

COMMITTEE OF THE WHOLE (1) – MARCH 5, 2024

COMMUNICATIONS

Distributed March 1, 2024

REVISED

Item No.

- | | | |
|-----|--|---|
| C1 | Tanya Roman, Anison & Associates, Vogell Road, Richmond Hill, dated February 28, 2024. | 3 |
| C2 | Chen Zhang, Thornhill Woods resident, dated February 26, 2024. | 3 |
| C3 | Frank Zhang, Apple Blossom Drive, Thornhill, dated February 26, 2024. | 3 |
| C4. | Sophie Gao, Dewpoint Road, Thornhill, dated March 1, 2024. | 3 |
| C5. | Jian Liu, Autumn Hill Boulevard, Vaughan, dated March 1, 2024. | 3 |
| C6. | Jeff Levy, dated March 1, 2024. | 3 |

Distributed March 4, 2024

- | | | |
|------|--|---|
| C7. | Hui Tang, Hesperus Road, Vaughan, dated March 2, 2024. | 3 |
| C8. | Helena and Boris Arkanov, Ner Israel Drive, Vaughan, dated March 2, 2024. | 3 |
| C9. | Mark McAlister, dated March 3, 2024. | 3 |
| C10. | Ira Kagan, Kagan Shastri LLP, Avenue Road, Toronto, dated March 4, 2024. | 2 |
| C11. | Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, dated March 4, 2024. | 2 |
| C12. | Lesley, Kipling Avenue, dated March 4, 2024. | 2 |
| C13. | Martin Quarcoopome, Vice President, Weston Consulting, Millway Avenue, Vaughan, dated March 4, 2024. | 3 |

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.

From: Tanya Roman <troman@anison.ca>
Sent: Wednesday, February 28, 2024 2:05 PM
To: Carol Birch <Carol.Birch@vaughan.ca>
Cc: Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Mary Caputo <Mary.Caputo@vaughan.ca>; Christina Ciccone <Christina.Ciccone@vaughan.ca>
Subject: [External] RE: Courtesy Meeting Notice - March 5, 2024 Committee of the Whole

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Hello,

Thank you Carol for forwarding the Meeting Notice.

Please be advised that the Trustee letter dated February 25, 2022, in response to the Public Meeting, is still valid and we would reiterate our request for the City to incorporate a cost sharing condition as a condition for the Hold removal for the proposed zoning bylaw to ensure that any outstanding cost sharing obligations to the Block 10 Developers Group are settled.

Please let me know if you would require a follow up letter or if the previous correspondence will suffice.

Thank you for your consideration in this matter.

Regards,

Janya Roman, MES, MCIP, RPP

Anison & Associates
40 Vogell Road, Unit 46
Richmond Hill, Ont. L4B 3N6
Tel: (905) 770-3330
Cell: (416) 433-3559

**BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP
INC.**

**40 Vogell Road, Unit 48
Richmond Hill, ON
L4B 3N6**

Tel: (905) 770-3330 Fax: (905) 770-3530

February 25, 2022

Via email: clerks@vaughan.ca

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

Dear Sir,

**Re: 8940 Bathurst Street Limited
Official Plan Amendment File OP.21.024
Zoning Bylaw Amendment File Z.21.048
8940 Bathurst Street**

It is our understanding that a public meeting is scheduled for Tuesday March 1, 2022 in regards to the above noted applications for 8940 Bathurst Street at Ner Israel Drive.


As Trustee of the Block 10 Thornhill Woods Developers Group (“Developers Group”) we are writing to advise the City that there are outstanding cost sharing obligations owing to the Developers Group as a result of this proposed development pursuant to the Thornhill Woods Developers Cost Sharing Agreement.

We are hereby requesting the City to have regard for potential cost sharing obligations and incorporate the appropriate condition in either the Hold provisions of the zoning bylaw, if applicable, or in the future draft plan of subdivision and/or site plan conditions requiring a Trustee release/clearance prior to the issuance of final approval for development on the lands.

Furthermore, please ensure that we are included in the circulation list and notified of all future meetings and decisions regarding the subject lands.

Yours Very Truly,

BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP INC.



