENNE STREET SUITE 600 TORONTO, ONTARIO M5G 1K4 WWW.CROZIER.COM
DATE: 10/18/2023	TEL: 416-248-6735
PROJECT: 2481-6735	FIG. 1

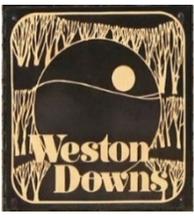
Community Infrastructure and Housing Accelerator (CIHA) Request

661 & 681 Chrislea Road

CIHA.23.002

September 12th 2023 Statutory Public Meeting





WESTON DOWNS RATEPAYERS ASSOCIATION

Blackburn Blvd., Woodbridge, Ontario, [REDACTED]
[REDACTED] www.westondownra.ca

**Communication C9.
Item No. 5
Committee of the Whole
(Public Meeting)
September 12, 2023**

September 11, 2023

Mayor and Members of Council
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

**RE: Item No. 5: BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD.
CIHA.23.002 - 661 AND 681 CHRISLEA ROAD,**

Dear Mayor and Members of Council,

I stand before you this evening to express my deep concerns regarding the pending decision to grant a Community Housing and Infrastructure Accelerator application to Batticorp Holdings (Vaughan) Ltd. and Batticorp II Holdings (Vaughan) Ltd. This application, if approved, could have far-reaching consequences for our community, and I strongly urge the council to consider deferring the decision for a more comprehensive review.

The Community Housing and Infrastructure Accelerator program, as outlined by the Ontario government, is meant to accelerate the development of affordable housing and essential infrastructure in our communities. While this is a commendable goal, it is crucial that we ensure that such projects align with the values, needs, and aspirations of our city.

My concerns, along with those of many other concerned citizens, stem from a lack of transparency and information surrounding Batticorp Holdings (Vaughan) Ltd. and Batticorp II Holdings (Vaughan) Ltd. The community deserves a clearer understanding of these entities, their track record, and their intentions with this project. A more thorough review is essential to provide us with the necessary information to make an informed decision.

Furthermore, it is important to assess the potential impact of this project on our city. How will it affect our infrastructure, traffic, and overall quality of life for residents? These questions require careful examination, and we need to ensure that all relevant stakeholders, including residents and community groups, have a voice in this process.

Another concern is the potential displacement of existing residents and businesses in the proposed project area. We must prioritize the well-being of our current residents and businesses, and any project that could result in displacement should be rigorously evaluated for its social and economic impact.

Additionally, it is crucial that we consider the environmental impact of this project, especially in an era when sustainability and climate resilience are paramount. How will this development align with our city's environmental goals and initiatives? This question remains unanswered, and further investigation is required.

In conclusion, while the Community Housing and Infrastructure Accelerator program is a promising initiative, it is imperative that we exercise due diligence and transparency in our decision-making process. I respectfully request that the council defers the decision on granting the application to Batticorp Holdings (Vaughan) Ltd. and Batticorp II Holdings (Vaughan) Ltd. to allow for a more comprehensive review that involves all stakeholders, ensuring that our city's interests and values are protected. Thank you for your time and consideration of this important matter.

Together, we can make informed decisions that benefit our community now and in the future. Thank you for your time and consideration.

Yours sincerely,

Weston Downs Ratepayers Association

Per:

Victor Lacia

Co-president, Weston Downs Ratepayers Association

10069 Weston Road, Vaughan

iKORE Developments Limited.

Communication C10.
Item No. 2
Committee of the Whole
(Public Meeting)
September 12, 2023



PUBLIC MEETING
September 12 2023

HUMPHRIES PLANNING GROUP INC.
OP.23.003, Z.23.005 & DA.23.019

SITE & SURROUNDING CONTEXT

Location:
10069 Weston Road, Vaughan

Site Area:
2.19 acres (8,896.21 sq.m.)

Existing Uses:
The site is currently occupied by a 1-storey single detached dwelling

Lot Frontage:
~ 42.72 m – Weston Road
~ 185.023 – Thule Street



(Subject Site —)

Figure 1: Outlined Aerial (York Maps, 2023)



(Subject Site —)

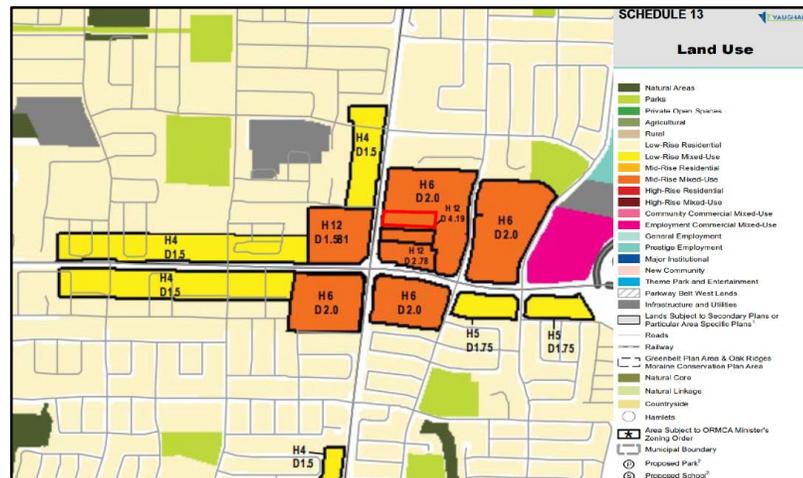
Figure 2: Context Map (York Maps, 2023)

