

| | <u>Rpt. No.</u> | <u>Item(s) No.</u> | <u>Committee</u> |
|-------------------------------------------------------------------------------------------------------|-----------------|--------------------|-----------------------------------------|
| <u>Distributed March 22, 2024</u> | | | |
| C1. Karyn Bondrover, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C2. Martin Esken, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C3. Stefania Moro, Kipling Avenue, Vaughan, dated March 4, 2024. | 7 | 2 | Committee of the Whole |
| C4. Sally Jiang, Apple Blossom Drive, Thornhill, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C5. Jin Xie, Schuster Lane, Vaughan, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C6. P. Sacco, Amos Maynard Circle, Woodbridge, dated March 4, 2024. | 7 | 2 | Committee of the Whole |
| C7. Mavis Mu, Coltrane Drive, Vaughan, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C8. Yangbo Wang, Sisley Cres, Thornhill, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C9. Tony Wang, Bathurst Glen Drive, Vaughan, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C10. Julie Zhu, Bathurst Glen Drive, Thornhill, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C11. Olivia and Michael, Summeridge Drive, Vaughan, dated March 4, 2024. | 7 | 3 | Committee of the Whole |
| C12. Natalie Ast, Overland LLP, dated March 4, 2024. | 7 | 2 | Committee of the Whole |
| C13. Wai Kin Au, Autumn Hill Blvd, Vaughan, dated March 5, 2024. | 7 | 3 | Committee of the Whole |
| C14. Jia Niu, Bentoak Cres., Thornhill, dated March 5, 2024. | 7 | 3 | Committee of the Whole |
| C15. Chris Barnett, Osler, Hoskin & Harcourt LLP, First Canadian Place, Toronto, dated March 5, 2024. | 8 | 3 | Committee of the Whole (Public Meeting) |
| C16. Lucy, dated March 5, 2024. | 7 | 3 | Committee of the Whole |

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**COUNCIL MEETING – MARCH 26, 2024
COMMUNICATIONS**

| | <u>Rpt. No.</u> | <u>Item(s) No.</u> | <u>Committee</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|--------------------------------------------|
| C17. Jenny Wang, Wolf Creek Cres, dated March 5, 2024. | 7 | 3 | Committee of the Whole |
| C18. Linda Wu, Borjana Blvd, Thornhill, dated March 5, 2024. | 7 | 3 | Committee of the Whole |
| C19. Cinzia Recine, Kleinburg Business Improvement Association, dated March 4, 2024. | 8 | 2 | Committee of the Whole (Public Meeting) |
| C20. Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 22, 2024. | 11 | 1 | Committee of the Whole (Closed Session) |
| C21. Memorandum from the Deputy City Manager, Infrastructure Development, dated March 22, 2024. | 10 | 21 | Committee of the Whole |
| <u>Distributed March 25, 2024</u> | | | |
| C22. Anna Fagyas, Medallion Developments Inc., Lawrence Ave. W., Toronto, dated March 22, 2024. | 7 | 3 | Committee of the Whole |
| C23. Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management dated March 25, 2024. | 7 | 2 | Committee of the Whole |

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From: [Karyn Bondrover](#)
To: [Chris Ainsworth](#); Clerks@vaughan.ca
Subject: [External] Concerns with development at 8940 Bathurst st
Date: March-04-24 2:02:45 PM

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Hi there,

I'm writing this as a homeowner in ward 4.

I'm very concerned with the proposed development at 8940 Bathurst st.

The neighbourhood can't sustain the potential for 1000+ new residents - the traffic and strain on the infrastructure are huge and shouldn't be allowed.

Thank you,
Karyn Bondrover

From: martin.esken
To: [Chris Ainsworth](mailto:Chris.Ainsworth); Clerks@vaughan.ca
Subject: [External] 8940 Bathurst Street Development
Date: March-04-24 1:17:10 PM

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Hi,

We have recently learned about the proposed construction on the 8940 Bathurst site.

This has us and many members of the community worried over over lack of infrastructure in accommodating such a rapid increase in population density with the addition of over 700 residential dwellings.

Traffic on Bathurst Street between Rutherford and Highway 407 is already at a standstill during morning and afternoon commute hours. This traffic has negative implications for people travelling from North of Rutherford road, as well as those coming from South of the 407. In addition, schools and essential services are already at capacity.