Tanya M. Roman, A.S.O.

cc: Ms. Carol Birch, Planner (email: carol.birch@vaughan.ca)
Members of the Block 10 Thornhill Wood Developers Group

From: [REDACTED]
To: [Carol Birch](#)
Subject: [External] Rejection to the 8940 Bathurst Street development plan
Date: Monday, February 26, 2024 5:49:34 PM

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Dear Ms Birch,

The purpose of writing this letter to your attention is to express my concerns regarding the development plan submitted by 8940 Bathurst Street Limited under the Files OP.21.024 and Z.21.048

I am the resident of Thornwill Woods neighborhood and I have been living here for 9 years. This is a neighborhood with young families. There are already 3 primary schools and they are running at full capacity. I don't feel the facilities (especially the school, the park, the community center) would have the capacity to offer equitable service to the ever increasing population in this high density neighborhood.

Secondly, I have very much concerns on the traffic and safety of the kids in this neighborhood. As we all know, the development along Bathurst St has made Bathurst St very congested during rush hour. Lots of people taking short cut by taking the small street inside the neighborhood during rush hour. This would bring disturbance to the residents and even cause more noise and road accidents. Based on the statistics, this area is already marked as a high road risk area with car insurance going up at a higher rate compare with other area. The situation would get even worse if the neighborhood become more condensed with such development plan. (In addition, there is another proposal from Tridel at 8905 Bathurst for the high rise condominium ,which would bring more traffic along Bathurst. There is another development plan for Jaffari at 9000 Bathurst, which will make the neighborhood even more crowded). As a mom with young kids, I am really concerned about the safety of our kids when those high density development plan was proposed in our Thornhill woods neighborhood to Vaughan city.

In my personal view, the development plan proposed by 8940 Bathurst Street Limited to build two mid-rise residential buildings, 10 stories and 12 stories high on such a small piece of land and within the already high density neighborhood is totally unproper and not acceptable. City development should not sacrifice the local residents' health and safety. Thanks for your time and hope you will take my concerns in your ruling.

Sincerely,
Chen Zhang

From: [REDACTED]
To: [Carol Birch](#)
Cc: [Nancy Tuckett](#); [Mary Caputo](#); [Christina Ciccone](#)
Subject: [External] Re: Courtesy Meeting Notice - March 5, 2024 Committee of the Whole
Date: Monday, February 26, 2024 9:47:50 AM
Attachments: [REDACTED]

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Thanks Mr. Birch for the information. I was really shocked to see the newly proposed development. I believe that most people are agaisiting this development due to the high density on the small strip of land. However, it seems that the developer didn't hear our voice and proposed more units for the development. This kind of density might be fitted into downtown Toronto but not in our low-rise suburban community. Currently, traffic in that corner is already jammed on the weekend due to religious events held by the Jaffari Community Centre and cars are fully parked on the streets, which makes the traffic even worse. I can't imagine how to get around when this development is constructed, along with the completion of the Jaffari residential development (many townhouses with two condo buildings). The Jaffari development was limited to 6 and 8 storey for the two condo buildings after we fought with the developer for many years. I hope this Medallion Corp development will follow the same for the two condo buildings. If their 10 and 12 storey proposal was approved, the Jaffari developer might also re-submit their application to revise their design and the residents in this area just can't put up with this kind of development.

Again, thanks for considering my comments when you review this application and hope you can understand our feelings and frustration towards this development. Have a nice day!

Frank Zhang

[REDACTED] Apple Blossom Drive, Thornhill

On Fri, Feb 23, 2024 at 2:24 PM Carol Birch <Carol.Birch@vaughan.ca> wrote:

Hello,

Please find attached a Courtesy Meeting Notice regarding City of Vaughan Files OP.21.024 and Z.21.048- 8940 Bathurst Street Limited.

Regards,

Carol Birch, BAA MCIP RPP

Planner

905-832-8585, ext. 8485 | carol.birch@vaughan.ca

City of Vaughan | Development Planning Department

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

vaughan.ca



This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

From: Kefei Gao <[REDACTED]>
Sent: Friday, March 1, 2024 9:25 AM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)

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Dear City Council Members,

I hope this message finds you well. I am writing to express my deep concerns regarding the proposed development at 8940 Bathurst St, which seeks approval for the redesignation and rezoning of the land to accommodate residential apartment buildings and townhouses.

As a resident of our neighborhood, I strongly believe that the proposed development does not align with the character of our community. The introduction of 10 and 12-storey residential apartment buildings, along with blocks of stacked townhouses, totaling 749 units, represents a significant departure from the low-rise, suburban feel that defines our area.

