

**COUNCIL MEETING – JANUARY 25, 2022
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed January 21, 2022</u>				
C1.	Aaron I. Platt, Davies Howe LLP, dated January 17, 2022.	1	3	Committee of the Whole
C2.	Aaron I. Platt, Davies Howe LLP, dated January 17, 2022.	1	3	Committee of the Whole
C3.	Matthew Helfand, Aird & Berlis LLP, dated January 18, 2022.	3	3	Committee of the Whole (Public Meeting)
C4.	Martin Quarcoopome, Weston Consulting, dated January 18, 2022.	3	3	Committee of the Whole (Public Meeting)
C5.	Rabbi Shalom Bakshi, dated January 21, 2022.	1	13	Committee of the Whole
<u>Distributed January 24, 2022</u>				
C6.	Helen Mihailid, Dufferin Teston Landowners Group Inc., dated January 24, 2022.	3	2	Committee of the Whole (Public Meeting)
C7.	Elle Volanis.	1	4	Committee of the Whole

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.

January 17, 2022

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

His Worship Mayor Maurizio Bevilacqua and Members of Council
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Todd Coles, City Clerk

Your Worship and Members of Council:

Re: Committee of the Whole, January 18, 2022
City-Wide Comprehensive Zoning By-law 001-2021 (the “New ZBL”)
Transition Provision Amendments, File No. Z.21.052
Inconsistencies and Administrative Amendments
Submission of Laurier Harbour (Keele) Inc. (“Laurier”)

We are counsel Laurier, the owner of the lands municipally known as 9785 and 9797 Keele Street (the “**Subject Lands**”). Laurier is an Appellant in the Ontario Land Tribunal (the “**Tribunal**”) proceeding concerning the New ZBL. Laurier’s appeal has been assigned Appeal No. 83.

On behalf of Laurier, we have reviewed the proposed modifications to the New ZBL, as contained in two separate Staff Reports dated January 18, 2022, respectively addressing the transition provisions and technical revisions.

The purpose of this letter is to express our client’s concern regarding the proposed revisions to the transitional and technical provisions of the New ZBL (the “**Proposed Amendments**”).

Our client’s concerns regarding the Proposed Amendments relate to the effect of the New ZBL on its applications, which have been approved in principle by the Tribunal, but not yet received final approval. In addition, the Proposed Amendments do not account for possible future amendments to its application, the transition rights have a limit of ten years, and Exception 295 is inaccurately applied to the Subject Lands.

Site Specific Exemptions

It appears that s. 1.6.2.6 has been introduced to address situations where site specific approvals have not been addressed by the New ZBL. Problematically, the new clause fails to account for situations where an exception has been incorrectly transposed into the New By-law. A provision clarifying that the original site-specific approval prevails in the event of a conflict with the New By-law should be added.

Zoning By-law Amendments and Concurrent Applications

The proposed changes in section 1.6.3.3.1 do not clarify whether a zoning by-law amendment deemed complete as of October 20, 2021 would amend Zoning By-law 1-88 (the “**Former ZBL**”), or the New ZBL, or both.

If the intent is to amend the Former ZBL, there is a conflict with the preamble to the transition provisions, which indicates that assessments of transition issues will be determined under the Former ZBL “as it read on October 20, 2021”, which would negate an approval obtained after that date.

There seems to be an intent to allow certain applications that implement a zoning by-law amendment filed on or before October 20, 2021, but not yet approved, to be assessed under the Former ZBL (see s. 1.6.3.3.2). However, that flexibility does not apply where a related application is filed concurrently with the zoning by-law amendment application prior to October 20, 2021, as is the case here. Furthermore, the flexibility is again negated by the requirement to comply with the Former ZBL “as it read on October 20, 2021”. Similarly, Section 1.6.3.3.5, which allows for approval of applications filed on or before October 20, 2021, omits Official Plan and Site Plan approvals, which should be included, and is also affected by the “as it read on October 20, 2021” issue.

Related and Future Applications

The transition provisions seem to allow applications (excluding Official Plan Amendments) that implement a zoning approval to be assessed under the Former ZBL under certain conditions as provided for in s. 1.6.2.8.1 of the New ZBL.