POLICY FRAMEWORK

CITY OF VAUGHAN OFFICIAL PLAN, within the Vellore Village District

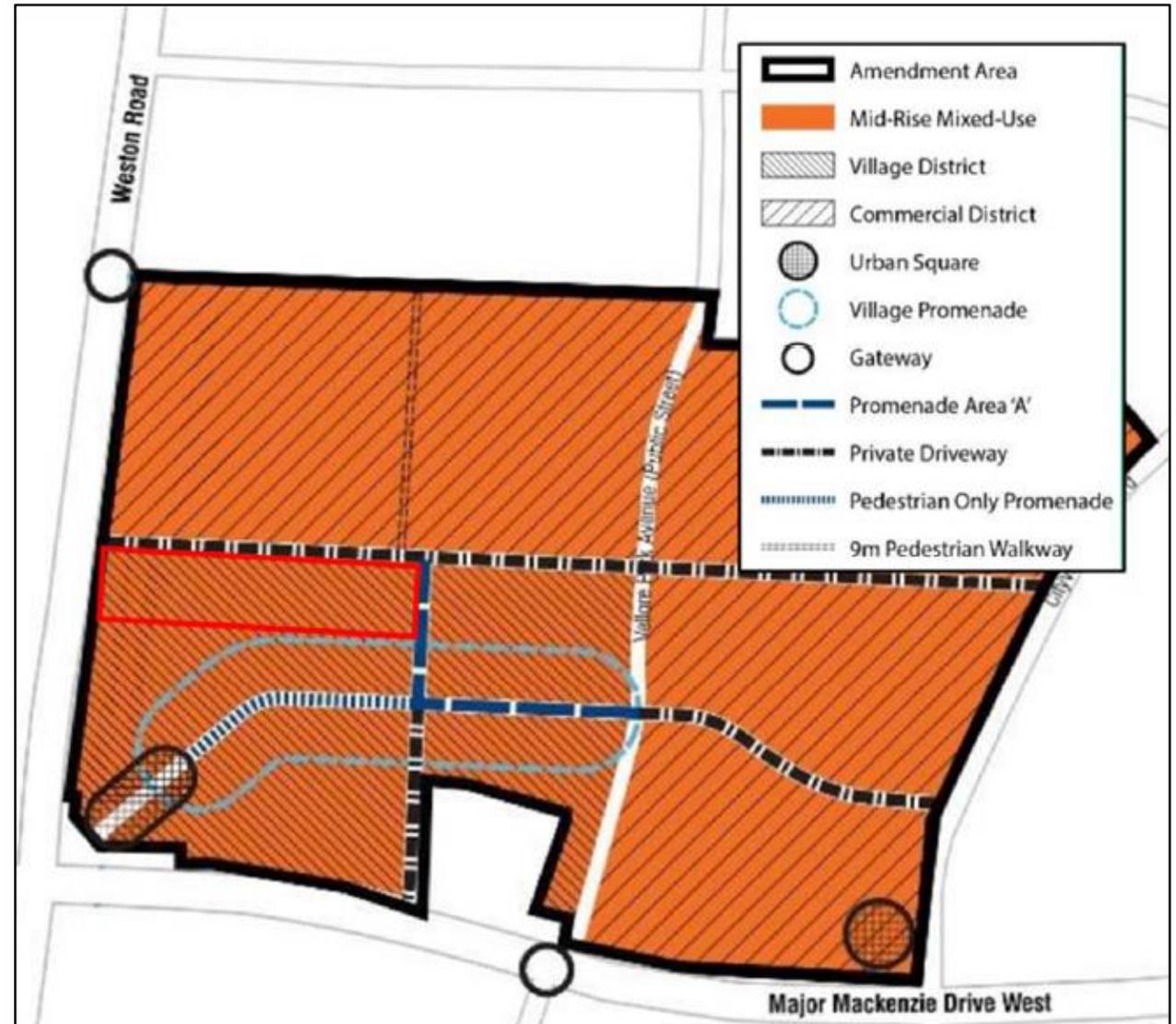
Schedule 13

- The Land Use Map designates the Subject Site as Mid-Rise Mixed-Use on Schedule 13 of Vaughan's OP
- The OPA seeks to amend the permitted maximum height from 6-storeys to 9-storeys, and maximum FSI from 2.0 times the area of the lot, to 3.71.



(Subject Site —)

Figure 3: Schedule 13 – VOP



(Subject Site —)

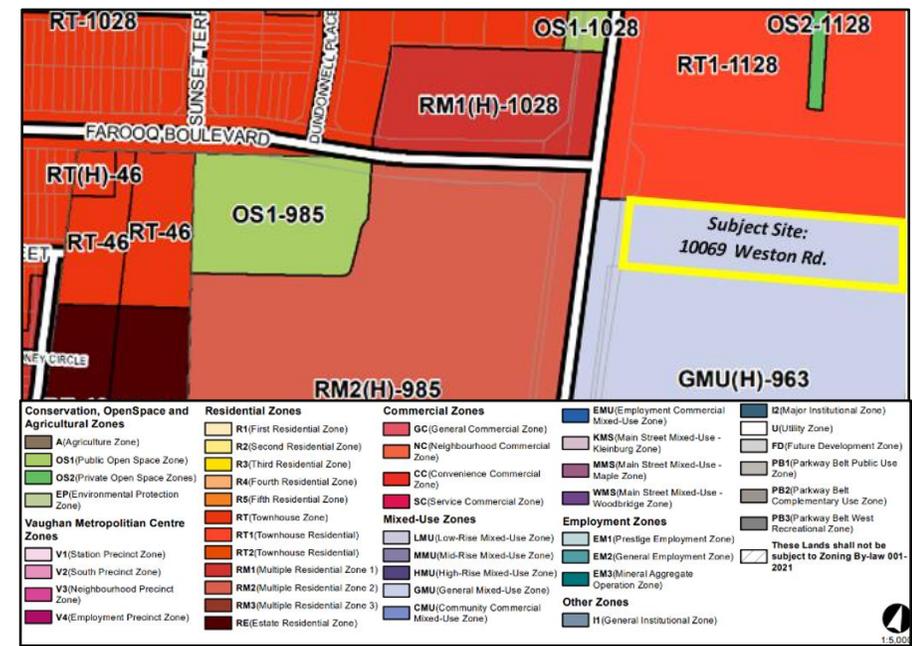
Figure 4: Subject Site Within *Vellore Village District* – Map 12.6.A- Chapter 12, VOP

POLICY FRAMEWORK

ZONING

City of Vaughan Zoning By-law 001-2021

- The Subject Site is currently zoned as ‘GMU(H) – General Mixed-Use Zone’, subject to site specific exception 963.
- **The ZBA seeks to rezone the current ‘GMU(H) Zone to ‘RM2 – Multiple Unit Residential’ category to permit mid-rise residential uses as proposed.**



(Subject Site)