Furthermore, many residents are concerned about how the addition of low rise buildings will affect property values in a residential community consisting of detached, semi-detached and townhouse-style residential units.

Please reconsider approving construction on this site or any other site requesting such a steep incline in the number of residential dwellings, as it will have a negative impact to the community.

Thank you,
Martin Esken

Resident of Vaughan

From: [Stefania Moro](mailto:Stefania.Moro@vaughan.ca)
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: [Adriano Volpentesta](mailto:Adriano.Volpentesta@vaughan.ca)
Subject: [External] Committee of the Whole March 5, 2024 - 5012526 Ontario Inc. - Official Plan Amendments
Date: March-04-24 8:01:31 PM

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Hello,

My name is Stefania Moro and I reside at [REDACTED] Kipling Avenue and my unit faces the proposed 5 storey rental apartment.

I oppose this proposal and list the following concerns:

1) Grandfathered Easement

I oppose the grandfathering of the narrow driveway to be utilized as a permanent entrance/exit from the proposed development. My understanding is that this easement was put in place for access to the rail lines. Since the construction of 8026 Kipling Avenue and 8032 Kipling Avenue this access has not been utilized. Therefore this easement is no longer required. The proposal to open a thruway on this site so tenants can access the proposed new development would impose safety concerns impacting both vehicular and pedestrian traffic on a permanent and ongoing basis. This is especially concerning considering the vulnerable population that makes up the majority of the residents of 8026 and 8032 Kipling Avenue. Opening a thruway will especially inhibit pedestrian traffic in a dangerous way. There is currently no sidewalk in place and the laneway is far too narrow for construction of a pedestrian pathway. Further narrowing the proposed thruway makes it nearly impossible for emergency vehicles to safely enter and exit the area (wide turns, firetrucks, ambulances, etc.). Additionally, opening the roadway as a thruway will encourage unauthorized parking on existing properties as the proposed developer's plans currently do not allow for each unit to have at least one parking spot. This lack of designated parking for the proposed site will also not accommodate visitor traffic to the proposed buildings, encouraging unauthorized parking in our adjacent lot. This is especially concerning considering the unauthorized parking issues that exist due to the current rental property at 8010 Kipling Avenue that is built and managed by the proposed builder.

2) Increased Traffic

The scale of the proposed buildings will add to the vehicle traffic at the two intersections of Woodbridge Avenue and Kipling Avenue, as well as Kipling Avenue and Highway 7. Both intersections are small and cannot safely handle the proposed traffic. Especially when consideration is given to the developments in and around both intersections already approved.

3) Blocking of Sunlight

The buildings, in particular the proposed 5 storey building will cast a shadow on our building.

This developer has already blocked the sunlight on many of the units facing the south side, and now will block the sunlight on the west side.

4) Woodbridge Avenue Driveway

A proposed driveway onto Woodbridge Avenue will be dangerous to navigate as Woodbridge Avenue at that point is a winding road and the view is obstructed.

In conclusion, I request Council oppose this proposed development and ask the developer to consider a lower scale development such as townhomes.

Thank you,

Stefania Moro

From: sally.jiang
To: Clerks@vaughan.ca; [Chris Ainsworth](#)
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-04-24 9:34:18 PM

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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 deviation from the low-rise, suburban lifestyle 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 the already congested streets.

I urge the City Council to carefully consider the long-term impact 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 rejects the proposed development at 8940 Bathurst St and instead encourages a more balanced and sustainable approach to the growth of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Sally Jiang
[REDACTED] Apple Blossom Drive, Thornhill, ON [REDACTED]
Email: [REDACTED]
Cell: [REDACTED]

From: jin923
To: Clerks@vaughan.ca; [Chris Ainsworth](#)
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-04-24 10:35:54 PM

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Dear City Council Members,

I hope this letter finds you well. I have deep concerns about 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.

I live on Schuster Lane which is close to the proposal land, I strongly concern that the proposed development, which introduct 10 and 12-storey residential apartment buildings, along with blocks of stacked townhouses, totaling 749 units would bring a lot of traffic issues to the neighborhood.