However, this provision does not function as intended because building permit applications arising from applications transitioned under s. 1.6.2.8.1 will still be subject to the Former ZBL “as it read on October 20, 2021”. This limiting language is also found in the Preamble to the transition provisions.

Ten Year Time Limit

The proposed revisions in section 1.6.4.2, which as written repeals the transition provisions of the New ZBL after 10 years, do not address the fundamental problem of indeterminate liability for property owners and are arbitrary. Our client urges the City to adopt a more measured approach by converting the 10-year sunset date to a *review* of the transition provisions in 10 years.

Technical Amendments

Schedule A to the New ZBL inappropriately applies Exception 295 to parts of the Subject Lands. Such revision to Schedule A should be included as part of the technical revisions being completed.

Conclusion

Laurier has been participating in the ADR process with City staff and looks forward to the opportunity to continue to work toward the satisfactory resolution of these issues.

We thank you for the opportunity to provide comments and kindly request confirmation of receipt of these written submissions, along with, notice of all future steps in this matter.

Yours truly,
DAVIES HOWE LLP



Aaron I. Platt
Professional Corporation

AIP: go

copy: Ms. Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor
Ms. Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate
Ms. Candace Tashos, Legal Counsel
Mr. Nick Spensieri, City Manager
Mr. Haiqing Xu, Deputy City Manager, Planning and Growth Management
Mr. Brandon Correia, Manager of Special Projects, Planning and Growth Management
Mr. Elvio Valente, Building Standards, Manager, Zoning Services and Zoning Administrator
Mr. Ryan Guetter, Weston Consulting
Client

January 17, 2022

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

His Worship Mayor Maurizio Bevilacqua and Members of Council
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Todd Coles, City Clerk

Your Worship and Members of Council:

**Re: Committee of the Whole, January 18, 2022
City-Wide Comprehensive Zoning By-law 001-2021 (the “New ZBL”)
Transition Provision Amendments, File No. Z.21.052
Inconsistencies and Administrative Amendments
Submission of Sharewell Investments Inc. (“Sharewell”)**

We are counsel Sharewell, the owner of the property municipally known as 9929 Keele Street (the “**Subject Lands**”). Sharewell is an Appellant in the Ontario Land Tribunal proceeding concerning the New ZBL.

On behalf of Sharewell, we have reviewed the proposed modifications to the New ZBL, as contained in two separate Staff Reports dated January 18, 2022, respectively addressing transition provisions and other technical.

The purpose of this letter is to express our client’s concern regarding the proposed revisions to the transitional and technical provisions of the New ZBL (the “**Proposed Amendments**”).

Our client’s concerns regarding the Proposed Amendments relate to the site-specific provisions on the Subject Lands, and whether the Proposed Amendments will apply so that they do not preclude future applications. In addition, the Proposed Amendments do not account for possible future amendments to *Planning Act* approvals and the transition rights are limited to ten years.

Zoning By-law Amendments and Concurrent Applications

The proposed changes in s. 1.6.3.3.1 do not clarify whether a zoning by-law amendment deemed complete as of October 20, 2021 would amend Zoning By-law 1-88 (the “**Former ZBL**”), or the New ZBL, or both.

If the intent is to amend the Former ZBL, there is a conflict with the preamble to the transition provisions, which indicates that assessments of transition issues will be determined under the Former ZBL “as it read on October 20, 2021”, which would negate an approval obtained after that date.

There seems to be an intent to allow certain applications that implement a zoning by-law amendment filed on or before October 20, 2021, but not yet approved, to be assessed under the Former ZBL (see s. 1.6.3.3.2). However, that flexibility does not apply where a related application is filed concurrently with a zoning by-law amendment application prior to October 20, 2021, as is the case here. Furthermore, the flexibility is again negated by the requirement to comply with the Former ZBL “as it read on October 20, 2021”. Similarly, s. 1.6.3.3.5, which allows for approval of applications filed on or before October 20, 2021, omits Official Plan and Site Plan approvals, which should be included, and is also affected by the “as it read on October 20, 2021” issue.

