

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2024**

**COMMUNICATIONS**

<b><u>Distributed May 31, 2024</u></b>	<b><u>Item No.</u></b>
C1. Presentation material	7
C2. Giulio Anania, Valleyview Court, Kleinburg, dated May 29, 2024	5
C3. Marco Bellisario, Spicewood Crescent, Vaughan, dated May 29, 2024	5
C4. Tanya M. Roman, A.S.O., Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated May 29, 2024	3
C5. Ali Zad, Riverside Drive, Vaughan, dated May 29, 2024	1
C6. Presentation material	2
C7. Krystyna & Alexander Romaniuk, Valleyview Court, Kleinburg, dated May 30, 2024	5
C8. Darren & Daniele McNair, Valleyview Court, Kleinburg, dated May 30, 2024	5
C9. Linda McNair, Valleyview Court, Kleinburg, dated May 30, 2024	5
C10. Lorraine McNair, dated May 30, 2024	5
C11. Latif Fazel, Liberty Development Corporation, Highway 7 East, Markham, dated May 30, 2024	6
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C13. Raheleh Niati and Shahab Mirbagheri, Riverside Drive, Vaughan, dated May 31, 2024	1
C14. Diego and Denice Muzzatti, Riverside Drive, Vaughan, dated May 31, 2024	1
<b><u>Distributed June 3, 2024</u></b>	
C15. Tita and Joe Anania, Hartman Avenue, Vaughan, dated May 31, 2024	1
C16. Joanne Groer, Cabernet Road, Thornhill, dated May 31, 2024	3

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

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2024**

**COMMUNICATIONS**

**Distributed June 3, 2024 continued**

C17. Natalie McNair and Family, Valleyview Court, Kleinburg, dated May 31, 2024	5
C18. Ryan and Beth Cherry, Stevenson Avenue, Vaughan, dated June 3, 2024	5
C19. Diane D’Uva, Ava Place, Kleinburg, dated June 3, 2024	5
C20. John Cutler, Kleinburg & Area Ratepayers’ Association, Kleinburg, dated June 2, 2024	5
C21. Dr. Azeem Skeikh, Ava Place, Kleinburg, dated June 3, 2024	5
C22. Frank, Leanne, Delana, and David Zamparo, Cedarvalley Crescent, Kleinburg, dated June 3, 2024	5
C23. Dennis Hayhoe, Cedarvalley Crescent, Kleinburg, dated June 2, 2024	5
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C25. Lino D’Uva, Ava Place, Kleinburg, dated June 3, 2024	5
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C27. Stefania Piacente-Battisti, Nightfall Court, Kleinburg, dated June 3, 2024	5
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C33. Anthony Guglielmi, Riverside Drive, Vaughan, dated June 3, 2024	1
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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2024**

**COMMUNICATIONS**

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**Distributed June 3, 2024 continued**

- |   |   |
|---|---|
| C35. Marcelo Cuenca, Howland Mill Road, Kleinburg, dated June 3, 2024                                     | 5 |
| C36. Scott Snider, TMA Law Associates, Main Street West, Hamilton, dated June 3, 2024 (includes Petition) | 5 |
| C37. Michael and Melissa Forgione, Westridge Drive, Kleinburg, dated June 3, 2024                         | 5 |
| C38. Thomas and Tina Kim, Stevenson Avenue, Kleinburg, dated June 3, 2024                                 | 5 |
| C39. Pat and Joan Forgione, Cedarvalley Crescent, Kleinburg, dated June 3, 2024                           | 5 |