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,
Jin Xie
■ Schuster lane

C6
Communication
Council – March 26, 2024
CW(1) – Report No. 7 Item No. 2

From: [Pina Sacco](#)
To: Clerks@vaughan.ca
Subject: [External] Deputation for file Z.20.0 Title 5012526
Date: March-04-24 10:48:28 PM
Attachments: [Deputation .docx](#)

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To whom it may concern,
Please find attached deputation for the above file for upcoming Committee of the Whole meeting scheduled for Tuesday March 5, 2024.

Regards,

P. Sacco

■ Amos Maynard Circle
Woodbridge ONT ■

Re: 5012526 Ontario Inc: File Z.20 Part of Lots 7 and 8, Concession 8

Honourable Chair, Mayor and Members of Council

My name is Pina Sacco, and I am a resident living in the Core of Woodbridge and a member the Village of Woodbridge Ratepayers Association. I would like to express my opposition to the proposed development which will have a profound impact on both the immediate residents adjacent to the proposed buildings as well as the residents along Woodbridge Ave and Kipling Ave.

This application can not be reviewed in isolation – it is one of at least 5 currently open within a few kilometres of the proposed site. This application will contribute hundreds of new residential units to our area. These new units will bring with them hundreds of additional vehicles to the area. The major roads in this area (Kipling Ave, Woodbridge Ave, Clarence Ave, and Islington Ave) , are roads characterized as two lane roadways. The existing infrastructure does not support this increase in vehicular density.

The increase will not only contribute to already congested roads but also bring additional traffic to a school area. Toronto Christian High School is directly across this development on the south side. Traffic getting into and out of the school already creates congestion during the morning and afternoon, and this situation will be further exasperated by the increase in vehicles. An additional concern is student and pedestrian safety as the increase in traffic will put more people in harm's way. Moreover, the Woodbridge Core area was not designed to sustain the increase volume that these proposed developments will bring to our area, especially since the village of Woodbridge has been re-envisioned as a pedestrian-friendly area.

I therefore ask the City to take these concerns into consideration so that it can properly evaluate this application and its impact on the community.

From: [Mavis Mu](#)
To: [Chris Ainsworth](#)
Cc: Clerks@vaughan.ca
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-04-24 10:48:29 PM

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Dear City Council Members,

I trust this correspondence finds you in good health. I am reaching out to you to address my profound apprehensions 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 entrenched in our community, I firmly believe that the proposed development fails to harmonize with the distinct character of our locality. The proposition to introduce 10 and 12-storey residential apartment buildings, coupled with blocks of stacked townhouses totaling 749 units, marks a substantial departure from the prevailing low-rise, suburban ambiance that defines our area.

Furthermore, I am deeply troubled by the potential ramifications of this development on our already burdened infrastructure. The anticipated surge in traffic and population is poised to place undue pressure on our roads, schools, and other essential amenities. Additionally, the provision of a mere 750 parking spaces within two levels of underground parking appears insufficient for the magnitude of the project, potentially exacerbating parking overflow on our already congested streets.

I implore the City Council to meticulously contemplate the enduring repercussions of this development on our neighborhood. While acknowledging the significance of growth and development, it is imperative that such endeavors are undertaken in a manner that upholds the integrity of the existing community and guarantees that infrastructure adequately caters to the needs of both present and future inhabitants.

With due respect, I beseech the City Council to rebuff the proposed development at 8940 Bathurst St and instead advocate for a more equitable and sustainable approach to growth within our neighborhood.

Thank you for your conscientious consideration of this matter.

Sincerely,

Mavis Mu, CPA, CGA, MBA
[REDACTED] Coltrane Drive, Vaughan, ON
[REDACTED]

From: marvin2023
To: Clerks@vaughan.ca; [Chris Ainsworth](#)
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-04-24 10:53:19 PM

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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,

Yangbo Wang

■ Sisley Cres, Thornhill, ON ■

From: [Tony Wywang](#)
To: [Chris Ainsworth](#); Clerks@vaughan.ca
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-04-24 11:18:57 PM

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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,
Tony Wang
[REDACTED] Bathurst Glen Dr, Vaughan, [REDACTED]
[REDACTED]

From: [JULIE ZHU](mailto:JULIE.ZHU@vaughan.ca)
To: Clerks@vaughan.ca; [Chris Ainsworth](mailto:Chris.Ainsworth@vaughan.ca)
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z 21.084)
Date: March-04-24 11:39:06 PM

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Dear City Council members,

I hope this email finds you well.