Related and Future Applications

The transition provisions seem to allow applications (excluding Official Plan Amendments) that implement a zoning approval to be assessed under the Former ZBL under certain conditions as provided for in s. 1.6.2.8.1 of the New ZBL.

However, this provision does not function as intended, because building permit applications arising from applications transitioned under s. 1.6.2.8.1 will still be subject to the Former ZBL “as it read on October 20, 2021”. This limiting language is also found in the Preamble to the transition provisions.

Ten Year Time Limit

The proposed revisions in s. 1.6.4.2, which as written repeals the transition provisions of the New ZBL after 10 years, do not address the fundamental problem of indeterminate liability for property owners, and are arbitrary. Our client urges the City to adopt a more measured approach by converting the 10-year sunset date to a *review* of the transition provisions in 10 years.

Conclusion

We thank you for the opportunity to provide comments and kindly request confirmation of receipt of these written submissions, along with, notice of all future steps in this matter.

Yours truly,
DAVIES HOWE LLP



Aaron I. Platt
Professional Corporation

AIP: go

copy: Ms. Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor
Ms. Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate
Ms. Candace Tashos, Legal Counsel
Mr. Nick Spensieri, City Manager
Mr. Haiqing Xu, Deputy City Manager, Planning and Growth Management
Mr. Brandon Correia, Manager of Special Projects, Planning and Growth Management
Mr. Elvio Valente, Building Standards, Manager, Zoning Services and Zoning Administrator
Mr. Ryan Guetter, Weston Consulting
Client



Matthew Helfand
Direct: 416.865.4624
E-mail: mhelfand@airdberlis.com

C3
COMMUNICATION
COUNCIL – JANUARY 25, 2022
CW (PM) - Report No. 3, Item 3

January 18, 2022

By E-Mail: clerks@vaughan.ca

Mayor Maurizio Bevilacqua and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Todd Coles, City Clerk

Dear Mayor Bevilacqua and Members of Council:

Re: Committee of the Whole, January 18, 2022
City-Wide Comprehensive Zoning By-law 001-2021
Amendments to Transition Provisions

Aird & Berlis LLP are lawyers for 1042710 Ontario Limited, owners of the property municipally known as 3300 Highway 7, City of Vaughan.

1042710 Ontario Limited is an appellant in the Ontario Land Tribunal proceeding in respect of the new City Wide Comprehensive Zoning By-law ("**New By-law**"), assigned Appeal No. 15. Our client's appeal of the New By-law related to the transition provisions, as approved by Council, which do not adequately ensure that development proposals that involve complete Zoning By-law Amendment Applications, filed prior to Council's approval of the New By-law, can continue to be processed to approval under the New By-law.

We have just become aware of the above-captioned Staff Report dated January 18, 2022, which contains proposed changes to the transition provisions under appeal. While our client welcomes the City's efforts to work with appellants to address outstanding appeals, given the short time frame available to the public to review the staff report, we have not been able to consider the proposed wording with our client and their team. Pending the completion of that review, we remain concerned that any proposed changes ensure that existing Zoning By-law Amendment Applications will be transitioned fully.

We would welcome the opportunity to consult with your Staff on the proposed changes contained in the above-noted Staff report to ensure that they fully address our client's interests.

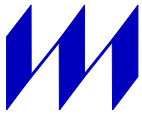
January 18, 2022
Page 2

Yours truly,

AIRD & BERLIS LLP



Matthew Helfand
MH:tp



**WESTON
CONSULTING**

planning + urban design

**C4
COMMUNICATION
COUNCIL – JANUARY 25, 2022
CW (PM) - Report No. 3, Item 3**

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

January 18, 2022
File 7466

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
2975, 2985, 2993 Teston Rd, Vaughan
Related OMB File PL171151**

Weston Consulting is the planning consultant for Jane Teston Holdings Inc. the registered owner of 2975, 2985, 2993 Teston Rd. in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Committee of the Whole (Public Meeting) Report titled “City-Wide Comprehensive Zoning By-law: Amendments to Transition Provisions” and provide the enclosed comments on behalf of the landowner.