Moreover, I am concerned about the impact this development will have on our already strained infrastructure. The anticipated increase in traffic and population will undoubtedly put a strain on our roads, schools, and other essential services. This could lead to overcrowded schools, overburdened sewage and water systems, and deteriorating road conditions.

Additionally, the provision of only 750 parking spaces within two levels of underground parking seems inadequate for the scale of the project, potentially leading to overflow parking on already congested streets. It's right next to the main Bathurst/Ner Israel intersection where lots and lots of people already go through everyday. As someone who go through there everyday, I feel the plan will further exacerbating traffic congestion.

I urge the City Council to carefully consider the long-term implications of this development on our neighborhood. While growth and development are important, they must be undertaken in a way that respects the existing community and ensures that infrastructure can adequately support the needs of both current and future residents.

I respectfully request that the City Council reject the proposed development at 8940 Bathurst St and instead encourage a more balanced and sustainable approach to growth in our neighborhood.

Due to my full-time employment commitments, I will be unable to attend the hearing to voice my concerns in person. However, I believe it is crucial that my voice and opinion, along with those of other residents who may face similar constraints, are still heard and valued as integral parts of our neighborhood. Therefore, please consider this email as my formal expression of dissent against the proposed development at 8940 Bathurst St. I trust that the City Council will take into account the concerns of all residents, including those unable to attend in person, when making decisions that will significantly impact our community's future.

Thank you for your attention to this matter.

Sincerely, Sophie Gao ■ Dewpoint Rd

From: kevlca <[REDACTED]>
Sent: Friday, March 1, 2024 9:43 AM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Concerns regarding 8940 Bathurst St. Development Proposal (OP.21.024 zoning-by-low amendment z.21.084)

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Dear City Council members,

I hope you are well. I am writing this to express my deep concerns regarding the proposed development at 8940 Bathurst St. which seeks approval for the redesignation and rezoning of the land to accommodate residential apartment building and townhouses.

I strongly believe the proposed development does not align with the character of our community. The introduction of 10 and 12 storey residential apartment buildings, along with blocks of stacked townhouses, totaling 749 units, represents a significant departure from current low-rise and suburban feel area.

I'm concerned about the impact this new development will have on our already strained infrastructure. The anticipated increase in traffic and population will undoubtedly put a strain on our roads, schools and other essential services. Additionally, the provision of only 750 parking spaces within two levels of underground parking seems inadequate for the scale of the project, potentially leading to overflow parking on already congested streets.

I urge the City Council to carefully consider the long term impact of this development on our neighborhood. There must be a way to undertake to respect the existing community and ensure that infrastructure can adequately support needs of both current and future residents.

I respectfully request that the City Council reject the proposed development at 8940 Bathurst St. and encourage a more balanced and sustainable approach to growth in our neighborhood.

Thank you!

Best regards,
Jian Liu

[REDACTED] Autumn Hill Blvd.
Vaughan, ON L4J 8Y5

[REDACTED]

From: jeff levy [REDACTED]
Sent: Friday, March 1, 2024 11:38 AM
To: Anna Commisso <Anna.Commisso@vaughan.ca>
Subject: [External] Re: Ward 4 eBulletin - Councillor Chris Ainsworth - March 1, 2024

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I am writing to express my objection to this development. The area is not built properly to have high level density projects. Thank you.

On Mar 1, 2024, at 10:12 AM, Councillor Chris Ainsworth <chris.ainsworth@vaughan.ca> wrote:

March 1st, 2024



8940 Bathurst St Proposed Development

On Tuesday, March 5th at 1 PM the landowners of 8940 Bathurst St will seek approval from the Committee of the Whole on applications to redesignate and rezone the Subject Lands to permit:

- 10 and 12-storey residential apartment buildings to contain 674 residential units
- 3 blocks of 4-storey stacked back-to-back townhouses containing 75 units for a total of 749 units with a Floor Space Index (FSI) of 2.76 times the area of the lot
- 750 parking spaces within two levels of underground parking.

The Development Planning Department supports the proposed development subject to conditions as outlined in their report. You can find the report and all related documents [here](#).

Many residents have expressed their concerns to me, primarily about the proposed development's lack of alignment with our neighbourhood's character and the inadequacy of current infrastructure to accommodate the anticipated increase in traffic and population. At the March 2022 Public Hearing regarding the proposed development, numerous residents offered deputations and comments expressing their opposition to the project. You can still provide feedback and comments by:

Speak to Council during a Committee of the Whole Public Meeting. You can participate by speaking live in person, via teleconference or from a telephone (regular landline or cellphone), or by submitting a written communication as part of an agenda item. Pre-register to speak at an upcoming Public Meeting by sending a completed [Request to Speak form](#) to clerks@vaughan.ca or calling Service Vaughan at 905-832-2281. Written communications should be emailed to the Office of the City Clerk at clerks@vaughan.ca.