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

**C1.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 7**

# VMC South Block Public Meeting



**June 4<sup>th</sup>, 2024 at 7:00 p.m.**

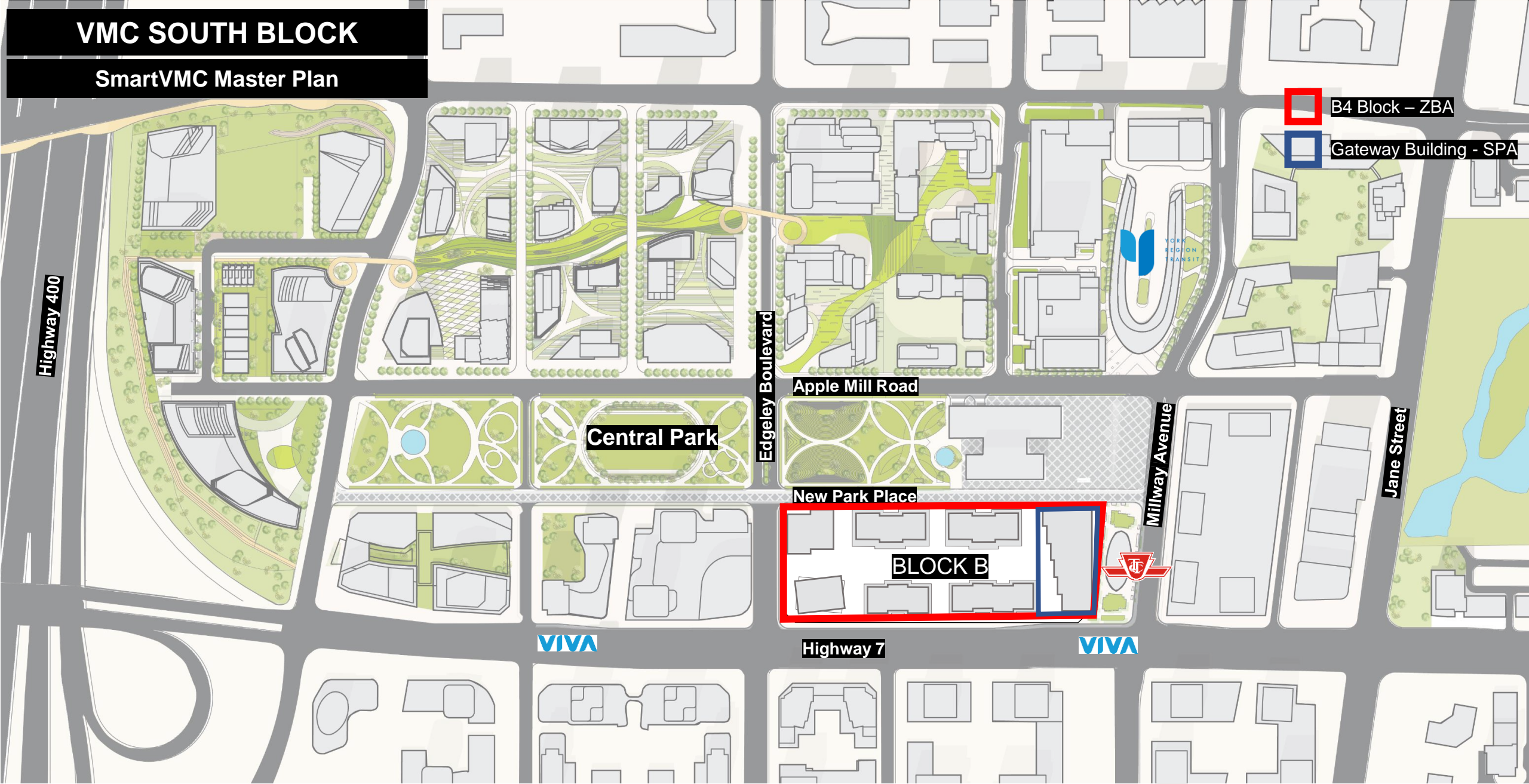
# VMC SOUTH BLOCK

Aerial




# VMC SOUTH BLOCK

## SmartVMC Master Plan



 B4 Block – ZBA

 Gateway Building - SPA

Highway 400

Edgely Boulevard

Apple Mill Road

Central Park

New Park Place

BLOCK B

Millway Avenue

Jane Street

VIVA

Highway 7

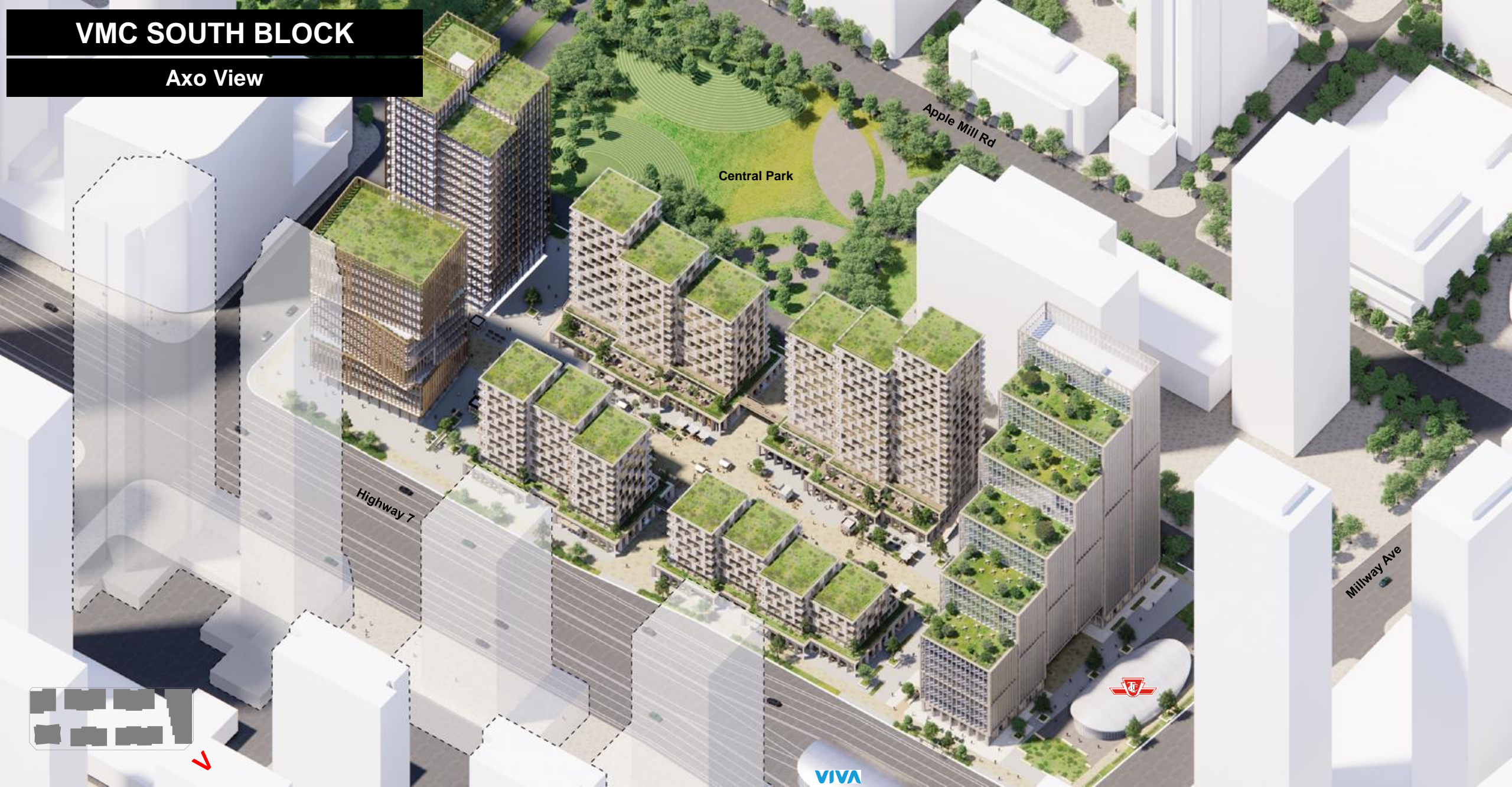
VIVA



0 50 100 200m

# VMC SOUTH BLOCK

Axo View



# VMC SOUTH BLOCK

## Courtyard Experience





# VMC SOUTH BLOCK

## Courtyard Experience



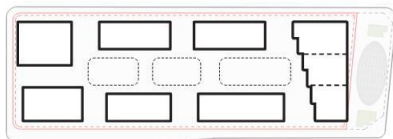
# VMC SOUTH BLOCK

## View Into The Courtyard



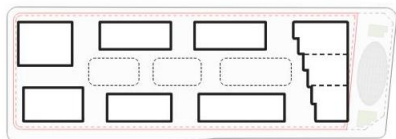
# VMC SOUTH BLOCK

Aerial View



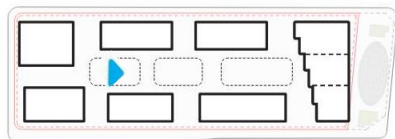
# VMC SOUTH BLOCK

View from Highway 7



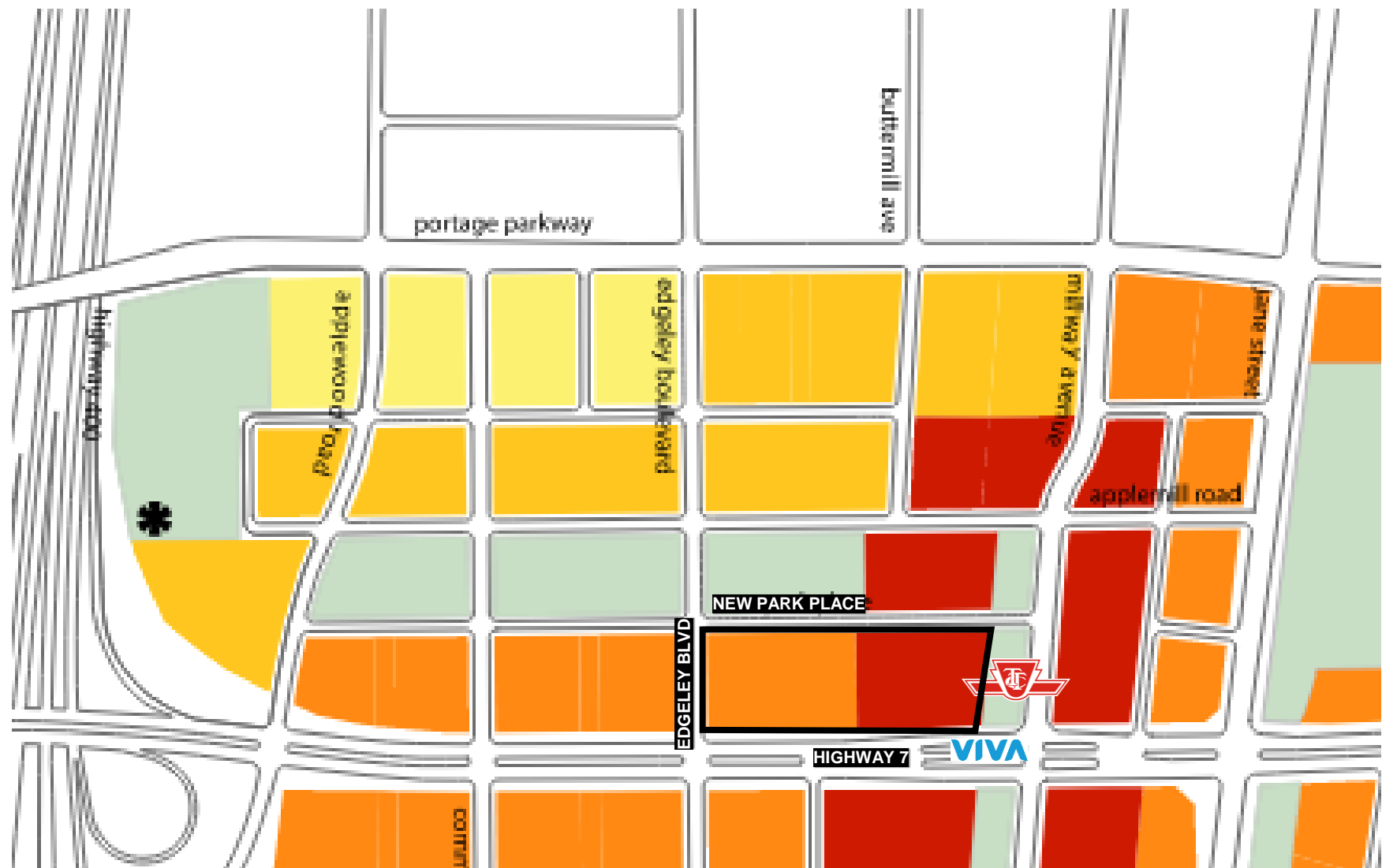
# VMC SOUTH BLOCK

View Towards Gateway



# VMC SOUTH BLOCK

## VMC Secondary Plan



### VMC Secondary Plan: Station Precinct

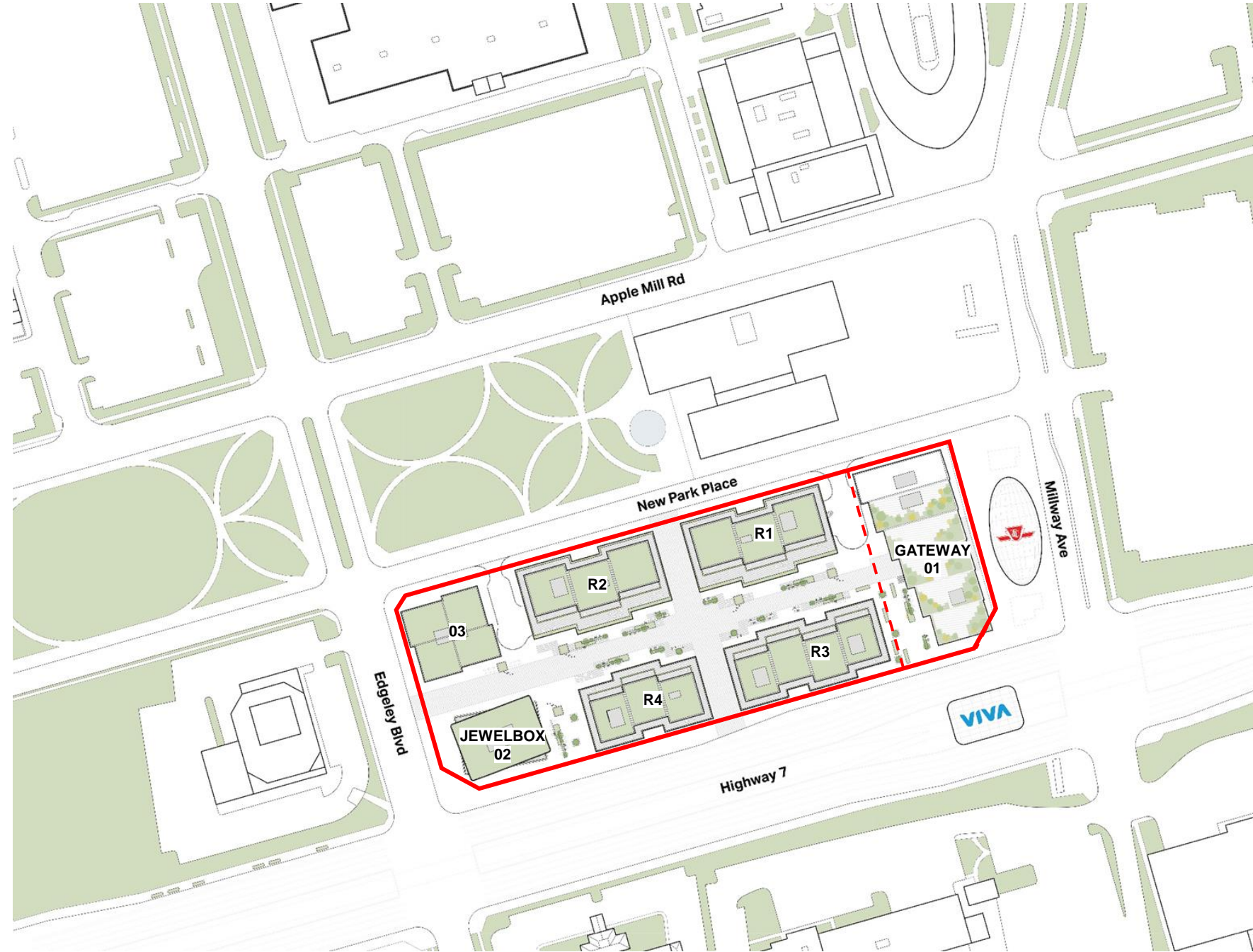
□ South Block

- H 6 storey minimum - 35 storey maximum  
D 3.5 minimum FSI - 6.0 maximum FSI
- H 5 storey minimum - 30 storey maximum  
D 2.5 minimum FSI - 5.0 maximum FSI
- H 5 storey minimum - 25 storey maximum  
D 2.5 minimum FSI - 4.5 maximum FSI
- H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)  
D 1.5 minimum FSI - 3.0 maximum FSI
- major parks and open spaces
- \* see policy 6.3.2

# VMC SOUTH BLOCK

## Site Statistics (OPA & ZBA)

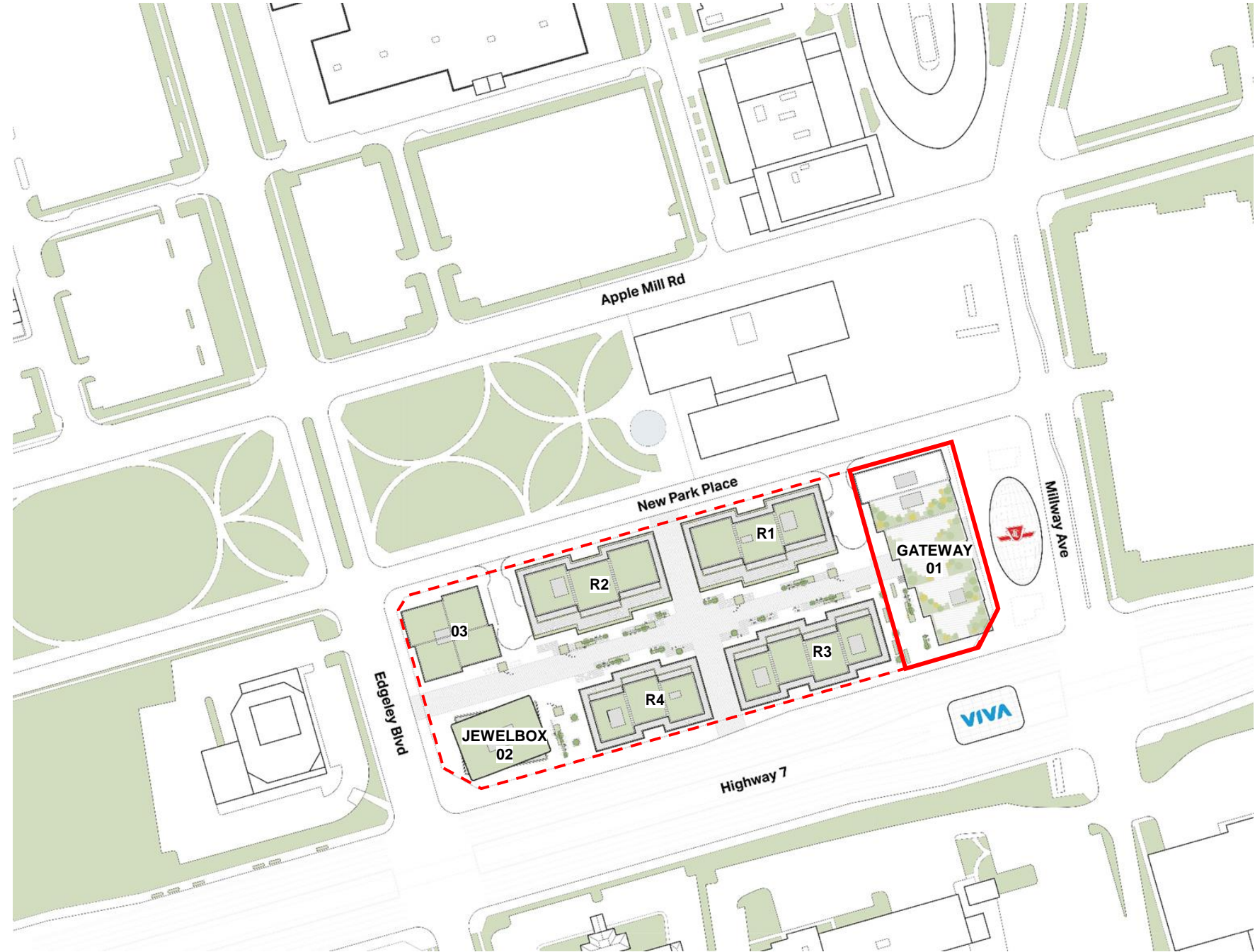
Site Area	27,778 m2
FSI (Policy 8.1.20)	5.26 FSI
Office GFA	82,861 m2
Residential GFA	55,539 m2
<u>Retail GFA</u>	<u>7,726 m2</u>
<b>Total GFA</b>	<b>146,126 m2</b>
Number of Residential Units	825 units
Number of Bike Parking (ST)	166 stalls
<u>Number of Bike Parking (LT)</u>	<u>496 stalls</u>
<b>Total Number of Bike Parking</b>	<b>662 stalls</b>
# of Vehicle Parking (Res)	83 stalls
<u># of Vehicle Parking (Non. Res)</u>	<u>291 stalls</u>
<b>Total # of Vehicle Parking</b>	<b>374 stalls</b>
Indoor Amenity Area	825 m2
<u>Outdoor Amenity Area</u>	<u>825 m2</u>
<b>Total Amenity Area</b>	<b>1,650 m2</b>



# VMC SOUTH BLOCK

## Site Statistics (SPA – Phase 1)

Office GFA	42,430 m <sup>2</sup>
Residential GFA	0 m <sup>2</sup>
<u>Retail GFA</u>	<u>1,041 m<sup>2</sup></u>
<b>Total GFA</b>	<b>43,471 m<sup>2</sup></b>
Number of Residential Units	0 units
Number of Bike Parking (ST)	43 stalls
<u>Number of Bike Parking (LT)</u>	<u>43 stalls</u>
<b>Total Number of Bike Parking</b>	<b>86 stalls</b>
# of Vehicle Parking (Res)	0 stalls
<u># of Vehicle Parking (Non. Res)</u>	<u>149 stalls</u>
<b>Total # of Vehicle Parking</b>	<b>149 stalls</b>