Figure 5: City of Vaughan ZBL 001-2021 – Map 163

City of Vaughan Zoning By-law 1-88

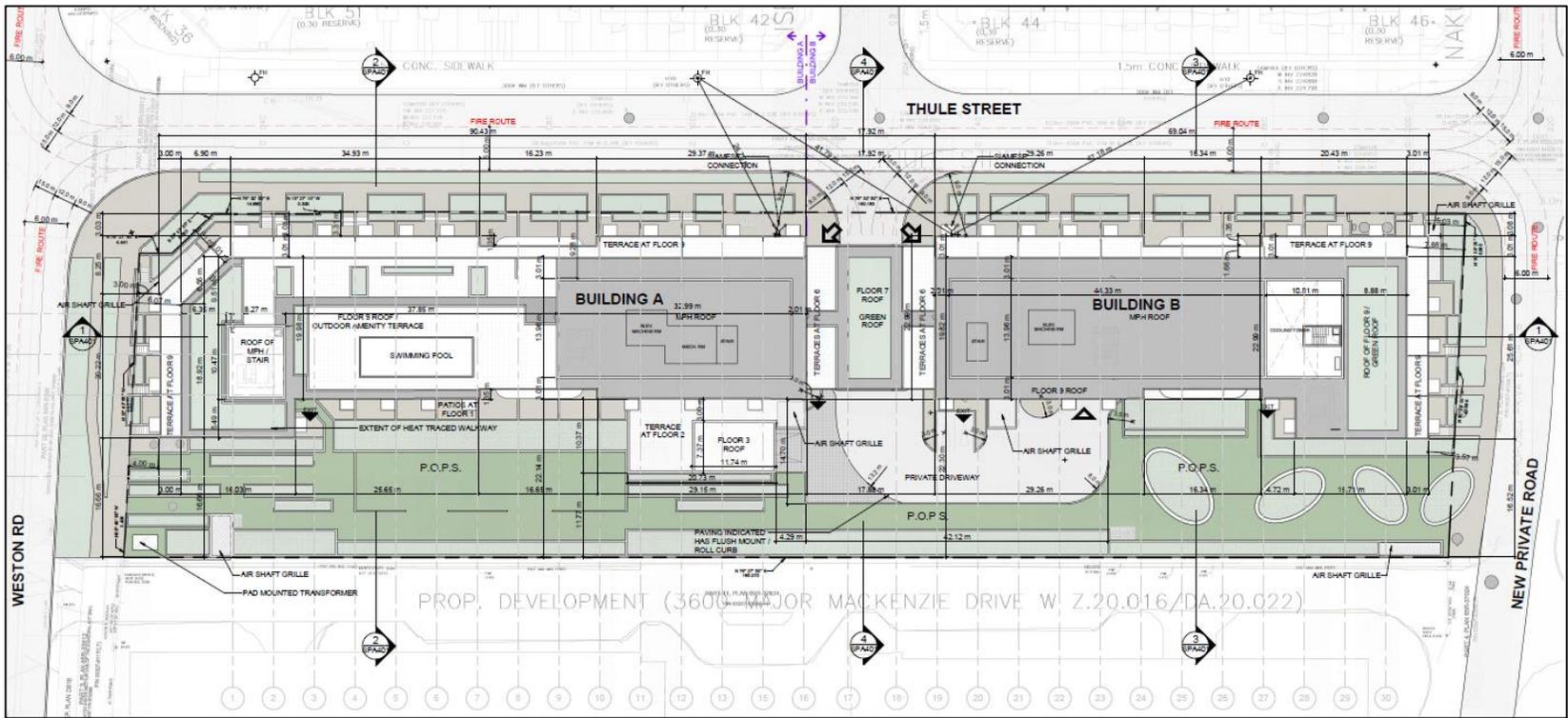
- The Subject Site is zoned as ‘C5(H)’ – Community Commercial Zone, with a Holding Symbol, and site-specific exception 9(1327).
- Due to the OLT decision regarding the City of Vaughan ZBL 001-2021, a draft by-law amendment to ZBL 1-88 is not required, as the subject lands are not under appeal.



(Subject Site)

Figure 6: City of Vaughan ZBL 1-88 – Map 5E

DEVELOPMENT PROPOSAL: SITE PLAN & STATISTICS



(Landscaped Areas)

Figure 7: Proposed Site Plan

DEVELOPMENT SUMMARY

	PROPOSED
Site Area	8,896.21 sq.m
Total GFA	33,755.2 sq. m
Number of Buildings	Two (2) apartment buildings, connected at 3 rd story connector.
Building Height	Both buildings nine (9) storeys
F.S.I	3.79
Lot Coverage	45.5%
Lot Frontage	~ 42.72 m – Weston Road ~ 185.023 – Thule Street

UNDEGROUND/PARKING

	PROPOSED
Total Vehicular Parking Spaces	469
Breakdown	14 accessible parking spaces 377 residential parking spaces 92 visitor parking spaces
Total Bicycle Parking Spaces	276
Breakdown	230 long term bicycle parking spaces 46 short term bicycle parking spaces