Email your local Councillor. Send me an email with your comments at chris.ainsworth@vaughan.ca. I will ensure your comments are on the record and added to the Committee of the Whole agenda.

4. Contact the City planner directly. The City Planner assigned to this file is Carol Birch, she can be contacted via email at carol.birch@vaughan.ca

When property owners disagree with planning decisions made by Council, the Planning Act permits any person or public body, provided they meet specific requirements, to appeal to the Ontario Land Tribunal (OLT). Developers can also appeal to the OLT if the City fails to make a decision within specified timeframes. In these cases, the OLT replaces Council and makes the final decision in accordance with the Planning Act.

Watch the live broadcast of the March 5th Committee meeting at:
<https://www.vaughan.ca/news/vaughan-live>

Stay
Connected



Ward 4 Councillor's Office



Contact My Office:

Chris Ainsworth
Chris.Ainsworth@Vaughan.ca
905-832-8585 ext. 8342

Executive Assistant:

Anna Commiso
Anna.Commisso@Vaughan.ca
905-832-8585 ext. 8198

Web Links:

City of Vaughan Website
Region of York
York Regional Police
York Region Transit
Vaughan Public Libraries

From: Hui Patrick Tang <[REDACTED]>
Sent: Saturday, March 2, 2024 9:27 AM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Subject: Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)

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Dear City Council Members, I hope this message finds you well. I am writing to express my deep concerns regarding the proposed development at 8940 Bathurst St, which seeks approval for the redesignation and rezoning of the land to accommodate residential apartment buildings and townhouses.

As a resident of our neighborhood, I strongly believe that the proposed development does not align with the character of our community. The introduction of 10 and 12-storey residential apartment buildings, along with blocks of stacked townhouses, totaling 749 units, represents a significant departure from the low-rise, suburban feel that defines our area.

Moreover, I am concerned about the impact this development will have on our already strained infrastructure. The anticipated increase in traffic and population will undoubtedly put a strain on our roads, schools, and other essential services.

Additionally, the provision of only 750 parking spaces within two levels of underground parking seems inadequate for the scale of the project, potentially leading to overflow parking on already congested streets. I urge the City Council to carefully consider the long-term implications of this development on our neighborhood. While growth and development are important, they must be undertaken in a way that respects the existing community and ensures that infrastructure can adequately support the needs of both current and future residents.

I respectfully request that the City Council reject the proposed development at 8940 Bathurst St and instead encourage a more balanced and sustainable approach to growth in our neighborhood. Thank you for your attention to this matter.

Sincerely,
Hui Tang
Add: [REDACTED] Hesperus Road, Vaughan ON L4J 0K5
[REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: Saturday, March 2, 2024 3:05 PM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Cc: Clerks@vaughan.ca; 'helenaarkanov' <[REDACTED]>
Subject: [External] Concerns about the development proposal of 8940 Bathurst Street in Thornhill

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Helena and Boris Arkanov
[REDACTED] Ner Israel Drive
Vaughan
L4J9K8

Dear Councillor Chris Ainsworth,

We hope this letter finds you well. We, Helena and Boris Arkanov, residents of [REDACTED] Ner Israel Drive, are writing to express our grave concerns regarding the proposed development at 8940 Bathurst Street. We understand the need for development and growth within our community; however, we believe that this particular project, as currently proposed, will have significant adverse effects on the quality of life for residents in the vicinity, including ourselves.

Our primary concern lies with the anticipated increase in density that this development will bring to our neighborhood. The addition of a large number of housing units or commercial spaces in such a confined area will undoubtedly strain our local resources and infrastructure. We fear this will lead to overcrowding and a decrease in the overall quality of life for existing residents.

Moreover, the inevitable increase in traffic is a significant concern. The current infrastructure around 8940 Bathurst Street is not equipped to handle a substantial rise in vehicle movements. This will likely lead to increased traffic congestion, longer commute times, and potentially more road accidents. The safety and convenience of pedestrians and cyclists, which have been a hallmark of our community, may also be compromised.