2985 and 2993 Teston Rd. are zoned “A – Agricultural Zone” while 2975 Teston Rd. is zoned “R4 – Residential Four Zone” by in-force Vaughan Zoning By-law 1-88. Applications for an 11 storey mid-rise building were filed in January, 2017. The subject lands are now subject to an Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) appeal filed in November, 2017.

Through the CZBL, the subject lands are proposed to be zoned “RE(EN) – Residential Estate (Established Neighbourhoods) Zone” and “R4(EN)-759 – Fourth Density Residential (Established Neighbourhood) – Exception 759 Zone” which reflect the current status of the lands. While we appreciate that the draft CZBL reflects current land uses as no approvals by the OLT have been issued, we are aware that the CZBL will contain transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands given the current active status of the OLT decision noted above. The following provision is provided in the amended transition provisions:

1.6.3.3.1 *The requirements of this By-law do not apply to prevent the approval of applications for zoning by-law amendment, minor variance, site plan, plan of subdivision, consent, part-lot control exemption or plan of condominium if the application was filed and deemed complete in accordance with the City of Vaughan Official Plan, 2010 on or before the effective date of this By-law.*

We are supportive of this provision and submit that under this provision, there will be a process in which a new site-specific zoning can be implemented for the subject lands in accordance with any future approval by the OLT.

In summary, we support of the amendments to the transition provisions to Section 1.6.3.3. We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Statutory Public Meeting on January 18, 2022.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis. We request to be notified of any future reports and/or meetings regarding the CZBL and request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 226 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Senior Associate

c. Client

C5
COMMUNICATION
COUNCIL – JANUARY 25, 2022
CW (1) - Report No. 1, Item 13

From: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] Follow up to Presentation at Committee of the Whole 01/18/2022
Date: January-21-22 12:25:28 PM

From: Chabad Jewish Centre of Woodbridge <jewishwoodbridge@gmail.com>
Sent: Friday, January 21, 2022 12:17:18 PM
To: Linda Jackson <Linda.Jackson@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Julia Tullo <Julia.Tullo@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Gus Michaels <Gus.Michaels@vaughan.ca>
Subject: [External] Follow up to Presentation at Committee of the Whole 01/18/2022

By grace of G-d

Good afternoon Regional Councillor Mrs. Linda Jackson,

Thank you for hosting me at the Committee council this week's Tuesday. Thank you and other members of council for being a part of my presentation on behalf of the residents of Woodbridge-Vaughan, and ultimately thank you for taking the motion and moving the item at the Committee of the Whole.

I understand that at this point in the process, staff are preparing a report. Could you kindly elaborate what this means? Is there any other information needed from my end?

Following my short presentation I listened to the comments made by the Mayor, by you and by other members and I understood you need to work on this item - and I thank all of you for the helpful remarks. At the same time, I would like to share my feedback as well and have that be a part of the report. This way the request is clearer and complete.

Ultimately, I'm here to consider locations and agreements where I could have a consistent/dedicated space, will staff or yourself help with that?

I greatly appreciate a thorough explanation on the next steps. Looking forward to your assistance.

Thank you very much again and may we all be successful in our mission "To Serve the Residents. To be there for the Community" - as our honourable and beloved Mayor pointed out so kindly at the beginning of the meeting.

For now, have a great day and a wonderful weekend!

Rabbi Shalom Bakshi
Spiritual leader & Director

DUFFERIN TESTON LANDOWNERS GROUP INC.

c/o Suite 200
7501 Keele Street
Vaughan, Ontario
L4K 1Y2
(905) 760-2600
Fax: (905) 760-2900

SENT BY E-MAIL

January 24, 2022

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

Attention: Todd Coles, City Clerk

Dear Sir:

**RE: Release for Registration of 1600 Teston Road
DUFFERIN TESTON DEVELOPMENT AREA SANITARY SEWER AND WATERMAIN FUNDING
AGREEMENT (known as the 3 Party Agreement)
TESTON SANDS INC., 1600 Teston Road, Vaughan
File Nos. 19T-17V009, Z.17.026 and OP.17.010**

Further to our letters to the City dated September 22, 2017, November 14, 2019 and more recently November 2, 2021 (copies attached), we understand that the owner of the subject lands is proceeding with its Development Application currently being proposed (File No. Z.21.046).