FLOOR PLATES

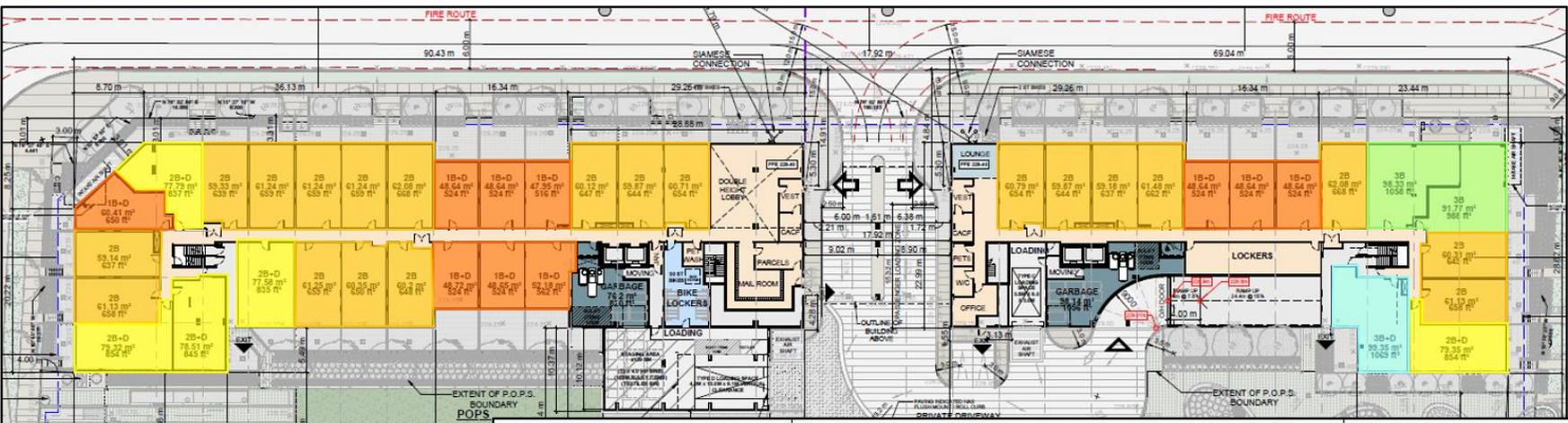


Figure 8: First Floor Unit Breakdown

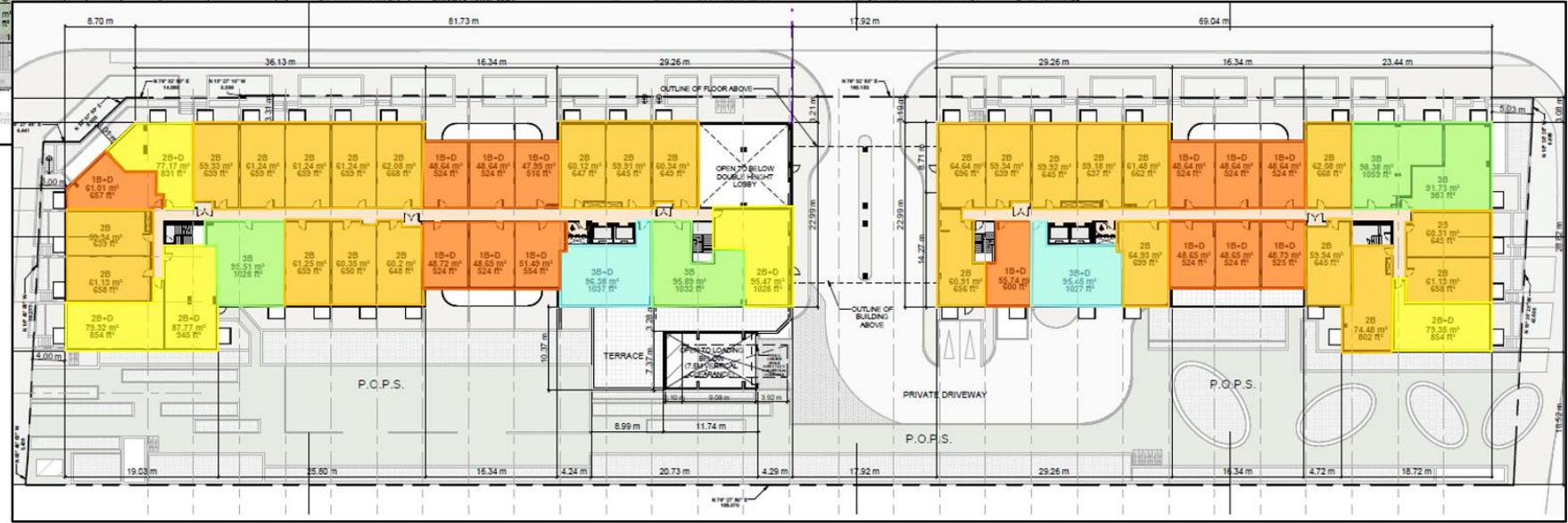


Figure 9: Second Floor Unit Breakdown

Unit Breakdown	Unit Mix	
Total Units (Building A + B)	461 Units	100%
1 Bedroom	4	0.867%
1 Bedroom + Den	143	31.01%
2 Bedrooms	222	48.15%
2 Bedrooms + Den	37	8.02%
3 Bedrooms	26	5.63%
3 Bedrooms + Den	29	6.29%

FLOOR PLATES

Unit Breakdown	Unit Mix	
Total Units (Building A + B)	461 Units	100%
1 Bedroom	4	0.867%
1 Bedroom + Den	143	31.01%
2 Bedrooms	222	48.15%
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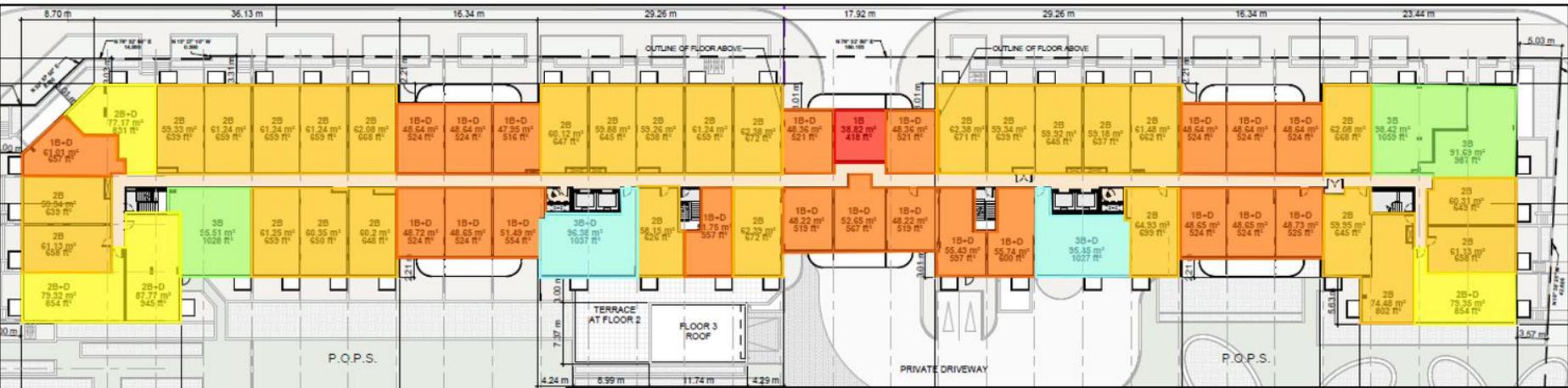


Figure 10: Third Floor – Fifth Floor Unit Breakdown



Figure 11: Sixth Floor Unit Breakdown

FLOOR PLATES

Unit Breakdown	Unit Mix	
Total Units (Building A + B)	461 Units	100%
1 Bedroom	4	0.867%
1 Bedroom + Den	143	31.01%
2 Bedrooms	222	48.15%
2 Bedrooms + Den	37	8.02%
3 Bedrooms	26	5.63%
3 Bedrooms + Den	29	6.29%

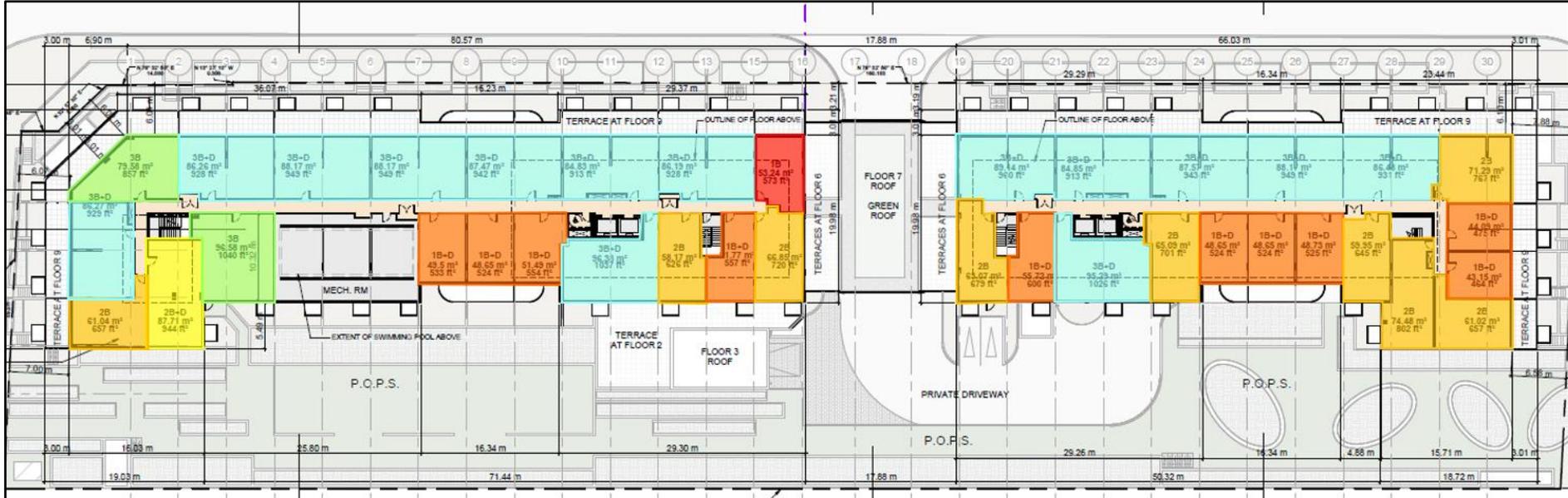


Figure 12: Ninth Floor Unit Breakdown

PROPOSED AMENITY AREAS

Indoor Amenity Area: 742.3 sq.m.