As a resident of Thornhill Woods community, I have carefully reviewed the proposed development plans at 8940 Bathurst St, and I have identified several areas of concern that I believe warrant further attention and consideration.

First of all, I believe that the proposed development does NOT align with the character and aesthetics of the neighborhood, as the introduction of 10 and 12-storey residential apartments, along with stacked townhouses, total 749 units, which are a significant departure from our current architectural landscape community.

Furthermore, I am very concerned about the increased traffic congestion, strain on public transportation, and potential pressure on local amenities such as schools, parks and other essential facilities services.

Additionally, based on the plan, the parking spaces within two levels of underground parking seems inadequate for the scale of the project, I'm afraid it will lead to overflow parking on the community streets. I would appreciate it if the developer can better understand the proposed measures for environmental sustainability and community engagement.

I urge the City Council to carefully re-consider the development plan. All of those long-term impacts should NOT be ignored, 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.

We appreciate your attention to these matters and look forward to your prompt response.

Thank you.

Sincerely,
Julie Zhu

Bathurst Glen Dr, Thornhill Woods, [REDACTED]
[REDACTED]

From: [Jingbo Wang](#)
To: Clerks@vaughan.ca; [Chris Ainsworth](#)
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-04-24 11:46:54 PM

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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 this 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,

Olivia and Michael

Summeridge Dr.

From: [Natalie Ast](mailto:Natalie.Ast@vaughan.ca)
To: Clerks@vaughan.ca
Cc: [Christopher Tanzola](mailto:Christopher.Tanzola@vaughan.ca); [Rebecca Roach](mailto:Rebecca.Roach@vaughan.ca)
Subject: [External] Committee of the Whole Meeting - Mar 5, 2024, Item 6.2 - City File Nos. OP.20.010, Z. 20.031 - Comments - D'Aversani Holdings Inc.
Date: March-04-24 6:02:46 PM

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RE: PART OF LOTS 7 AND 8, CONCESSION 8, VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

City File Nos. OP.20.010, Z. 20.031

Committee of the Whole Meeting – March 5, 2024, Item 6.2

****Comments – D'Aversani Holdings Inc.****

Attention: Todd Coles, City Clerk

Dear Members of the Committee of the Whole:

We are the solicitors for D'Aversani Holdings Inc., the owner of the property municipally known as 7960 Kipling Avenue, located immediately adjacent to the east of the subject property. We have had a chance to review the Staff Report and recommended revisions to the Applications for O Woodbridge. We note that we are a party in the Applicant's appeal before the Ontario Land Tribunal and have previously identified some concerns with the proposal in earlier correspondence.

We have briefly reviewed the revised materials and proposed changes by the City, and as the Applicant may submit revised materials implementing the City's suggestions, we would like to understand the changes being proposed and the impact on our client's property's current operations as a bakery and retail outlet, and any future impacts on the lands.

We ask that you continue to keep us informed of any decisions in respect of this matter.

Thank you,
Natalie Ast

Overland LLP

Natalie Ast

nast@overlandllp.ca

Direct: (416) 730-0387

Fax: (416) 730-9097

Cell: (416) 831-9295

www.overlandllp.ca

From: [Au Wai Kin](mailto:Wai Kin Au)
To: Clerks@vaughan.ca
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-05-24 8:50:04 AM

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Dear City Council Members,

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,
Wai Kin Au
[Redacted] Autumn Hill Blvd

Sent from my Galaxy

From: [Jia Niu](mailto:Jia.Niu@vaughan.ca)
To: Clerks@vaughan.ca; [Chris Ainsworth](mailto:Chris.Ainsworth@vaughan.ca)
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-05-24 10:30:12 AM

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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 and my family I has been living in Thornhill Woods community since 2010. As a resident with history in this area, I hope the city respect the current residents, value their value, and uphold their lives and property value. You are shaping the future of this community where you are the council members.