As such, and in accordance with the foregoing, we are writing as a reminder that the City is to obtain the required confirmation from the Trustee that the applicable owner is in good standing under the above-referenced Funding Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, and as per the City's confirmation in the attached Condition of Draft Plan Approval, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision and/or other final development approval in respect of the lands.

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,
DUFFERIN TESTON LANDOWNERS GROUP INC.

Per: 

Helen Mihailidi - A.S.O.

HAM/klw

Encl.

c.c. Frank Suppa

c.c. Nick Spensieri

C6
COMMUNICATION
COUNCIL – JANUARY 25, 2022
CW (PM) - Report No. 3, Item 2

DUFFERIN TESTON LANDOWNERS GROUP INC.

c/o Suite 200
7501 Keele Street
Vaughan, Ontario
L4K 1Y2
(905) 760-2600
Fax: (905) 760-2900

SENT BY E-MAIL

November 3, 2021

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

Attention: Todd Coles, City Clerk

Dear Sir:

**RE: Release for Registration of 1600 Teston Road
DUFFERIN TESTON DEVELOPMENT AREA SANITARY SEWER AND WATERMAIN FUNDING
AGREEMENT (known as the 3 Party Agreement)
TESTON SANDS INC., 1600 Teston Road, Vaughan
File Nos. 19T-17V009, Z.17.026 and OP.17.010**

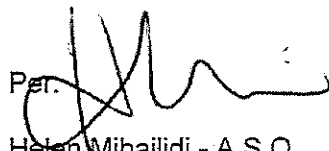
Further to our letters to the City dated September 22, 2017 and November 14, 2019 (copies enclosed), we understand that the owner of the subject lands is proceeding with construction activities thereon, as confirmed in correspondence received dated October 21, 2021 (attached).

As such, and in accordance with the foregoing, we are writing as a reminder that the City is to obtain the required confirmation from the Trustee that the applicable owner is in good standing under the above-referenced Funding Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, and as per the City's confirmation in the attached, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision and/or other final development approval in respect of the lands..

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,
DUFFERIN TESTON LANDOWNERS GROUP INC.

Per. 

Helen Mihailidi - A.S.O.

HAM/klw

Encl.

c.c. Frank Suppa

c.c. Nick Spensieri

October 21, 2021

Our File: 4847



SCHAEFFERS
CONSULTING ENGINEERS

6 Ronrose Drive, Concord, Ontario L4K 4R3
Tel: (905) 738-6100 Fax: (905) 738-6875
Tor. Line: (416) 213-5590 E-mail: general@schaeffers.com

***** NOTICE OF SUBDIVISION CONSTRUCTION *****
1600 TESTON ROAD

Dear Property Owner/Resident:

Please be advised that construction of the proposed subdivision north of Teston Road at the west end of the cul-de-sac will commence shortly.

Earthworks and related works will start the week of November 1st, 2021 and will continue into next year until completed.

The sewer, watermain and road construction will follow once earthworks are completed.

Access to the site will be from the end of the cul-de-sac.

We appreciate your patience and apologize for any inconvenience during construction. Please contact the following should you have any questions or concerns.

- Glen Conely at Schaeffer & Associates Ltd. at 905 738 6100

Yours truly,
Schaeffers Consulting Engineers


Glen Conely, P. Eng.
Senior Project Engineer

SCHAEFFERS & ASSOCIATES LTD.

DUFFERIN TESTON LANDOWNERS GROUP INC.

c/o Suite 200
7501 Keele Street
Vaughan, Ontario
L4K 1Y2
(905) 760-2600
Fax (905) 760-2900

SENT BY E-MAIL

September 22, 2017

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

Attention: Barbara A. McEwan, City Clerk

Dear Madam:

**RE: Release for Registration of 1600 Teston Road
DUFFERIN TESTON DEVELOPMENT AREA SANITARY SEWER AND WATERMAIN FUNDING
AGREEMENT (known as the 3 Party Agreement)
Teston Sands Inc., 1600 Teston Road, Vaughan
File Nos. 19T-17V009, Z.17.026 and OP.17.010**

The undersigned is the Trustee pursuant to the Dufferin Teston Development Area Sanitary Sewer and Watermain Funding Agreement dated September 15, 2009 (the "Agreement"). The boundaries of the Dufferin Teston Development Area are in the vicinity of Teston Road and Dufferin Street.