Another critical issue is the environmental impact of the proposed development. The area around 8940 Bathurst Street is known for its green spaces, which contribute to the biodiversity, air quality, and overall environmental health of our community. We are concerned that the development will lead to the loss of these valuable green spaces, negatively affecting wildlife and reducing the recreational areas available for residents to enjoy.

We strongly urge you to consider the long-term implications of the 8940 Bathurst Street development on our community. It is essential to balance growth with the preservation of the quality of life and environmental sustainability. We believe that a more thoughtful, less dense development plan, one that addresses traffic and environmental concerns, could still meet the city's growth objectives without sacrificing the well-being of its residents.

We appreciate your attention to our concerns and are open to discussing this matter further. We hope that you will take our views into consideration when making your decision regarding the proposed development at 8940 Bathurst Street.

Thank you for your time and understanding.

Sincerely,

Helena and Boris Arkanov

From: Anna Commisso <Anna.Commisso@vaughan.ca>
Sent: Sunday, March 3, 2024 10:40 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Re: Ward 4 eBulletin - Councillor Chris Ainsworth - March 1, 2024

See below, re: 8940 Bathurst St.

From: Mark McAlister <[REDACTED]>
Sent: Friday, March 1, 2024 12:22 PM
To: Anna Commisso <Anna.Commisso@vaughan.ca>
Subject: [External] Re: Ward 4 eBulletin - Councillor Chris Ainsworth - March 1, 2024

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Chris:

I attended meetings on this topic several years ago and listened to the diverse points of view. I was puzzled by terms like "standard built-form neighbourhood," and deeply upset by ignorant comments suggesting that the development would spread mental illness. I tried to join the Thornhill Woods group to learn more about their objections, but my application was denied because I do not own property here.

I welcome the proposed development. Like Hesperus, it will bring diverse new energies to our community.

Sincerely,

Mark

Mark McAlister
[REDACTED]



Kagan | Shastri
DeMelo | Winer | Park
LAWYERS | LLP

IRA T. KAGAN
General: 416.368.2100 Ext. 226
Direct: 437.781.9549
ikagan@ksllp.ca

File No. 18066

C 10
Communication
CW(1) – March 5, 2024
Item No. 2

March 4, 2024

By email @ Rebecca.Roach@vaughan.ca

Members of the Committee of the Whole
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Members:

Re: 5012526 Ontario Inc.: Official Plan Amendment File OP.20.010 and Zoning By-Law Amendment File Z.20.031 Part of Lots 7 and 8, Concession 8, Vicinity of Woodbridge Avenue and Kipling Avenue

Our client Canuck Properties Ltd.

We are counsel to Canuck Properties Ltd. (“Canuck”), the registered owners of the lands municipally known as 8214 Kipling Avenue (the “Property”). The Property is located on the west side of Kipling Avenue, north of Woodbridge Avenue and is immediately west of the proposed development. It is a large property leased to Woodbridge Foam, a large manufacturing facility. Our client’s property has vehicle access to Kipling Avenue but not Woodbridge Avenue.

The purpose of this letter is to support the staff recommendations in the March 5, 2024 report to Committee of the Whole subject to a small modification and confirmation of the extent of the staff proposed public easement.

Canuck has no immediate or medium-term development plans for the Property but the current use (manufacturing) is not the City’s planned use in the long term. The City’s Official Plan designates the Canuck property as *Community Areas* and thus intends for

Yorkville Office:
188 Avenue Road,
Toronto, ON., M5R 2J1
P. 416.368.2100 | F. 416.368.8206 | ksllp.ca

Downtown Office:
250 Yonge Street, Ste 2302
P.O. Box 65,
Toronto, ON., M5B 2L7
P. 416.368.2100 | F. 416.368.8206 | ksllp.ca

the Canuck property to be redeveloped for residential uses. In addition, the City's ongoing GO Station study includes the Canuck property. Regardless of whether the Canuck property is ultimately the site of a new GO station or a residential redevelopment (the latter being Canuck's clear preference), good land use and transportation planning demands that a vehicle access be provided to Woodbridge Avenue to access the Canuck property. That access needs to go through 5012526's property. This was conveyed to the city in our letter of May 18, 2023 (attached). To be clear, Canuck is not suggesting that its present use (Woodbridge Foam) or any other industrial use should have access to Woodbridge Avenue. It is only when the Canuck property redevelops or is used as a GO station that vehicle access to Woodbridge Avenue is required. Until that time a physical barrier can be provided at the common property line to ensure that industrial traffic does not go through 5012526's property.

