

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – SEPTEMBER 13, 2023****COMMUNICATIONS****Distributed September 8, 2023****Item No.**

- |     |   |   |
|-----|---|---|
| C1. | Adam Carere, Clemson Crescent, Vaughan, dated August 31, 2023 | 1 |
| C2. | Presentation Material   | 1 |
| C3. | Presentation Material   | 2 |

**Distributed September 12, 2023**

- |     |   |      |
|-----|---|------|
| C4. | Fausto Mark Tenaglia, Albion Vaughan Road, Vaughan, dated September 10, 2023  | 2    |
| C5. | Fiston Holdings Ltd. c/o Eric Del Favero, The Remington Group Inc., Keele Street, Vaughan, dated September 12, 2023 | 1    |
| C6. | Presentation Material   | 3, 4 |
| C7. | Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated September 11, 2023                              | 3, 4 |
| C8. | Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated September 12, 2023                  | 3    |
| C9. | Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated September 12, 2023                  | 4    |

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**Please note there may be further Communications.**

**Communication C1.  
Item No. 1  
Committee of the Whole  
(Public Meeting)  
September 13, 2023**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] RE: File Z.17.014 and related File 19T-17V003 - 2281539 Ontario Inc.  
**Date:** Thursday, August 31, 2023 11:01:41 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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**From:** Carol Birch <[Carol.Birch@vaughan.ca](mailto:Carol.Birch@vaughan.ca)>  
**Sent:** Thursday, August 31, 2023 10:49 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** FW: [External] RE: File Z.17.014 and related File 19T-17V003 - 2281539 Ontario Inc.

FYI

**From:** Adam Carere <[adam@benchmarkbenefits.ca](mailto:adam@benchmarkbenefits.ca)>  
**Sent:** Thursday, August 31, 2023 10:35 AM  
**To:** Carol Birch <[Carol.Birch@vaughan.ca](mailto:Carol.Birch@vaughan.ca)>  
**Subject:** [External] RE: File Z.17.014 and related File 19T-17V003 - 2281539 Ontario Inc.

Thank you Carol. If possible I would like to provide my comments on the matter bellow, if you can kindly forward to the appropriate people please. If I should be sending my message another way please advise. Thank you in advance for your assistance.

**Regarding File Z.17.014 and related File 19T-17V003 - 2281539 Ontario Inc.**

I have been a resident and business owner in the City of Vaughan since 2004. My current place of residence is on Clemson Crescent since 2017. Very close proximity to the application of 10 Bevan Road project. One of the reasons our family chose to live in this area is because of the quite traffic that ran through the neighborhood and therefore felt it safe to have our children raised in a community where they could ride their bikes or play with their friends off the driveway as so many children do. The proposed project of 21 single detached lots will add a tremendous amount of through traffic and cause the landscape of this community to change for the worse. It will add much congestion to an old neighborhood and community that works to maintain it's tranquil atmosphere. The only entrance and exit to these proposed lots will be directly through Bevan Rd, which in turn will lead through Clemson and Netherford where the children's school is located. The extra traffic derived from these lots will cause more congestion, especially throughout school drop off and pick up times and furthermore add to the safety concerns of the children attending the school. It has been proven that schools located in a "higher auto traffic area" are more prone to accidents. There is no good to the community/area that will come from this project other than the land owner who seeks to profit/gain personally. We are against this proposal, and request that the City of Vaughan shut down/refuse the proposal.

Thank you for your time and consideration.



**EMAIL:** [adam@benchmarkbenefits.ca](mailto:adam@benchmarkbenefits.ca) | **TEL:** 416-560-0551

**TORONTO OFFICE:** 1 University Ave, Suite 201, Toronto, Ontario M5J 2P1

**[SIGN UP FOR OUR NEWSLETTER](#)**



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**From:** Carol Birch <[Carol.Birch@vaughan.ca](mailto:Carol.Birch@vaughan.ca)>

**Sent:** Tuesday, August 29, 2023 11:59 AM

**To:** Adam Carere <[adam@benchmarkbenefits.ca](mailto:adam@benchmarkbenefits.ca)>

**Subject:** File Z.17.014 and related File 19T-17V003 - 2281539 Ontario Inc.

Hello Adam,

Thank you for your inquiry regarding the above noted files. Please see the link below to the City of Vaughan website [www.vaughan.ca](http://www.vaughan.ca), regarding speaking and sending in written communications to Council. You can send your written correspondence by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). Please refer to the file numbers provided in the subject line above.

[Speak at a Committee meeting | City of Vaughan](#)

Regards,

**Carol Birch, BAA MCIP RPP  
Planner**

905-832-8585, ext. 8485 | [carol.birch@vaughan.ca](mailto:carol.birch@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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# COMMITTEE OF THE WHOLE PUBLIC MEETING

PROPOSED SINGLE DETACHED  
RESIDENTIAL SUBDIVISION

10 BEVAN ROAD  
CITY OF VAUGHAN, ONTARIO

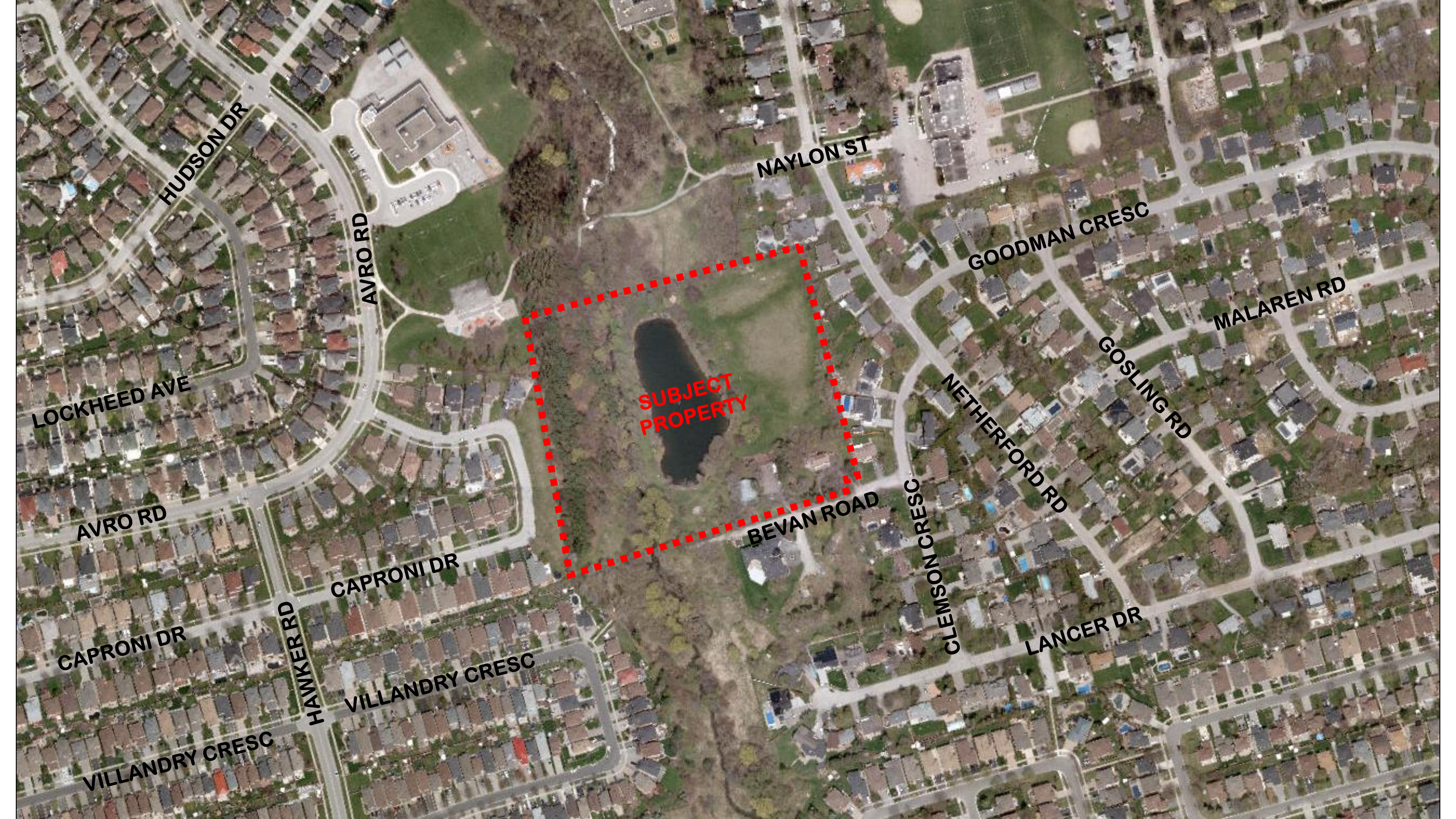
CITY FILE NO. Z.17.014 & 19T-17V003

WEDNESDAY, SEPTEMBER 13<sup>th</sup>, 2023

*Brutto Consulting*

# PURPOSE OF OUR APPLICATIONS

- We are seeking to permit 21 single detached residential lots on a portion of the Subject Property with the municipal address of 10 Bevan Road in the City of Vaughan.
- The Subject Property consists of a lot area of 4.67 hectares (11.54 ac) of which 1.93 ha (4.76 ac) is proposed for low-rise residential development.
- We are seeking to amend Zoning By-law 1-88 to rezone the Subject Lands from “R1 Residential Zone”, subject to site-specific Exception 9(96), and “OS1 Open Space Conservation Zone” to “R1 Residential Zone” subject to Exception 9(96), “R2 Residential Zone”, and “OS1 Open Space Conservation Zone”.
- The proposed development will provide full municipal services, which will include water supply, sanitary sewage, and storm sewer services.



HUDSON DR

NAYLON ST

AVRO RD

GOODMAN CRESC

LOCKHEED AVE

MALAREN RD

SUBJECT  
PROPERTY

GOSLING RD

AVRO RD

NETHERFORD RD

BEVAN ROAD

CLEMSON CRESC

CAPRONI DR

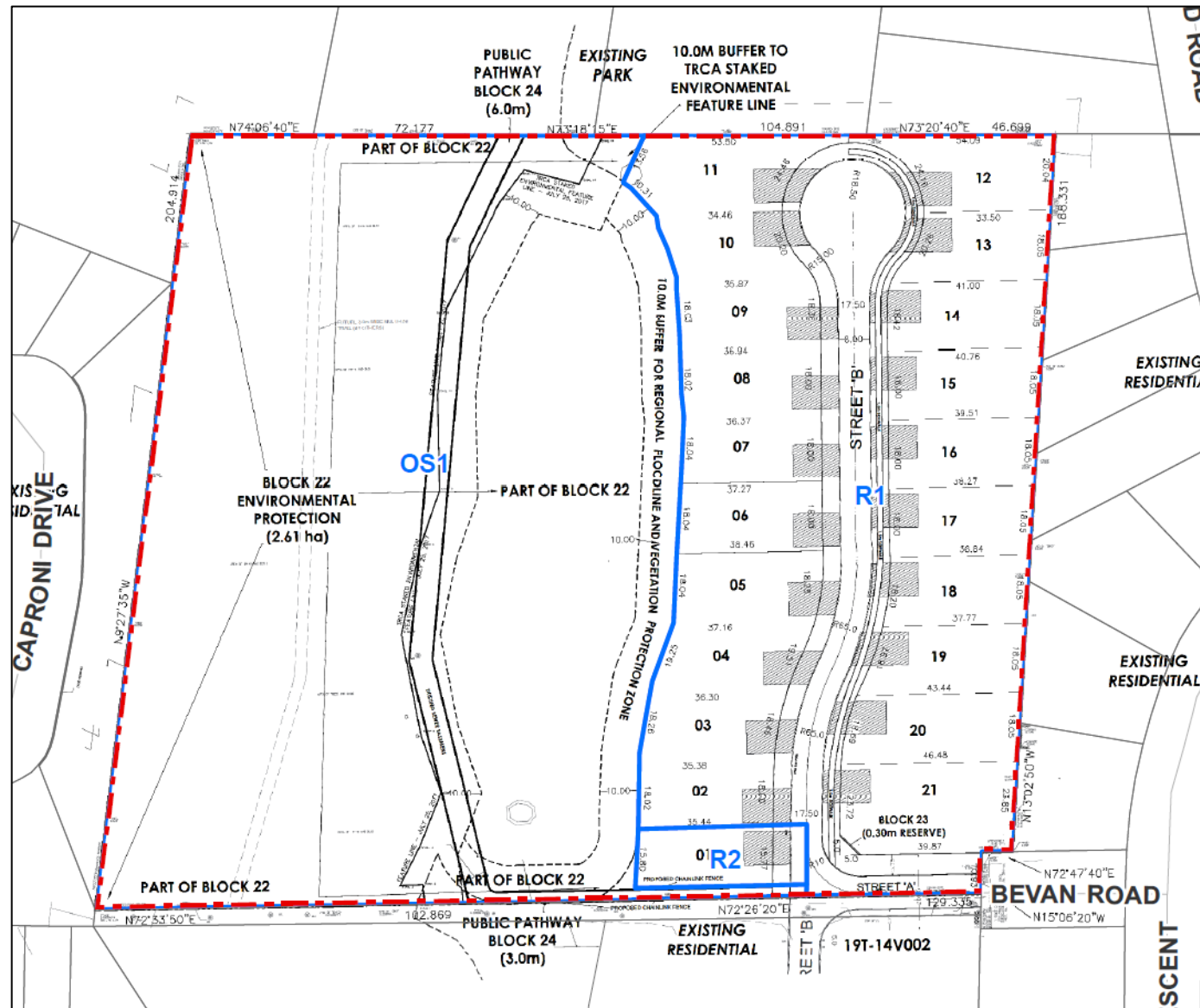
LANCER DR

HANKER RD

VILLANDRY CRESC

VILLANDRY CRESC

# LAND USE PLANNING POLICY



DRAFT PLAN OF SUBDIVISION AND PROPOSED ZONING (SOURCE: CITY OF VAUGHAN, 2023)

The Subject Site is situated within the “**Community Area**” on Schedule 1 – Urban Structure, and designated as “**Low-Rise Residential**” and “**Natural Area**” on Schedule 13 – Land Use of the VOP (2010). The “**Low-Rise Residential**” designation permits the proposed type of single detached residential development being sought with a building height of up to 3-storleys.

As the Applications were deemed complete by the City on April 24, 2017, the Applications are transitioned under Zoning By-law 001-2021, and subject to Zoning By-law 1-88.

The Subject Property is currently zoned “**R1 Residential Zone**”, “**A Agricultural Zone**”, and “**OS1 Open Space Conservation Zone**” by Zoning By-law 1-88, subject to site-specific Exception 9(96). The Subject Property requires a site-specific amendment to By-law 1-88 to permit the proposed single detached residential development.

As such, an Zoning By-law Amendment has been submitted to rezone the Subject Property to “**R1 Residential Zone**”, “**R2 Residential Zone**”, and “**OS1 Opens Space Conservation Zone**” in the manner shown on the zoning schedule on the left –hand side of the slide. This will permit the proposed 21 single detached dwellings on the easterly portion of the site.