Please be advised that lands contained in the above application will benefit directly from community infrastructure which has been or will be provided, constructed and/or financed by the Dufferin Teston Landowners Group pursuant to the terms of the Agreement.

Accordingly, the Dufferin Teston Group requires that, as a condition of the approval of any subdivision plan or site plan application contained in the Dufferin Teston Development Area, the City obtain confirmation from the Trustee that the applicable owner is in good standing under the Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision.

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,
DUFFERIN TESTON LANDOWNERS GROUP INC.

Michael N. Durisin
MND:kw
Enc.

DUFFERIN TESTON LANDOWNERS GROUP INC.

c/o Suite 200
7501 Keele Street
Vaughan, Ontario
L4K 1Y2
(905) 760-2600
Fax: (905) 760-2900

SENT BY E-MAIL

November 14, 2019

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

Attention: Todd Coles, City Clerk

Dear Sir:

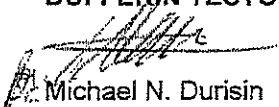
**RE: Release for Registration of 1600 Teston Road
DUFFERIN TESTON DEVELOPMENT AREA SANITARY SEWER AND WATERMAIN FUNDING
AGREEMENT (known as the 3 Party Agreement)
TESTON SANDS INC., 1600 Teston Road, Vaughan
File Nos: 19T-17V009, Z.17.026 and OP.17.010**

Further to our letter to the City dated September 22, 2017 (copy attached), we are requesting that the City confirm the inclusion of the cost sharing condition in the development approval for the subject lands contained in the Dufferin Teston Development Area and that the City obtain the required confirmation from the Trustee that the applicable owner is in good standing under the Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision.

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,
DUFFERIN TESTON LANDOWNERS GROUP INC.


Michael N. Durisin
MND:klw
Encl.

DUFFERIN TESTON LANDOWNERS GROUP INC.

c/o Suite 200
7501 Keele Street
Vaughan, Ontario
L4K 1Y2
(905) 760-2600
Fax: (905) 760-2900

SENT BY E-MAIL

September 22, 2017

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

Attention: Barbara A. McEwan, City Clerk

Dear Madam:

**RE: Release for Registration of 1600 Teston Road
DUFFERIN TESTON DEVELOPMENT AREA SANITARY SEWER AND WATERMAIN FUNDING
AGREEMENT (known as the 3 Party Agreement)
Teston Sands Inc., 1600 Teston Road, Vaughan
File Nos. 19T-17V009, Z.17.026 and OP.17.010**

The undersigned is the Trustee pursuant to the Dufferin Teston Development Area Sanitary Sewer and Watermain Funding Agreement dated September 15, 2009 (the "Agreement"). The boundaries of the Dufferin Teston Development Area are in the vicinity of Teston Road and Dufferin Street.

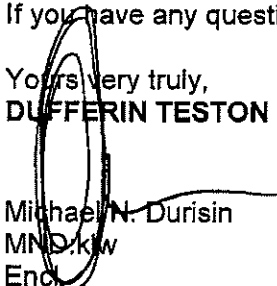
Please be advised that lands contained in the above application will benefit directly from community infrastructure which has been or will be provided, constructed and/or financed by the Dufferin Teston Landowners Group pursuant to the terms of the Agreement.

Accordingly, the Dufferin Teston Group requires that, as a condition of the approval of any subdivision plan or site plan application contained in the Dufferin Teston Development Area, the City obtain confirmation from the Trustee that the applicable owner is in good standing under the Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision.

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,
DUFFERIN TESTON LANDOWNERS GROUP INC.


Michael N. Durisin
MND:klw
Enc.