Attachment 8 to the staff report is City staff's preferred development and it includes a surface, s-shaped public easement road from Woodbridge Avenue to the Canuck property. Our client supports this public vehicle easement provided it is intended to permit future (post redevelopment) vehicles from the Canuck property. The staff report does not elaborate on the extent of the public easement and city staff might not have planned to consult with my client when the public easement was going to be drafted. Accordingly, my client requests that City Council resolve:

1. That the public easement will permit vehicles from the post-redevelopment (i.e. not industrial traffic) of the Canuck property to use the public easement; and
2. That the design and extent of the public easement provide safe access to/from the Canuck property. Respecting this second matter, we attach a sketch that demonstrates, in a general sense, the small modification that needs to be made to the public easement to permit vehicles to enter and exit the Canuck property. It results, potentially, in a small triangle of the amenity area being included in the public easement.

Canuck is a party to the OLT appeal filed by 5012526. Through that hearing Canuck intends to advance the position outlined above. Canuck would like to be fully aligned with the City in that OLT hearing and hopes that City Council will support the modest requests made in this letter.

Lastly, Canuck has never requested vehicle access through 5012526's lands (and then through lands owned by the adjacent condominium corporation). It appears that staff are under the impression that such access was requested but it was not requested by our client and we do not know if it came from 5012526.

Thank you for your kind consideration of our client's request.

KAGAN SHASTRI DeMELO WINER PARK LLP

A handwritten signature in cursive script that reads "Ira Kagan".

Ira T. Kagan

Cc: Client
Humphries Planning Group

Enls: Letter to City Council of May 18, 2023
Modified Attachment 8 outlining connection to the Property

Please reply to the: Yorkville Office

Attachment 1



Kagan | Shastri
DeMelo | Winer | Park
LAWYERS | LLP

IRA T. KAGAN
General: 416.368.2100 Ext. 226
Direct: 437.781.9549
ikagan@ksllp.ca

File No. 18066

May 18, 2023

By email

Mayor and Members of Council
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Attn: Mr. Todd Coles, City Clerk

Dear Mr. Coles:

**Re: Request for Notice/ Letter of Concern
2668654 ONTARIO INC.
Official Plan Amendment File OP.20.010
Zoning By-law Amendment File Z.20.031
Vicinity of Kipling Avenue and Woodbridge Avenue**

We are counsel to Canuck Properties Ltd (“Canuck”), the registered owners of the lands municipally known as 8214 Kipling Avenue. Our client’s property is located on the west side of Kipling Avenue, north of Woodbridge Avenue. Our client’s property contains Woodbridge Foam, a large manufacturing facility that employs a significant number of employees.

In the future our client’s property might be redeveloped for higher density uses, in accordance with the City’s Official Plan. Such redevelopment would benefit from a road connection to Woodbridge Avenue. In our client’s opinion, such a road connection is possible and required when 2668654 Ontario Inc.’s property is redeveloped. Our client appreciates that development plans change as they proceed through the review process and so our client wishes to be on the record that it will

Yorkville Office:
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Downtown Office:
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P.O. Box 65,
Toronto, ON., M5B 2L7
P. 416.368.2100 | F. 416.368.8206 | ksllp.ca

oppose development on the land unless a road connection is provided through the land from our client's property to Woodbridge Avenue. Our client requests that the City make the road connection a requirement of the development.

Thank you for your kind consideration of our client's concern. We hereby request notice of all meetings and decisions regarding the above-noted matter.

KAGAN SHASTRI DeMELO WINER PARK LLP

A handwritten signature in cursive script that reads "Ira Kagan".

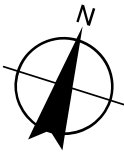
Ira T. Kagan

Cc: Client

Humphries Planning Group

Please reply to the: Yorkville Office

Attachment 2



Site of
Canuck
Properties

Proposed Access location

Parking
(14 Spaces)