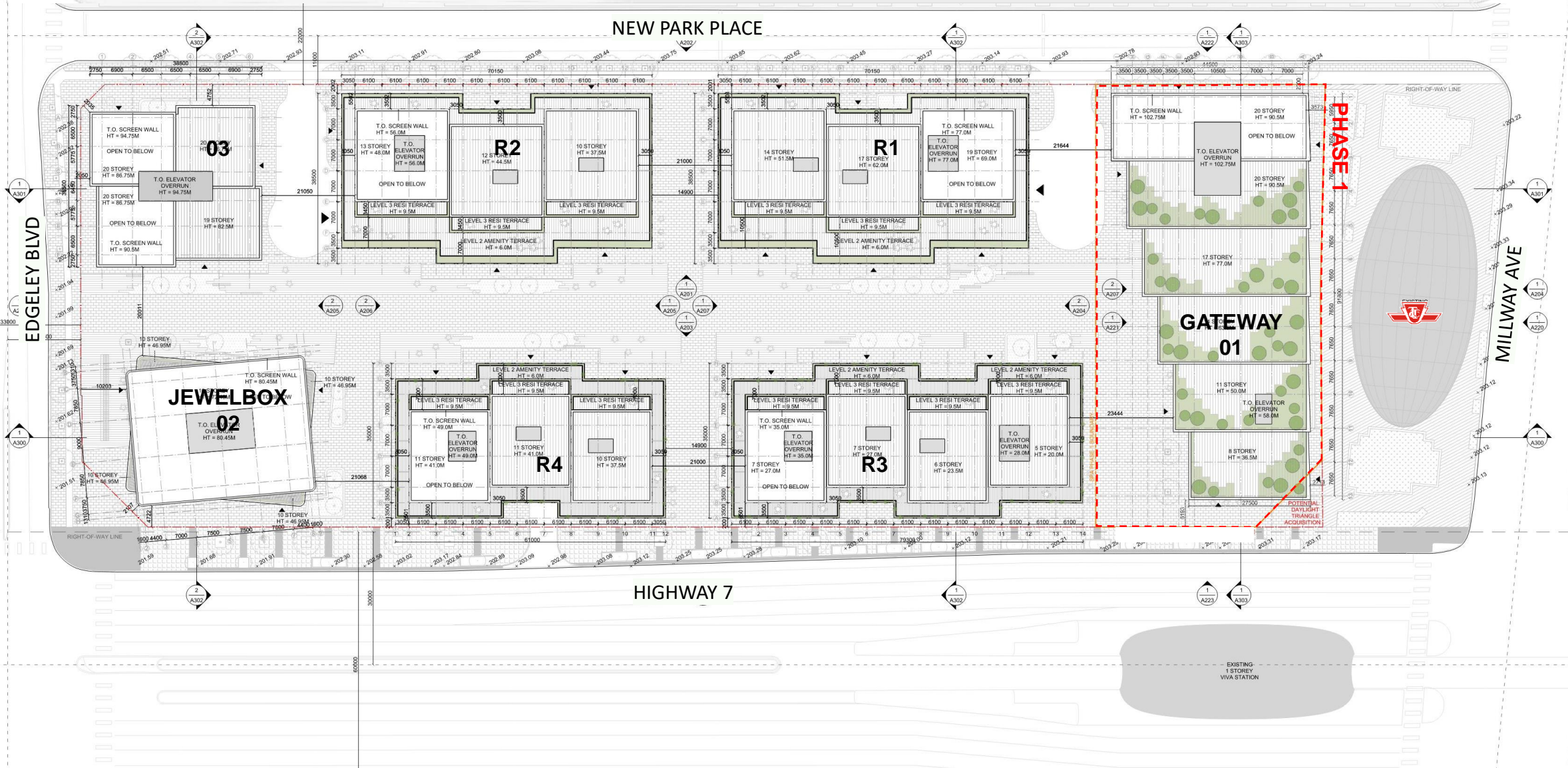
# VMC SOUTH BLOCK

## Block Plan



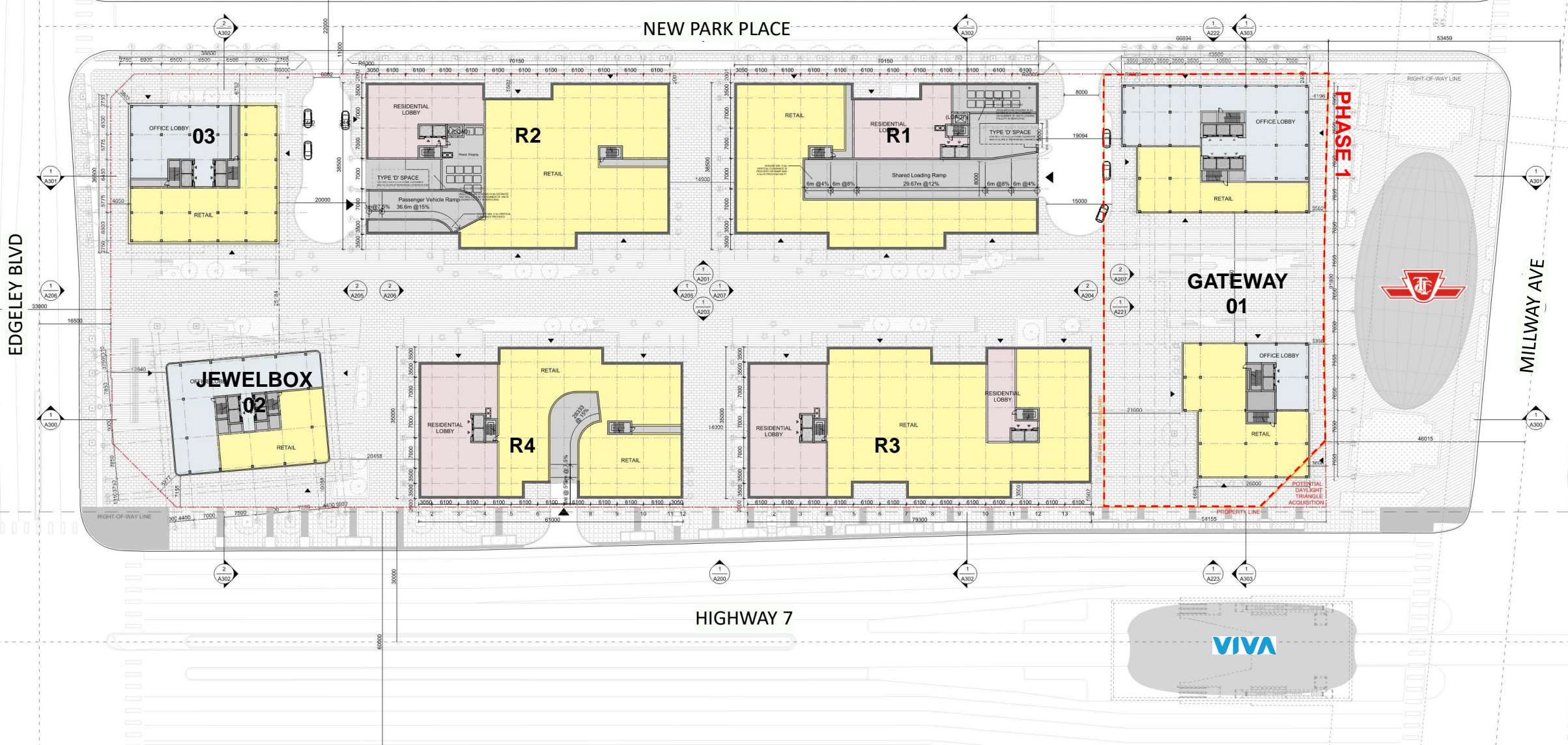
# VMC SOUTH BLOCK

## Site Plan



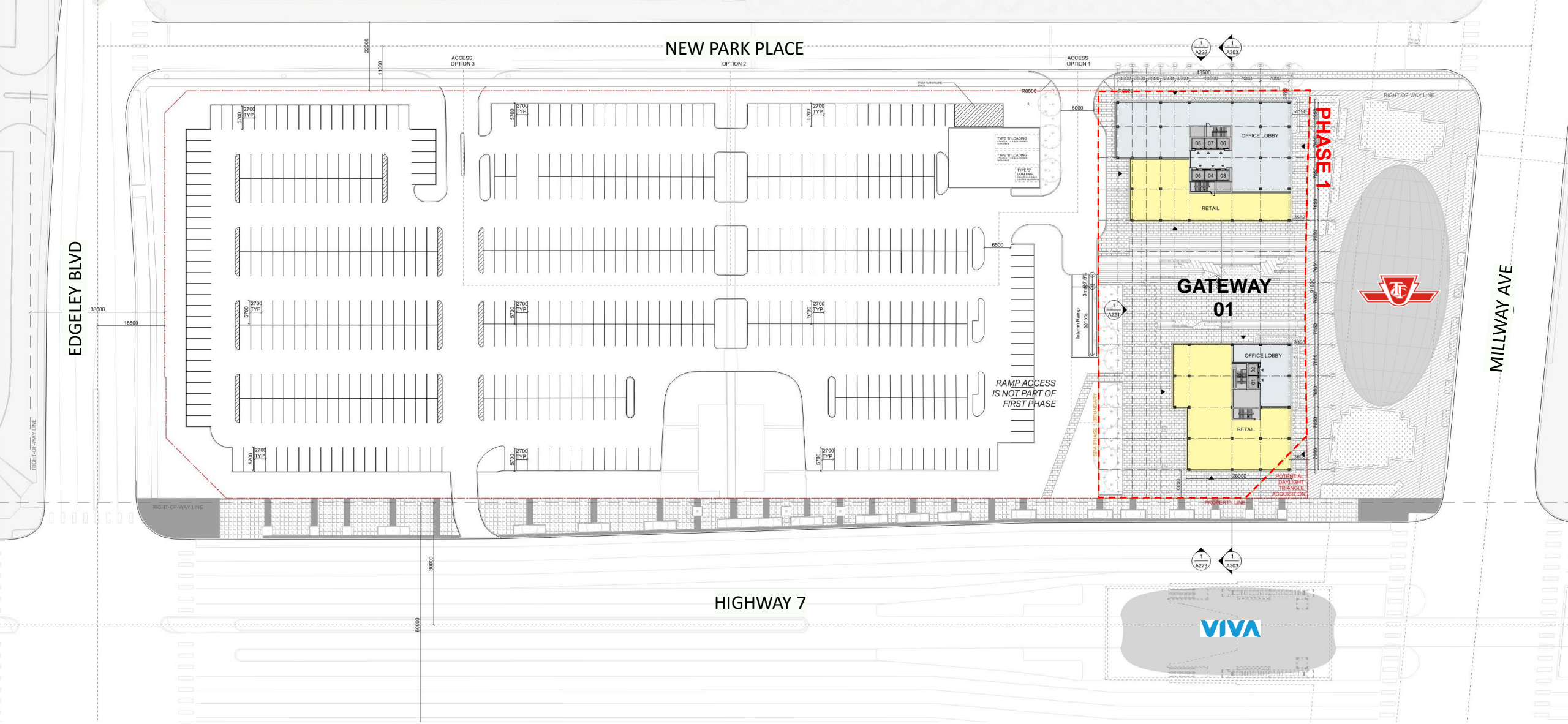
# VMC SOUTH BLOCK

## Ground Floor Plan



# VMC SOUTH BLOCK

## Ground Floor Plan – Phase 1



# VMC SOUTH BLOCK

Axo View





**THANK YOU**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to Bruno Hills  
**Date:** Wednesday, May 29, 2024 3:54:22 PM

**C2.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 5**

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**From:** bianca anania [REDACTED]  
**Sent:** Wednesday, May 29, 2024 3:52 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Giulio Anania [REDACTED]  
**Subject:** [External] Opposition to Bruno Hills

**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.

My name is Giulio Anania and we live at [REDACTED] Valleyview Court, Kleinburg ON. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.

My main concern with this proposal is the manner in which it will impact our home, the privacy in our backyard and the proposed height will directly be in our view. The noise pollution will not only affect our right to enjoyment, but also impact the beautiful wildlife we have.

We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.

Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.

Giulio Anania

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: EXTERNAL - RE: [External] FW: EXTERNAL - Opposition to 7-Storey Building in Our Kleinburg Neighborhood Meeting Tuesday June 4th  
**Date:** Thursday, May 30, 2024 8:24:04 AM  
**Attachments:** [image003.png](#)

---

**From:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>  
**Sent:** Wednesday, May 29, 2024 5:38 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Fwd: EXTERNAL - RE: [External] FW: EXTERNAL - Opposition to 7-Storey Building in Our Kleinburg Neighborhood Meeting Tuesday June 4th

For next week's PH.

**Marilyn lafrate**  
Councillor, Ward 1  
Maple & Kleinburg

*My work day may look different than yours. Please do not feel obligated to respond out of your normal working hours*

Begin forwarded message:

**From:** Marco Bellisario <[MBellisario@concordsteel.com](mailto:MBellisario@concordsteel.com)>  
**Date:** May 29, 2024 at 5:35:32 PM EDT  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** FW: EXTERNAL - RE: [External] FW: EXTERNAL - Opposition to 7-Storey Building in Our Kleinburg Neighborhood Meeting Tuesday June 4th

**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.

**Sincerely,**

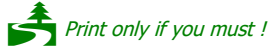
*Marco A. Bellisario*  
**President**

**Concord Steel Centre Ltd.**  
**147 Ashbridge Circle**



Woodbridge, ON  
L4L 3R5  
[mbellisario@concordsteel.com](mailto:mbellisario@concordsteel.com)  
Tel: 905-856-1717 or 416-749-9100  
Fax: 905-856-4099  
[www.concordsteel.com](http://www.concordsteel.com)

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Please note that I live at [REDACTED] Spicewood and I oppose this development for the reasons listed below...please ensure we do not get this built, thank you. I am sure we could agree to a “small” elevation. Also, have you seen how steep that hill is... in the winter cars may slide down and run right onto Hwy # 27 causing a bigger problem than just an eye sore.

Thanks for considering our view.

**Sincerely,**

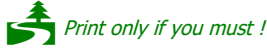
*Marco A. Bellisario*  
**President**

**Concord Steel Centre Ltd.**  
147 Ashbridge Circle  
Woodbridge, ON  
L4L 3R5  
[mbellisario@concordsteel.com](mailto:mbellisario@concordsteel.com)  
Tel: 905-856-1717 or 416-749-9100  
Fax: 905-856-4099  
[www.concordsteel.com](http://www.concordsteel.com)

Follow us on  
[<image001.jpg>](#)

[<image002.jpg>](#)

[<image003.png>](#)



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**From:** [REDACTED]  
**Sent:** Wednesday, May 29, 2024 3:09 PM  
**Cc:** 'Marilyn Iafrate' <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; John Cutler KARA Ratepayers Association [REDACTED]; 'Marisa Provenzano' <[Marisa.Provenzano@vaughan.ca](mailto:Marisa.Provenzano@vaughan.ca)>; 'Gina Ciampa' <[Gina.Ciampa@vaughan.ca](mailto:Gina.Ciampa@vaughan.ca)>  
**Subject:** EXTERNAL - Opposition to 7-Storey Building in Our Kleinburg Neighbourhood Meeting Tuesday June 4th  
**Importance:** High

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Neighbours,

We are residents of Cedarvalley Crescent in Kleinburg appealing to all neighbours to **support the opposition of a proposed 7-storey, 143 unit building** in our small, peaceful and scenic community. This building is to be constructed at 10340 Highway 27, across from Villa Columbo on the Treasure Hill sales office site.

Adding to its size, this towering facility will be situated upon a hill and will stand 5-storeys taller than anything within a 5 km radius! This development will not only be incredibly inappropriate for the area, it will also require a **change in zoning of the land to allow for the building of a condominium** (among other concerning, high-traffic uses for the property). This sets a very **disturbing precedent for future developments in our area** and therefore presents a grave concern for all neighbours and residents of the surrounding community.

At this point, you may have received the **Notice of Public Meeting** documents in the mail. Some of you may have had neighbours come to your door to sign a petition and collect email addresses for this message today. We appreciate your

support thus far, and we hope you will continue to make your voices heard!

**How You Can Help Oppose This Development:**

1. **\*SUBMIT A WRITTEN STATEMENT** - Please submit a written letter to be reviewed by the Members of Council as part of their meeting agenda. If each one of us sends a letter of concern, the Members of Council have to take notice. For your convenience, I have **included a sample draft at the bottom of this email**. All written communications can be submitted **Monday, June 3rd before noon** in the following manner:

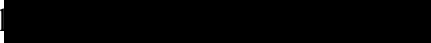
(a) email to the Office of the City Clerk at  
[CLERKS@VAUGHAN.CA](mailto:CLERKS@VAUGHAN.CA)

(b) courier or drop-off to City of Vaughan, Office of the City Clerk,  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

1. **ATTEND THE MEETING** - Show up to the City Council meeting where this issue will be addressed on **Tuesday, June 4th at 7:00pm** at **Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan**. (By-Law Amendment File OP.24.001; File Z.24.005 Agenda item #5). You can also livestream the hearing at <https://www.vaughan.ca/council/live-council-broadcast> but attendance in person has a bigger impact. NOTE: Those that attend the meeting will see forms upon arrival to request updates about the decision and future developments.
2. **REQUEST TO SPEAK AT THE MEETING** - You may make a statement directly to City Council at this meeting, either in person or via livestream. Pre-registration is required for both methods. You must pre-register by **Monday, June 3rd before noon** to be heard in person or via teleconference by:

(a) completing an **Online Request to Speak Form** at  
<https://www.vaughan.ca/news/have-your-say>

(b) call Service Vaughan at 905-832-2281

1. **CONSIDER HELPING FINANCIALLY** - You can make a contribution to the fund we have established for legal representation. For more information, email 
2. **CONTACT OUR COUNCILOR** - Voice your concerns to our representative, Marilyn Iafrate ([MARILYN.IAFRATE@VAUGHAN.CA](mailto:MARILYN.IAFRATE@VAUGHAN.CA)) by **Monday, June 3rd before noon**.
3. **SHARE THIS MESSAGE** - Please forward this message to any neighbours that may not yet have seen the notice or may have missed our

visit.

### **Why You Should Oppose This Development:**

1. **SCALE & DENSITY:** This would place an expansive, high-density building, 5-storays taller than any building within 5 km radius, on a hilltop situated off of a single lane highway. The consequences of this drastic change to the area cannot be underestimated.
2. **TRUE PURPOSE OF THE BUILDING:** The developer is claiming that this application is for a retirement facility. However, there are a number of factors which call this stated purpose into question. If the land is re-zoned, this opens up the potential for various other uses of the land - including building a condominium. There is no guarantee that the building will actually be for this proposed purpose of a retirement facility and we strongly believe it will end up being a condominium.
3. **TRAFFIC, SAFETY, POLLUTION:** To service 143 units, imagine the number of cars, staff, deliveries, shuttle buses, visitors, and emergency vehicles will require access to the property on a daily basis. On our already congested single-lane Highway 27, the impact will be severe and affect us all.
4. **WATER & WELLS:** Construction will require “de-watering” and pumping 200,000 to 300,000 liters of water out daily during construction. The catastrophic effect on our wells, ground water, general water quality and ground stability from the east side of Highway 27 all the way west to Huntington Road is of grave concern.
5. **PROPERTY VALUES:** This development is almost certain to have a negative impact upon property values in the surrounding area. The impact will lead to lower comps, thereby affecting property values not only of the lands immediately surrounding the building, but also throughout the community. The beautiful, private, tree-view green space we all share will be obliterated by this 7-storey building.
6. **QUALITY OF LIFE:** Issues such as increased noise, light pollution, loss of privacy, traffic and the complete overshadowing of our homes will have lifelong consequences for the use and enjoyment of our properties. This will fundamentally alter the very peaceful and quiet nature of our community, which we all place great value in as Kleinburg residents.
7. **INFRASTRUCTURE STRAIN & ISSUES:** Our community’s current infrastructure including water, sewage, and public transportation, is simply not designed nor equipped to support a high-density development such as this.
8. **ENVIRONMENTAL IMPACT:** This will inevitably have an impact on

wildlife and vegetation in the area. The property sits adjacent to environmentally protected lands - which are protected for a reason!

- 9. **CONSTRUCTION:** The dust, noise, and nuisance of the construction of this building is self-explanatory.

**What Has Been Done Thus Far?**

We have taken the following steps to date in opposition to this development:

- 1. Met with our Councilor Marilyn Iafrate who shares in our opposition to this development.
- 2. Retained a Planner to represent us at the public City Council meeting.
- 3. Retained a Municipal Lawyer to represent us at the public City Council meeting.
- 1. Contacted the KARA Ratepayers Association president, John Cutler, who is also in opposition to the plan.
- 2. Collected signatures on a petition to submit to Members of Council.

**We sincerely hope you will help support the strong opposition to this development!** This letter intends to highlight only some of the key concerns of our neighbourhood residents. Our hope is to persuade the City Council to consider the significant and far-reaching consequences of this proposed development and ultimately prevent this project from moving forward. This development could be the first step towards even more drastic changes in our beloved community.

Many thanks,

\*\*\*\*\*

**DRAFT OF WRITTEN STATEMENT TO CITY COUNCIL:**

*My name is \_\_\_\_\_ and we live at \_\_\_\_\_.  
We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.*

*My main concern with this proposal is*

*\_\_\_\_\_*  
*We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.*

*Thank you very much for your attention to our concerns. We hope the Council*

*Members will act in the best interest of our community and reject the proposed development in its entirety.*

**Make sure to submit your written statement before noon on Monday June, 3rd by:**

1. email to the Office of the City Clerk at [CLERKS@VAUGHAN.CA](mailto:CLERKS@VAUGHAN.CA)
2. courier or dropoff to City of Vaughan, Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

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

**40 Vogell Road, Unit 46  
Richmond Hill, ON  
L4B 3N6  
T: 905-770-3330**

**C4.  
Communication  
CW(PM) – June 4, 2024  
Item No. 3**

May 29, 2024

Via email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

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

Dear Sir,

**Re: KS Limited Partnership  
8780 Bathurst Street Limited  
Zoning Bylaw Amendment File Z.23.018  
And related applications: Draft Plan of Subdivision 19T-23V004 and  
Draft Plan of Condominium 19CDM-23V004**

It is our understanding that a public meeting is scheduled for Tuesday June 4, 2024 in regards to the above noted application for 8780 Bathurst Street (south of Autumn Hill Blvd).

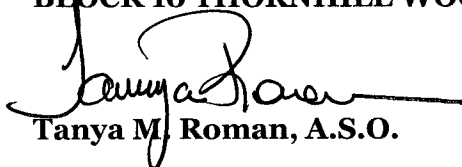
As Trustee of the Block 10 Thornhill Woods Developers Group (“Developers Group”) we are writing to advise the City that there are outstanding cost sharing obligations owing to the Developers Group as a result of this proposed development pursuant to the Thornhill Woods Developers Cost Sharing Agreement.

We are hereby requesting the City to incorporate the appropriate condition in the Hold provisions of the zoning bylaw, if applicable, and/or a requirement for a Trustee clearance letter as part of the conditions of draft plan approval ensuring that cost sharing is settled prior to the issuance of any 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. Laura Janotta, Planner (email: [laura.janotta@vaughan.ca](mailto:laura.janotta@vaughan.ca))  
Members of the Block 10 Thornhill Wood Developers Group

C5.  
Communication  
CW(PM) – June 4, 2024  
Item No. 1

**Assunta Ferrante**

**From:** Clerks@vaughan.ca  
**Sent:** Thursday, May 30, 2024 9:39 AM  
**To:** Assunta Ferrante  
**Subject:** FW: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033  
File: DA.21.014

**From:** Ali Zad [REDACTED]  
**Sent:** Wednesday, May 29, 2024 6:51 PM  
**To:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** [REDACTED]  
**Subject:** [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

**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.

Dear Mr. Volpentesta,

I Ali Zad owner of [REDACTED] Riverside Drive, hereby would like share my concerns regarding the above mentioned subject with city officials. This matter has been dragging on for many years now, and to our dismay, Nariman Consulting Co. is persisting with their initial request for zoning amendments, blatantly ignoring critical and non-negotiable rules set by the TRCA.

I would like to reiterate my concerns and urge our city councilors and mayor to review and consider them thoroughly before the meeting on June 4th.

Firstly, as my neighbor rightly mentioned, the 10-meter setback requirement from the TRCA has yet to be addressed. Why has the City of Vaughan scheduled this meeting when the applicant has continuously disregarded a major stipulation from a government authority for the past three years?

From a technical standpoint, this oversight is alarming. Additionally, as a taxpayer and resident, I am increasingly frustrated by the ongoing zoning changes in our neighborhood over the past seven years. It is apparent that there has not been a comprehensive feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road before approving multiple zoning amendments. We are witnessing a daily increase in population in this area, with no corresponding measures to manage the resulting traffic, noise pollution, littering, and other issues that are degrading our quality of life.



Regarding this specific application, we are confronting a proposal to demolish 5 residential houses to build 74 townhouses on a 6.7-meter-wide dead-end avenue, with buildings exceeding a height of 14 meters and encroaching on a conservation area. We demand to know who is permitting this and under what regulations.

As residents who will bear the brunt of these changes, we have the right to expect our elected officials to protect our interests. We pay property taxes, vote, and elect our councilors and mayor with the expectation that they will safeguard our community against such adverse impacts.

I implore our city officials to seriously consider these matters before making any final decisions. The well-being of our neighborhood is at stake, and we trust you will act in our best interest.