Total Amenity Space (Indoor + Outdoor Amenities): 3,735.1 sq.m.

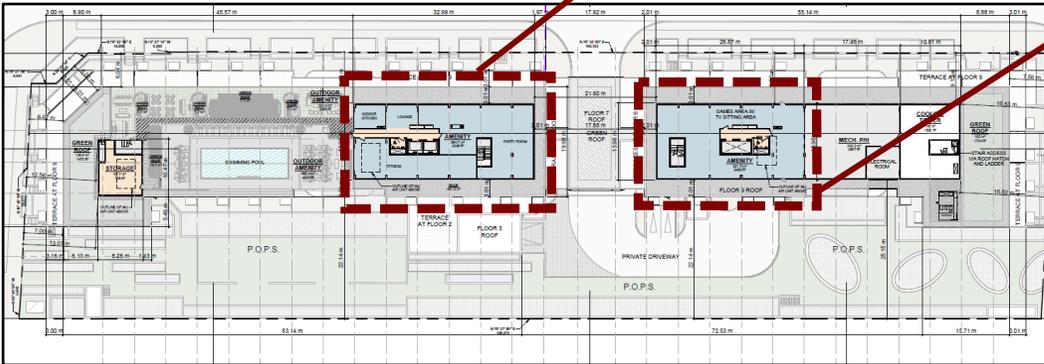
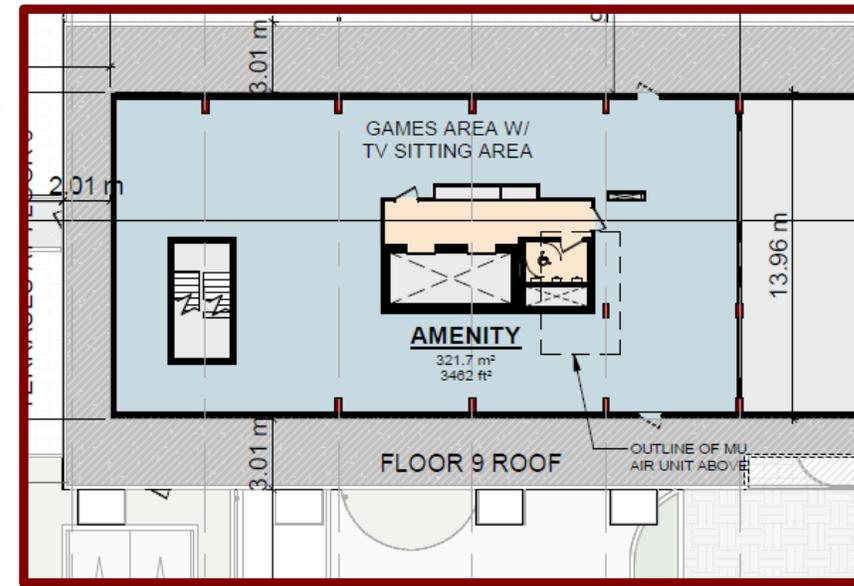
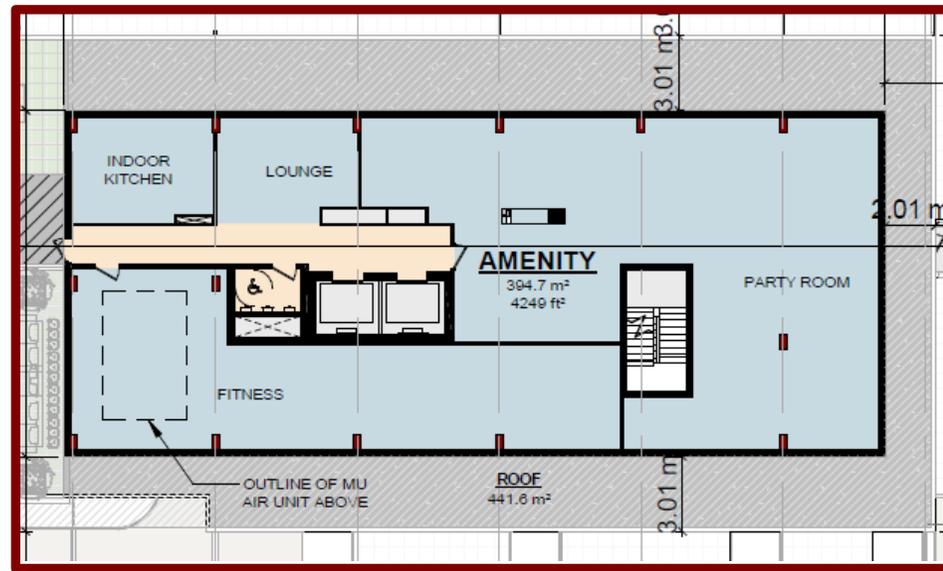


Figure 13: Floor Nine

PROPOSED AMENITY AREAS

Outdoor Amenity Area: 2,992.8 sq.m.

Total Amenity Space (Indoor + Outdoor Amenities): 3,735.1 sq.m.