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,

Regards,

Jia Niu

[REDACTED]
Bentoak Cres. Thornhill [REDACTED]

Osler, Hoskin & Harcourt LLP
Box 50, 1 First Canadian Place
Toronto, Ontario, Canada M5X 1B8
416.362.2111 MAIN
416.862.6666 FACSIMILE

C15
Communication
Council – March 26, 2024
CW(PM) – Report No. 8 Item No. 3

OSLER

Toronto

March 5, 2024

Chris Barnett
Direct Dial: 416.862.6651
CBarnett@osler.com
Our Matter Number: 1202258

Montréal

Calgary

Sent By Electronic Mail

Ottawa

Office of the City Clerk
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Vancouver

New York

Attention: Todd Coles, City Clerk

Dear Mr. Coles:

**RE: March 5, 2024 Public Meeting
Agenda Item 3 - Proposed Municipal Servicing By-law
72 Steeles Holdings Limited and 7040 Yonge Holdings Limited
72 Steeles Avenue West and 7040/7054 Yonge Street**

We are counsel to 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited (together, “**Humbold Properties**”) owners of the properties municipally known as 72 Steeles Avenue West and 7040/7054 Yonge Street in the City of Vaughan (the “**Subject Properties**”).

The Subject Properties are located within the Yonge Steeles Corridor Secondary Plan area, and have had zoning and a draft plan of subdivision approved in principle by the Ontario Land Tribunal in an Order dated January 18, 2024. The zoning permits the development of 4 towers ranging from 38-60 storeys. A site plan application has been filed and deemed complete as of February 27, 2024.

The overall development of the Yonge Steeles Corridor Secondary Plan has been the subject of detailed and comprehensive studies that have identified the infrastructure that is needed to support the population that has been approved in the area. The timing of the construction of that infrastructure has been, and continues to be the subject of discussions with City staff. Some of the required infrastructure will require acquisition of lands not currently owned by the City or our clients.

The restrictions contained in the proposed Municipal Servicing By-law have the potential to significantly affect the timing of the development of the Subject Properties, and are not be consistent with our clients’ understanding (based on discussions with City staff) of what stage of construction the required infrastructure would need to be at in order for building permits to be issued.

Our clients therefore object to the proposed by-law on the basis that it has the potential to impede their ability to proceed in a timely manner with the development of the Subject Properties in a manner consistent with the approvals it has obtained.

Yours truly,

A handwritten signature in black ink, appearing to read "Chris Barnett", with a large, sweeping flourish extending to the right.

Chris Barnett
Partner

CB:s

c: Humboldt Properties

From: [Lucy Liu](#)
To: Clerks@vaughan.ca; [Chris Ainsworth](#)
Subject: [External] Opposition to the proposed development at 8940 Bathurst St
Date: March-05-24 12:17:56 PM

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Hi Mr. Ainsworth and city staff,

I have been a resident of Thornhill Woods (TW) since 2015. I love this community. My two kids were born here in this community. I love walking with my kids on the quiet and welcoming streets in this neighborhood and telling them that this is the place where we can call home.

I have been a long opponent of the development of the Jaffari community to a high-rise high-density neighborhood, not only because of the concerns about traffic, infrastructure, parking, etc. I have already given up on complaining about the traffic at the Ner Israel/Bathurst intersection. I usually avoid using that intersection in the morning and evening rush hours. The traffic there is incredibly heavy.

More importantly, I am terrified of the idea that there will be a small closed community within our community. This is not align with the open, respectful, and embraced culture of TW. I never dared to enter into the Jaffari community, especially after once a driver from that community yielded to me that this was not a public land. I hope I am the only one who has this concern and all others have peace of mind that they are welcome everywhere within the community.

Thanks for reading my email. Hope you have a good day.

Best,
Lucy

From: [Jenny Wang](#)
To: Clerks@vaughan.ca; [Chris Ainsworth](#)
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-05-24 5:28:16 PM

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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,
Jenny Wang
Wolf Creek Cres

C18

Communication

Council – March 26, 2024

CW(1) – Report No. 7 Item No. 3

From: [Linda Wu](#)
To: Clerks@vaughan.ca; [Chris Ainsworth](#)
Subject: [External] Concerns Regarding 8940 Bathurst St Development Proposal (OPA OP.21.024 zoning-by-law amendment z.21.084)
Date: March-05-24 9:08:17 PM

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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,

Linda Wu
Resident of [REDACTED] Borjana Blvd, Thornhill, ON [REDACTED]

From: [Kleinburg Business Improvement Association](#)
To: Clerks@vaughan.ca
Cc: [Cinzia Recine](#)
Subject: [External] Written Response from the Kleinburg BIA (03/05/2024)
Date: March-04-24 3:17:37 PM

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Dear Mr. T. Coles,

The following remarks are sent on behalf of the Kleinburg BIA through its Chairperson, Cinzia Recine.