Sincerely,

Ali Zad  
[REDACTED] Riverside Drive

On May 15, 2024, at 2:15 PM, Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shahab,

To obtain information/records from TRCA files, you would need to go through a Freedom of Information request. Our Corporate Records Department handles Freedom of Information requests. You can access the following link for details about the process:  
<https://trca.ca/about/freedom-information/>

If you have any questions or concerns regarding the process, you can contact our records staff through the following email:  
[foi@trca.ca](mailto:foi@trca.ca)

When filling out the FOI application, the file you would want to be referencing is:

1. CFN 62547.02 – Official Plan Amendment and Zoning By-law Amendment - 8307 & 8311 Islington Avenue and 4, 6,10 and 12 Hartman Avenue

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)

E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)  
A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | [trca.ca](http://trca.ca)



**From:** shahab mirbagheri [REDACTED]  
**Sent:** Wednesday, May 15, 2024 12:59 PM  
**To:** Stephen Bohan <[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>  
**Cc:** Ali Zad [REDACTED] Alex Morozov [REDACTED] Raheleh Niati [REDACTED] John [REDACTED] nick apolito [REDACTED] Francesca [REDACTED] Mancuso [REDACTED] Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED]  
**Subject:** Re: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

**EXTERNAL SENDER**

Hi Stephen,

Thank you for your response.

There were some other major comments from TRCA (i.e. 10 meter set back from conservation area,...) which seems they have not been implemented by builder as per their final proposal to committee of the whole and they want to proceed with building seventy 4-5 story stacked townhouses attached to conservation area or in some cases inside conservation area.

I appreciate if you send us the document showing that builder has addressed all TRCA comments/concerns.

Thanks,  
Shahab

On May 14, 2024, at 9:29 AM, Stephen Bohan <[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shahab,

TRCA staff reviewed an updated submission of technical materials associated with this project in March – April 2024. Based on those updated materials, TRCA's legislative interests related to natural hazard management were addressed.

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits | Development and  
Engineering Services  
Toronto and Region Conservation Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)  
E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)  
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6 |  
trca.ca](https://www.trca.ca)

<image001.png>

**From:** shahab mirbagheri [REDACTED]  
**Sent:** Monday, May 13, 2024 1:14 PM  
**To:** Stephen Bohan <[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>  
**Cc:** Ali Zad [REDACTED]  
[REDACTED] Alex Morozov  
[REDACTED] Raheleh Niati  
[REDACTED] nick apolito  
[REDACTED]  
**Subject:** Re: Hartman and Islington Avenue  
Development - OP.19.011 & Z.19.033

**EXTERNAL SENDER**

Hello Stephen,

We received a notice for committee of the whole from city of Vaughan regarding below application which will be held early June.

I still see that some of the major TRCA comments have not yet been addressed. Please advise about latest status of this application from TRCA point of view.

Thanks,  
Shahab Mirbagheri

On Mar 14, 2023, at 1:43 PM, Stephen Bohan <[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shabab,

TRCA is currently waiting for a formal recirculation of the above noted applications from the proponent/city to ensure that our

previous comments have been addressed.

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits |  
Development and Engineering Services  
Toronto and Region Conservation  
Authority (TRCA)

T: 437-880-1944  
E: stephen.bohan@trca.ca  
A: 101 Exchange Avenue, Vaughan,  
ON, L4K 5R6 | [trca.ca](http://trca.ca)

<image001.png>

**From:** shahab mirbagheri

**Sent:** Tuesday, March 14, 2023 11:00 AM

**To:** Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>

**Cc:** Ali Zad [REDACTED]  
[REDACTED] Alex  
Morozov [REDACTED]  
Raheleh Niati [REDACTED] nick  
apolito [REDACTED]  
Hamedeh Razavi  
<[Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)>

**Subject:** Re: Hartman and Islington  
Avenue Development - OP.19.011 &  
Z.19.033

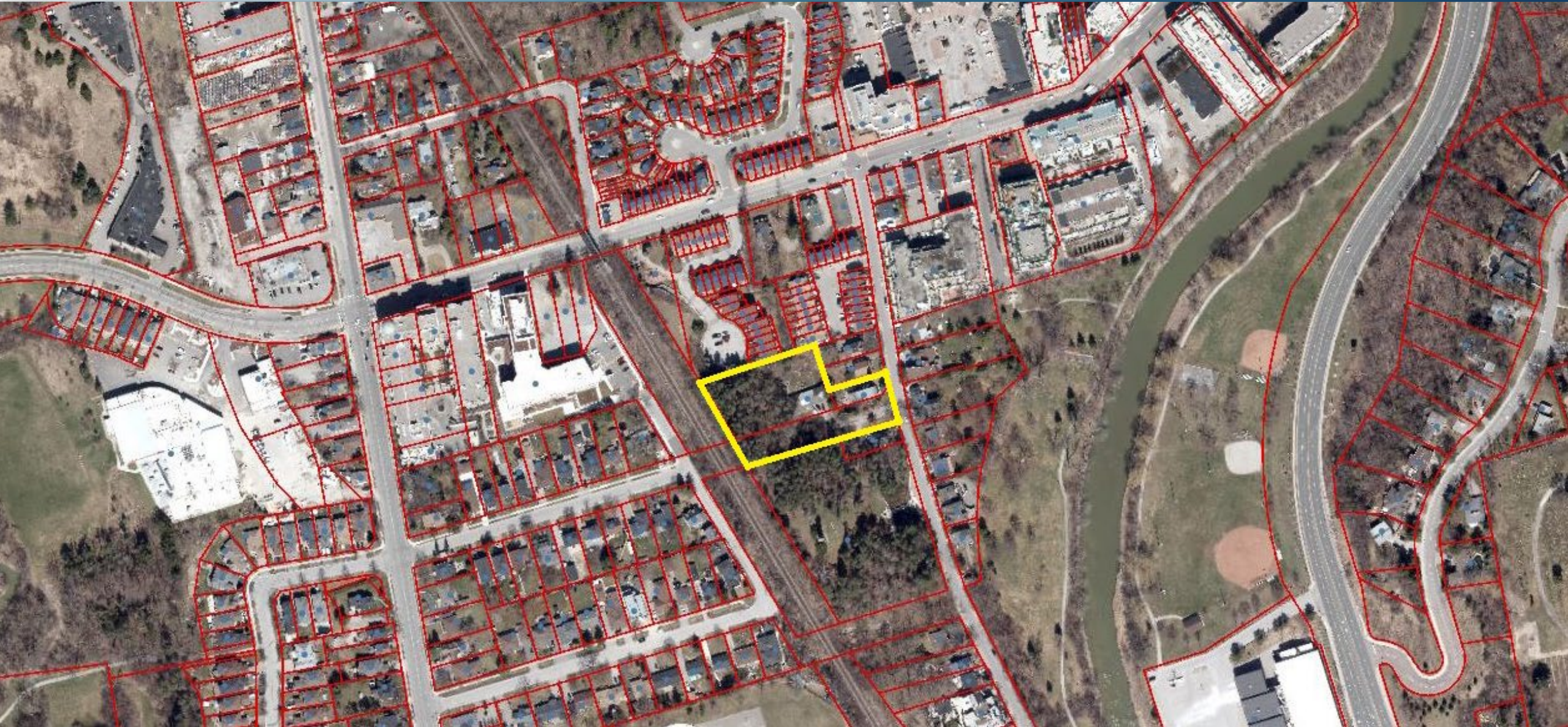
Hello Stephen,

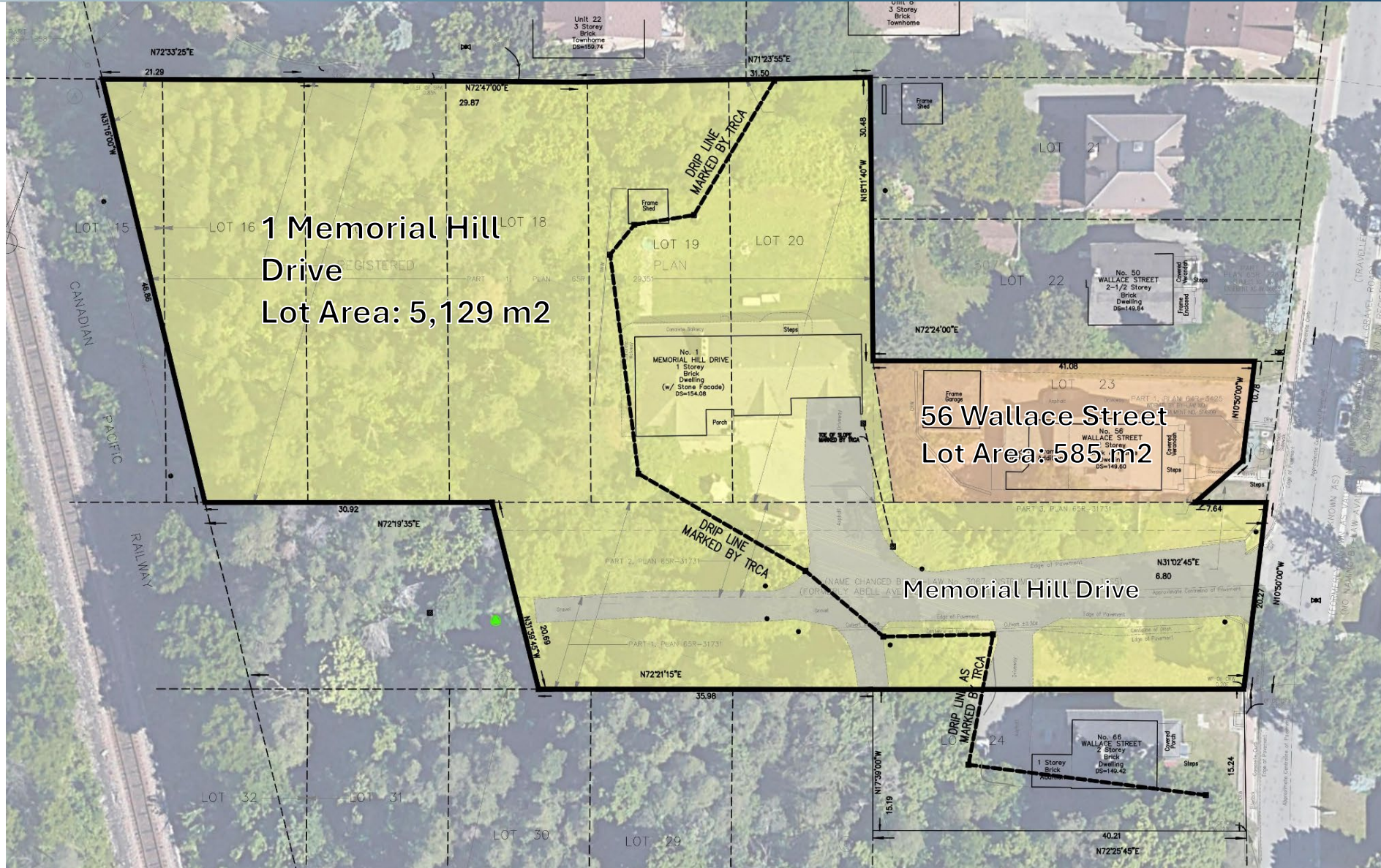
We have not received any update about above mentioned application from City of Vaughan so far.

We were wondering if there has been further communication (by the applicant or City) with TRCA about this application after April 2022.

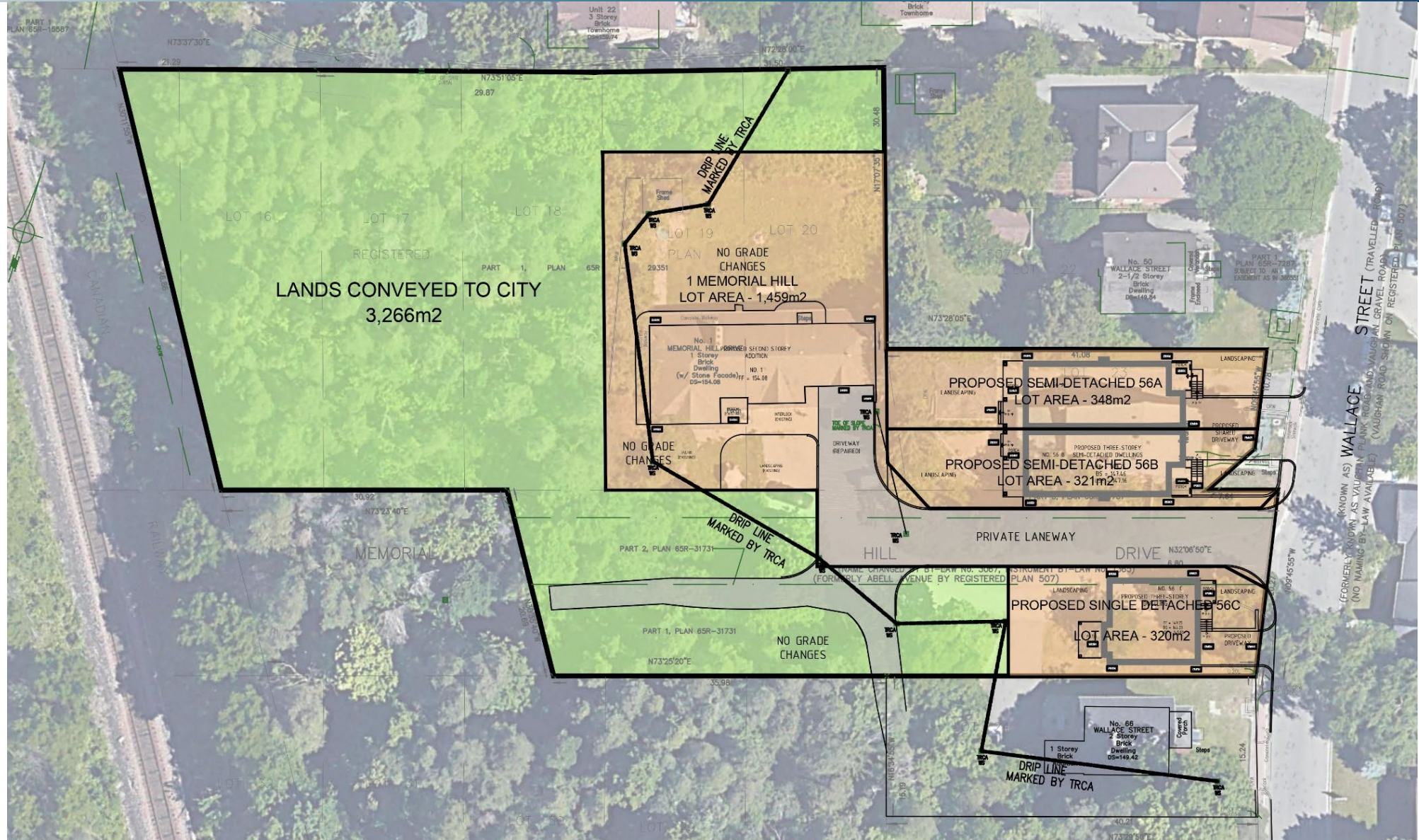
Appreciate your supports on this.