The proposed development will assist the province with meeting population growth targets for the City of Vaughan as set out in the Provincial planning documents and will create a high-quality residential development.

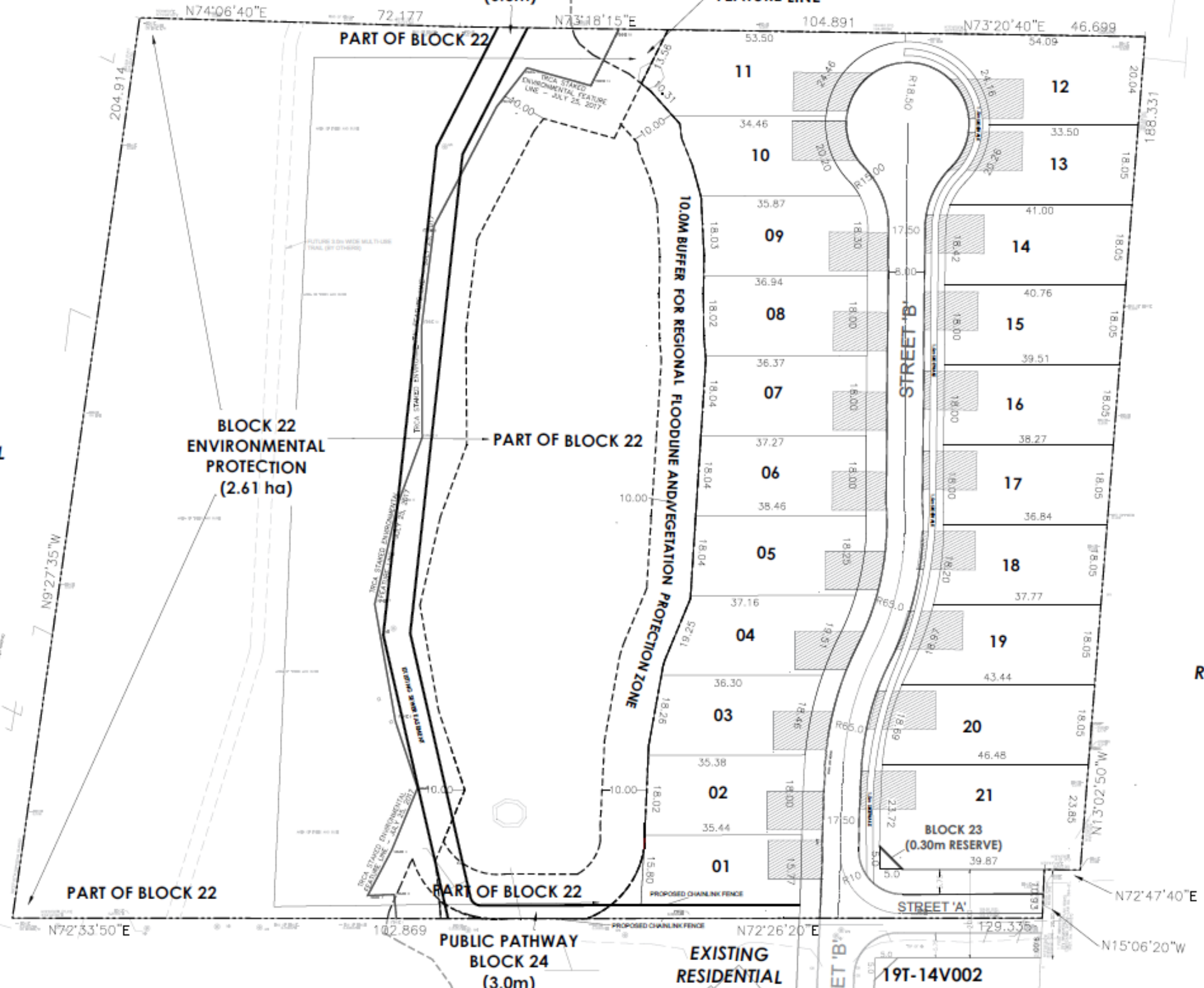
**EXISTING RESIDENTIAL**

**BLOCK 22 ENVIRONMENTAL PROTECTION (2.61 ha)**

**PUBLIC PATHWAY BLOCK 24 (6.0m)**

**EXISTING PARK**

**10.0M BUFFER TO TRCA STAKED ENVIRONMENTAL FEATURE LINE**



N72'33'50"E

102.869

**PUBLIC PATHWAY BLOCK 24 (3.0m)**

**EXISTING RESIDENTIAL**

N72'26'20"E

**19T-14V002**

N15'06'20"W

N72'47'40"E

N13'02'50"W

18.05

18.05

18.05

18.05

20.04

46.699

N73'20'40"E

54.09

104.891

N73'18'15"E

72.177

N74'06'40"E

204.914

N9'27'35"W



# CONCLUDING REMARKS

**In our opinion the proposed development represents good planning and appropriate use of the land for the following reasons:**

- The proposed development optimizes the Subject Site to its highest and best use and builds upon the residential growth encouraged by Provincial and Regional population targets for the City of Vaughan.
- The proposed development represents efficient use of land of a currently underutilized lot and provides additional housing to help achieve the City's population growth target within an existing built-up area.
- The proposed lot fabric, lot frontages, and lot areas are in keeping with the pattern of the existing neighbourhood.
- The proposed use can be accommodated without causing any negative impacts to the existing infrastructure, character, and functionality of this area of the City of Vaughan.

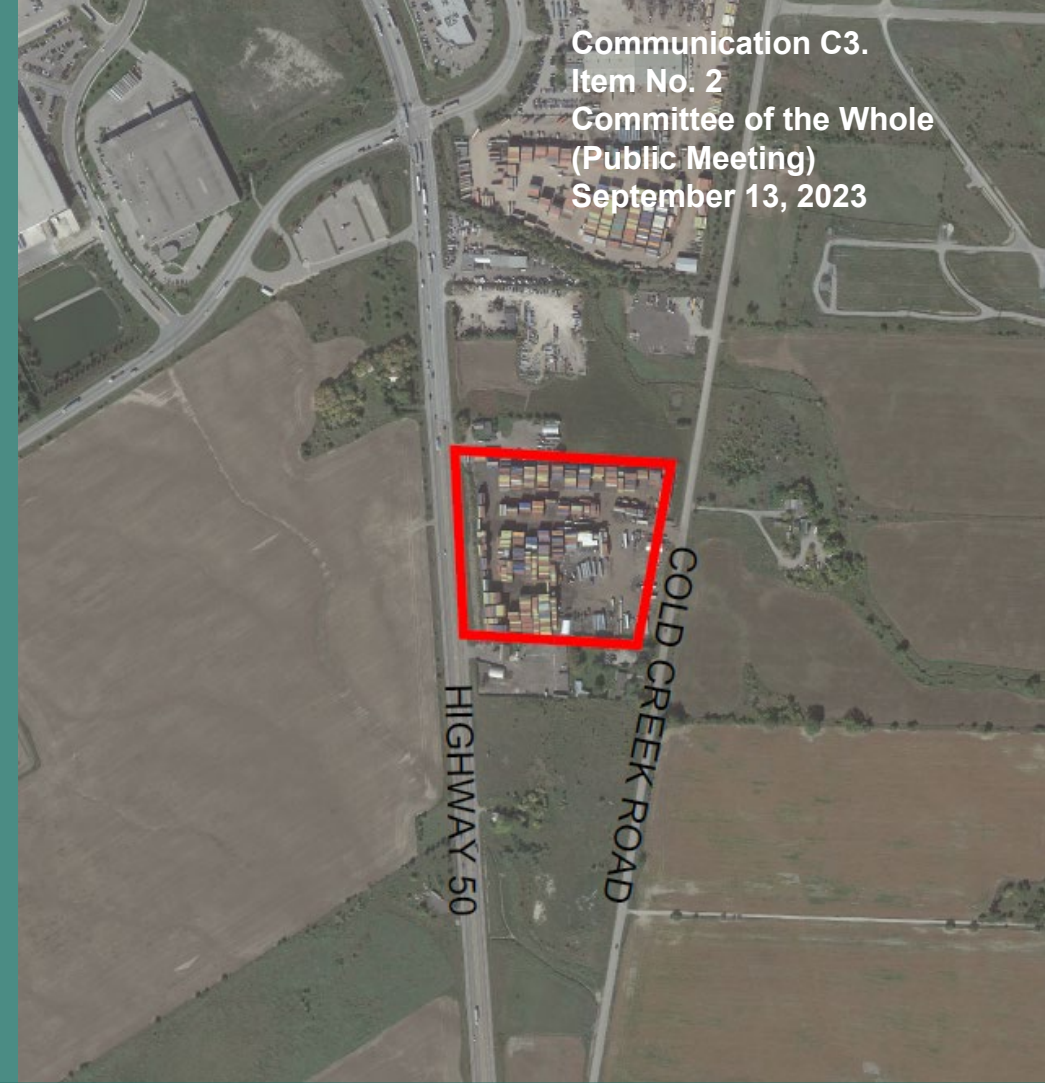
# Highway 50/Cold Creek Road – City of Vaughan

Files: #OP.23.005  
#Z.23.008

## Statutory Public Meeting

City of Vaughan  
Region of York  
September 13, 2023

Communication C3.  
Item No. 2  
Committee of the Whole  
(Public Meeting)  
September 13, 2023



GLEN SCHNARR & ASSOCIATES INC.  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



# AERIAL CONTEXT PLAN

FILES: #OP.23.005 #Z.23.008

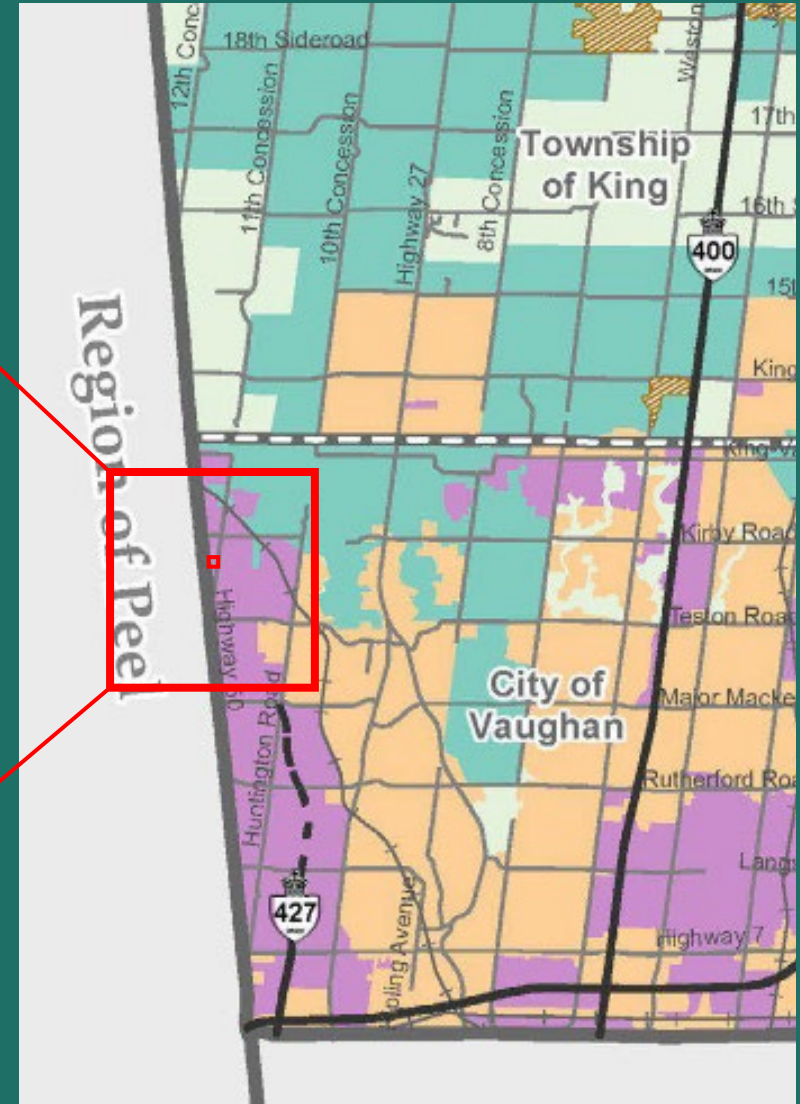
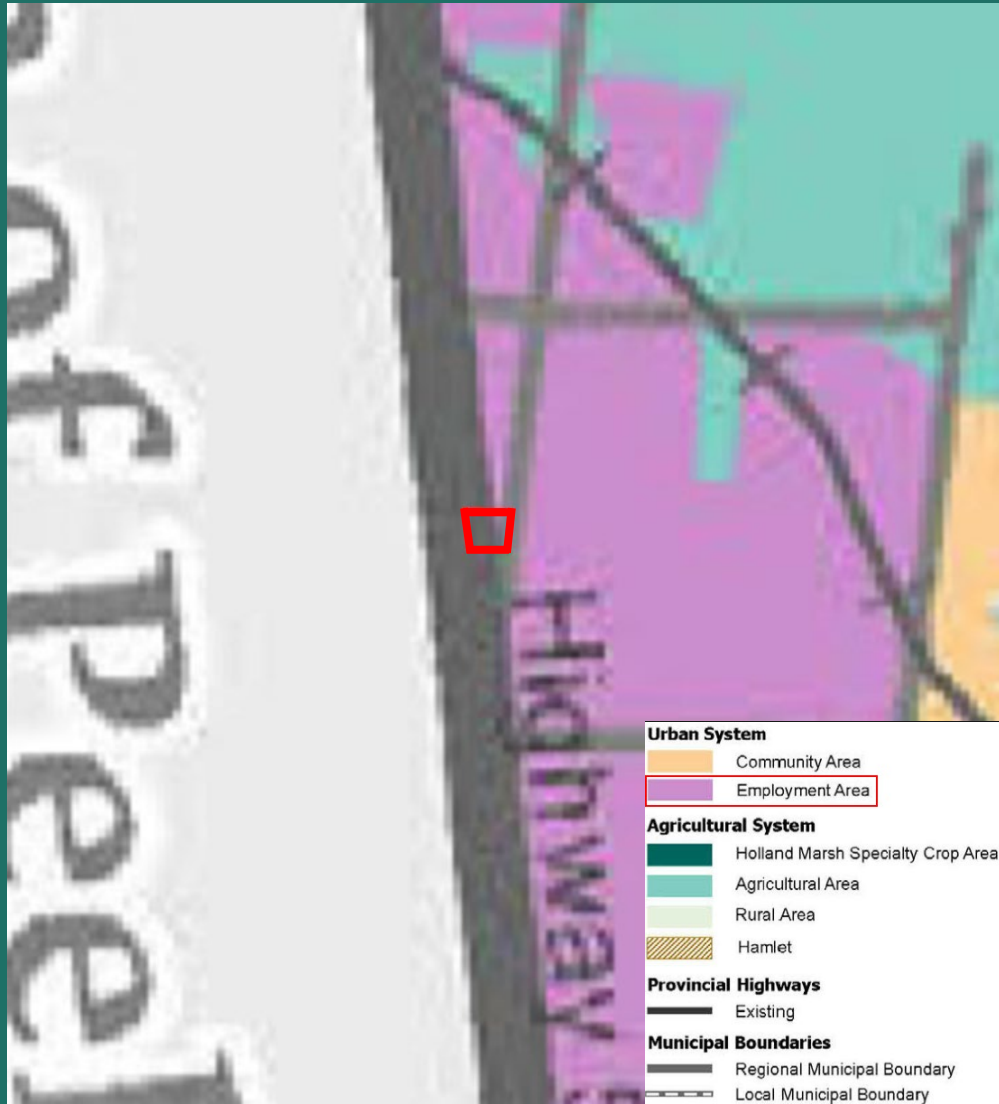