Best,

Cinzia Recine (she/elle)

Chair, Kleinburg Business Improvement Association
KleinburgBIA@gmail.com

We respectfully acknowledge that the Kleinburg Business Improvement Association is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee. Kleinburg is currently home to many First Nations, Métis, and Inuit people today. As a subsidiary of the City of Vaughan, the Kleinburg Business Improvement Association is grateful to have the opportunity to work and live in this territory.

—

The Kleinburg Business Improvement Association would like to speak in favour of continuing City of Vaughan Zoning By-Law Amendment File Z.23.028, which would be to continue the zoning by-law permitting temporary patios during the summer.

As the only Business Improvement Association in the City of Vaughan, we would like to share our support of temporary patios in the summer, as it greatly benefits the restaurants within our BIA.

Temporary patios give restaurants the ability to accommodate additional guests, which helps the survivability of small businesses during trying economic times. Considering the timing for Kleinburg, with the upcoming water main maintenance in the Village, we believe now more than ever the City needs to make changes and adopt policies to support and sustain small businesses.

By amending the existing by-law to make temporary patios during the summer permissible, the City of Vaughan would be taking a massive step forward to support small business and Vaughan entrepreneurs collectively, which is why we encourage Council to vote in favour of this motion.



C21.
Communication
Council – March 26, 2024
CW(2) – Report No. 10 Item No. 21

DATE: March 22, 2024
TO: Mayor and Members of Council
FROM: Vince Musacchio, Deputy City Manager, Infrastructure Development
RE: **COMMUNICATION – Council, March 26, 2024**

Committee of the Whole, Item 21, Report No. 10

**TRAFFIC STUDY IN THE AREA OF TROON AVENUE AND THE
INTERSECTION WITH EAGLE ROCK WAY**

Recommendation

In addition to the recommendations from the Committee of the Whole meeting of March 19, 2024:

That a parking prohibition be implemented on both sides of Troon Avenue (anytime).

Background

Residents have expressed concerns with on-street parking on Troon Avenue impeding traffic operations.

At the March 19 Committee of the whole meeting, staff were directed to implement all-way stop control at the intersection of Eagle Rock Way and Troon Avenue. Troon Avenue is a 280m long north-south minor collector road with 11.5m pavement width. It connects to McNaughton Road with a traffic signal to the north, and Eagle Rock Way to the south with stop control. It has one travel lane per direction and exclusive left turn lanes at the aforementioned intersections.

GO station commuter traffic, with a destination to the west of the station, is typically observed conducting eastbound left turn movements at the intersection of Eagle Rock Way and Troon Avenue with subsequent northbound left turn movements at the McNaughton Road and Troon Avenue traffic signal. As the GO station ridership has increased since the pandemic, the heavy northbound left turn movements at the McNaughton Road and Troon Avenue traffic signal result in significant queuing on Troon Avenue during the PM peak traffic hours.

Residents have expressed concerns with respect to traffic operation issues with vehicles parked on-street. Residents have also requested parking restrictions on Troon Avenue. Understanding the continued concerns of the area residents, City Staff have undertaken observations in the area.

Parking prohibitions on both sides of Troon Avenue will improve traffic operations.

Constraints observed on Troon Avenue are largely caused by on-street parked vehicles. The northbound left turn queue at the McNaughton Road and Troon Avenue signal often reaches Gold Rush Gate and occasionally spills back 215m to Salterton Circle. Two-way traffic flow is impeded when vehicles park on Troon Avenue. With the heavy northbound left turn queuing on Troon Avenue, on-street parked vehicles block the travel lane and traffic must weave around queuing vehicles to proceed. On-street parking may also impede emergency response capabilities and waste collection operations as well. Parking prohibitions can improve accessibility for all road users and improve overall traffic operations.

It is recommended that a parking prohibition be implemented on both sides of Troon Avenue (anytime).

For more information, contact Frank Suppa, Director of Development Engineering, ext.8255, and Samar Saadi Nejad, Manager of Transportation Engineering, ext. 8253.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'V. Musacchio', written in a cursive style.