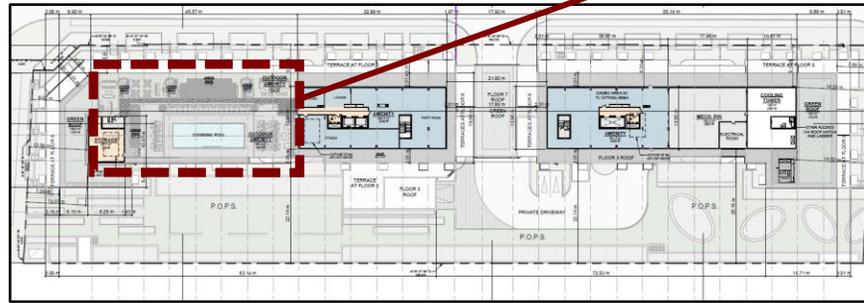


Figure 14: Floor 9 Amenity

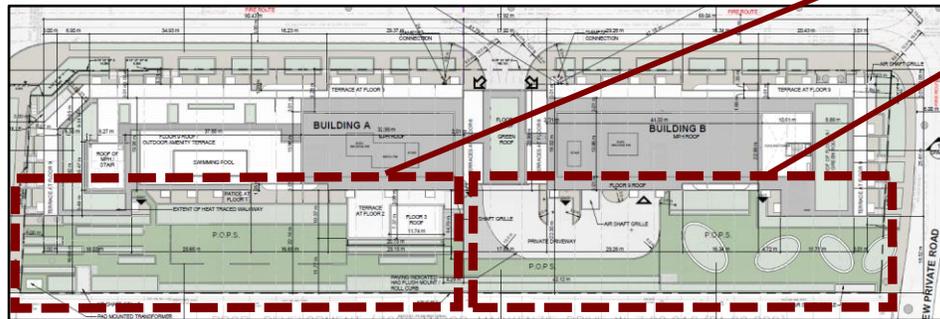
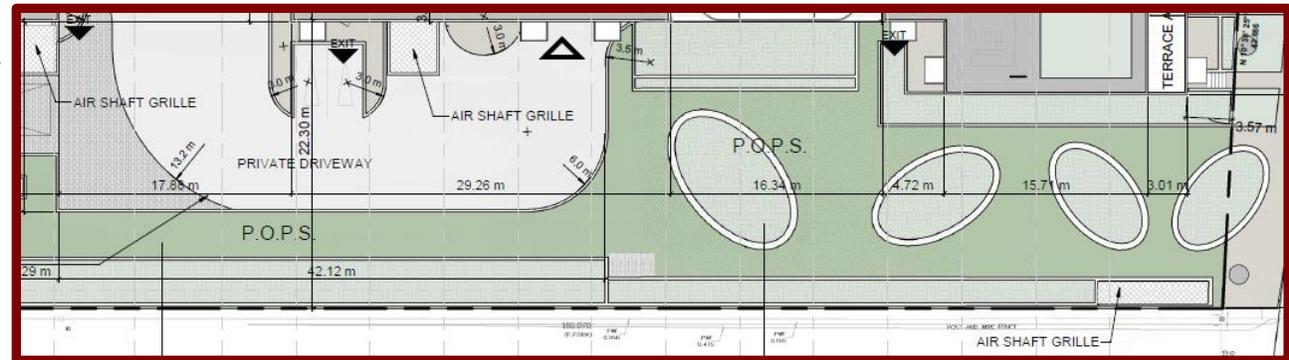
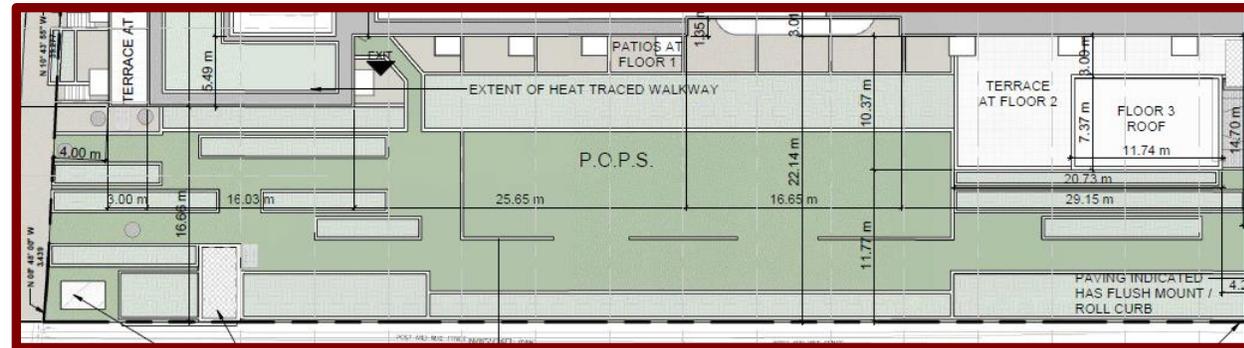
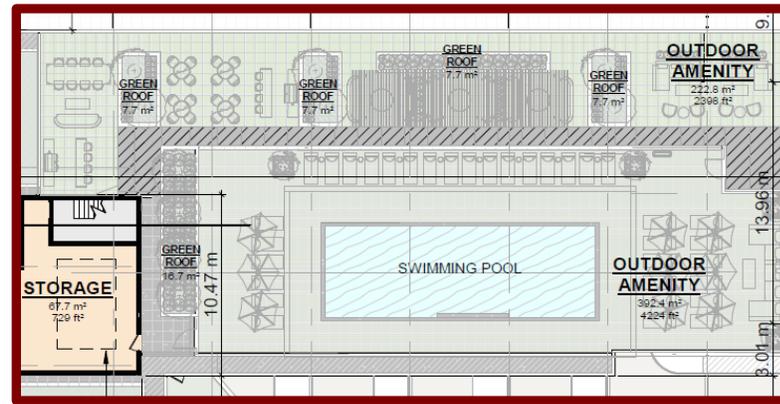


Figure 14: Ground Floor

BALCONIES/TERRANCES/ PATIO

North Perspective



BALCONIES/TERRANCES/ PATIO

South Perspectives

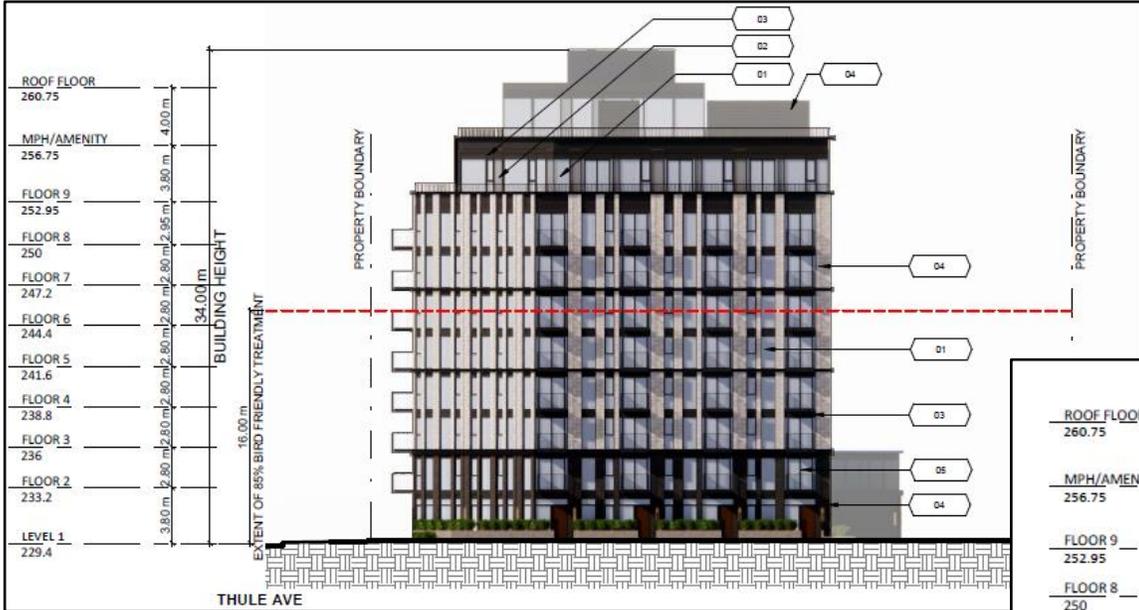


Site Entrance



DEVELOPMENT PROPOSAL ELEVATIONS

West Elevation Building 'A'



East Elevation Building 'B'



DEVELOPMENT PROPOSAL ELEVATIONS

North Elevation Building 'A' & 'B'