Thanks,  
Shahab





# Proposed Development



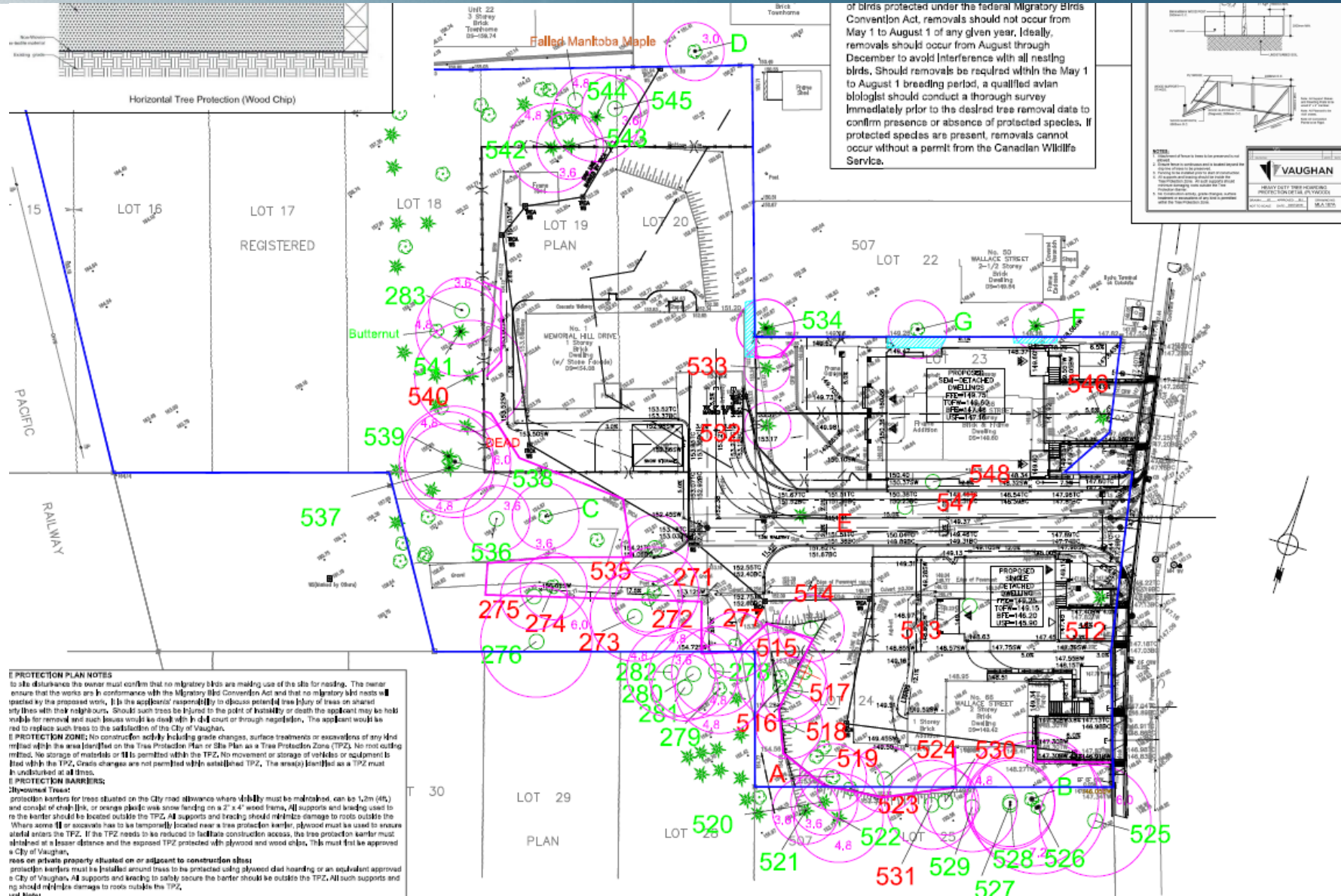
# Building Elevations – Proposed Single and Semi Detached



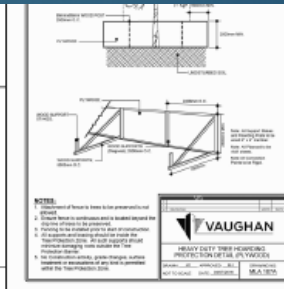


# Building Elevations – Proposed Expanded 1 Memorial Hill Drive





of birds protected under the federal Migratory Birds Convention Act, removals should not occur from May 1 to August 1 of any given year. Ideally, removals should occur from August through December to avoid interference with all nesting birds. Should removals be required within the May 1 to August 1 breeding period, a qualified avian biologist should conduct a thorough survey immediately prior to the desired tree removal date to confirm presence or absence of protected species. If protected species are present, removals cannot occur without a permit from the Canadian Wildlife Service.



## LEGEND

**Tree Inventory**  
Refer to Table 1 of report dated 09 December 2020, revised 26 June 2023, for complete tree inventory information. Tree resources greater than 15cm and within six metres of the subject area, and trees of all sizes within the road right-of-way were included in the inventory.

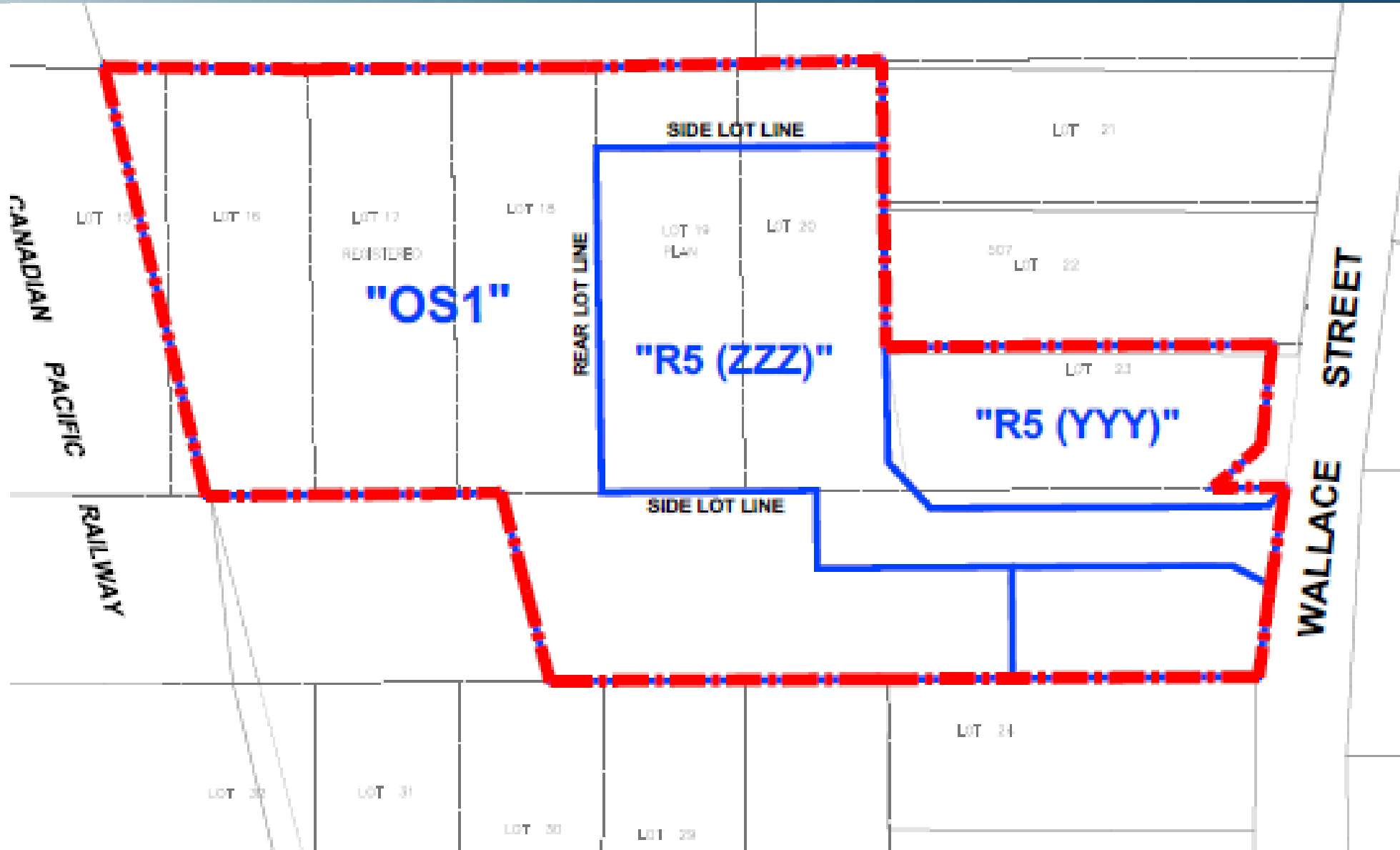
**Tree Removals**  
The removal of 27 trees is required to accommodate the proposed development as indicated with RED labels.

**Tree Preservation**  
Preservation of all other trees will be possible without the need for protection fencing. Trees identified for preservation are indicated with GREEN labels. Minimum Tree Preservation zones are indicated with magenta. TPZ circles represent minimum distances for construction and grading near trees.

- Tree Label (GREEN), preservation recommended X
- Tree Label (RED), removal required X
- Tree Location Estimated by KFCI ○
- Minimum Tree Preservation Zone (MAGENTA CIRCLE), with radius in metres from edge of tree ⊗<sub>m</sub>
- Property Boundary (BLUE) —
- Tree Protection Hoarding (thick MAGENTA) —
- Horizontal hoarding ▨

**PROTECTION PLAN NOTES**  
The owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in accordance with the Migratory Birds Convention Act and that no migratory bird nests are present by the proposed work. It is the applicant's responsibility to discuss potential tree injury or loss with adjacent property owners. Should such trees be injured to the point of instability or death the applicant may be held liable for removal and such issues would be dealt with in court or through negotiation. The applicant would be required to replace such trees to the satisfaction of the City of Vaughan.  
**PROTECTION ZONE:** No construction activity, including grade changes, surface treatments or excavations of any kind, shall be permitted within the area identified on the Tree Protection Plan or Site Plan as a Tree Protection Zone (TPZ). No root cutting, no storage of materials or equipment is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. Cracks caused are not permitted within established TPZ. The area(s) identified as a TPZ must be undisturbed at all times.  
**PROTECTION BARRIERS:**  
**Minimum Tree:**  
Protection barriers for trees situated on the City road allowance where visibility must be maintained, can be 1.2m (4ft) and consist of chain-link, or orange plastic walk away fencing on a 2" x 4" wood frame. All supports and bracing used to re the barrier should be located outside the TPZ. All supports and bracing should minimize damage to roots outside the TPZ. Where some 11 or sawcut has to be temporarily located near a tree protection barrier, plywood must be used to ensure shield across the TPZ. If the TPZ needs to be reduced to facilitate construction access, the tree protection barrier must be placed at a lesser distance and the proposed TPZ protected with plywood and wood chisels. This must first be approved by a City of Vaughan.  
**Adjacent Property:**  
Protection barriers must be installed around trees to be protected using plywood and hoarding or an equivalent approved by a City of Vaughan. All supports and bracing to safely secure the barrier should be outside the TPZ. All such supports and bracing should minimize damage to roots outside the TPZ, and hoarding.

# Proposed Zoning By-Law Amendment



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] RE: Official Plan Amendment File OP.24.001 Zoning By-law Amendment File Z.24.005  
**Date:** Thursday, May 30, 2024 1:24:42 PM

---

**From:** Krystyna Romaniuk [REDACTED]  
**Sent:** Thursday, May 30, 2024 1:20 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] RE: Official Plan Amendment File OP.24.001 Zoning By-law Amendment File Z.24.005

**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.

Our names are Krystyna & Alexander Romaniuk and we live at [REDACTED] Valleyview Court Kleinburg Ontario L0J 1C0

Our concern with the proposed project are as follows:

What is the height of the top of the proposed building in comparison to grade level at Valleyview Court?

What rooftop (or near rooftop) equipment will be on the proposed building ?

HVAC ? Condenser ? Pumps? Elevator equipment ? Or anything else?

How loud will that equipment be?

Are there any plans to attenuate the sound from that equipment ?

Will there be any visual emissions? Steam, plumes from boilers, HVAC

or emergency diesel or natural gas generators

Is there a possibility that wind will carry any such emissions through the neighbourhood ?

What are the straight lines Leading to the proposed Site Plan Attachment 2?

Is the lot 23 Concession 8 being subdivided ?

Are there any plans for a rear entrance or driveway or other connections to Valleyview Court

from the proposed project ?

Thank you very much for your attention to our concern

Regards

Krystyna & Alexander Romaniuk

**C8.**

**Communication**

**CW(PM) – June 4, 2024**

**Item No. 5**

*My name is Darren/Daniele McNair and we live at [REDACTED] Valleyview court. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.*

*My main concern with this proposal is the disruption of the water table in our area as not many know we live on an Aquifer, also the unsightly look it will have.*

*We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principle of planning and the large estate lot this property is zoned for.*

*Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.*

**C9.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 5**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Proposed building 10340 Highway 27  
**Date:** Thursday, May 30, 2024 2:54:55 PM

---

**From:** Linda McNair <Linda@carbon.ca>  
**Sent:** Thursday, May 30, 2024 2:54 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>  
**Subject:** [External] Proposed building 10340 Highway 27

**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.

Hello, My name is Linda McNair. I reside, along with my husband at [REDACTED] Valleyview Court, Kleinburg. We have had our home there since 1975. I am also the owner of [REDACTED] Valleyview Court ( Linmac Holdings Inc) which was purchased so that my sister could live close to me.

I wish to voice my strong opposition to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 - Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005 My concern with this proposal is that this will not only have a huge impact on the vegetation and wildlife but will have a huge impact on the water table in the area.

Issues such as increased noise, light pollution, loss of privacy, traffic and the complete overshadowing of our homes will have lifelong consequences for the use and enjoyment of our properties. This will fundamentally alter the very peaceful and quiet nature of our community, which we all place great value in as Kleinburg residents.

We urge City Council to reject this proposal outright and to keep any structure that may be built in that area consistent with what we currently have in Kleinburg . It is my belief that there is no building or structure within miles of that location that is anywhere remotely near 7 storeys in height. It will also set a very disturbing precedent for future developments in our area.

I trust that City Council will act in the best interest of our community and reject the proposed development in its entirety.

Thanking you for your attention in this matter,

With regards,

Linda McNair

Linda McNair  
Chief Financial Officer  
Carbon Steel Profiles Limited  
Ph: 905-799-2427  
Fax: 905-799-6049  
[linda@carbon.ca](mailto:linda@carbon.ca)



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposed amendments to 10340 Hwy 27  
**Date:** Friday, May 31, 2024 8:29:47 AM

---

**C10.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 5**

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

From: Lorraine McNair [REDACTED]  
Sent: Thursday, May 30, 2024 5:06 PM  
To: Clerks@vaughan.ca  
Subject: [External] Proposed amendments to 10340 Hwy 27

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.

Hello

I am writing to voice my opposition to the proposed 7 storey, 143 unit building at 10340 Hwy 27. I feel the development would set a very bad precedent for the green corridor around Kleinburg. Not to mention the negative impact on things like the water tables, wildlife, noise and pollution levels. As a long time resident, this development would have a very detrimental effect on the peaceful quality of life we have come to enjoy in Kleinburg. Please do the right thing and do not allow this outrageous deviation from the long term plan for Kleinburg.

Thank you  
Lorraine McNair



**C11.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 6**

May 30, 2024

**VIA EMAIL ONLY**

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Attention: Todd Coles, City Clerk**

**RE: Item 4.6 on June 4, 2024 – Committee of the Whole (Public Hearing) Meeting - 7:00pm**  
**Applicant: GB (Doughton) Limited Partnership**  
**Subject Property: 130 Doughton Road**  
**City of Vaughan File #: OP.23.007 & Z.23.012**

Dear Mr. Coles,

We act as development manager for 171 Maplecrete LP (“171”), the adjacent landowner to the west of the lands owned by GB (Doughton) Limited Partnership (“GB”). 171 currently has an active Community Housing and Infrastructure Accelerator (“CIHA”) application for the adjacent lands municipally known 171 Maplecrete Road, 160 Doughton Road and 140 Doughton Road.

We have reviewed the latest proposal submitted by GB, as part of their OPA and ZBA application, and wish to advise we support the proposed north-south publicly accessible private road, at their cost, and as shown on their plans. The proposed road perfectly aligns with the road to the north of White Elm Road (currently under construction) and provides a connection to Highway 7. The road as shown is also consistent with the road network illustrated on the latest draft demonstration plans from the Vaughan Metropolitan Centre Secondary Plan Update.

171, through its development manager, respectfully requests that it be provided with all written notices of future meetings in relation to the above noted applications by GB. We may have further comments should the plans be amended.