Future
Public
Parkette

Multi-Use Path

Woonerf with
Multi-Use Path

Multi-Use Path

S-Turn Driveway with
Public Easement

Bollards

Pedestrian
Mews

Loading Area
Relocation

WOODBIDGE AVENUE

Non-Residential
Uses at Grade

Proposed Vehicular Access

Amenity
Space

Amenity
Space

Fire Route

3-Storeys

Residential
Apartment
Building 2

Fire Route

5-Storeys

Residential
Apartment
Building 1

7-Storeys

YORK REGION CONDOMINIUM PLAN No. 1115

Existing
Semi-Detached Buildings

8032
Kipling Ave

Proposed Connection to
Existing Private Driveway

Existing
5 - Storey
Condominium
Building

YORK REGION CONDOMINIUM PLAN No. 1141

8026 Kipling Ave

Fencing

Private
Amenity
Space

Existing
Condominium
Building

8010
Kipling Ave

KIPLING AVENUE

LOT 8

Underground Parking
Garage Access Relocation

LOT 7

Fencing

546

LOT 6

WILLIAM STREET

PLAN

LOT 5

Pedestrian
Walkway

LOT 4

Partially Covered
Parking under Building

LOT 3

VILLAGE

3
Burton's Ln

Removeable
Bollards

BURTON'S LANE

4-Storey
Podium

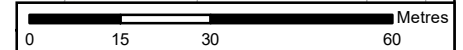
LOT 2

7960 Kipling Ave

LOT 1



Subject Lands



Conceptual Site Plan with Recommended Modifications



Attachment

FILES:
OP.20.010 and Z.20.031

DATE:
March 5, 2024

8

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
5012526 Ontario Inc.



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055 F 905.669.0097

KLMPANNING.COM

SUBMITTED VIA EMAIL

File: P-3401

March 4, 2024

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

C 11 Communication CW(1) – March 5, 2024 Item No. 2
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Attention: Hon. Mayor Del Duca and Members of Council

Re: 5012526 Ontario Inc.
Committee of the Whole – March 5, 2024
City Files: OP.20.010 & Z.20.031
Part Of Lots 7 And 8, Concession 8, Vicinity Of
Woodbridge Avenue and Kipling Avenue
City of Vaughan,
Region of York

KLM Planning Partners Inc. is the land use planning consultant retained by Romali (Kipling) Homes Ltd. ("**Client**"), who have an interest in properties known municipally as 1 & 3 Burtons Lane and 7988 & 7994 Kipling Avenue (the "**Romali Lands**") in the City of Vaughan ("**City**"). We are in receipt of the report from Haiqing Xu, Deputy City Manager of Planning and Growth Management to the Vaughan Committee of the Whole dated March 5, 2024, in relation to the development applications proposed by 5012526 Ontario Inc. ("**5012526**") on the above referenced lands which are located immediately west of our client's lands.

Our client has an interest in the development applications proposed by 5012526 ("**5012526 Applications**") given the proximity of their lands and has been involved following the initial Statutory Public Hearing in December 2022, including attending the Community Meeting on May 25, 2023 and providing a submission to the City planner assigned to the file requesting notification of all future meetings in relation to the subject matter. In this regard, we appreciate Ms. Rebecca Roach providing notice of the staff report being presented at the Vaughan Committee of the Whole Meeting on March 5, 2024.

Let me start off by saying that our client supports the intensification of the lands owned by 5012526 as proposed and as modified by the City. We are in the middle of a well documented housing crisis and the provision of a mixed-use residential and commercial apartment project will support Vaughan in delivering much needed housing in support of the Vaughan's commitment to deliver 42,000 new homes as mandated by the Province of Ontario.

We appreciate that the 5012526 Applications are before the Ontario Land Tribunal ("**OLT**"), and staff, in a staff recommendation report ("**Staff Report**") have recommended a modified version of the 5012526 Applications and further have recommended that staff be directed to attend the OLT in support of the modified version of the 5012526 Applications.

Our interest in the 5012526 Applications is specifically related to the orderly development of land.

While our client does not currently have any formal development applications, we have had a formal Pre-Application Consultation Meeting with staff to consider intensification opportunities to support additional housing within the community of Woodbridge. We are interested in ensuring that the development proposed by 5012526 will not have an adverse impact on the future development viability of our clients' lands from a built form, massing, access, and development perspective. We note that the staff recommended modifications have not yet been accepted or

illustrated in a detailed set of drawings for our review. We reserve the right to provide further comments in relation to built form, massing, coordination of access, and development in this regard.