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-17V009 (THE
"PLAN") TESTON SANDS INC. (THE "OWNER")
PART OF LOT 26, CONCESSION 3, CITY OF
VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE
"CITY") THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR
REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-17V009, ARE AS
FOLLOWS:**

City of Vaughan Conditions

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a).
2. The Conditions of Approval of York Region as set out in Attachment No. 1b), dated May 7, 2018 and February 20, 2018.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 1c), dated May 14, 2018.
4. The Conditions of Approval of Canada Post as set out in Attachment No. 1d), dated September 29, 2017.
5. The Conditions of Approval of Alectra Utilities as set out in Attachment No. 1e), dated September 1, 2017.
6. The Conditions of Approval of Enbridge Gas as set out in Attachment No. 1f), dated September 5, 2017 and May 4, 2018.

Clearances

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
 - b) all commenting agencies agree to registration by phases and provide

40. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

- a. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b. the location and description of all outlets and other facilities;
- c. storm water management techniques which may be required to control minor or major flows; and
- d. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

41. The Owner shall agree in the subdivision agreement that no Building Permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.

42. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.

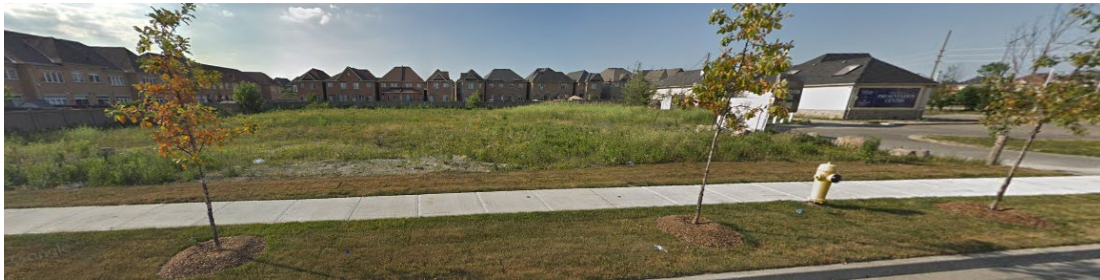
43. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.

44. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.

C7
COMMUNICATION
COUNCIL – JANUARY 25, 2022
CW (1) - Report No. 1, Item 4

Hello,

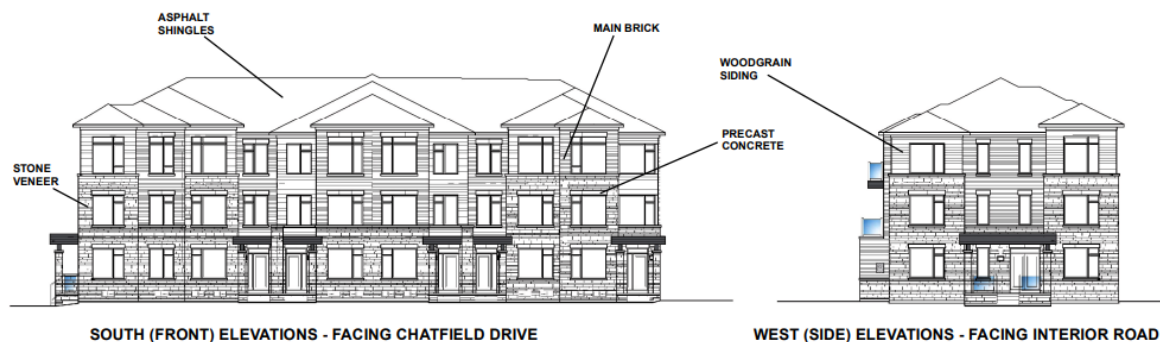
I spoke on Tuesday in regards to the proposal of condominium style townhouses being built off Chatfield and Weston. I appreciate council stepping in if they try more than 12 meters, and to convince them to build a plaza across the street in the other lot. Below is an image of the lot and one of the houses is mine in the back row there. From this view you can see that the builder created these townhouses in a linked home fashion. They look like semis and detached homes from the back. I would like you all to consider still the height of 11 meters, the look of the proposed townhouses and the amount they are trying to place in this lot. Please consider existing home owners who thought we would be behind a plaza with complete privacy to our yards. I am not happy about the height amendments for them or a condo townhouse block rather than freehold. It feels like they're cramming as much as possible in one space when so many homes are being built literally across the street.