**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





# YORK REGION OFFICIAL PLAN LAND USE

FILES: #OP.23.005 #Z.23.008



**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





# VAUGHAN OFFICIAL PLAN LAND USE

FILES: #OP.23.005 #Z.23.008

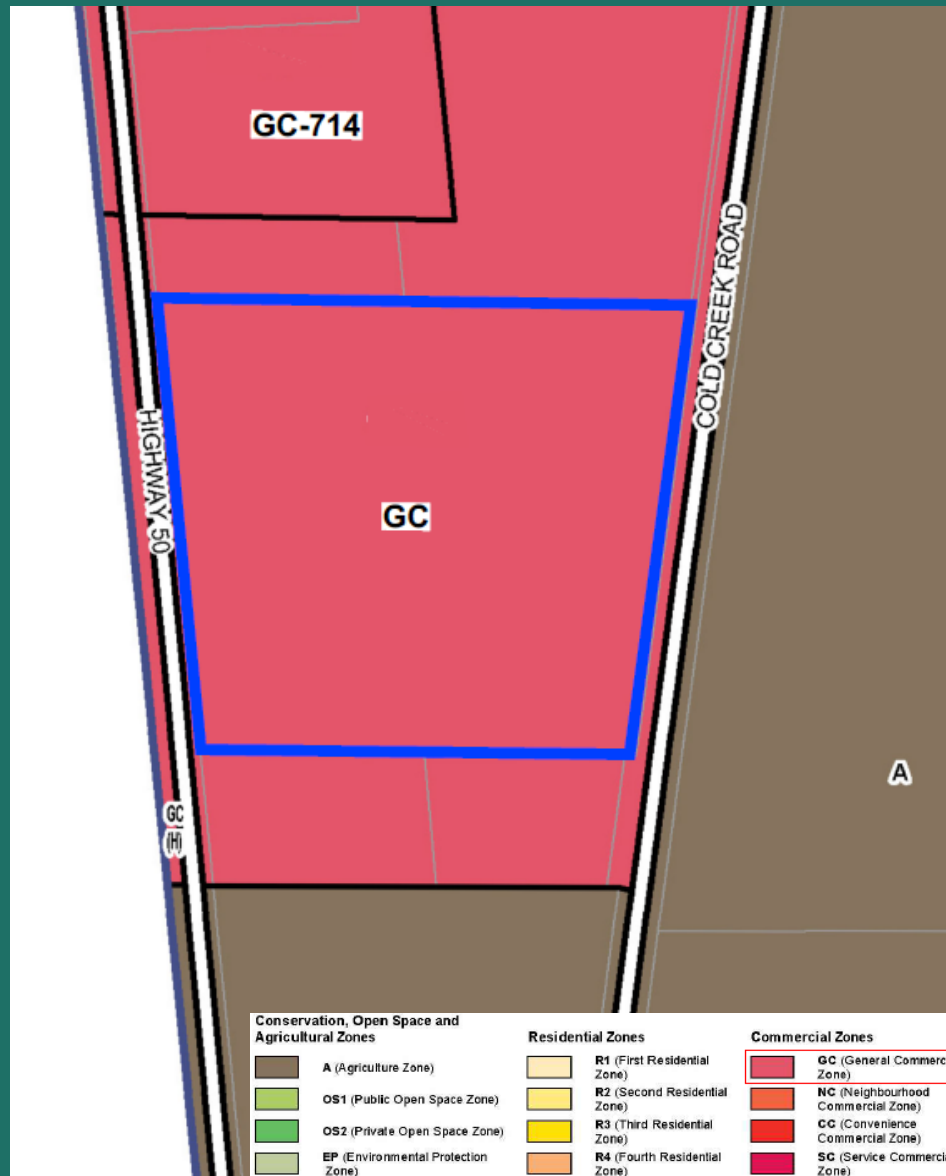


**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





# EXISTING SITE ZONING (001-2021)

FILES: #OP.23.005 #Z.23.008

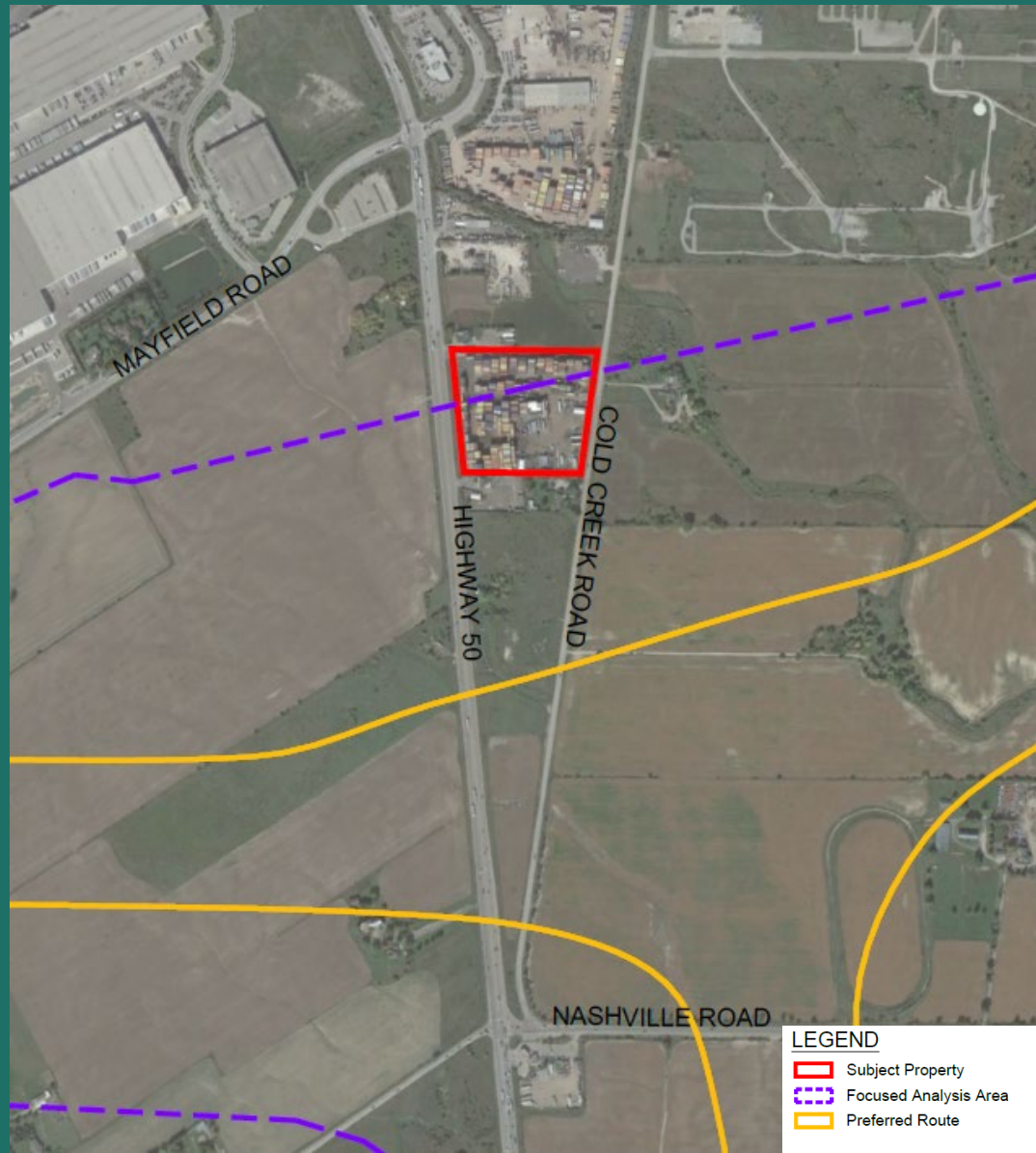


**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





# HIGHWAY 413 STUDY CONDITIONS

FILES: #OP.23.005 #Z.23.008



**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



## Proposed Development:

Truck/Trailer Parking: 79 spaces

Vehicle Parking: 23 spaces

Three (3) office trailers

One (1) guard box

Snow storage and waste management facilities

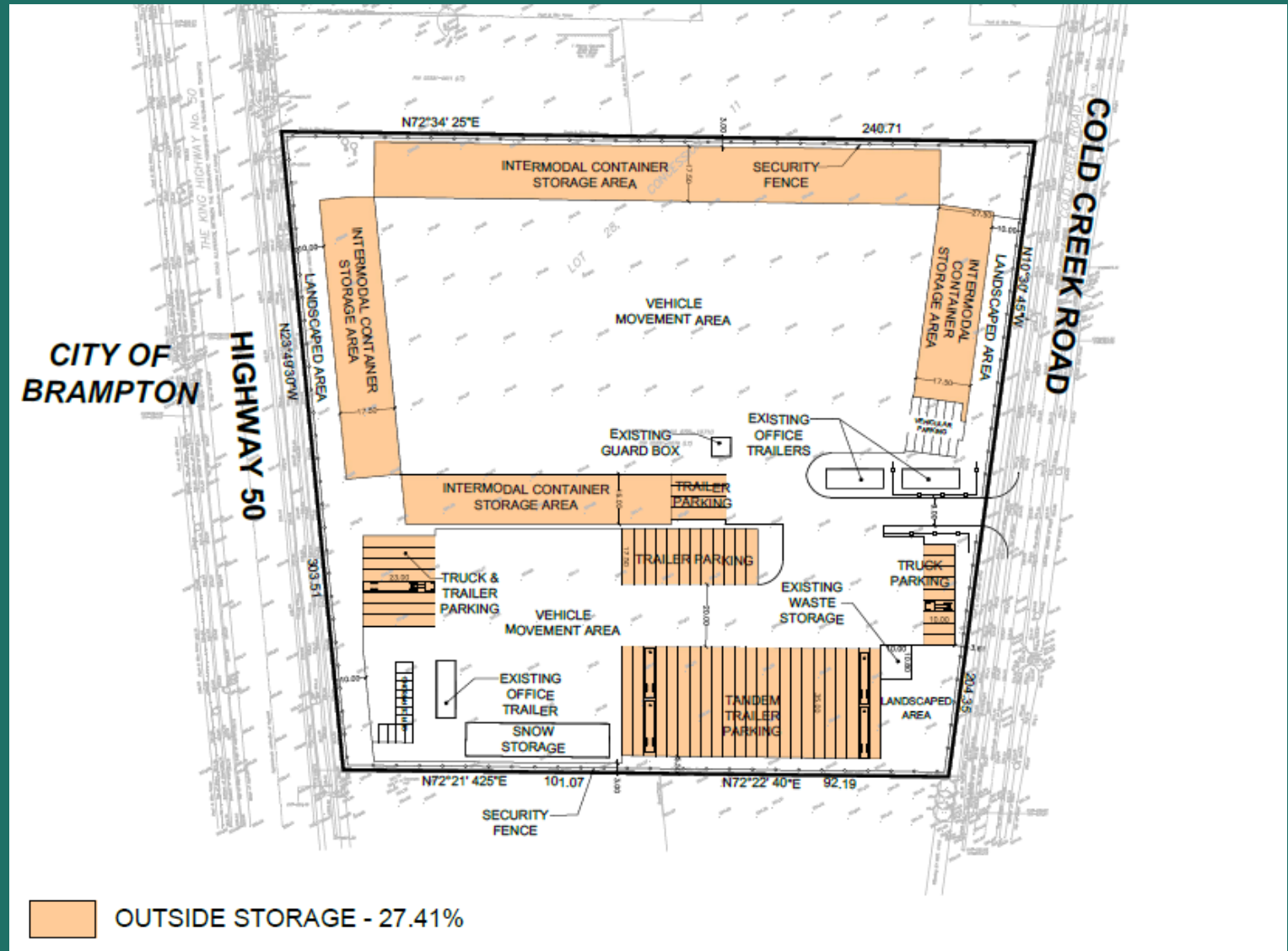
## Site Statistics:

Site Area: 4.40 hectares (10.88 acres)

Outside Storage: 27.41%

Landscape Coverage: 17.27%

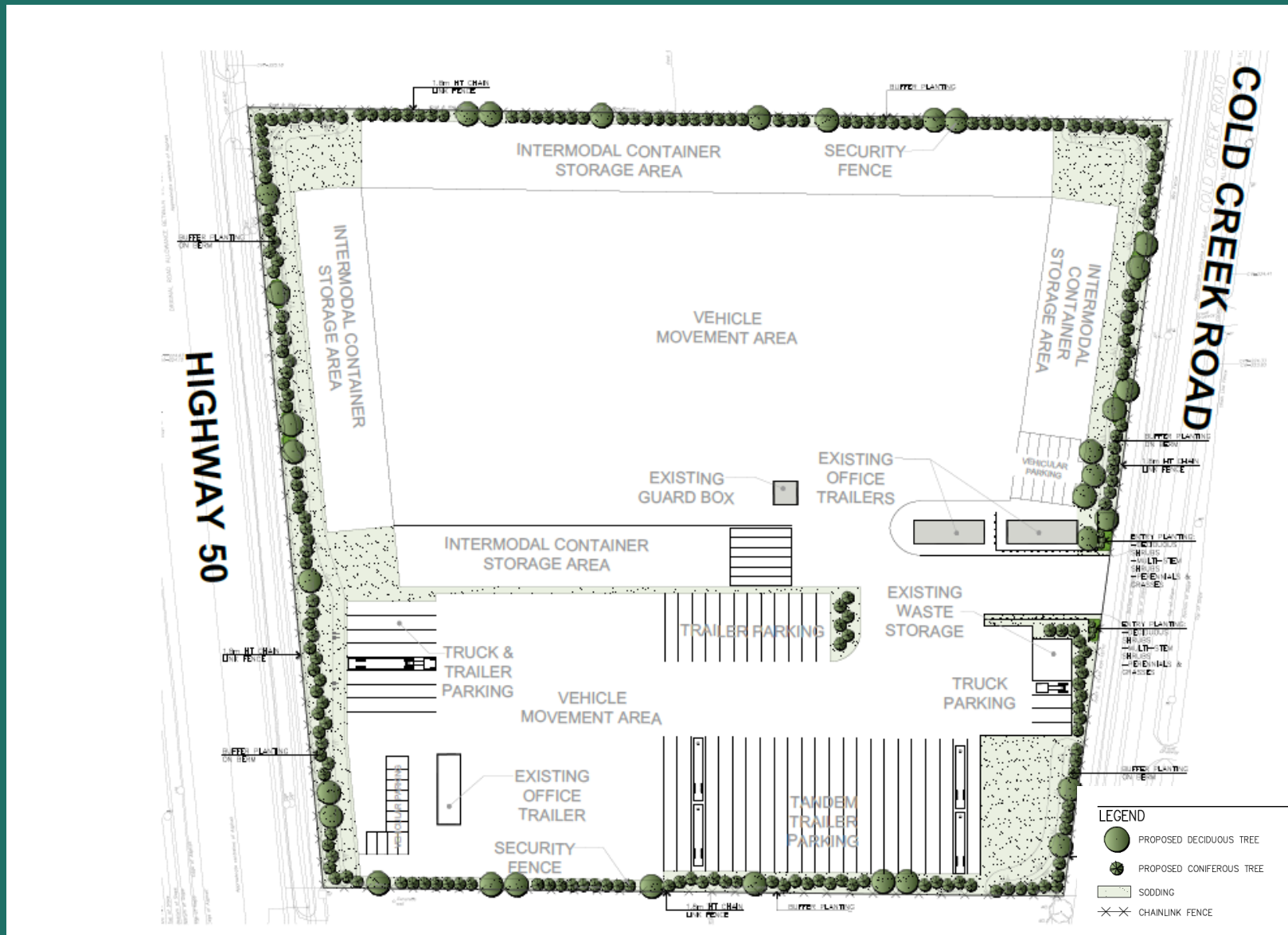
Landscape Buffers: 10 metres (ROWs), 3 metres