South Elevation Building 'A' & 'B'



STUDIES COMPLETED

- **Planning Justification & Urban Design Report**, prepared by HPGI in April 2023
- **Community Services and Facilities Impact Study**, prepared by HPGI in February 2023
- **Archeological Stage 1 and 2 Assessment**, prepared by Irvin Heritage on August 25, 2022
- **Pedestrian Level Wind Study**, prepared by Gradient Wind on February 9, 2023
- **Noise and Vibration Report**, prepared by Valcoustics Canada Ltd. on March 17, 2023
- **Transportation Impact Study**, prepared by LEA Consulting in February 2023
- **Tree Inventory and Preservation Plan Report**, prepared by Kuntz Forestry on October 12, 2022
- **Functional Servicing & Stormwater Management Report**, prepared by Masongsong Associates in April 2023
- **Hydrogeological Analysis including a Water Balance**, prepared by EXP on April 18-26, 2023
- **Geotechnical Investigation Report**, prepared by EXP on April 18, 2023
- **Phase II Environmental Site Assessment**, prepared by EXP on October 11, 2022
- **Shadow Impact Study**, prepared by Turner Fleischer on March 21, 2023

THANK YOU



PLEASE REFER TO:
Helen Mihailidi (Ext: 277)
Email: hmihailidi@bratty.com
Assistant: Alexandria Cuba (Ext. 266)
Email: acuba@bratty.com

September 11, 2023

DELIVERED VIA EMAIL AND REGULAR MAIL

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Nancy Tuckett, Director of Development Planning

Dear Madam:

RE: COSTCO WHOLESALE CORPORATION
AND RE: 55, 99, 100, and 111 Line Drive (vicinity of Line Drive and Langstaff Road) – Zoning
By-Law Amendment File Z.23.011
AND RE: BLOCK 59 WEST LANDOWNERS GROUP INC.

We act on behalf of Block 59 West Landowners Group Inc., being the Trustee acting on behalf of the Block 59 West Landowners Group (the "Block 59W LOG") within the Block 59 West Development Area, which is located within the larger Block 59 Development Area in the City of Vaughan.

We are writing to advise the City that the above-referenced lands are within the Block 59 development area and will benefit directly from overall planning and related work and costs which have been provided, and/or financed by the Block 59W LOG.

Accordingly, the Block 59W LOG requires that, as a condition of the development of any lands within the Block 59 Development Area, including the above-referenced lands, the owner of such lands must be required to bear its share of the costs and burdens from which such lands will benefit, as per the above, to be confirmed by the Block 59W LOG Trustee. It would otherwise be unjust to permit such owner(s) to benefit from such costs and other matters provided or to be provided by the Block 59W LOG without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Block 59W LOG therefore requires the City's assistance in requiring all landowners within the Block 59 Development Area to satisfy its obligations with respect to such overall Block 59 costs, in order to ensure that such owner(s) bears its share of the costs and burdens related thereto and to secure the Block 59W Trustee's clearance prior to proceeding with the development of its lands.

We look forward to receiving the City's confirmation in respect of the foregoing.

In addition, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the overall Block 59 Development Area.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,
BRATTYS LLP



Helen A. Mihailidi
HAM/ac

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing
Sept 12th, 2023

Communication C12.
Item No. 2

Applicant: Ikore (Major Weston Ltd.)
OFFICIAL PLAN AMENDMENT FILE OP.23.003
Zoning By-law Amendment File Z.23.005

Committee of the Whole
(Public Meeting)
September 12, 2023

Good Evening, Mayor Del Duca, M. Chair and Councillors

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association representing Block 40 on the west side of Weston Road. I am here tonight to deliver a joint deposition with Vellore Woods Ratepayers Association which represents communities on the east side of Weston Road where this application is proposed. I'm here to deliver a message that both of our ratepayer associations are opposed to this application on the premise that it introduces additional density to an area which was never envisioned for high density.

Our community has already been ravaged by an unprecedented number of high density applications which include the following:

- Smart Centre development immediately south of this application at the NE quadrant of Weston and Major Mack features 5 buildings with a maximum height of 12-storeys. It include a supportive living residence and mid-rise mixed-used residential development.
- At the NW corner of Weston Road and Major Mack is the massive G Group development, with 9 buildings ranging in height from 14-19 storeys.
- West of G Group is the NJS application with a 12 story building
- South west of G Group is the Q Tower application with a 12 storey building at Fossil Hill
- Just north of the Ikore site is yet another 12 storey application at Weston and Retreat

Just to give you some context on what this means, the number of residential units in Vellore Woods (bounded by Rutherford, Weston, Major Mack and Highway

400) is approximately 3000 units. The five applications I mentioned total over 6000 units – twice Vellore Woods in a fraction of the space. The last thing our neighbourhood needs is more density. We do not want to be labeled VMC North.

We strongly feel that our neighbourhood is more than doing its part in helping address the province's housing deficit. Our rate payers associations have worked tirelessly together for over two decades to work collaborately with the City and development community to help shape our evolving neighbourhoods, and try to reach consensus on development. What we have to show after two decades of work is a disgusting array of high rise developments which will destroy our neighbourhood.

We recognize that the City of Vaughan is not entirely to blame for destroying our neighbourhood, as there are other forces at play at the provincial level. We hope that the City of Vaughan will step in to avoid further damage to our neighbourhood.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association

Elvira Caria

Chair, Vellore Woods Ratepayer Association



September 12, 2023.

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

Dear David Harding:
Senior Planner, David.Harding@Vaughan.ca

File and Location: Battcorp Holdings (Vaughan) Ltd. CIHA.23.002 and OP.23.011, Z.23.020 AND Pac.23.030-- 661 and 681 Chrislea Rd. Woodbridge, Ontario (WARD 3)

The Pine Valley Village Community Association, PVVCA, acknowledges receipt of the community infrastructure and housing accelerator, CIHA, Notice by Battcorp (Holdings) Vaughan Ltd., for municipally known property 661 and 681 Chrislea Road, Woodbridge, Ontario, dated August 8, 2023, from the City of Vaughan Development Planning Department. This letter will serve as the PVVCA position with the proposed CIHA official Plan and Zoning Amendment within Ward 3, City of Vaughan.

Nature and Scope of the Application

The applicant has made an Official Plan and Zoning application in accordance with the Planning Act with a community infrastructure and housing accelerator, CIHA, process to be approved by Vaughan Council and then Minister of Municipal Affairs and Housing. This constitutes a precedent setting process in which, as confirmed by the Development Planning Department, *“a CIHA is like a Ministerial Order (MZO). For a CIHA the onus to ensure due diligence with respect to land development is placed upon CITY COUNCIL rather than the Minister of Municipal Affairs and Housing.”* David Harding, City of Vaughan Senior Planner, August 15, 2023.

The PVVCA does not feel the CIHA application meets the criteria for a CIHA approval and process be used:

- A CIHA is necessary with protected lands as defined by Ontario Regulation “Designation of Greenbelt Area, and “any additional lands that may be added to the Greenbelt Area in the future.” The subject property is within existing OP and Zoned lands within an urban environment.