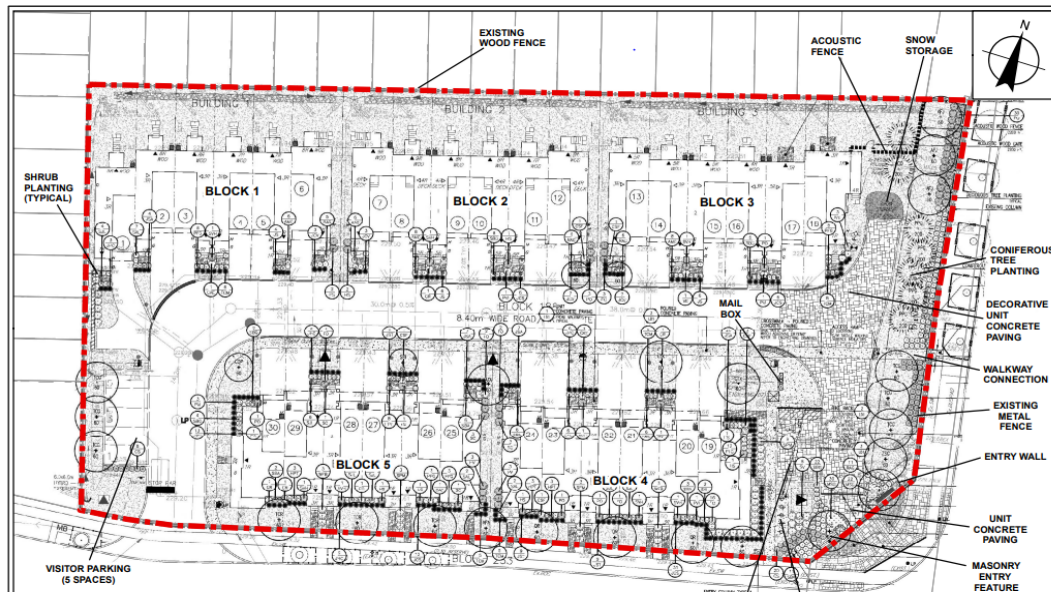
Below - This is back of the 2 rows of proposed townhouses. This below is what I would see and my fellow neighbours would see. This looks like a low- rise apartment at 12 meters in height.



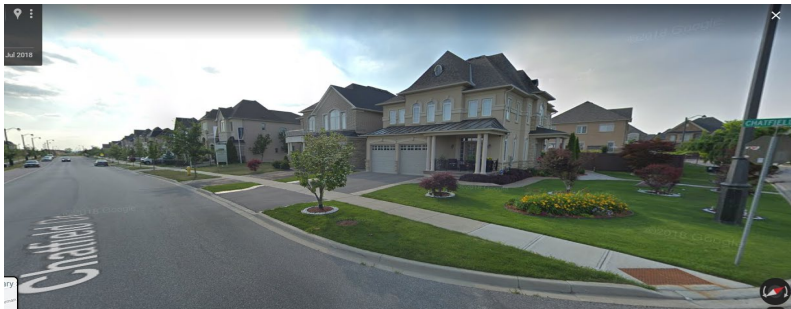
This is also the front and side of the building below that would be what everyone sees in the beginning of the street and off of Weston.



In this plan below we see a lot of shrub planting and tree planting on the sides but that about the houses in the back like mine? Can they build a privacy barrier there for us as well? It is a lot as a home owner when we buy a home expecting there will be a commercial property behind us and privacy. Is this something you can bring up?



Just passed this lot and the street leading into our townhouses this is the look of our street. Please consider them as well. This is an entrance to a very nice neighbourhood.



I have heard council regret builds that did not look good/match the neighbourhood but after the fact it was too late. I was not opposed to houses even though I expected commercial, but wish they looked like ours or at least in height. I have been part of meetings before and a lot of them seem like losing battles (like the rental apartments off retreat just across the street). It becomes disappointing that there is no compromise from builders. They don't show up to meetings and they never make compromises. I hope you can consider our homes, concerns of not having a local plaza and our privacy and do what you can to sustain that for us.

Thank you,

Ellen