Respectfully,

171 Maplecrete LP  
per:

Latif Fazel, *CEO*  
Liberty Development Corporation

Copy: Alireza Khosrowshahi, GB (Doughton) Limited Partnership c/o Melrose Investments Inc.  
Christina Bruce, Director of Policy Planning and Special Programs  
Matthew Peverini, Senior Planner, VMC Program

3601 Highway 7 East, Unit 401 · Markham, ON · L3R 0M3  
Tel: 905.731.8687 Fax: 905.731.6826

Visit us on the Web:  
[www.libertydevelopment.ca](http://www.libertydevelopment.ca)

# STATUTORY PUBLIC MEETING

8780 Bathurst Street  
City of Vaughan

June 4, 2024

**C12.**

**Communication**

**CW(PM) – June 4, 2024**

**Item No. 3**

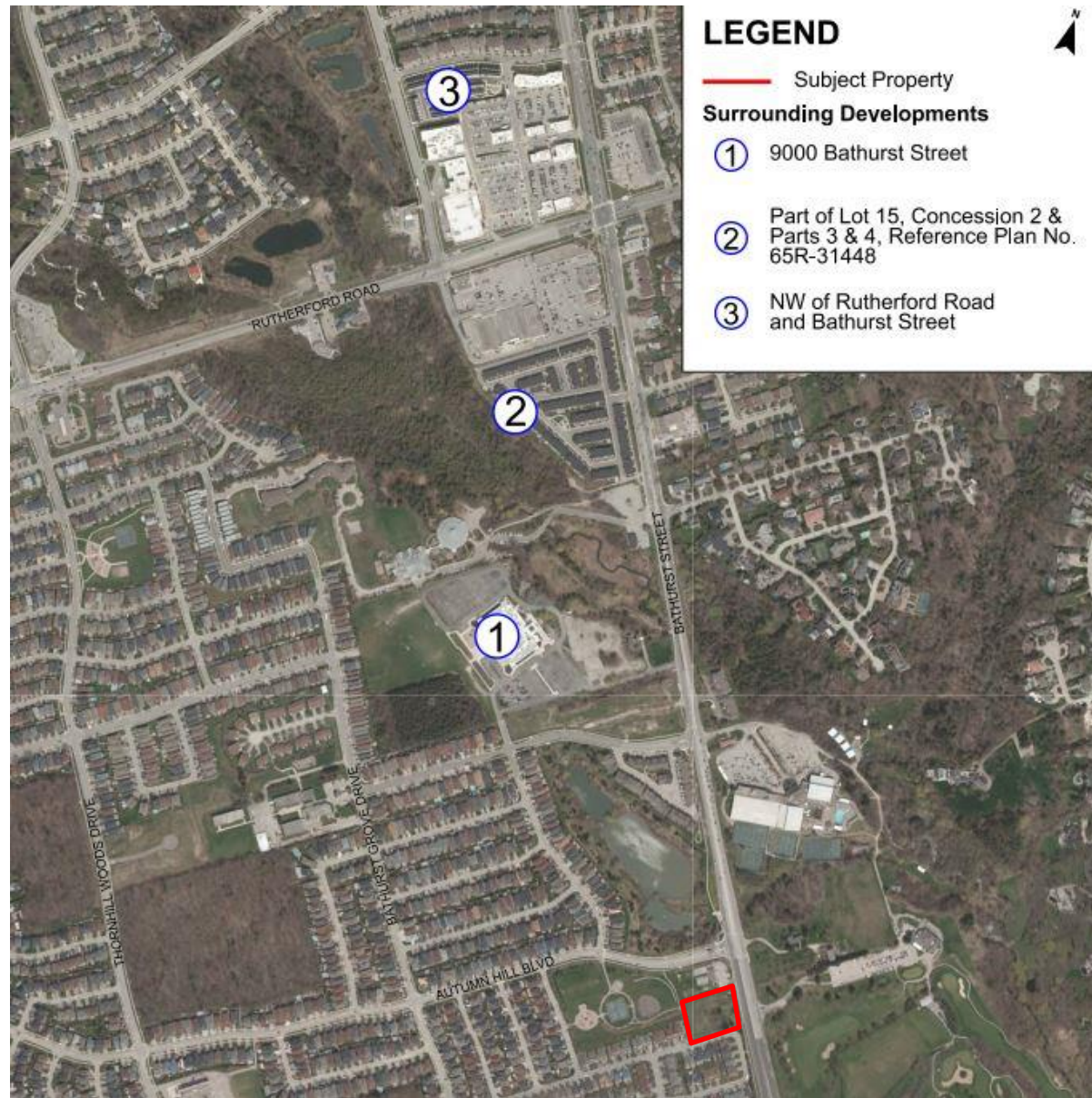
# SUBJECT PROPERTY



Aerial Photo of the Subject Property

- West of Bathurst Street
- Currently vacant
- **Frontage along Bathurst Street:** approx. 60.94 metres
- **Total Area:** approximate 5.58 hectares (13.78 acres)

# ADJACENT USES / CONTEXT



- **Surrounding Area Uses:**

- **North:** The Chabad Russian Centre of Thornhill Woods.
- **East:** The Richmond Hill Golf Club.
- **South:** A series of townhouses as part of a larger low-density residential community.
- **West:** Several townhouse block and Ohr Menachem Park.

Surrounding Developments Map

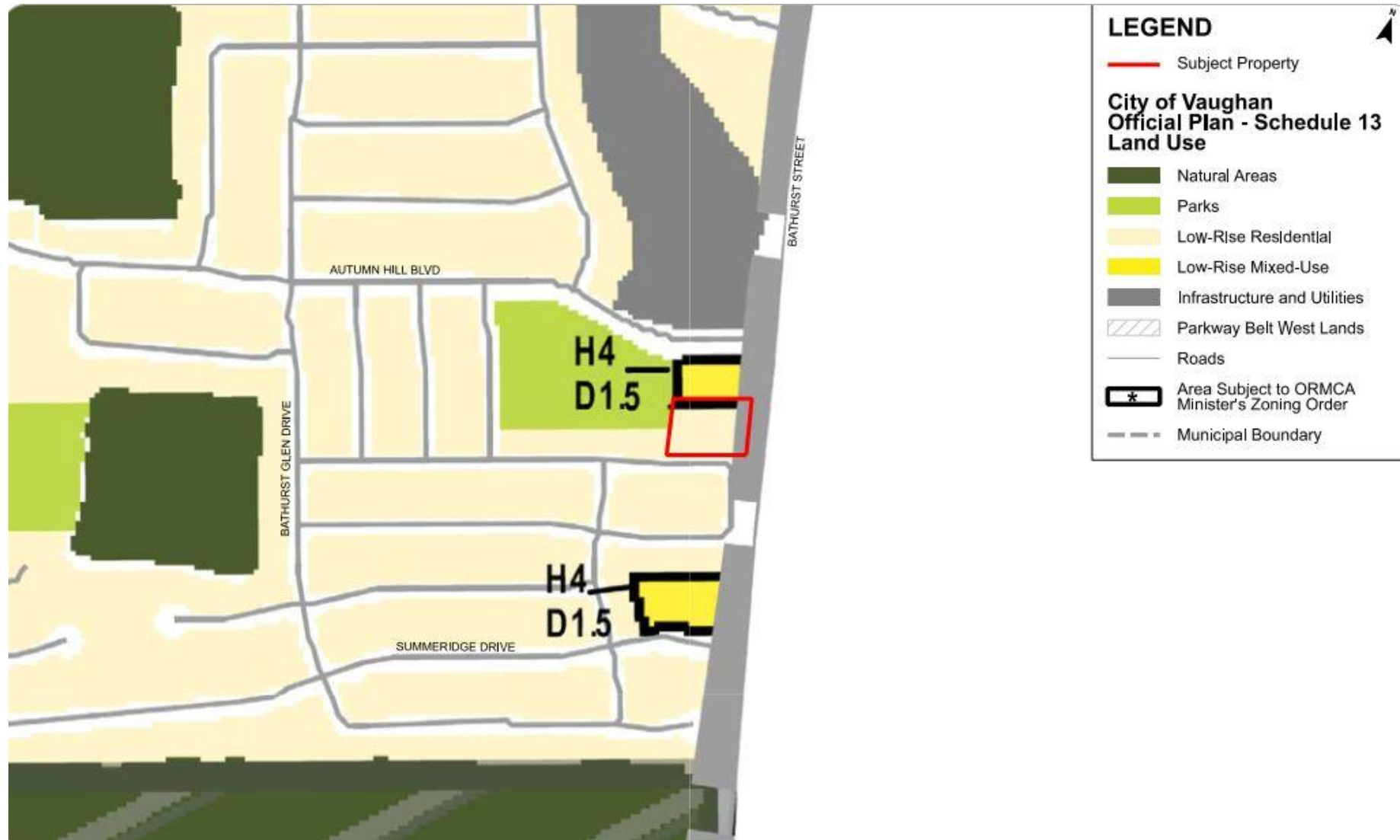
# YORK REGION OFFICIAL PLAN



- The York Regional Official Plan designates the subject property Urban Area, and a portion identified as a “Regional Intensification Corridor”.

York Region Official Plan: Map 1 – Regional Structure

# CITY OF VAUGHAN OFFICIAL PLAN



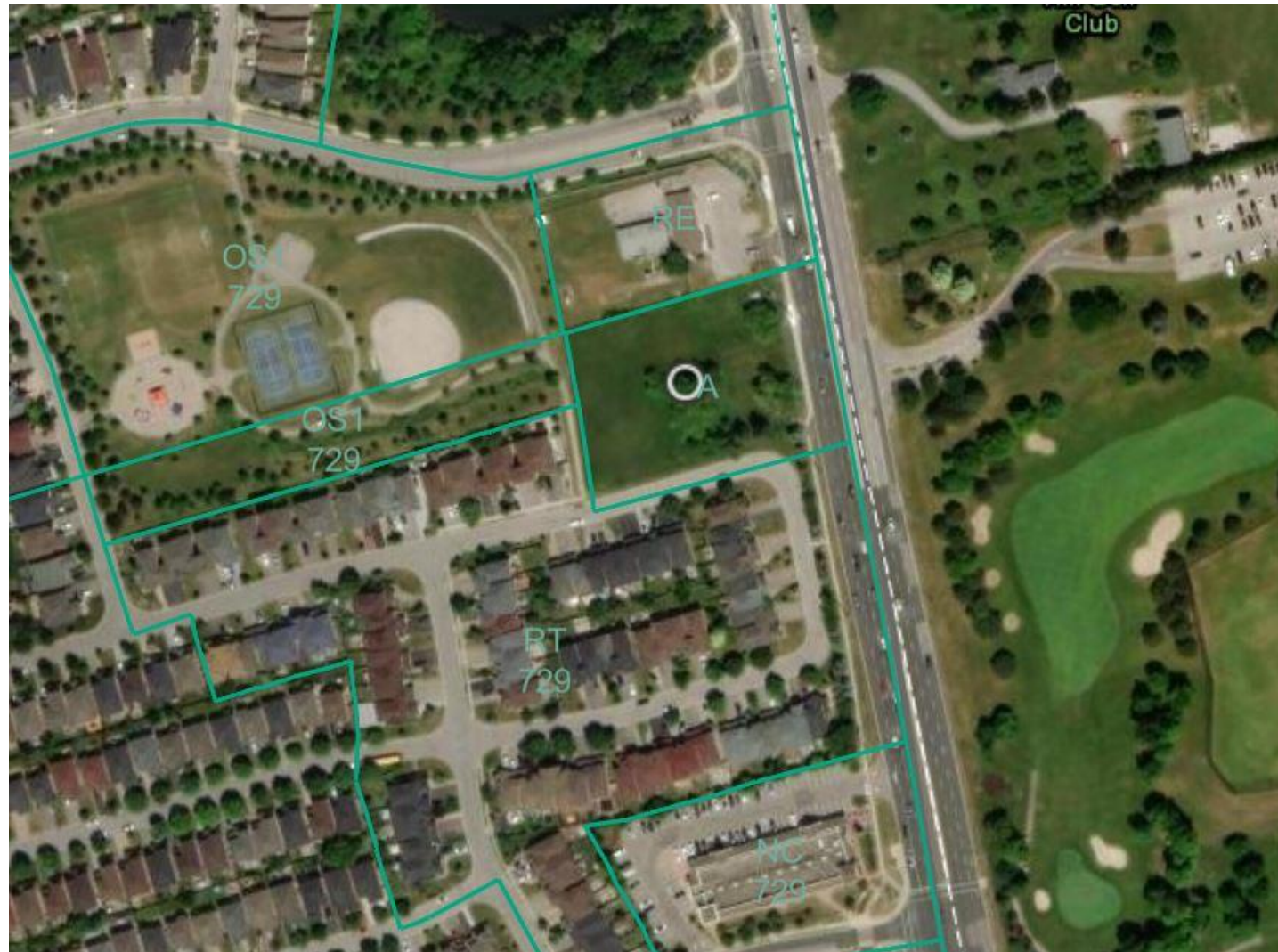
## Land Use Designation

The City of Vaughan Official Plan designates the subject property as *Low-Rise Residential* and permits:

- Residential units;
- Home occupations;
- Private home day care for a maximum five (5) children; and,
- Small-scale convenience retail.

City of Vaughan Official Plan 2010: Schedule 13 – Land Use

# CITY OF VAUGHAN ZONING BY-LAW 001-2021



## Agricultural Zone (A)

### Permitted uses:

- Agricultural
- Single detached dwelling
- Home occupation



# ZONING REVIEW

## Draft Zoning By-law Amendment

To re-zone the subject property from Agricultural Zone to RT2 Townhouse Residential Zone.

Provisions	City of Vaughan By-Law 001-2021, RT1 zone – Standard Lot	Proposed Development	Compliance
<b>Permitted Uses</b>	Block Townhouse dwelling, Independent Living facility, Street Townhouse dwelling, Standard Lot	Standard Lot Townhouses. <b>Blocks 1 and 2 (Street Townhouses) – Standard Lot</b>	Y
<b>Minimum lot frontage (m)</b>	6/unit	5.55/unit	N
<b>Minimum lot area (m<sup>2</sup>)</b>	162	144.58	N
<b>Minimum front yard (m)</b>	5.7	Street Town: 4.5	N
<b>Minimum rear yard (m)</b>	7.5	Street Town: 7.2	N
<b>Minimum interior side yard (m)</b>	3.5	Street Town: 2.4	Y
<b>Minimum exterior side yard (m)</b>	3.0	Street Town: 2.0	N
<b>Maximum lot coverage (%)</b>	50	55.09%	N
<b>Parking rates</b>	2 parking spaces per unit	24 (12 units)	Y

Provisions	City of Vaughan By-Law 001-2021, RT1 zone – Common element road / private road	Proposed Development	Compliance
<b>Permitted Uses</b>	Block Townhouse dwelling, Independent Living facility, Street Townhouse dwelling, Private Road or Common Element Road	Private Road or Common Element Road Townhouses. <b>Blocks 3, 4, 5 (Condo Townhouses)</b>	Y
<b>Minimum lot frontage (m)</b>	6/unit	5.55/unit	N
<b>Minimum lot area (m<sup>2</sup>)</b>	162	136.36	N
<b>Minimum front yard (m)</b>	4.5	5.7	Y
<b>Minimum rear yard (m)</b>	7.5	4.52	N
<b>Minimum interior side yard (m)</b>	3.5	1.2	N
<b>Minimum exterior side yard (m)</b>	3.0	2.96	N
<b>Maximum lot coverage (%)</b>	50	58.42%	N
<b>Parking rates</b>	2 parking spaces per unit	13 * 2 = 26 Parking spaces + 4 Visitor parking = 30	Y
<b>Barrier Free Parking Spaces</b>	4% of total parking spaces required	0	N
<b>Frontage on a Road</b>	Public Road or a private road that is part of a common element condominium	Private Road that is part of a common element condominium	Y

Zoning Matrices

# PROPOSED SITE PLAN AND STATISTICS



Site Plan prepared by Jonathan Weizel Architect

LOT STATISTICS				
BLK.1 STREET TOWNHOUSES Lot Area 988.44 m <sup>2</sup> 1 Block, 6 Units				
Block 1, 6 units				
UNIT	Individual Lot Area, m <sup>2</sup>	Lot Coverage (Footprint) m <sup>2</sup>	Soft Landscape %	Total Gro Floor Area
01	198.07	81.79	41.29%	225.83
02	144.58	79.64	55.08%	219.05
03	144.58	79.64	55.08%	219.05
04	144.58	79.64	55.08%	219.05
05	144.58	79.64	55.08%	219.05
06	212.13	81.79	38.56%	225.83
BLK.2 STREET TOWNHOUSES Lot Area 1009.23 m <sup>2</sup> 1 Block, 6 Units				
Block 2, 6 units				
UNIT	Individual Lot Area, m <sup>2</sup>	Lot Coverage (Footprint) m <sup>2</sup>	Soft Landscape %	Total Gro Floor Area
07	235.89	81.79	34.73%	225.83
08	144.58	79.64	55.08%	219.05
09	144.58	79.64	55.08%	219.05
10	144.58	79.64	55.08%	219.05
11	144.58	79.64	55.08%	219.05
12	221.02	81.79	37.01%	225.83
BLK.3 CONDOMINIUM TOWNHOUSES Lot Area 1093.02 m <sup>2</sup> 3 Blocks, 13 Units, Common Elements 1093.02 m <sup>2</sup>				
Block 3, 4 units				
UNIT	Individual Lot Area, m <sup>2</sup>	Lot Coverage (Footprint) m <sup>2</sup>	Soft Landscape %	Total Gro Floor Area
13	222.16	81.79	36.82%	225.83
14	136.33	79.64	58.42%	219.05
15	136.33	79.64	58.42%	219.05
16	169.50	81.79	48.25%	225.83
Block 4, 5 units				
UNIT	Individual Lot Area, m <sup>2</sup>	Lot Coverage (Footprint) m <sup>2</sup>	Soft Landscape %	Total Gro Floor Area
17	169.50	81.79	48.25%	225.83
18	136.33	79.64	58.42%	219.05
19	136.33	79.64	58.42%	219.05
20	136.33	79.64	58.42%	219.05
21	169.50	81.79	48.25%	225.71
Block 5, 4 units				
UNIT	Individual Lot Area, m <sup>2</sup>	Lot Coverage (Footprint) m <sup>2</sup>	Soft Landscape %	Total Gro Floor Area
22	169.50	81.79	48.25%	225.83
23	136.33	79.64	58.42%	219.05
24	136.33	79.64	58.42%	219.05
25	227.86	81.79	35.89%	225.83

SITE STATISTICS (8780 BATHURST STREET)		
SITE (LOT) AREA:	± 5169.22 m <sup>2</sup> (± 1.277 Acres)	100 %
LOT FRONTAGE:	BATHURST STREET: 60.87 m CABERNET ROAD: 86.13 m	
TOTAL BUILDING AREA COVERAGE:	2117.90 m <sup>2</sup>	40.97 %
	BLOCK 1 FREEHOLD, 6 UNITS: 482.16 m <sup>2</sup> BLOCK 2 FREEHOLD, 6 UNITS: 482.16 m <sup>2</sup> BLOCK 3 CONDOMINIUM, 4 UNITS: 322.87 m <sup>2</sup> BLOCK 4 CONDOMINIUM, 5 UNITS: 402.51 m <sup>2</sup> BLOCK 5 CONDOMINIUM, 4 UNITS: 322.87 m <sup>2</sup> PORCH & STAIRS: 105.33 m <sup>2</sup>	
TOTAL GFA:	5543.93 m <sup>2</sup>	
PAVED AREA:	1130.25 m <sup>2</sup>	21.87 %
LANDSCAPE AREA:	1921.07 m <sup>2</sup>	37.16 %
	SOFT LANDSCAPE AREA: 1479.26 m <sup>2</sup> HARD LANDSCAPE AREA <sup>1</sup> : 441.81 m <sup>2</sup> SUNKEN PATIOS+STAIRS - 134.34 m <sup>2</sup>	
NUMBER OF UNITS:	25	
	FREEHOLD: 12 CONDOMINIUM: 13	
NUMBER OF PARKING SPACES <sup>2</sup> :	25+25+4 = 54	
BUILDING HEIGHT (TOP OF ROOF STAIRS TO ROOF DECK):	12.30 m	
BUILDING HEIGHT (TOP OF ROOF PARAPET):	9.53 m	

# PROPOSED RENDERING



Rendering prepared by Jonathan Weizel Architect

# LANDSCAPE PLAN



Concept Landscape Plan by Cosburn Nauboris

# Thank You

## Comments & Questions?

Katie Pandey, MAES, MCIP, RPP  
Weston Consulting  
905-738-8080 ext. 335  
[kpandey@westonconsulting.com](mailto:kpandey@westonconsulting.com)

Duncan Russell,  
Weston Consulting  
905-738-8080 ext. 232  
[drussell@westonconsulting.com](mailto:drussell@westonconsulting.com)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014  
**Date:** Friday, May 31, 2024 11:01:13 AM  
**Attachments:** [image002.png](#)

---

**From:** Sh.Mirbagheri [REDACTED]  
**Sent:** Friday, May 31, 2024 10:55 AM  
**To:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>  
**Cc:** Ali Zad [REDACTED] John [REDACTED] Francesca Mancuso [REDACTED] Anthony Next Door Guglielmi [REDACTED] Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED] Alex Morozov [REDACTED] Diego muzzatti [REDACTED] nick apolito [REDACTED] Paul Antolin [REDACTED] Raheleh Niati [REDACTED]  
**Subject:** Fwd: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

**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.

Hello Councilor Volpentesta and City of Vaughan Councilors,

We Raheleh Niati, Shahab Mirbagheri residents of property at [REDACTED] Riverside drive, would also like to raise our concerns regarding Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014 application for following reasons:

- There are still some major comments from TRCA (i.e., 10 meter setback from conservation area, ...) that have not been addressed by the builder. The applicant would also like to re-designate a portion of the subject lands from “Natural Areas” to “Low-Rise Residential (2)”. We believe natural areas belong to the public and the ‘Land Use’ can not be changed as per request of builders.