Furthermore, staff have identified two items within the Staff Report which have a direct impact on our client as follows:

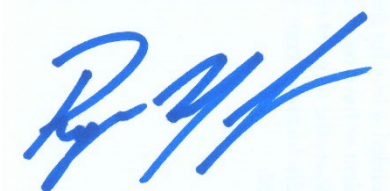
1. A holding condition is being proposed by the City which requires 5012526 to enter into a Developers Group Agreement to ensure the cost-sharing for the provision of parks or cash-in-lieu of parkland, roads and municipal services within the development area. We are not aware of any Developers Group in this area and would like to discuss the requirement and expectations of such an agreement with 5012526 and the City as part of the ongoing OLT process to ensure we fully understand the extent of such an agreement as well as expected costs; and
2. The Staff Report identifies a building on our clients' lands at 3 Burton's Lane as a contributing heritage building, which is further identified as the former Toronto Grey and Bruce Railroad Station. Through our preliminary investigations, we are unaware of such a designation and respectfully reserve the right to determine through our own assessment the heritage significance (if any) in relation to our clients' lands.

We appreciate the opportunity to provide comments and request a meeting with representatives of 5015256 and the City to discuss these comments in more detail. Please ensure the undersigned is copied on all future meetings, decisions and notices in relation to the above-noted matter.

If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, B.U.R.PI, MCIP, RPP
PARTNER

CC: Haiqing Xu, City of Vaughan,
Rebecca Roach, City of Vaughan
Romali (Kipling) Homes Ltd.
Steven Ferri, Loopstra Nixon LLP

From: Lesley Castrillon <[REDACTED]>
Sent: Monday, March 4, 2024 11:33 AM
To: Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: [External] [REDACTED] Kipling Avenue

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Rebecca,

I was provided your contact information by my neighbour, Bessie.

I own townhouse [REDACTED] at [REDACTED] Kipling Ave. There are plans to build 2 apartments across from my unit which has many negative impacts on me, my family, and this quiet little community.

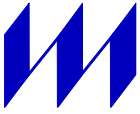
My 4 biggest concerns are:

- opening of the road and increased traffic
- safety for my children as there is no sidewalk
- turning into my driveway with incoming traffic
- decrease in value to my home with these apartments going up, especially if the road is opened.

I'm not sure who to turn to for help. I would appreciate your recommendations.

Thanks

Lesley
[REDACTED]



WESTON CONSULTING

planning + urban design

C 13
Communication
CW(1) – March 5, 2024
Item No. 3

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

March 4, 2024
File 4750

Attn: Todd Coles
City Clerk

Re: 8940 Bathurst Street, City of Vaughan
8940 Bathurst Street Limited
Recommendation Meeting - Official Plan and Zoning By-law Amendment
City Files: Z.21.048 and OP.21.024

Weston Consulting is the Planning Consultant for the Islamic Shia Ithna-Asheri Jamaat (ISIJ) who own and are in the process of re-developing, 9000 Bathurst Street which is adjacent to the lands that are the subject of this public meeting. ISIJ received approval from the Ontario Municipal Board (formally OMB, now known as Ontario Land Tribunal) in Oct. 2019 to rezone portions of 9000 Bathurst Street for residential uses. Specifically, there are zoning permissions to allow for a 6-storey seniors building and an 8-storey residential apartment building immediately north of the development proposed by 8940 Bathurst Street Limited. Following the OLT decision, applications for the Site Plan and Plan of Subdivision Approval have been submitted to facilitate ISIJ's development (City files 19T-22V004 and DA.22.037). These applications are in the advanced stages of approval.

ISIJ, along with Weston Consulting have been monitoring the Official Plan Amendment and Zoning By-law Amendment applications for 8940 Bathurst Street (herein referred to as the "subject applications") to ensure that this proposal does not negatively impact the development plans for 9000 Bathurst. A public notice was issued by staff regarding the subject application, which will be presented to the Committee of the Whole on March 5, 2024, for approval.

It is our client's position that the subject applications propose an excessive use of the land, notably the proposed number of units and building heights. There are concerns regarding the compatibility of the proposed 10-12 storey buildings with the existing neighborhood and infrastructure. These buildings are immediately adjacent to ISIJ's 8 and 6 storey buildings; one of which will be a seniors living facility. The proposed 5.5m north building setback is seen as inadequate for proper separation for buildings of this size.

ISIJ intends to attend the Committee of the Whole Public Meeting on March 5, 2024 to monitor the meeting. We hope that the Committee takes these concerns seriously when making their decision to accept the recommendation.

Thank you for the opportunity to provide this letter. If you have any questions regarding this letter, please contact the undersigned at extension 266.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Vice President

- c. Islamic Shia Ithna-Asheri Jamaat
Carol Birch, Planning Department, City of Vaughan