Vince Musacchio, Deputy City Manager,
Infrastructure Development

970 Lawrence Ave. W., Suite 304, Toronto, Ontario M6A 3B6 Tel: 416-256-3900

March 22, 2024

via email

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

ATTN: Hon. Mayor Del Duca and Members of Council

**RE: 8940 BATHURST STREET LIMITED
OFFICIAL PLAN AMENDMENT OP.21.024
ZONING BY-LAW AMENDMENT Z.21.048
8950 BATHURST STREET VICINITY OF BATHURST STREET AND NER ISRAEL DRIVE**

We are the development managers on behalf of 8940 Bathurst Street Limited, the owners of the lands at 8940 Bathurst Street/0 Knightshade Drive. We have reviewed the 8940 Bathurst Street Official Plan Amendment OP.21.024 and Zoning Bylaw Amendment Z.21.048 report prepared by your Development Planning department dated March 5th, 2024. We fully support the positive staff recommendation which is based on sound principles with respect to the proposal, in particular its built form and related technical aspects. However, we want to provide City Council with additional information with regards to this development application:

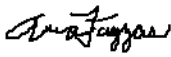
- This development proposal will assist the City to meet its housing pledge to construct 42,000 new homes by 2031. The development will create 749 new units on an underutilized site fronting onto Bathurst Street, which is strategically located to accommodate for an increased density than it is currently designated. It is situated on an arterial road located directly across the street from Major Transit Station Areas, and is in close proximity to numerous local amenities, retail and institutional uses. The proposal would help complete the community by offering alternative housing choice;
- It is our intent to provide quality purpose-built rental housing on the subject lands, which would further support the City of Vaughan's objective in delivering housing options and creating complete communities. There is a significant under supply of new purpose-built rental apartments and it is a missing piece to providing a well-balanced, more affordable housing for a growing population. Purpose-built rental buildings have a very different financial model compared to condominium tenure. In the past we have been successful in achieving and qualifying for financial incentives and programs provided by all levels of government, to assist in the viability of the project. It is our intent to do the same on this development;
- Prior to a formal application submission and throughout the development application process, we actively engaged on several occasions with the immediate neighbours to the south, the Islamic Shia Ithna-Asheri Jamaat to the north, the Thornhill Woods Association and the broader community to discuss the development proposal. We also created a dedicated website (8940bathurst.ca) to ensure the Community had all of the updated submission materials readily accessible and most importantly, a direct link to all of the professional consultants on our team to ask questions at anytime during the application process.

In summary, we trust that the additional information is helpful when reviewing and considering the applications. By endorsing the applications, the City would be contributing to solving the housing shortage by providing more affordable housing options in a location that is supported by planning policies. In addition, we are optimistic and committed to working collaboratively with all levels of government to try and deliver purpose-built rental on this property, which would further help the City of Vaughan in providing more affordable housing options to their existing and future residents.

We thank you for your consideration.

Sincerely Yours,

**Medallion Developments Inc. c/o
8940 Bathurst Street Limited**

A handwritten signature in black ink, appearing to read "Anna Fagyas".

Anna Fagyas, BES, MCIP RPP
Development Manager

cc: Ryan Mino-Leahan, KLM Planning Partners Inc.

From: [Ryan Mino](#)
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: [Haiqing Xu](#); [Carol Birch](#)
Subject: [External] 8940 Bathurst Street Limited - OP.21.024 and Z.12.048 - Vaughan Council Mar 26, 2024 - Item 7.3.
Date: March-25-24 10:05:54 AM
Attachments: [image001.png](#)
[2024-03-22 letter 8940 Bathurst City Council March 26 2024.pdf](#)

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Good Morning Hon. Mayor Del Duca and Members of Council,

Please find attached a letter from Medallion Developments Inc. on behalf of the owners of 8940 Bathurst Street in regards to the above-noted applications being considered by Council on Tuesday March 26, 2024.

Kind Regards,

Ryan

Ryan Mino-Leahan BURPL, MCIP, RPP
Partner



Mobile 416-898-8721 **Office** 905-669-4055
Email rmino@klmplanning.com
Web www.klmplanning.com
64 Jardin Drive, Unit 1B, Concord, Ontario L4K 3P3
CELEBRATING 35 YEARS