- As mentioned by Mr. Zad in the following Email there was supposed to be a feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road where multiple applications were/are being processed by City of Vaughan/OLT. There should be an action by our elected officials to put a pause on ongoing/new applications in this area and to proceed with the study and implement necessary infrastructural changes before reviewing/approving further applications. This corridor is not able to handle the current traffic during rush hours then how the applications for **hundreds of new units** are being reviewed/approved without comprehensive study? This major issue in a narrow portion of Islington Avenue is the main reason for having less expensive lands in this section of the street which obviously attracts builders to put multiple applications in place as we saw in the last seven years. By taking no action this issue will continue in future which will affect conservation area/Humber river and subsequently next generations.
- The revised application by the builder has much less information in comparison to the original submission in 2020. For example, the height of the townhouses and front view of the proposed units are missing in the revised application. Final floor space index is also not defined in this application having said that as per VOP 2010 the permitted FSI was supposed to be 0.5 for this area. We believe the builder is deviating from this requirement and proceeding with two or three times higher the permitted FSI. We were expecting to see more information in the revised application in comparison with the original submittal, however the revised application after 4 years creates more concerns and questions due to lack of information for the community.
- There are existing townhouses behind the proposed site plan which will be significantly affected by this Project and we would like to see the Planning department's comprehensive review before approving this application.

We hope our elected officials will consider this real community concern (which has been raised for different applications during last seven years) and take necessary actions to address the issue once for all.

Thank you for your consideration and efforts in this regard.

Thanks,  
Raheleh Niati

Shahab Mirbagheri

██████████ Riverside drive, Woodbridge

**From:** Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>

**Date:** May 30, 2024 at 9:37:36 AM EDT

**To:** Ali Zad ██████████, [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Cc:** ██████████  
██████████  
██████████, Adriano Volpentesta

<[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>

**Subject:** RE: [External] Fwd: Hartman and Islington Avenue Development  
- OP.19.011 & Z.19.033 File: DA.21.014

Good morning Mr. Zad,

I would be happy to forward your email to Councillor Volpentesta for his review.

His email address is: [adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca).

**Lucy Cardile**

**Executive Assistant to Councillor Adriano Volpentesta**  
905-832-8585, ext. 8741 | [Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)

**City of Vaughan | Office of Councillor Adriano Volpentesta**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

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

To subscribe to Councillor Volpentesta e-newsletter click [here](#)



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**From:** Ali Zad ██████████

**Sent:** Wednesday, May 29, 2024 6:54 PM



To: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>

Cc:

shahab mirbagheri

**Subject:** [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

**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.

Good afternoon Ms. Cardile,

I have tried multiple times to send my below email to Mr. Volpentesta with no luck! Could you kindly forward my message to him, please? Thanks.

I Ali Zad owner of [REDACTED] Riverside Drive, hereby would like share my concerns regarding the above mentioned subject with city officials. This matter has been dragging on for many years now, and to our dismay, Nariman Consulting Co. is persisting with their initial request for zoning amendments, blatantly ignoring critical and non-negotiable rules set by the TRCA.

I would like to reiterate my concerns and urge our city councilors and mayor to review and consider them thoroughly before the meeting on June 4th.

Firstly, as my neighbor rightly mentioned, the 10-meter setback requirement from the TRCA has yet to be addressed. Why has the City of Vaughan

scheduled this meeting when the applicant has continuously disregarded a major stipulation from a government authority for the past three years?

From a technical standpoint, this oversight is alarming. Additionally, as a taxpayer and resident, I am increasingly frustrated by the ongoing zoning changes in our neighborhood over the past seven years. It is apparent that there has not been a comprehensive feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road before approving multiple zoning amendments. We are witnessing a daily increase in population in this area, with no corresponding measures to manage the resulting traffic, noise pollution, littering, and other issues that are degrading our quality of life.

Regarding this specific application, we are confronting a proposal to demolish 5 residential houses to build 74 townhouses on a 6.7-meter-wide dead-end avenue, with buildings exceeding a height of 14 meters and encroaching on a conservation area. We demand to know who is permitting this and under what regulations.

As residents who will bear the brunt of these changes, we have the right to expect our elected officials to protect our interests. We pay property taxes, vote, and elect our councilors and mayor with the expectation that they will safeguard our community against such adverse impacts.

I implore our city officials to seriously consider these matters before making any final decisions. The well-being of our neighborhood is at stake, and we trust you will act in our best interest.

Sincerely,

Ali Zad

■ Riverside Drive

On May 15, 2024, at 2:15 PM, Stephen Bohan <[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shahab,

To obtain information/records from TRCA files, you would need to go through a Freedom of Information request. Our Corporate Records Department handles Freedom of Information requests. You can access the following link for details about the process: <https://trca.ca/about/freedom-information/>

If you have any questions or concerns regarding the process, you can contact our records staff through the following email: [foi@trca.ca](mailto:foi@trca.ca)

When filling out the FOI application, the file you would want to be referencing is:

1. CFN 62547.02 – Official Plan Amendment and Zoning By-law Amendment - 8307 & 8311 Islington Avenue and 4, 6,10 and 12 Hartman Avenue

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits |  
Development and Engineering Services

Toronto and Region Conservation Authority  
(TRCA)

T: [437-880-1944](tel:437-880-1944)

E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K  
5R6 | \[trca.ca\]\(http://trca.ca\)](#)



---

**From:** shahab mirbagheri  
[REDACTED]

**Sent:** Wednesday, May 15, 2024 12:59  
PM

**To:** Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>

**Cc:** Ali Zad <[REDACTED]>  
[REDACTED]; Alex  
Morozov [REDACTED]  
Raheleh Niati [REDACTED] nick  
apolito [REDACTED] John  
<[REDACTED]>  
[REDACTED]; Francesca  
Mancuso  
[REDACTED];  
Abbasali Kermalli  
[REDACTED] Abbasali  
Kermalli [REDACTED]

**Subject:** Re: Hartman and Islington  
Avenue Development - OP.19.011 &  
Z.19.033 File: DA.21.014

**EXTERNAL SENDER**

Hi Stephen,

Thank you for your response.

There were some other major comments  
from TRCA (i.e. 10 meter set back from  
conservation area,...) which seems they  
have not been implemented by builder as

per their final proposal to committee of the whole and they want to proceed with building seventy 4-5 story stacked townhouses attached to conservation area or in some cases inside conservation area.

I appreciate if you send us the document showing that builder has addressed all TRCA comments/concerns.

Thanks,  
Shahab

On May 14, 2024, at 9:29 AM,  
Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>  
wrote:

Hi Shahab,

TRCA staff reviewed an updated submission of technical materials associated with this project in March – April 2024. Based on those updated materials, TRCA's legislative interests related to natural hazard management were addressed.

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits  
| Development and Engineering  
Services  
Toronto and Region Conservation  
Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)  
E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)  
A: [101 Exchange Avenue](#),  
[Vaughan, ON, L4K 5R6](#) | [trca.ca](http://trca.ca)

[<image001.png>](#)

---

**From:** shahab mirbagheri

[REDACTED]

**Sent:** Monday, May 13, 2024

1:14 PM

**To:** Stephen Bohan

[<Stephen.Bohan@trca.ca>](mailto:Stephen.Bohan@trca.ca)

**Cc:** Ali Zad

[REDACTED]

[REDACTED]

; Alex Morozov

[REDACTED]

Raheleh Niati

[REDACTED] nick

apolito

[REDACTED]

**Subject:** Re: Hartman and

Islington Avenue

Development - OP.19.011 &

Z.19.033

**EXTERNAL SENDER**

Hello Stephen,

We received a notice for committee of the whole from city of Vaughan regarding below application which will be held early June.

I still see that some of the major TRCA comments have not yet been addressed.

Please advise about latest status of this application from TRCA point of view.

Thanks,  
Shahab Mirbagheri

On Mar 14, 2023,  
at 1:43 PM,  
Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shabab,

TRCA is currently waiting for a formal recirculation of the above noted applications from the proponent/city to ensure that our previous comments have been addressed.

Regards,

**Stephen Bohan**  
Senior Planner  
Development  
Planning and Permits  
| Development and  
Engineering Services  
Toronto and Region  
Conservation  
Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)  
E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)  
A: [101 Exchange Avenue, Vaughan.](#)

[ON.L4K 5R6 | trca.ca](#)

[<image001.png](#)  
[>](#)

---

**From:** shahab  
mirbagheri

[REDACTED]  
[REDACTED]

**Sent:** Tuesday,  
March 14, 2023  
11:00 AM

**To:** Stephen  
Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>

**Cc:** Ali Zad

[REDACTED]  
[REDACTED]

[REDACTED] Alex  
Morozov

[REDACTED]  
[REDACTED]

Raheleh Niati

[REDACTED]  
[REDACTED] nick apolito

[REDACTED]  
[REDACTED]

Hamedeh Razavi  
<[Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)>

**Subject:** Re:  
Hartman and  
Islington Avenue  
Development -  
OP.19.011 &  
Z.19.033



Hello Stephen,

We have not received any update about above mentioned application from City of Vaughan so far.

We were wondering if there has been further communication (by the applicant or City) with TRCA about this application after April 2022.

Appreciate your supports on this.

Thanks,  
Shahab

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014  
**Date:** Friday, May 31, 2024 11:12:46 AM

---

**From:** Diego muzzatti [REDACTED]  
**Sent:** Friday, May 31, 2024 11:09 AM  
**To:** Sh.Mirbagheri [REDACTED] Adriano Volpentesta  
<Adriano.Volpentesta@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Clerks@vaughan.ca;  
Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati  
<Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate  
<Marilyn.Iafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris  
Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>  
**Cc:** Ali Zad [REDACTED] John [REDACTED] Francesca Mancuso  
[REDACTED] Anthony Next Door Guglielmi [REDACTED]  
Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED] Alex Morozov  
[REDACTED] Nick apolito [REDACTED] Paul Antolin  
[REDACTED] Raheleh Niati [REDACTED]  
**Subject:** Re: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033  
File: DA.21.014

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As Diego and Denice Muzzatti of [REDACTED] Riverside Dr concur

Your consideration is greatly appreciated

Sent from my Bell Samsung device over Canada's largest network.

---

**From:** Sh.Mirbagheri [REDACTED]  
**Sent:** Friday, May 31, 2024 10:54:56 AM  
**To:** [adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca) <[adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca)>; Lucy Cardile  
<[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>; clerks <[clerks@vaughan.ca](mailto:clerks@vaughan.ca)>; Linda Jackson  
<[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Mario Ferri <[mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)>; Gino Rosati  
<[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; [MarioG.racco@vaughan.ca](mailto:MarioG.racco@vaughan.ca) <[MarioG.racco@vaughan.ca](mailto:MarioG.racco@vaughan.ca)>;  
[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca) <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>; [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)  
<[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; [chris.ainsworth@vaughan.ca](mailto:chris.ainsworth@vaughan.ca) <[chris.ainsworth@vaughan.ca](mailto:chris.ainsworth@vaughan.ca)>;  
[gila.martow@vaughan.ca](mailto:gila.martow@vaughan.ca) <[gila.martow@vaughan.ca](mailto:gila.martow@vaughan.ca)>  
**Cc:** Ali Zad [REDACTED] John [REDACTED] Francesca Mancuso  
[REDACTED] Anthony Next Door Guglielmi [REDACTED]

Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED] Alex Morozov  
[REDACTED]; Diego muzzatti [REDACTED]  
[REDACTED] Paul Antolin [REDACTED] Raheleh Niati  
[REDACTED]

**Subject:** Fwd: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033  
File: DA.21.014

Hello Councilor Volpentesta and City of Vaughan Councilors,

We Raheleh Niati, Shahab Mirbagheri residents of property at [REDACTED] Riverside drive, would also like to raise our concerns regarding Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014 application for following reasons:

- There are still some major comments from TRCA (i.e., 10 meter setback from conservation area, ...) that have not been addressed by the builder. The applicant would also like to re-designate a portion of the subject lands from “Natural Areas” to “Low-Rise Residential (2)”. We believe natural areas belong to the public and the ‘Land Use’ can not be changed as per request of builders.
- As mentioned by Mr. Zad in the following Email there was supposed to be a feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road where multiple applications were/are being processed by City of Vaughan/OLT. There should be an action by our elected officials to put a pause on ongoing/new applications in this area and to proceed with the study and implement necessary infrastructural changes before reviewing/approving further applications. This corridor is not able to handle the current traffic during rush hours then how the applications for **hundreds of new units** are being reviewed/approved without comprehensive study? This major issue in a narrow portion of Islington Avenue is the main reason for having less expensive lands in this section of the street which obviously attracts builders to put multiple applications in place as we saw in the last seven years. By taking no action this issue will continue in future which will affect conservation area/Humber river and subsequently next generations.

The revised application by the builder has much less information in comparison to the original submission in 2020. For example, the height of the townhouses and front view of the proposed units are missing in the revised application. Final floor space index is also not defined in this application having said that as per VOP 2010 the permitted FSI was supposed to be 0.5 for this area. We believe the builder is deviating from this requirement and proceeding with two or three times higher the permitted FSI. We were expecting to see more information in the revised application in comparison with the original submittal, however the revised application after 4 years creates more concerns and questions due to lack of information for the community.

- There are existing townhouses behind the proposed site plan which will be significantly affected by this Project and we would like to see the Planning department's comprehensive review before approving this application.

We hope our elected officials will consider this real community concern (which has been raised for different applications during last seven years) and take necessary actions to address the issue once for all.

Thank you for your consideration and efforts in this regard.

Thanks,

Raheleh Niati

Shahab Mirbagheri

■ Riverside drive, Woodbridge

**From:** Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>

**Date:** May 30, 2024 at 9:37:36 AM EDT

To: Ali Zad [REDACTED] [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Cc: [REDACTED]

[REDACTED] shahab mirbagheri

[REDACTED], Adriano Volpentesta

<[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>

**Subject: RE: [External] Fwd: Hartman and Islington Avenue Development  
- OP.19.011 & Z.19.033 File: DA.21.014**

Good morning Mr. Zad,

I would be happy to forward your email to Councillor Volpentesta for his review.

His email address is: [adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca).

**Lucy Cardile**

**Executive Assistant to Councillor Adriano Volpentesta**

**905-832-8585, ext. 8741 | [Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)**

**City of Vaughan | Office of Councillor Adriano Volpentesta**

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

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

To subscribe to Councillor Volpentesta e-newsletter click [here](#)



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**From:** Ali Zad [REDACTED]  
**Sent:** Wednesday, May 29, 2024 6:54 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>  
**Cc:** [REDACTED]  
[REDACTED] shahab mirbagheri  
[REDACTED]  
**Subject:** [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

**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.

Good afternoon Ms. Cardile,

I have tried multiple times to send my below email to Mr. Volpentesta with no luck! Could you kindly forward my message to him, please? Thanks.