# PROPOSED SITE PLAN

FILES: #OP.23.005 #Z.23.008





# PROPOSED LANDSCAPE PLAN

FILES: #OP.23.005 #Z.23.008



**GLEN SCHNARR & ASSOCIATES INC.**  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



## This Proposal Represents Good Planning for the Following Reasons:

- Consistent with the overarching planning framework;
- Aligns with the Region's updated Official Plan (updated in 2022 - Urban Area, Employment Area);
- Provides appropriate interim Employment uses (pending the MTO GTA West Corridor Study);
- Compatible with the Surrounding Land Uses and Employment Areas;
- Provides local Employment Opportunities.

**CLOSING**

FILES: #OP.23.005 #Z.23.008



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

TO ASK ANY FURTHER QUESTIONS OR TO PROVIDE  
COMMENTS, PLEASE CONTACT EITHER:

*Patrick Pearson or Zechariah Bouchard*

OF GLEN SCHNARR & ASSOCIATES INC.

PATRICK PEARSON, MCIP, RPP  
ASSOCIATE  
416-648-2111  
patrickp@gsai.ca



**GSAI**  
Glen Schnarr & Associates Inc.

ZECHARIAH BOUCHARD  
PLANNER  
416-930-4958  
zechariahb@gsai.ca

**THANK YOU**



GLEN SCHNARR & ASSOCIATES INC.  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

**Communication C4.  
Item No. 2  
Committee of the Whole  
(Public Meeting)  
September 13, 2023**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] O.P.A. File OP.23.005 Zoning By-law Amendment File Z.23.008  
**Date:** Monday, September 11, 2023 8:49:15 AM

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**From:** fausto tenaglia [REDACTED]  
**Sent:** Sunday, September 10, 2023 12:15 PM  
**To:** Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rebecca Roach <Rebecca.Roach@vaughan.ca>; Susan Kelly <Susan.Kelly@vaughan.ca>  
**Subject:** [External] O.P.A. File OP.23 005 Zoning By-law Amendment File Z 23.008

My name is Fausto Mark Tenaglia and I reside at [REDACTED] Albion Vaughan Road.  
I am writing in response to the above noted O.P.A. and zoning amendment which is scheduled for the public meeting Committee of the Whole on September 13th at 7:00 p.m.

I want to register my objections to this application request by submitting the following points:

1), Page 4 of The Planning Justification Report , filed by Glen Schmar Associates speaks of Surrounding Land Use Context.  
"North: The lands immediately to the north are developed with Industrial and Employment uses, including office, truck and container parking, and transportation services."  
" The property immediately south of the Site is an automotive part business which includes the storage of vehicles outside. "  
Please note that the industrial , employment offices and truck storage ( sea containers ) site that they are most likely referring to is the 48 acre site formerly owned by Muscillo Transport. This site was sold back in 2015 or thereabouts. This property went through a rigorous OPA amendment commencing on March 22, 1988. After numerous O.M.B. hearings , decisions, public consultations appeals by both myself and area residents , and final O.M.B. decision of June 24, 1993, we have the present existent site.  
This property went through the required processes to get where it is and what it wanted with numerous controls.

Furthermore, the lands immediately to the North and to the South of this proposed O.P.A. amendment , are not zoned as they are depicted.  
There are ongoing numerous Notice of Violations, court charges and illegal uses. Following is an email from Harinder Singh outlining the status of properties immediately adjoining the property in discussion.

**Harinder Singh** <[Harinder.Singh@vaughan.ca](mailto:Harinder.Singh@vaughan.ca)>

Jul 28, 2023, 11:48 AM

to Miriam, me

[REDACTED]

Hello Mr. Tenaglia,

I hope this email finds you well. I do apologize for the late response as I was away from the Office last week. Please see below my response/updates on our investigations related to the addresses noted:

**1. 11065 Highway 50:**

The subject property was under investigation but was brought into compliance [removal of outside storage and illegal use] late 2022 around November. With the new Zoning By-Law passed earlier this year and our proactive patrols, staff have identified new tenants that moved in earlier this year illegally using the property for truck storage/parking facility. We are awaiting confirmation from our Zoning Department to formalize specifics under the new Zoning By-Law before issuance of a Notice of Violation.

**2. 11151 Highway 50, which is the site of Cap Utilities Ltd.**

Charges before courts submitted May 2023 under new Zoning By-Law.

**3. The property adjacent to 11151 Hwy 50 and fronting on Cold Creek Road. This property is about 2 acres in size and has numerous dump trucks on it. I will forward a picture of this site taken yesterday.**

The subject property is still under investigation as a number of inspections with TRCA and our Engineering Development staff have been undertaken. A new Notice of Violation is being sent under the new Zoning By-Law for compliance

**4), The 10.8 acre site known as part of Lot 28 , Concession 11, designated as Part 4, Plan 64R-19710 or 0 Highway 50. This site now has a**

**rezoning request posted in front.**

Charges before courts submitted May 2023 under new Zoning By-Law – this is the same property as number 2.

**5), 11050 Cold Creek Road. This site has been heavily graded. Would it be possible for you to ascertain who the present owners are of this site?**

The subject property appears to have been sold recently and was noted conducting activities of site-alteration. As such, staff have conducted their field inspections with Engineering and Development and are currently conducting preliminary record searches before issuing Notice of Violation.

We hope to see some impact in the very near future from our consistent enforcement approach and strategy that will deter such illegal land use activity. Thank you for your patience and understanding while we continue to investigate these matters.

Sincerely,

**Harinder Singh**, B.A. CMM III, MLE Executive, Prop. Stds Executive  
Supervisor Property Standards  
905-832-8505, ext. 8279 | [harinder.singh@vaughan.ca](mailto:harinder.singh@vaughan.ca)

2), Section 2.2.4.5 Employment Areas,

" to provide sufficient Employment Areas and appropriate land use designations to help achieve the York Region Official Plan target of an average minimum Employment Area density of 40 per hectare."

The 40 jobs per hectare is somewhat in discrepancy when compared to the Vaughan O.P.R. draft schedules . Appendix 1 of the Regional Employment Areas and Densities indicate this study area to be in West Vaughan, with a density target of 30 jobs per hectare.

In any event, if the Vaughan schedule is to be adhered to then this site would require at most 108 employees.

Reducing the landscape coverage of 17.27% from the total site would result in an approximate lot size of 9 acres.

9 acres equals 3.6 hectares. Therefore, 3.6 hectares would require an employee count of 108.

There are not 108 employees at this site, nor will there ever be. Parking a trailer or dump truck and leaving it there for 1 day or several weeks should not constitute an employee count of 1 or 108, even if there are 108 trucks parked. If 100 trucks roll into this site in an 8 hour day to drop off or pick up sea containers, this should not equate to as part of the "area density of 30 jobs per hectare."

The Planning Report also states that , " the Proposed Development proximity to the Go Transit network will aid in the enhancement of the local transit system as it encourages ridership for employees of the Owner's business operation."

I find this statement illusory and at best overly imaginative. Itinerant sea container and dump truck drivers do not go to nor come from Go Transit systems and then start to drive their trucks. In fact , there has never been more than 5 cars at most parked at the Mayfield Go Transit stop, and those users are only for the bus service. These sort of trucking and container depots require few employees to manage their daily operations.

Council should note that the location at 11151 Highway 50 was one of the 18 sites along with others on Highway 50, Nashville Road, King Vaughan Road Hwy 27 and Cold Creek Road that was brought to the attention of the Committee of the Whole on December 6, 2022.

At that time, all the members of Council were present with the exception of Mayor Del Duca.

All members exhibited interest and concern with respect to the blatant and unlawful uses of agricultural lands for outside truck and sea container storage.

Since that report, at least 3 more locations have been added to the list. The most recent one began grading on June 30th ( 15 acres at 11420 Cold Creek Road ). How fortuitous and commemorative to work before and after Canada Day.

Note : this site is operational now with continuous grading operations.

When fully completed it will no doubt house more than 200 truck/ trailers and concomitant sea containers.

3), The Arborist Report for 11151 Hwy 50 by Palmer is outdated and erroneous in its information (2020).

*Item 1 , states that "the site is agricultural field though it is understood that recent permitting has allowed grading to commence."*

Please note that as far as the writer of this report is aware there was never any permission for grading to be executed on this property by the City of Vaughan.

In fact, the grading activity was totally unbeknownst to the City back in early November of 2021.

This illegal grading was executed at the discretion of the owner(s).

Recommendations to Council for Sept,13 meeting:

1), If Council members are seriously concerned about the blatant illegal use of agricultural land for outside truck and sea container storage and want to do something concrete to stop this, then it is recommended that this O.P.A. and temporary zoning change be unanimously rejected. The owner(s) have recourse to the O.L.T. for appeal. In fact, with the Court delay and postponement system in effect it will most likely take 3 years before this case is resolved. In the interim, the owner(s) have leave to continue their business and still advertise with insouciant impunity on Hwy. 50.

2), Rejection of this zoning request will show Council's appreciation and reinforcement of the diligent work of Bylaw enforcement personnel to notify and prosecute these illegal activities.

3, This O.P.A. request is a precedent test case for other similar cases now before Bylaw that will invariably ensue and come before Council.

Sincerely,

# Fiston Holdings Limited

Communication C5.  
Item No. 1  
Committee of the Whole  
(Public Meeting)  
September 13, 2023

September 12, 2023

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

Dear Sir:

**RE: ZBA File Z.17.014  
2281539 Ontario Inc.  
10 Bevan Road**

We are in receipt of a Notice of Public Hearing concerning an application for the above-referenced property to rezone the subject lands. The application seeks to permit the development of a residential subdivision consisting of 21 single detached lots. By way of background, Fiston Holdings Limited are the developers of the lands immediately west of the subject lands.

Fiston Holdings owns a small parcel of land adjacent to the west property line of the subject lands being Block 169, Plan 65M-2922.

The Subdivision Agreement between the City of Vaughan and Fiston Holdings contains clause 21.59 which states that:

*“No building permits shall be issued for Blocks...169...on Schedule “A2”, unless they are developed in conjunction with the adjacent lands...”*

It should be noted that the original draft plan for Fiston Holdings was modified at the request of the City to create a block of land that could be combined with lands from the adjacent property located at 10 Bevan Road. While Fiston Holdings does not object to the development of the adjacent lands, we do request that the disposition and treatment of Block 169 be appropriately addressed by the City and the applicant as part of the approval process.

We request that we be notified of any further meetings of Committee or Council concerning these applications, and that we be advised of any formal decisions in writing.

Sincerely,  
**Fiston Holdings Limited**



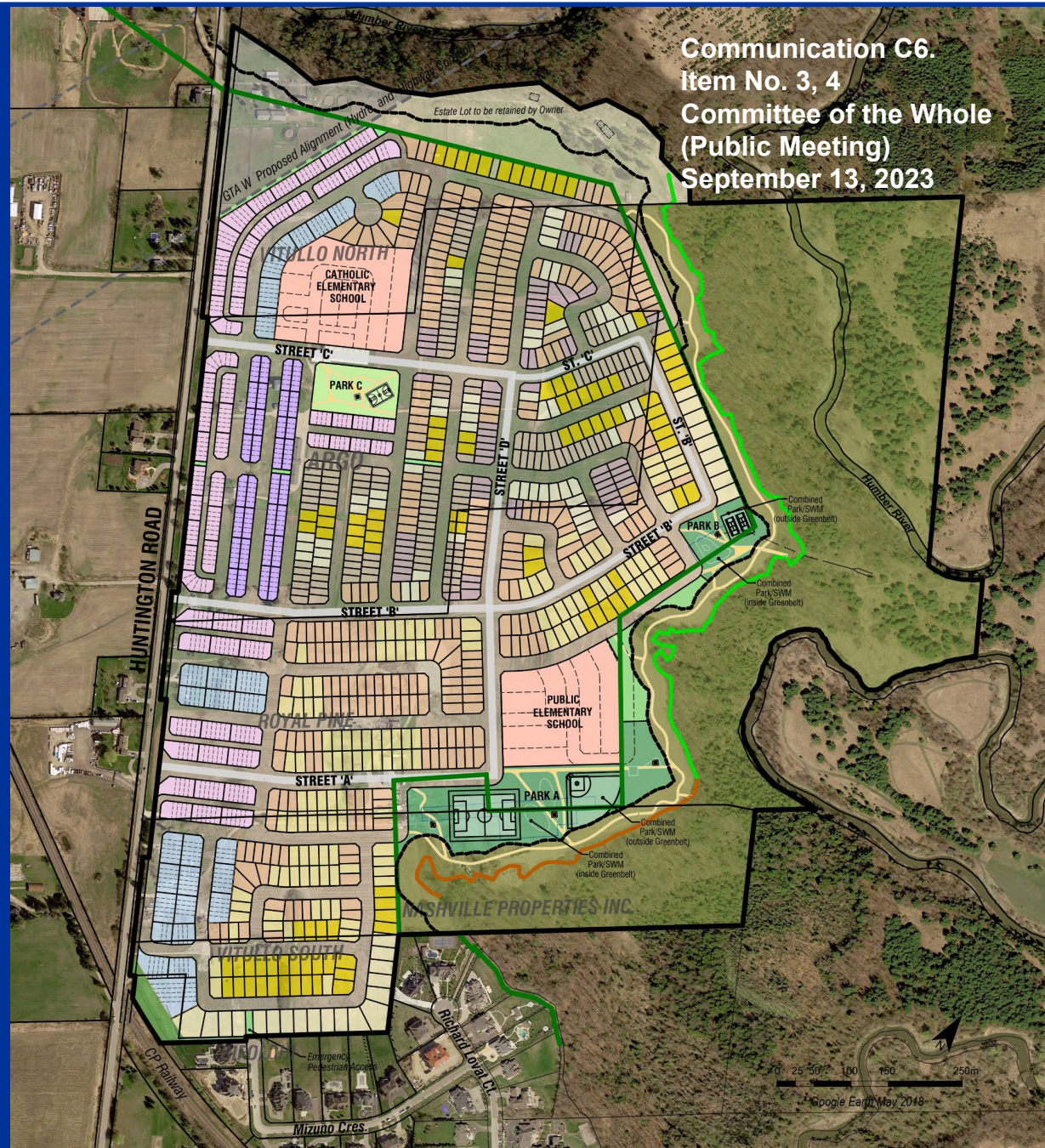
**Eric Del Favero  
Project Manager, Land Development  
The Remington Group Inc.**