- A CIHA is a process in which can be considered with “Buildings or structures to support the quality of life for people and communities”. The OP and Zoning application is not a “quality of life for people and communities”. Specifically, CIHA considers due diligence considers quality of life to include health, long-term care, education, recreation, socio-cultural activities, security and safety, any type of housing including community housing affordable housing and market-based housing, development associated with transportation infrastructure or buildings that would facilitate employment and economic development.” The OP and Zoning application is a normal and typical development application and not a “quality of life” issue as it is long existing, operating, and not with any identifiable purpose required by a CIHA.

A CIHA application/order expressed purpose: “*Minister MAY make a community infrastructure and housing accelerator order to expedite priority development*”. In our view it is a stretch for the applicant to consider the application a priority given: it is not with any protected environmental lands, not within the broad range of opportunities from health, safety, and security, and NOT for a “priority development” concurrent with Secondary Plans now under review with the identical purpose and intent: convert employment lands to high density residential. This is a concern to the community, as the applicant has requested a CIHA approval which will exempt the applicant from such studies as *traffic infiltration report*, and the public consultation process needed, and Vaughan Council is aware of this issue with both Weston Downs Ratepayers Association and Pine Valley Village Community Association.

If Vaughan Council recommends approval of the CIHA, which would be precedent setting, Council must recognize that it would “prioritize” the Battcorp application against applications in which have been received identical OP and Zoning applications within the Weston/Hwy 7 Secondary Plan, WSP, due at the end of the year in which the City of Vaughan has to date received no less than 50 high rise density developments/towers converting “employment lands” to high density residential, including Rio Can/Colossus, Woodbridge Square, Smart Centre, Manor Place and abutting commercial/retail along Highway 7 from Highway 400 to 1 KM west to Whitmore Rd.

The PVVCA requests the applicant use and complies with the Planning Act process and requirements and not recommend the approval of a CIHA by the Minister based upon Vaughan’s request.

The CIHA order is to “*expedite zoning*” covering “*use, height, and spacing*” zoning requirements while the applicant has already prepared architectural, engineered reports addressing the zoning covering “*use, height and spacing*” in which leads us to conclude the intent of the CIHA is not to “*expedite zoning*” but to fast track the planning process away from the Planning Act and the Weston/7 Secondary Plan review to be completed by the end of the year. We conclude the applicant has been contracting and contrary by having:

- Prepared and submitted a Building Shadow Report, addressing the use, height and spacing.
- Prepared architectural drawings addressing the use, height and spacing. The applicant is proposing residential high density of 6.34 FSI, atypical and contrary to the existing Official Plan, 4 towers ranging from 32-35 storeys total 1,488 residential units along Langstaff Road and Weston Road.

The subject application is an Official Plan Amendment and Zoning Amendment to convert a long existing “two industrial plazas and a Husky gas station with an associated commercial use” to “proposed development consists of a high-rise mixed use residential building” - from employment to residential land

use. We support the need for intensification and the need to address the insatiable demand for housing and conclude an Official Plan and Zoning Amendment within the planning act process can and should be used.

Ratepayer Association Recommendation

PVVCA recommends:

1. The Official Plan and Zoning Amendment CIHA application be received.
2. The Official Plan and Zoning Amendment be deferred and referred to the Planning Department for a future meeting under the Planning Act following the Weston/Hwy 7 Secondary Plan final review.

Basis for the Recommendation

1. The long existing commercial and industrial plaza is within “employment lands” east of Weston Road from Steeles Ave to Langstaff Road as identified with the City of Vaughan Growth Plan needed for a healthy and viable community. The employment lands are required as per the Provincial Policy Statement requiring a municipality to have a 25-year supply of “employment lands”. The CIHA would result in the applicant to be exempt of the Provincial Policy Statement, and City of Vaughan Official Plan and Growth Plan.
2. The application must be examined within the “employment land use” from Steeles Ave to Langstaff Road from Highway 400 to Weston Road corridor/blocks. If the City of Vaughan Council proceeds within the CIHA fast track process, this will result in preferential planning treatment with this property to be exempt of “employment land use” requirements. In doing so, a cascading impact will result in other properties likely wishing to have equal treatment and all contrary to the Official Plan, Growth Plan and Secondary Plans of the municipality. Greater policy discussion and analysis would be needed before the application would be removed from the “employment lands”.
3. The application to convert commercial/industrial land use to residential high density is made concurrent with the City of Vaughan Weston Rd/Hwy 7 Secondary Plan in which has a DIRECT and FUNDAMENTAL impact with the employment lands from Steeles Ave to Langstaff Road east of Weston Road. The proposal needs to be considered within the Weston/Hwy 7 Secondary Plan policies along with the 50 proposed high density residential proposed for the quadrants.
4. The City of Vaughan Weston Rd/Hwy 7 Secondary Plan, WSP, now under review, concurrent with the Weston Road Traffic Plan, WTP, also under review and to be “in support of the WSP”, provides the necessary planning framework needed for development. The proposal needs to be considered in context with the City of Vaughan secondary plan and traffic plan now under review.

5. The subject property has been studied from a traffic and perspective basis, having identified both site accessibility and highway accessibility issues. Specifically, the site has restricted access to Langstaff Road in which the site plan was modified to have access from the sideroad (Silmar Drive) for the “gas bar”, “car wash”, and commercial units. In addition, the subject property easterly abuts Highway 400 and there has been an issue with Highway 400 accessibility north bound in which has not been allowed by MTO along Langstaff Road. Traffic gridlock is experienced because of the lack of Highway 400 accessibility and would be anticipated to increase with the addition of about 1,500 units or 3,375 vehicular additional movements daily. The CIHA would exempt the applicant from a traffic impact study, while it remains the community’s position, accessibility is critical for a healthy and viable community.
 - The applicant is assuming the City of Vaughan’s growth plan, based upon the generalization prepared by York Region allowing intensification along Langstaff Road, supports the removal of “employment lands”, while not considering the proposed secondary plan having the identical purpose and impact on land use planning with each retail/commercial plaza for each of the 3 quadrants at Highway 7 and Weston Road. We feel a comprehensive and holistic approach to land use planning to change from employment lands to residential land use.

Conclusion

The PPVCA recognizes the importance of “*more housing faster*” going to the insatiable demand and inability to supply. The process should be the Planning Act process and not CIHA process in which we consider premature and inappropriate, especially so, within the City of Vaughan secondary plan reviews now in process going to the heart of high density residential within employment lands. We encourage Vaughan Council to empower the Development Planning forward the applications to a future Public Hearing using the science of planning: appropriateness, accessibility, and affordability for a sustainable, healthy, and viable community.

Respectfully submitted,

Bernie DiVona
President, Pine Valley Village Community Association

████████████████████

C.C. Mayor and Members of Council
C.C. City Clerk