cc. C. Birch, City of Vaughan Planning

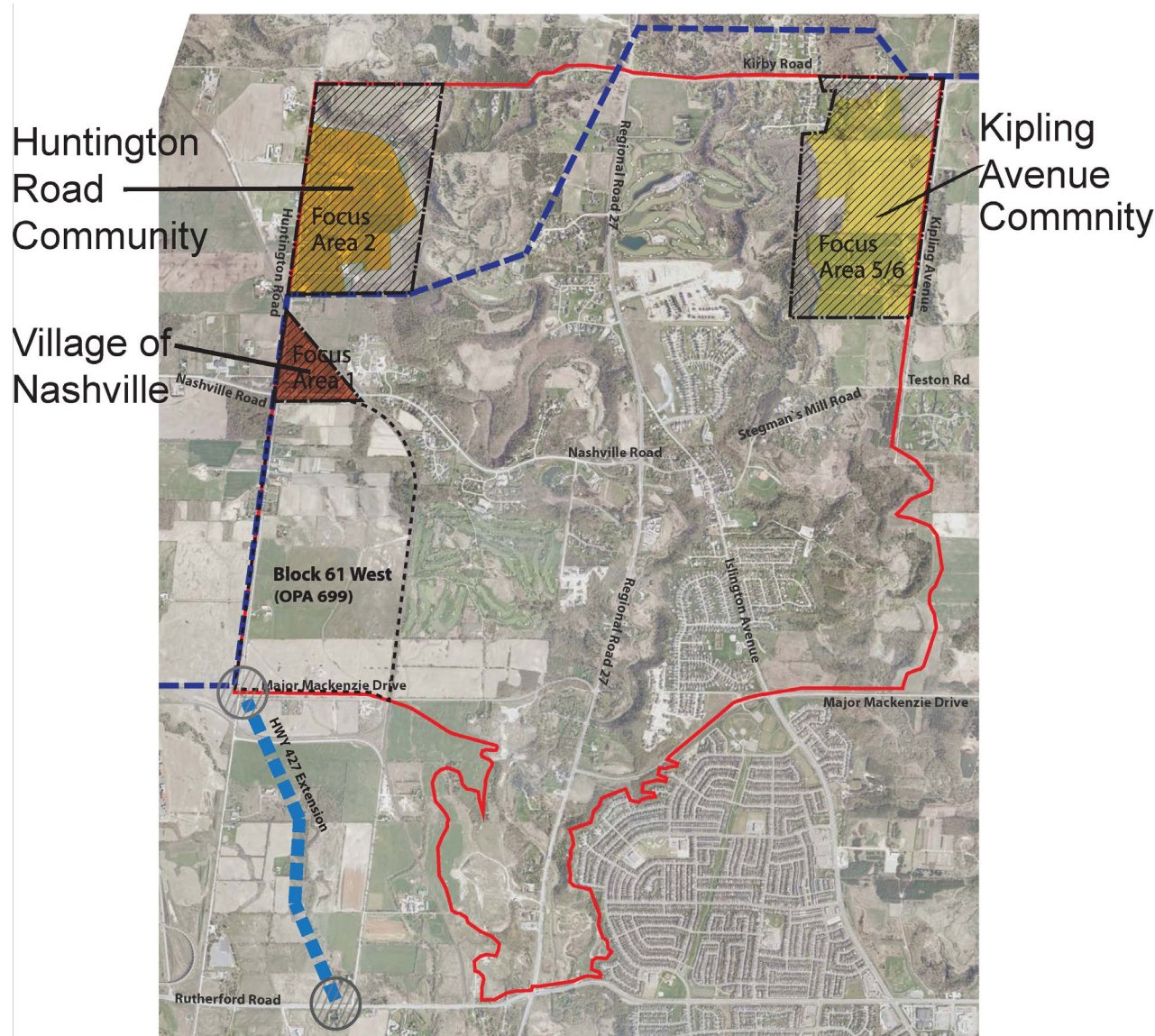
# Official Plan Amendment and Block Plan Applications

## Block 62 West (Huntington Road Community)

September 13<sup>th</sup> 2023 Statutory Public Meeting



- Within North Kleinburg – Nashville Secondary Plan
- Approved in 2012 by OMB
- Within Focus Area 2 - Huntington Road Community
- Density of 40 persons and jobs/ha – below Region’s requirement for 70 pj/ha in Vaughan
- Greenbelt line is conceptually shown on Schedules
- GTA West Protection Area over Community



**SCHEDULE A**  
**North Kleinburg-Nashville Secondary Plan Area**


- Areas subject to the North Kleinburg-Nashville Secondary Plan
- Official Plan Boundary-Kleinburg-Nashville Community Plan
- Block 61 West Boundary
- GTA West Transportation Corridor Protection Area
- Highway 427 Extension

Estimated Population and Jobs at Build out: 5,480

Estimated New Dwelling Units at Build out: 1,650

Total Developable Area: 148 ha

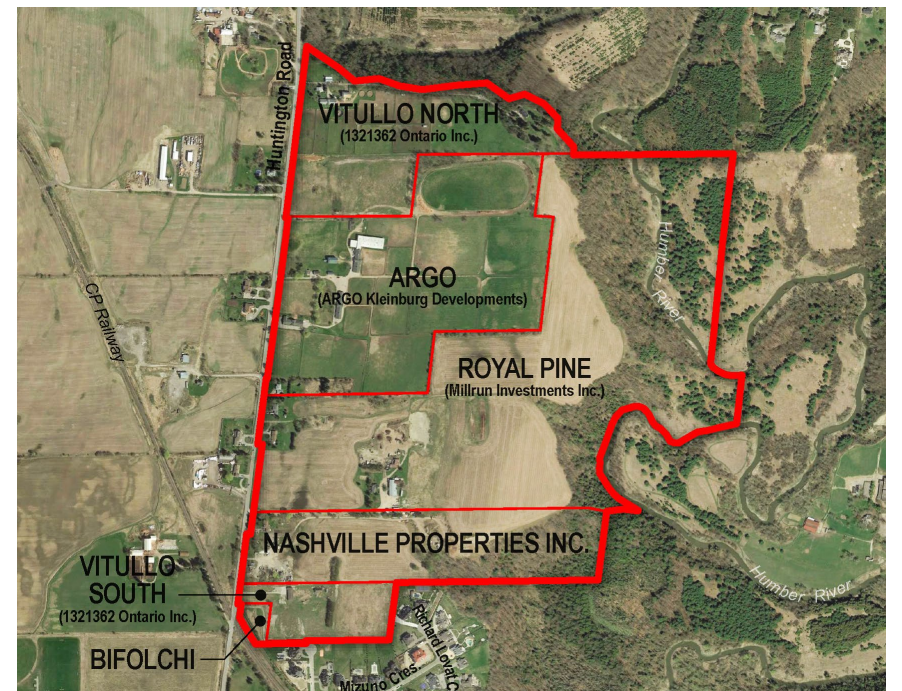
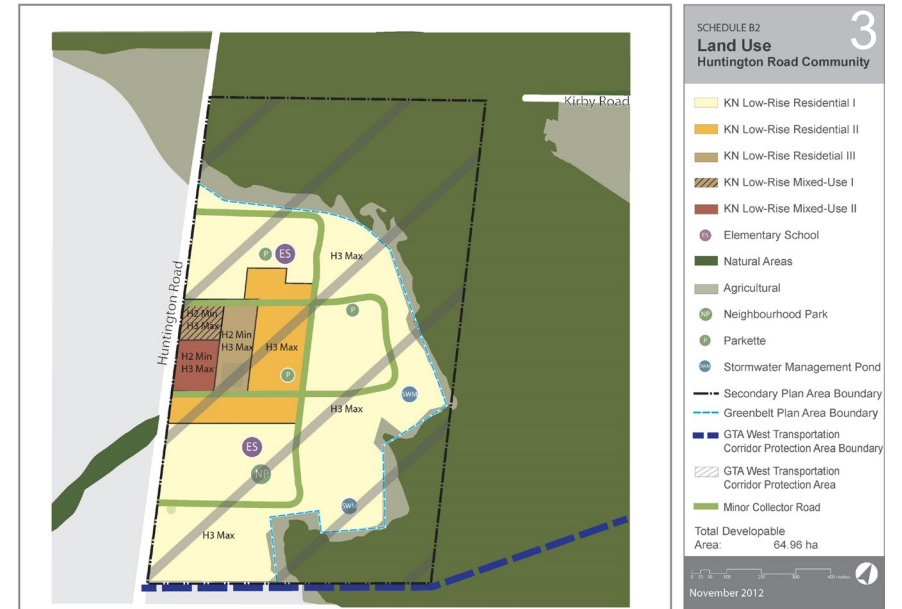
nts  
November 2012





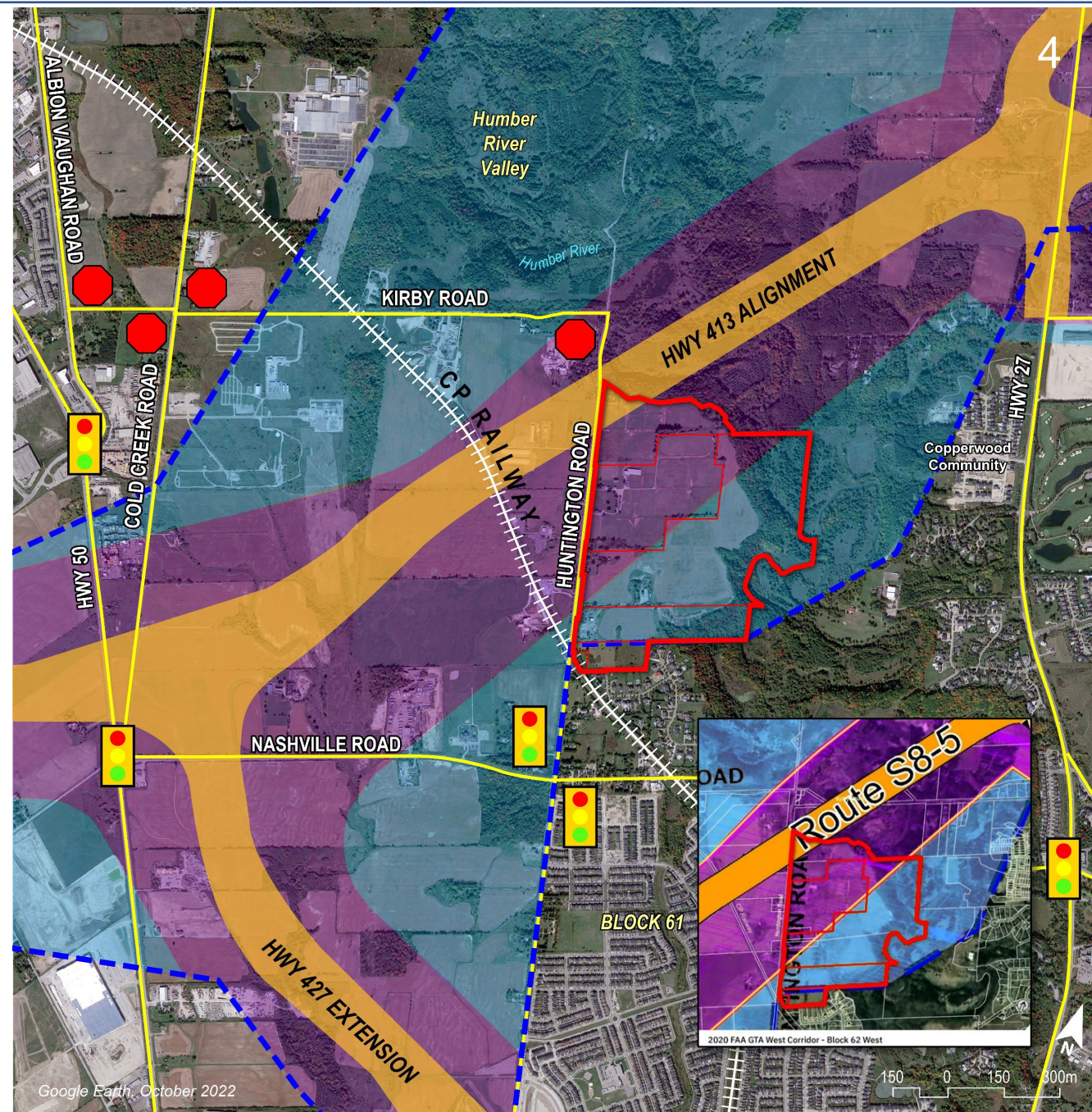
# OPA and Block Plan Application Requirements

- **Landowners Group formed in 2015 – rep. over 95% of lands**
- **Supporting Studies/Documents:**
  - Block Plan Terms of Reference
  - Block Plan Planning Report
  - Environmental Impact Study
  - Master Environmental Servicing Plan Hydrogeological Assessment
  - Geotechnical Investigation
  - Slope Stability Assessment
  - Fluvial Geomorphology
  - Transportation Mobility Plan, Traffic Impact Study and Transportation Demand Management Plan
  - Urban Design Guidelines (including Architectural Control Guidelines)
  - Landscape Master Plan / Parkland Master Plan
  - Archaeological Assessment
  - Environment Noise Feasibility Study
  - Railway Vibration Study
  - Air Quality Study
  - Built Heritage and Cultural Heritage Landscape Evaluation Report
  - Heritage Impact Assessment (11068 Huntington)
  - Community Services Facility Study
  - Sustainability Performance Metrics
  - Environmental Site Assessments (various reports)
  - Surveys and Parcel Abstracts
  - Parkland Dedication Table



# Area & Context

- Access to Huntington Road Community from Kirby Road and Nashville Road.
- Humber River Valley interrupts Huntington and Kirby Road.
- No block connections to the north, east or south.
- Highway 413 Study Area, Focus Area and Preferred Route cover site.
- Lands are frozen from development in the Secondary Plan (*by Province*).
- Focus Area reduced in 2020 to northern half of the site – MTO states development applications may proceed outside of FAA.

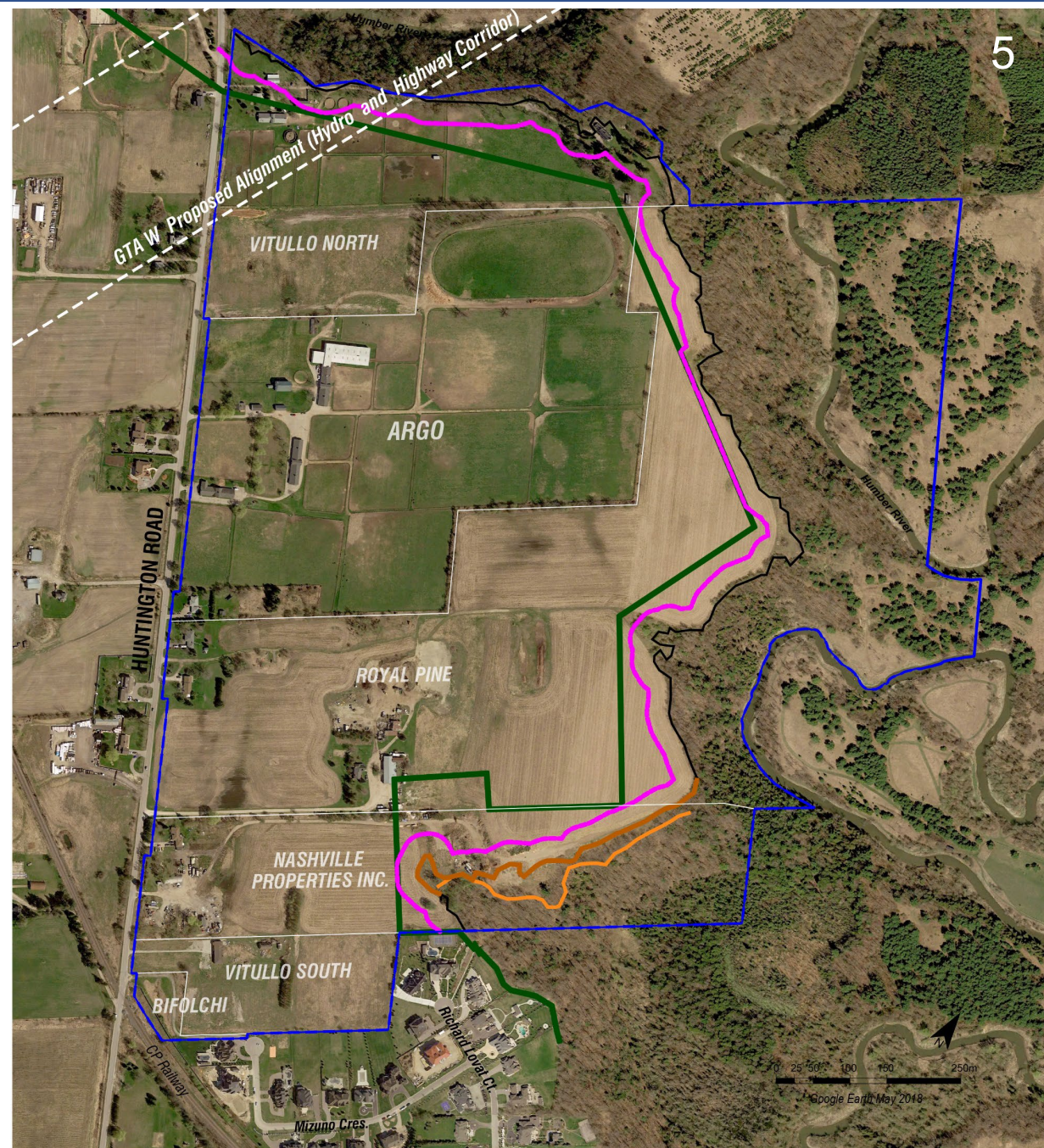


# Development Limits

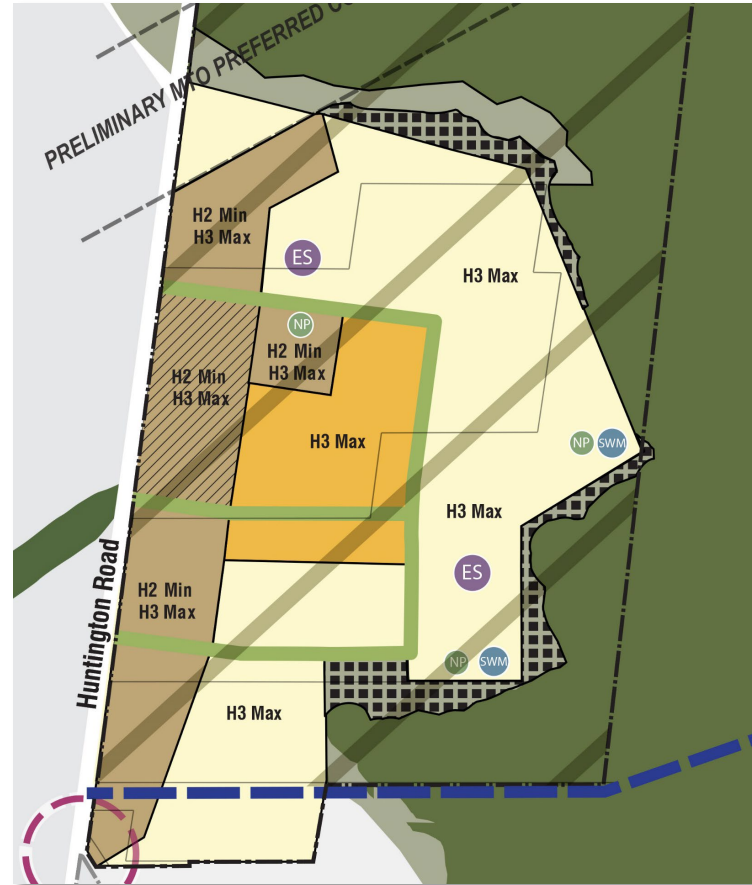
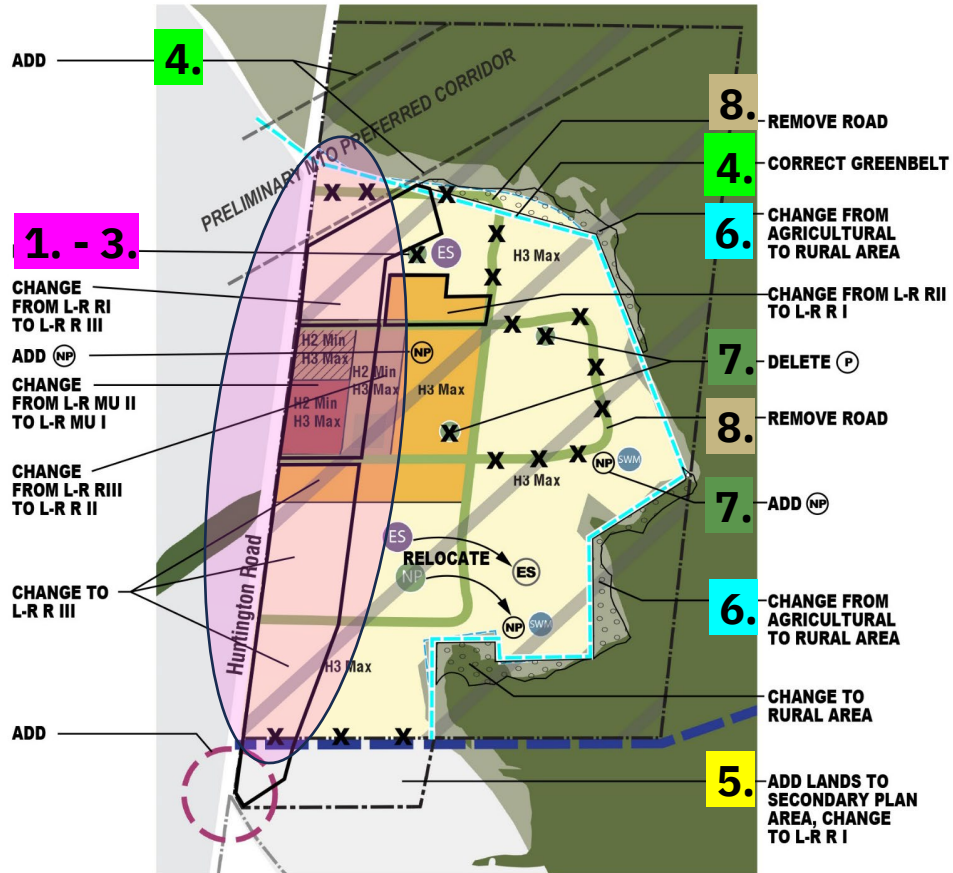
- 107 ha including Humber River valleylands.
- 69 ha outside of feature limits and buffers.
- Tablelands in use as horse paddocks, farming, nursery and rural residential.
- Environmental limits staked in 2015 with City and Conservation Authority and again in 2021.
- Feature limits are all within the Greenbelt.
- 30m buffer applied within the Greenbelt Boundary.

## Legend

-  Block Plan Study Area Boundary - 107.13 ha.
-  Ownership Boundary
-  TRCA Staked Feature Limit October 13, 2015/2021 (R-PE Surveying LTD.)
-  Dripline based on 2014 Air photography - Beacon Environmental
-  Greenbelt Boundary
-  Development Limit / Ultimate Constraints
-  Top of Slope



# Proposed Official Plan Amendments



1. Increase density (40 to 75 pj/ha)
2. Add density along Huntington.
3. KNLR Mixed Use II to KNLR Mixed-Use I (public square).
4. Correct Greenbelt Boundary and add preferred Hwy 413 corridor.
5. Add 4.6 hectares to Secondary Plan Boundary.
6. As per Region's OP, change Greenbelt - Agricultural to Greenbelt - Rural to permit parks, recreation, SWM.
7. Park names & sizing consistent with the Vaughan Official Plan.
8. Revise Roads.

- 70 ha Gross Developable Area.
- Higher density along Huntington Road.
- 1,450 Total Units.
- Approx. 4,740 persons and 350 jobs.
- 73 persons and jobs/ha.
- 2 school sites – Public in the south, Catholic north.
- 3 neighbourhood parks.
- Parks and infrastructure utilize accepted land use of Greenbelt lands, outside of feature limits and protective buffers.

## Legend

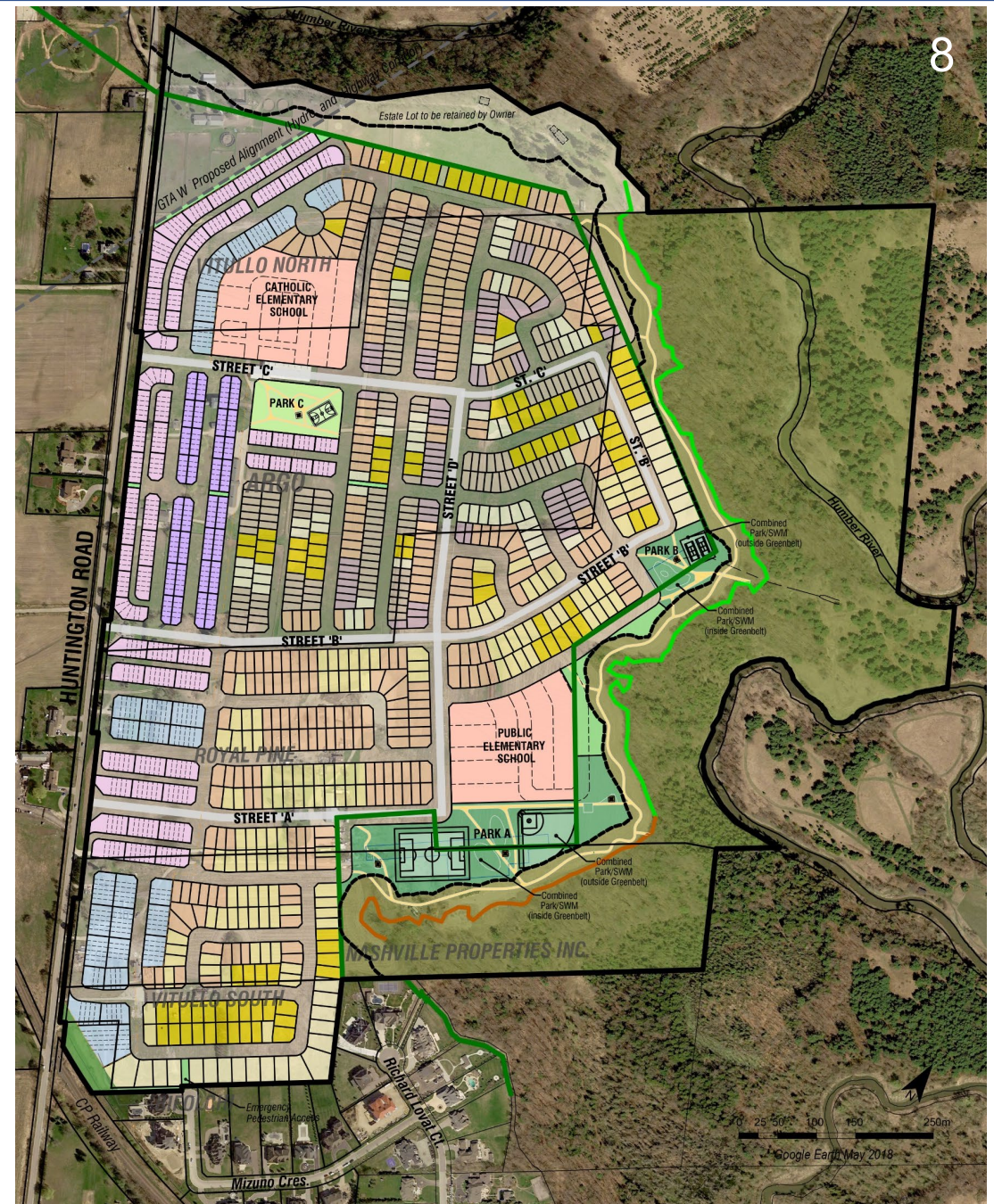
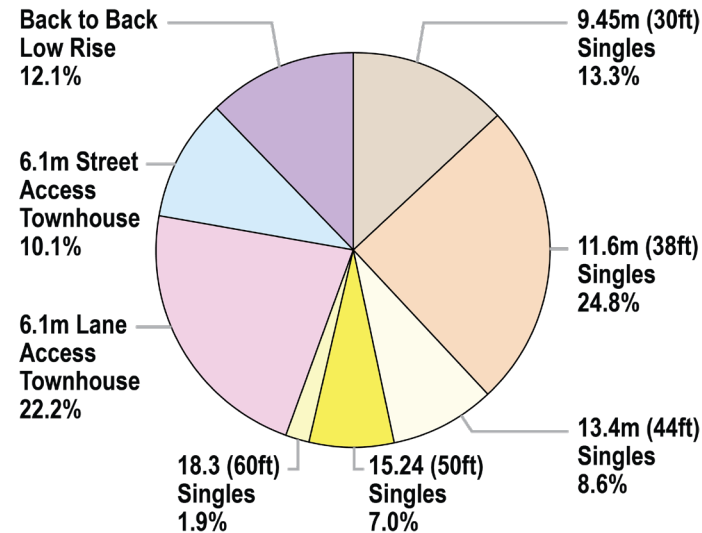
- Block Plan Study Area Boundary
- Ownership Boundary
- TRCA Staked Feature Limit October 13, 2015 (R-PE Surveying LTD.)
- Dripline based on 2014 Air photography - Beacon Environmental
- Greenbelt Boundary
- Development Limit / Ultimate Constraints



# Unit Types

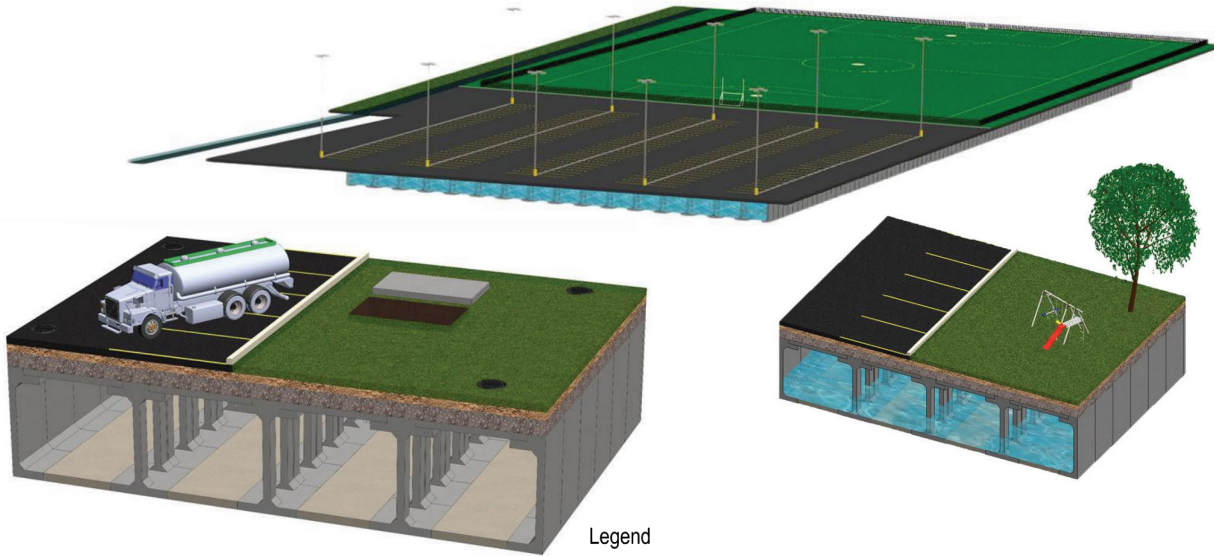
- 146 Street Towns (10%)**
- 176 Back-to-Back Towns (12%)**
- 322 Rear Lane Towns (22%)**
- 805 Single detached units (56%)**  
(9 m to 18 m frontages)

- **1,449 Total Units**
- **Largest lots against existing subdivision**
- **Existing estate home at north limit to be retained by owner**

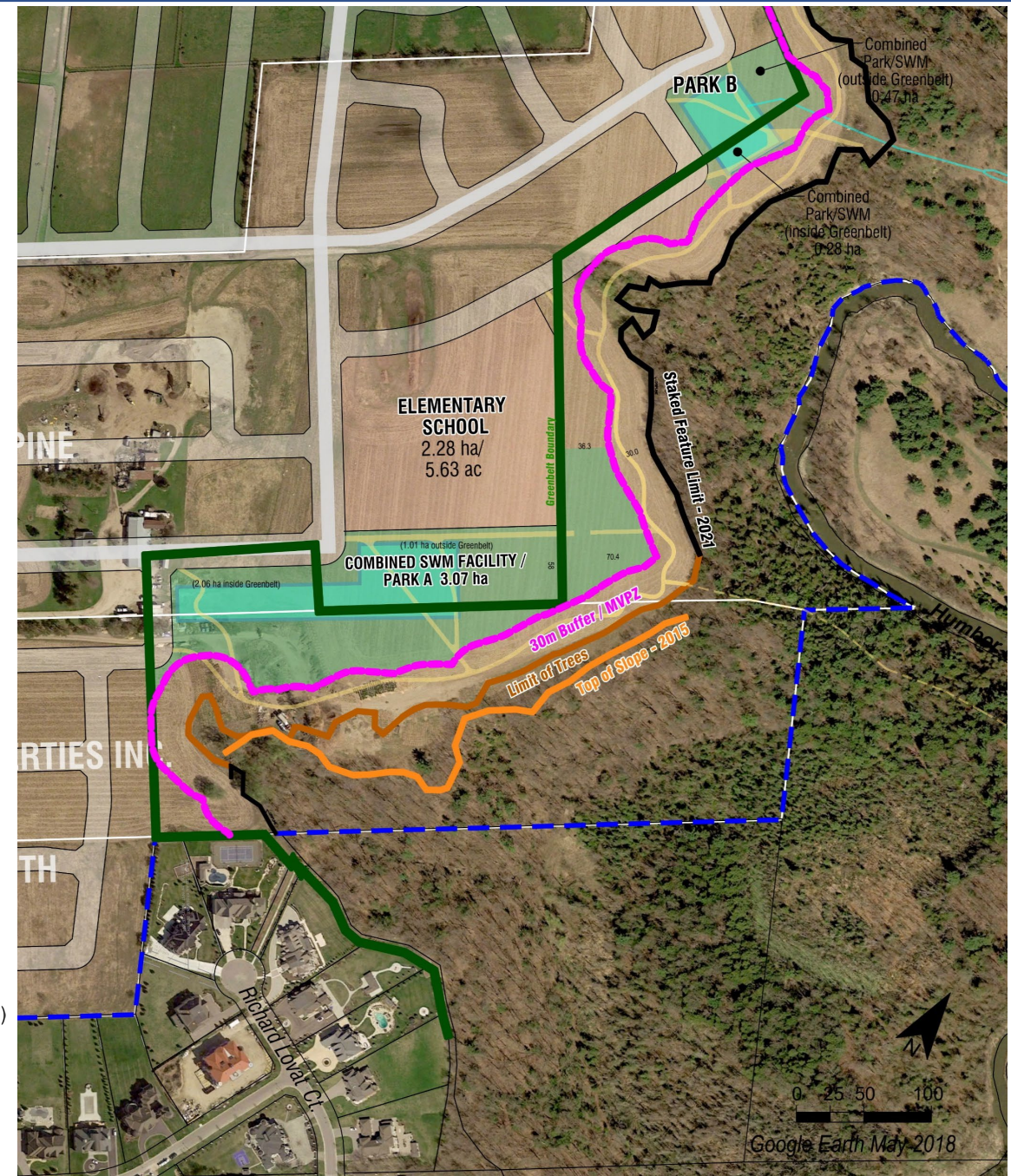


# Underground Stormwater Management Facilities

- Outside of feature limits and associated buffers.
- Combined with active parkland.
- Vaughan currently reviewing underground facility criteria and design

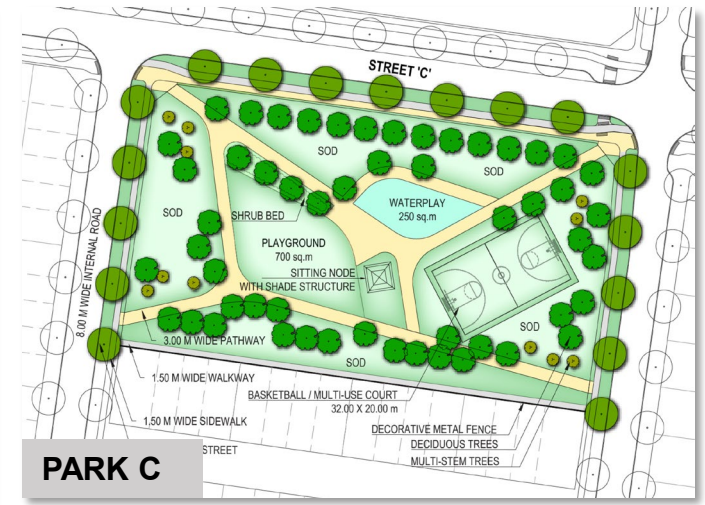


- Legend
- Block Plan Study Area Boundary - 107.13 ha.
  - Ownership Boundary
  - TRCA Staked Feature Limit October 13, 2015/2021 (R-PE Surveying LTD.)
  - Dripline based on 2014 Air photography - Beacon Environmental
  - Greenbelt Boundary
  - Development Limit / Ultimate Constraints
  - Top of Slope
  - Underground Stormwater Management Facilities



# Three Parks - Two Combined with SWM Facilities

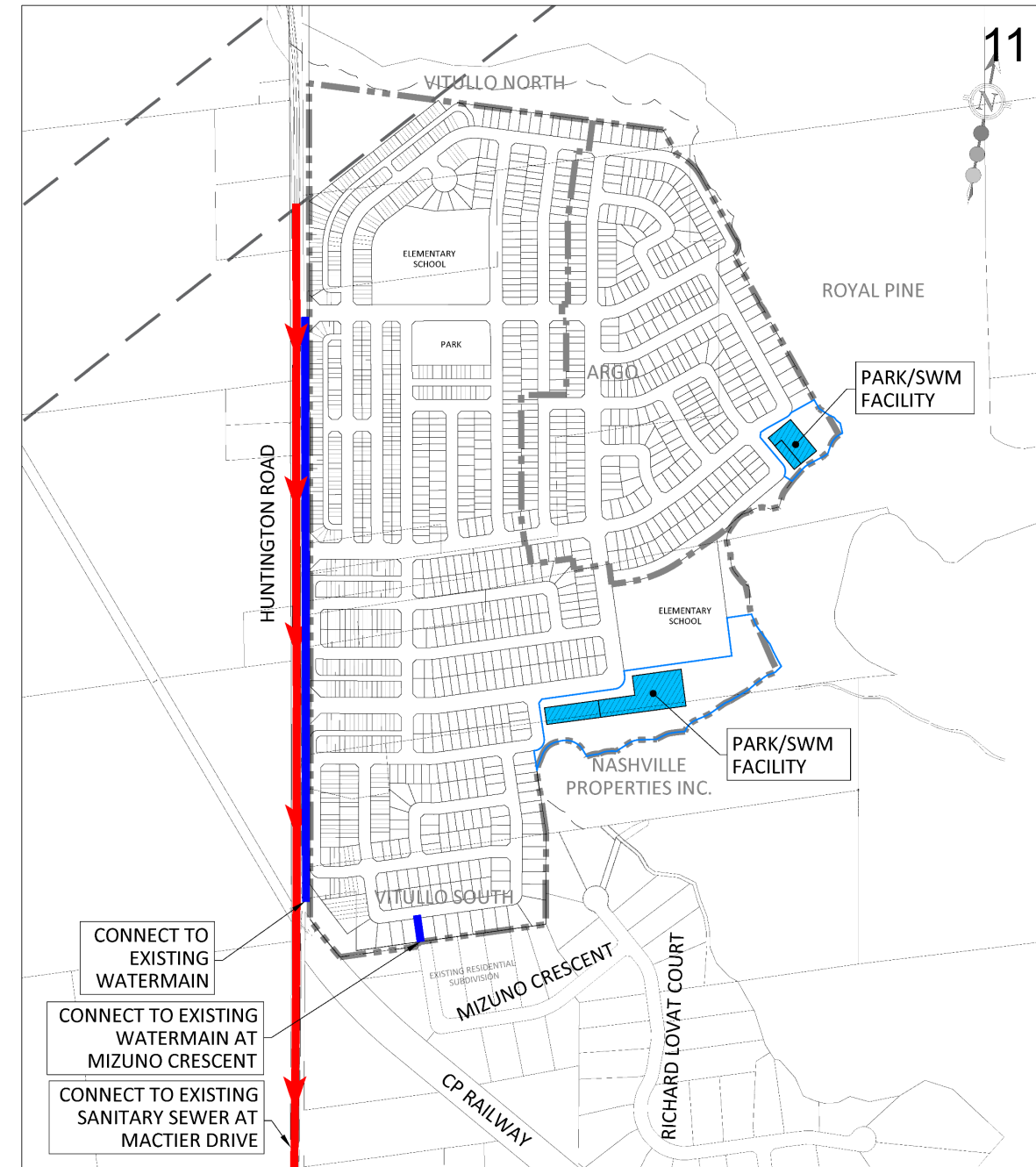
- Joint Park and SWM facilities within Parks A+B.
- Outside of natural features and buffers.








# Servicing

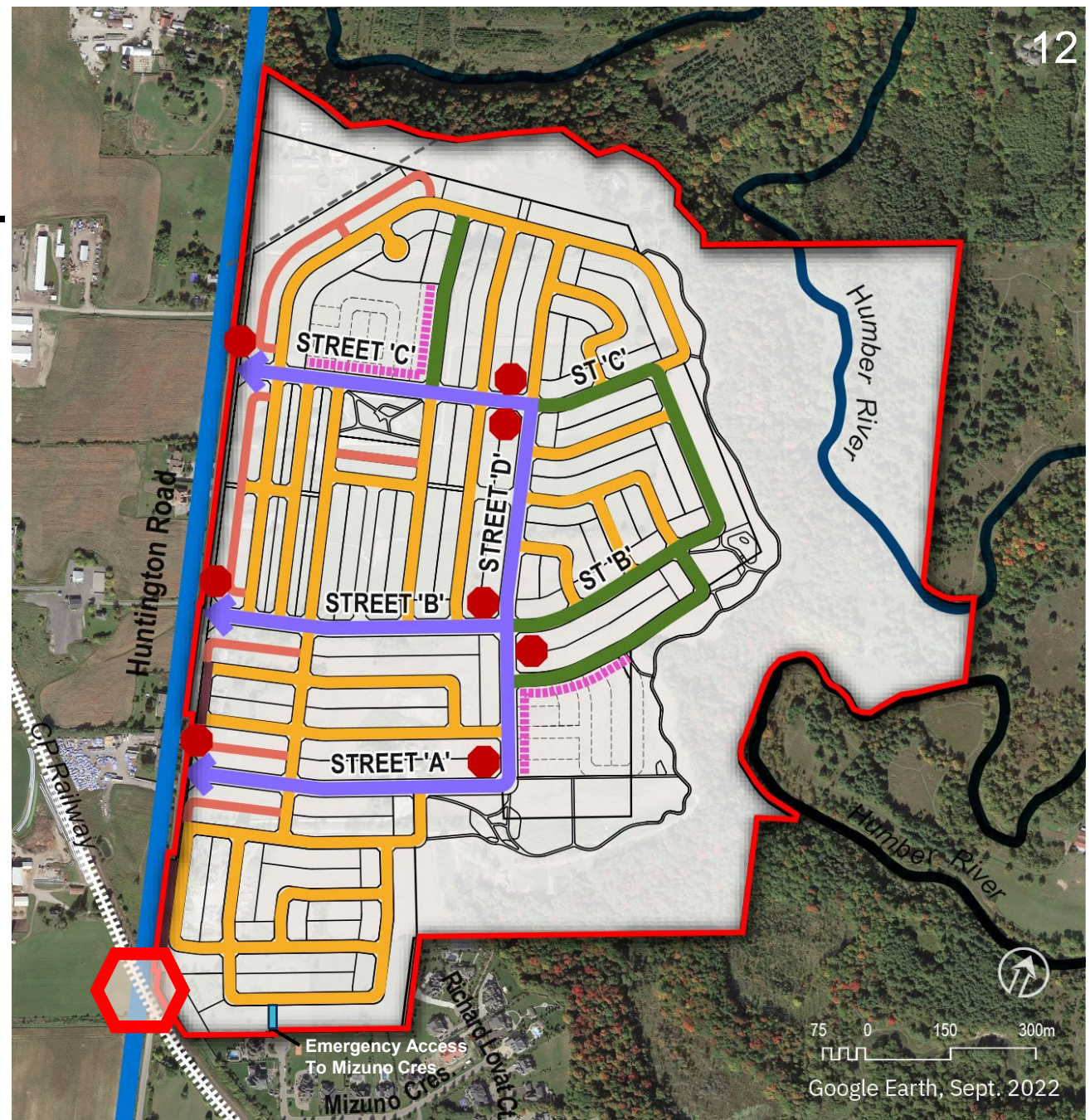
- Full Municipal Services.
- 2 stormwater management facilities and drainage areas.
- External sanitary trunk on Huntington Road.
- External watermain on Huntington Road.
- External Pressure Reducing Valve at Nashville Road.
- Secondary watermain connection to adjacent subdivision.



# Transportation

- Rear-lane towns along Huntington north of Street B.
- Lay-by Parking proposed along Huntington Road.
- Minor Collector has cycle path and sidewalk on each side. Can include lay-by parking areas (City has 2 standard cross-sections).
- Major Local Roads have 2 sidewalks.
- Emergency Access only to Mizuno Court.
- Railway crossing improvement – signal / gates.

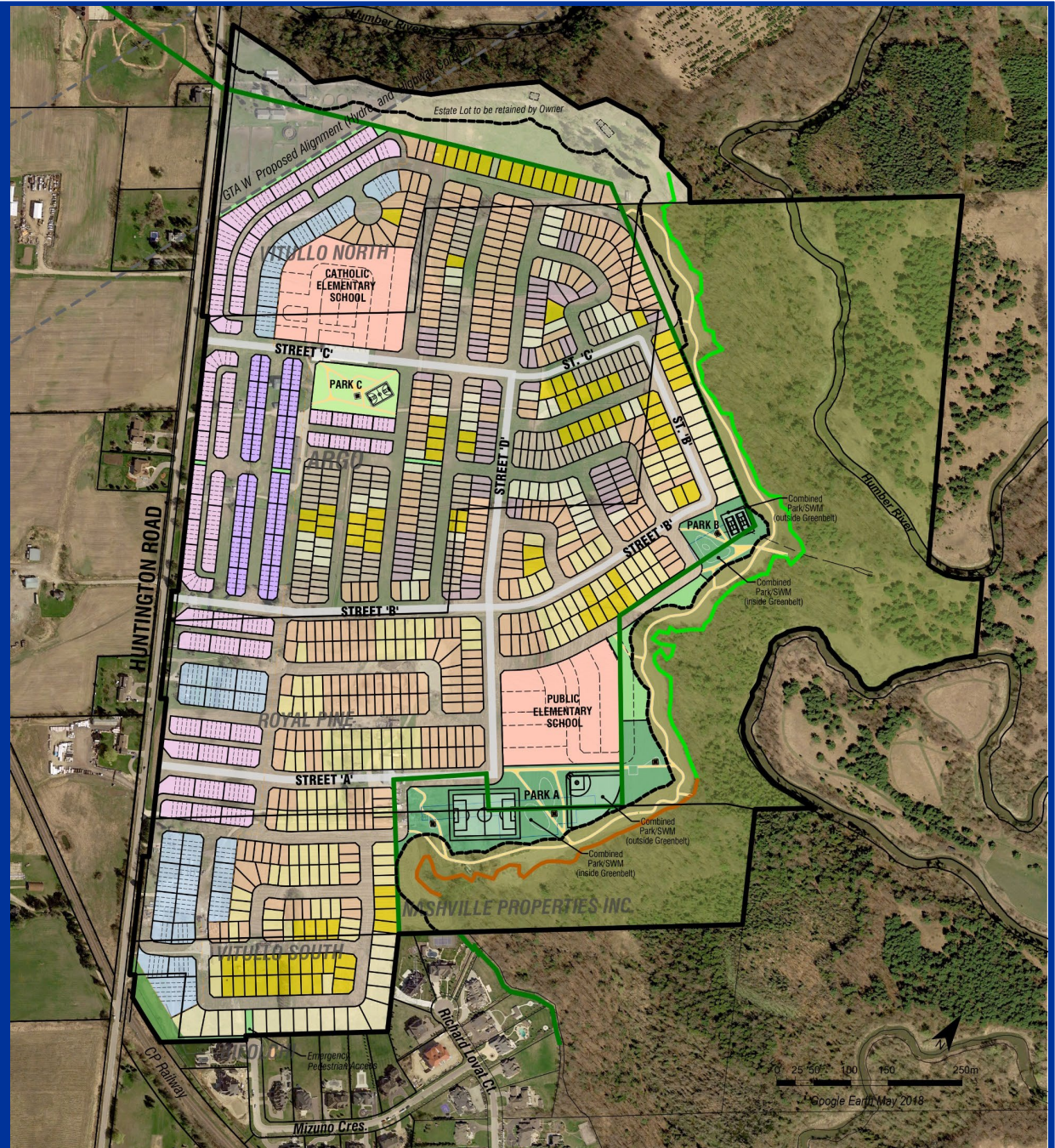
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|--|--|
|  Major Collector Rd (26.0m) |  Railway Crossing                       |
|  Minor Collector Rd (24.0m) |  Window Street (15.0m)                  |
|  Major Local Rd (19.0m)     |  Stop Sign                              |
|  Local Rd (17.5m)           |  Lane Narrowing with Bollards & Signage |
|  |  Public Laneway (8.0m)                  |



# Official Plan Amendment and Block Plan Applications

## Block 62 West (Huntington Road Community)

September 13<sup>th</sup> 2023 Statutory Public Meeting



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

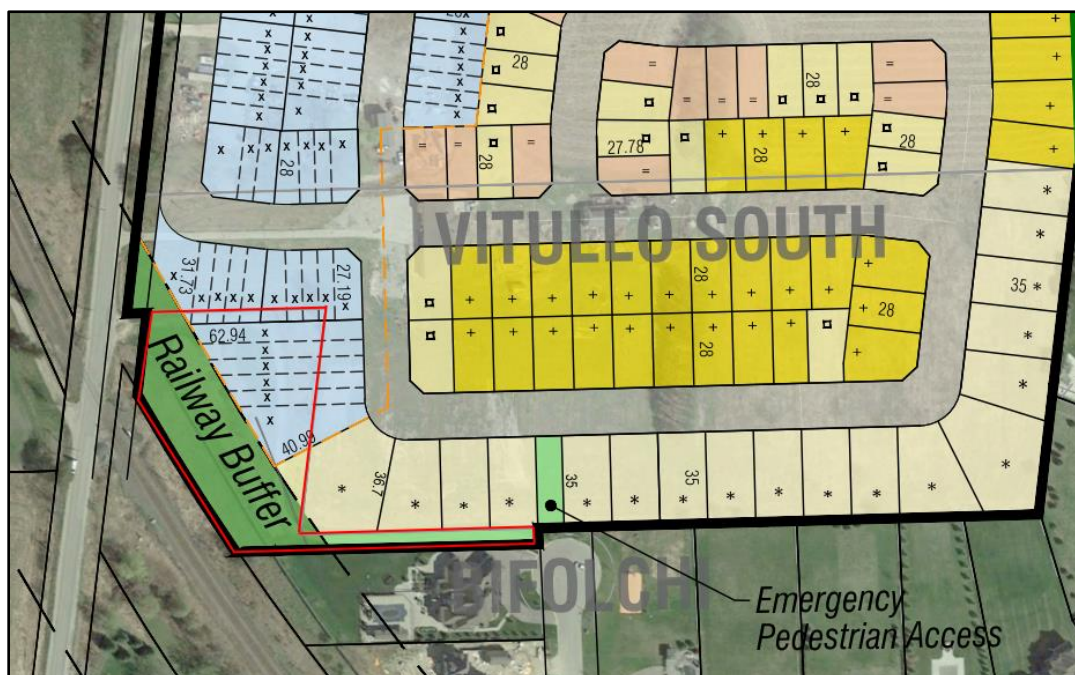
September 11, 2023  
File# 10790

**Attn: Office of City Clerk,**

**Re: City of Vaughan Public Hearing  
OP.21.029 and BL.62W.2021**

Weston Consulting is the planning consultant for Bifolchi (Kleinburg Residential Estates Ltd.), the registered property owner of the parcel legally described as BLOCK 22, PLAN 65M4129, VAUGHAN. S/T EASE IN GROSS OVERS PTS 1 & 3 65R31659 AS IN YR1319977. S/T EASE IN GROSS OVER PT 3 65R31659 AS IN YR131997861 in the City of Vaughan (herein referred to as the “subject property”). We are actively monitoring the adjacent development applications for Block 62 West on behalf of our client, including the Official Plan Amendment (“OPA”) File OP.21.029 and Block Plan (“BLK Plan”) File BL.62W.2021. We are pleased to submit this letter as a means of providing formal acknowledgement of the ongoing adjacent development applications and provide comments as it relates to the future development of our client’s land holdings.

Our client is a non-participating landowner of the BLK Plan process. Our client’s lands consist of approximately 0.6 ha located adjacent to the Canadian Pacific Railway (“CP”) line with frontage on Huntington Road and a driveway access from Mizuno Crescent. The City of Vaughan Official Plan (“OP”) designates the subject property as *Community Area* and *Low Rise Residential*. The subject property is located outside of the North Kleinburg-Nashville Village Secondary Plan area and subject to the greenfield density requirements of the OP, which requires a minimum density target of 50 persons and jobs per hectare. Please see Figure 1 below depicting our client’s property outlined in red relative to the BLK 62 West Concept Plan.



**Figure 1 – Block 62 West Revised Block Plan Concept, Malone Given Parsons Planning Report (subject property outlined in red)**

The City of Vaughan Comprehensive Zoning By-law zones the subject property as *Residential Estate Holding ("RE (H)")* with a holding provision that states *"Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of By-law 156-2008 or the production of field crops, and cannot be lifted until the lands zoned RR(H) Rural Residential Zone with the addition of the Holding Symbol (H), being Block 22, as shown on Figure E-1431, is developed with the adjacent lands to the north and east"*. The Kleinburg Estate Subdivision Agreement also indicates that Block 22 shall be developed only in conjunction with the abutting lands and that the City shall not issue a building permit for Block 22 until the lands are combined to the satisfaction of the City. The Kleinburg Subdivision Plan shows Mizuno Crescent being extended to the parcel to the north and states that *"the owner shall maintain and not remove the temporary turning circle until the development of the adjacent lands and the proposed extension of Mizuno Crescent on Schedule A, including municipal services and road allowance to the north limit of the Plan. Following the extension of the road allowance, the Owner shall remove the temporary turning circle and restore the affected road allowance at its cost and to the satisfaction of the City"*.

Through both the Kleinburg Residential Estates Subdivision Agreement and zoning applicable to the subject property, we understand that it was always the intent for our client's lands to develop in conjunction with the parcel to the north/east, currently owned by Vitullo South (1321362 Ontario Inc.). However, it was never the intent for our client's property and Vitullo South's property to develop in conjunction with the lands to the north located within the North Kleinburg-Nashville Village Secondary Plan Area as proposed by the OPA and BLK Plan applications.

We have reviewed the OPA for the North Kleinburg-Nashville Secondary Plan Area and BLK Plan applications for Block 62 West and are aware that our client's parcel has been included in the OPA and BLK Plan. We understand that the proposed OPA will amend the boundary of the Huntington Road Community of the Secondary Plan to include our client's property and the parcel to the north/east owned by Vitullo South to make them subject to the North Kleinburg – Nashville Secondary Plan policies together with the entirety of the Block 62 West Plan Area. This amendment would result in greater densities throughout the Block Plan area, while allowing lesser densities on our client's lands than what is currently permitted through the existing policy framework. The OPA further proposes to amend the Secondary Plan to redesignate our client's property as "Kleinburg North Low-Rise Residential III" to permit the development of 6 partial townhouses and 1 partial single-detached dwelling on the subject property in conjunction with the Vitullo South lands.

The Block Plan Report prepared by Malone Given Parsons Ltd. in support of the OPA and BLK Plan applications identified potential constraints with our client's site developing independently as it relates to site access, as well as the benefits for including our client's property into the BLK Plan to allow for comprehensive planning for the development area. While our client is supportive of comprehensive planning and recognizes that their lands are to be developed in conjunction with the Vitullo South lands, there are concerns as it relates to the proposed modifications to the existing policy framework and the associated implications, including cost and delays to develop their lands. Given our client's parcel is significantly smaller than the rest of the parcels participating in the Block 62 West Landowner Group, our client at this time is not interested in contributing to the Landowner's Group. Accordingly, we look forward to engaging with the landowner group to ensure our clients are consulted and their development interests are protected throughout the planning process.

We will be monitoring the Public Meeting for the OPA and BLK Plan applications on September 13, 2023 and reserve the right to provide further comments on this matter. We request to be notified of any new information, future reports, and/or meetings and decisions regarding these applications.

Should you have any question, please contact the undersigned (ext. 245) or Sarah Burjaw (ext. 374).

Yours truly,

**Weston Consulting**

**Per:**



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

- c. Gino Bifulchi (Kleinburg Residential Estates Ltd.)  
Letizia V. D'Addario, City of Vaughan  
Vivian Wong, City of Vaughan

## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

HPGI File: 08167

**SUBMITTED VIA EMAIL:** clerks@vaughan.ca

**City of Vaughan**

Vaughan City Hall, Level 100  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

**Attention: Office of the City Clerk**

**Re: Request for Notice  
Block 62 West Landowners Group Inc. Block Plan  
File BL.62W.2021**

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Humphries Planning Group Inc. ("HPGI") represents 1321362 Ontario Inc., owner of lands with interest in the above noted application. We hereby request notice of all staff reports and council decisions regarding this application.

Yours truly

**HUMPHRIES PLANNING GROUP INC.**



Rosemarie Humphries BA, MCIP, RPP  
President

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