I Ali Zad owner of [REDACTED] Riverside Drive, hereby would like share my concerns regarding the above mentioned subject with city officials. This matter has been dragging on for many years now, and to our dismay, Nariman Consulting Co. is persisting with their initial request for zoning amendments, blatantly ignoring critical and non-negotiable rules set by the TRCA.

I would like to reiterate my concerns and urge our city councilors and mayor to review and consider them thoroughly before the meeting on June 4th.

Firstly, as my neighbor rightly mentioned, the 10-meter setback requirement from the TRCA has yet to be addressed. Why has the City of Vaughan scheduled this meeting when the applicant has continuously disregarded a major stipulation from a government authority for the past three years?

From a technical standpoint, this oversight is alarming. Additionally, as a taxpayer and resident, I am increasingly frustrated by the ongoing zoning changes in our neighborhood over the past seven years. It is apparent that there has not been a comprehensive feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road before approving multiple zoning amendments. We are witnessing a daily increase in population in this area, with no corresponding measures to manage the resulting traffic, noise pollution, littering, and other issues that are degrading our quality of life.

Regarding this specific application, we are confronting a proposal to demolish 5 residential houses to build 74 townhouses on a 6.7-meter-wide dead-end avenue, with buildings exceeding a height of 14 meters and encroaching on a conservation area. We demand to know who is permitting this and under what regulations.

As residents who will bear the brunt of these changes, we have the right to expect our elected officials to protect our interests. We pay property taxes, vote, and elect our councilors and mayor with the expectation that they will safeguard our community against such adverse impacts.

I implore our city officials to seriously consider these matters before making any final decisions. The well-being of our neighborhood is at stake, and we trust you will act in our best interest.

Sincerely,

Ali Zad

■ Riverside Drive

On May 15, 2024, at 2:15 PM, Stephen



Bohan <[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shahab,

To obtain information/records from TRCA files, you would need to go through a Freedom of Information request. Our Corporate Records Department handles Freedom of Information requests. You can access the following link for details about the process: <https://trca.ca/about/freedom-information/>

If you have any questions or concerns regarding the process, you can contact our records staff through the following email: [foi@trca.ca](mailto:foi@trca.ca)

When filling out the FOI application, the file you would want to be referencing is:

1. CFN 62547.02 – Official Plan Amendment and Zoning By-law Amendment - 8307 & 8311 Islington Avenue and 4, 6,10 and 12 Hartman Avenue

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits |  
Development and Engineering Services

Toronto and Region Conservation Authority

(TRCA)

T: [437-880-1944](tel:437-880-1944)

E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | [trca.ca](http://trca.ca)



---

**From:** shahab mirbagheri

[REDACTED]  
**Sent:** Wednesday, May 15, 2024 12:59 PM

**To:** Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>

**Cc:** Ali Zad [REDACTED]  
[REDACTED] Alex  
Morozov [REDACTED]  
Raheleh Niati [REDACTED] nick  
apolito [REDACTED]  
[REDACTED]  
[REDACTED] Francesca  
Mancuso

[REDACTED]  
Abbasali Kermalli  
[REDACTED]; Abbasali  
Kermalli [REDACTED]

**Subject:** Re: Hartman and Islington  
Avenue Development - OP.19.011 &  
Z.19.033 File: DA.21.014

**EXTERNAL SENDER**

Hi Stephen,

Thank you for your response.

There were some other major comments from TRCA (i.e. 10 meter set back from conservation area,...) which seems they have not been implemented by builder as per their final proposal to committee of the whole and they want to proceed with building seventy 4-5 story stacked townhouses attached to conservation area or in some cases inside conservation area.

I appreciate if you send us the document showing that builder has addressed all TRCA comments/concerns.

Thanks,

Shahab

On May 14, 2024, at 9:29 AM,  
Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>  
wrote:

Hi Shahab,

TRCA staff reviewed an updated submission of technical materials associated with this project

in March – April 2024. Based on those updated materials, TRCA’s legislative interests related to natural hazard management were addressed.

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits  
| Development and Engineering  
Services

Toronto and Region Conservation  
Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)

E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

A: [101 Exchange Avenue,  
Vaughan, ON, L4K 5R6 | trca.ca](#)

[<image001.png>](#)

---

**From:** shahab mirbagheri

[REDACTED]

**Sent:** Monday, May 13, 2024

1:14 PM

**To:** Stephen Bohan

[<Stephen.Bohan@trca.ca>](mailto:Stephen.Bohan@trca.ca)

**Cc:** Ali Zad

[REDACTED]

[REDACTED]

; Alex Morozov

[REDACTED]

Raheleh Niati

[REDACTED] nick

apolito

**Subject:** Re: Hartman and  
Islington Avenue  
Development - OP.19.011 &  
Z.19.033

**EXTERNAL SENDER**

Hello Stephen,

We received a notice for  
committee of the whole from  
city of Vaughan regarding  
below application which will  
be held early June.

I still see that some of the  
major TRCA comments have  
not yet been addressed.  
Please advise about latest  
status of this application from  
TRCA point of view.

Thanks,

Shahab Mirbagheri

On Mar 14, 2023,  
at 1:43 PM,

Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shabab,

TRCA is currently waiting for a formal recirculation of the above noted applications from the proponent/city to ensure that our previous comments have been addressed.

Regards,

**Stephen Bohan**  
Senior Planner  
Development  
Planning and Permits  
| Development and  
Engineering Services

Toronto and Region  
Conservation  
Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)

E:  
[stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca](#)

[<image001.png](#)

>

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**From:** shahab  
mirbagheri

[REDACTED]  
[REDACTED]

**Sent:** Tuesday,  
March 14, 2023  
11:00 AM

**To:** Stephen  
Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>

**Cc:** Ali Zad

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED] Alex  
Morozov

[REDACTED]  
[REDACTED]  
Raheleh Niati

[REDACTED]  
[REDACTED] nick apolito

[REDACTED]  
[REDACTED]

Hamedeh Razavi  
<[Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)>

**Subject:** Re:  
Hartman and  
Islington Avenue  
Development -  
OP.19.011 &  
Z.19.033

Hello Stephen,

We have not received any update about above mentioned application from City of Vaughan so far.

We were wondering if there has been further communication (by the applicant or City) with TRCA about this application after April 2022.

Appreciate your supports on this.

Thanks,

Shahab



**C15.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 1**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] File OP.19.011. Zone By-law Z.19.033  
**Date:** Monday, June 3, 2024 8:35:22 AM

---

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

From: Tita Anania [REDACTED]  
Sent: Friday, May 31, 2024 5:25 PM  
To: Clerks@vaughan.ca  
Subject: [External] File OP.19.011. Zone By-law Z.19.033

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File: DA.21.014.

My name is

Tita Anania, my husband Joe Anania and I live on Hartman Ave across from the project in question.

We have some concerns about this project for the parking available to each unit. On Hartman we already have to deal with the dozen of cars from the building on the other side of Islington, parking on our street, which is not a 4 lane street. Are those unit have availability of at least 2 parking spaces for each one? Please can you address this to the applicant? At the entrance of Hartman there is already congestion every morning and every night at rush hours from cars trying to turn left on Hartman and cars trying to turn left into the building across the street. We do not want to think what will happens when cars from so many unit exits Hartman.

Also from the pictures looks like that there are 4 storeys plum an entrance to the basement which that makes 5 livable storeys. And also those buildings they are right on our faces because not having a driveway they will be closer to the road. Please we appreciate if you look into this matters before giving any approval to the applicant

Sincerely,  
Ave

Tita and Joe Anania

Ph: [REDACTED]

[REDACTED] Hartman

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Public Meeting re Planning Applications by KS Limited Partnership - 8780 Bathurst Street  
**Date:** Friday, May 31, 2024 4:05:05 PM

---

**From:** Joanne Groer [REDACTED]  
**Sent:** Friday, May 31, 2024 12:21 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Public Meeting re Planning Applications by KS Limited Partnership - 8780 Bathurst Street

**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.

May 31, 2024

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Sirs/Mesdames

**Re: Planning Applications by KS Limited Partnership  
Part Lot 12, Con. 2, 8780 Bathurst Street  
File Numbers Z.23.018, 19T-23V004, 19CDM-23V004**

I own one of the homes that will be affected by the proposed rezoning plan referenced above. I do not object to the rezoning in its entirety. I do however object to the number of proposed 3 storey townhouses proposed.

1. This new development will result in a large increase of people to this area of the neighbourhood. I know in the past in areas of Thornhill Woods, that the sewage system has not been contemplated when additional homes have been added, which has caused issues for all tenants. This is a City of Vaughan matter, but it is encumbant on the city planners to take that into account when contemplating the current proposal, especially the number of homes proposed.
2. Visitor parking is a huge issue in the current proposal. There are proposed 25 individual dwellings with 4 visitor parking spots. If one family has 4 adult-driving children all visitor parking is immediately taken up when they all visit. These townhouses are being proposed in an area that has limited parking. At the very least triple the visitors parking should be contemplated as part of this townhouse complex, within its grounds. Still woefully inadequate during holiday seasons such as Thanksgiving or Christmas etc.

where there will be inevitable spillage onto the rest of the streets.

3. I do not object to the Townhouse Development, I request a redesign with less units, with more visitor parking and studies on the sewage capability in the area.

Yours sincerely,

Joanne Groer

---

■ Cabernet Road, Thornhill, Ontario L4J 8V8

**C17.**

**Communication**

**CW(PM) – June 4, 2024**

**Item No. 5**

Friday, May 31<sup>st</sup>, 2024

To the Members of Vaughan City Council,

My name is Natalie McNair and we live at [REDACTED] Valleyview Crt, Kleinburg. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005).

My main concern with this proposal is the disruption to the aquifer system that we benefit from as residents in this prestigious neighbourhood, as well the precedent it would set to amending zoning by-laws for further developments in this area. Kleinburg holds a special place for us as we have been residents here for over 40 years. We do not wish to see developments such as this one become the norm in our area.

We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.

Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.

Sincerely,

Natalie McNair and Family

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Concerned property owners  
**Date:** Monday, June 3, 2024 8:26:18 AM

**C18.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 5**

---

**From:** Ryan Cherry [REDACTED]  
**Sent:** Monday, June 3, 2024 8:18 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Concerned property owners

**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.

Good morning,

Our names are Ryan and Beth Cherry and we live at [REDACTED] Stevenson Avenue. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005).

Our main concern with this proposal is the geological concern with the damage that will be done to the aquifer, the destabilization that will be caused when they drain the underground lake as well as making our wells go dry. Along with that we are concerned about the negative impact to property value, further strain on an already congested area with Highway 27 down to one lane there, and the possibility that it will be used as residences and not a retirement home will all have a big negative impact on our quality of life that we have worked hard to be able to afford.

We are urging the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. Allowing a rezoning like this can set a precedent and open the area for future developments that can destabilize the demographics of the area. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.

Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.

Sincerely,

Ryan and Beth Cherry

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] plan amendment file OP.24.001 ZONING BY LAW AMENDMENT FILE Z.24.005  
**Date:** Monday, June 3, 2024 8:26:42 AM

---

**From:** Diane Duva [REDACTED]  
**Sent:** Monday, June 3, 2024 8:07 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] plan amendment file OP.24.001 ZONING BY LAW AMENDMENT FILE Z.24.005

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To City Council

Hello my name is Diane D'Uva and I live at [REDACTED] Ava Place in Kleinburg. It has come to my attention that Bruco Hills Development is planning to build a 7 storey building, basically in my backyard. I strongly oppose this application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (official plan amendment file OP.24.001 by law amendment file Z.24.005

My concerns with this proposal is the size of the building, which is located literally in my backyard. My neighbourhood strongly opposes this proposal due to the scale and density of the building. The traffic that this will create in this area, which is already overloaded. This land was once a flood land, what will happen to all the water, what will happen to our wells? Our ground water? The list of concerns are numerous and have been outlined by our group.

I urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community.

Thanks you for your help.

Diane D'Uva.

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg  
Ontario L0J 1C0

June 2, 2024

**C20.**

**Communication**

**CW(PM) – June 4, 2024**

**Item No. 5**

TO: Members of the Committee of the Whole  
Mr Todd Coles, Clerk for City of Vaughan

RE: Committee of the Whole Meeting / June 4, 2024 / 7pm  
OP Amendment File OP.24.001 / Zoning By-law Amendment File Z.24.005  
10340 Highway #2 /7-Storey Condominium Retirement Residence by Brucco Hills

In consideration of provincial mandates for increased housing density and the location on a high traffic corridor, the Kleinburg and Area Ratepayers Association (K.A.R.A.) supports the concept of a retirement residence or other low rise residential or institutional buildings on the site.

However, K.A.R.A opposes this project in its current form for the reasons tabled below:

- the site is currently zoned for low-rise residential / institutional buildings no higher than 3 storeys. The proposal calls for a 7-storey building constructed on elevated land ( which will accentuates the perception of height )
- residents in the area west of #27 (Valleyview and Cedarvalley) are understandably concerned with the requested zoning change to mid-rise residential, the height of the proposed structure and impact on the water table and wells during and after construction
- the site is within the boundaries of the Kleinburg-Nashville Heritage Conservation District. A 7- storey structure with the indicated modern and massive design is far removed from the intent of the KNHCD guidelines.
- Villa Columbo Retirement Residence ( 160 residents ) is on the opposite side ( east) of Highway #27 but is only 2 storeys and of more traditional design
- plans for 2 accesses onto Highway #27 are a concern due to the high traffic volumes and speeds on that road.
- concern that approval of a 7 storey building will set a serious precedent for possible development closer to the Kleinburg Village Core (eg: #27 and Nashville Road )

KARA is requesting that the committee defer approval of the application until the owner of the property and city planning staff have an opportunity to address the concerns raised.

Respectfully



John Cutler  
President  
Kleinburg & Area Ratepayers Association.

C21.  
Communication  
CW(PM) – June 4, 2024  
Item No. 5

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to 7-Storey Building in Kleinburg for Meeting Tuesday June 4th  
**Date:** Monday, June 3, 2024 8:30:18 AM

---

**From:** Dr. Azeem Sheikh <drsheikh@livedentalsurgery.com>  
**Sent:** Monday, June 3, 2024 7:19 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition to 7-Storey Building in Kleinburg for Meeting Tuesday June 4th

**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.

*My name is **Dr. Azeem Sheikh** and I live at [REDACTED] **Ava Place, Kleinburg**. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005).*

*My main concern with this proposal is multifold - the scale and density, traffic issues, water and well issue, property values going down and the true purpose of the building (future condo vs just residential).*

*We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.*

*Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.*

Dr. Azeem Sheikh

--

Dr. Azeem Sheikh  
105 Father Tobin Road, Unit 7  
Brampton, ON, L6R 0W9  
905-791-8768  
[www.livedentalsurgery.com](http://www.livedentalsurgery.com)  
[drsheikh@livedentalsurgery.com](mailto:drsheikh@livedentalsurgery.com)



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5  
**Date:** Monday, June 3, 2024 8:31:11 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

---

**From:** [REDACTED]  
**Sent:** Monday, June 3, 2024 2:15 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; [REDACTED]  
[REDACTED] John Cutler KARA Ratepayers Association [REDACTED]  
**Subject:** [External] Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5  
**Importance:** High

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.

**TO:** Members of Council  
City of Vaughan  
Committee of the Whole  
2141 Major Mackenzie Drive  
Vaughan, ON,

**FROM:** Frank, Leanne, Delana and David Zamparo Family  
[REDACTED] Cedarvalley Crescent  
Kleinburg, ON, L0J 1C0

**RE:** **Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001; File Z.24.005 at City Council Meeting on June 4<sup>th</sup> 2024; Agenda item #5**

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Dear Members of the City Council,

We, the undersigned residents of [REDACTED] Cedarvalley Crescent in Kleinburg are writing to express our strong opposition to the proposed development of a 7-storey retirement home on the land municipally known as 10340 Highway 27, Kleinburg, as well as the associated changes to the zoning bylaws required for this project.

We border directly onto the aforementioned property and are deeply concerned about the prospective amendment to the current zoning bylaws in order to construct a 7-storey, high density building on this rural, residential property and environmentally protected land. This was never the intended use for this parcel of land of just over an acre and its change in usage will have a dramatic impact on the surrounding neighborhood. While we acknowledge the public interest in creating space for retirement housing within our city, this proposed

development raises several serious and overwhelming concerns that we believe cannot be adequately addressed to allow this project, or any version thereof, to proceed on this specific property.

This letter intends to highlight some of the key concerns of the neighborhood residents, in a respectful and detailed manner. Our hope is to persuade City Council to consider the significant consequences of this proposed development and ultimately prevent this project from moving forward.

## **Facts**

The property located at 10340 Highway 27 was historically designated as an estate residential parcel of land. Approximately ten years ago, we appeared at a committee meeting to object to a temporary easement to allow the owner at the time, Mattamy Homes, to use it for a temporary sales office. We unfortunately were overruled by council and recall at that meeting a time frame of 5 years was granted to temporarily use this as a sales office. It has come to our attention while researching for this current matter that the “temporary” easement oddly had no end date assigned to it? This is suspicious in that temporary does not equate with an infinite end date. I would encourage Council to review the assurances we and other residents were given at that time of that meeting that the property would revert back to a single dwelling residential site.

The property was then sold to Treasure Hill who continued to use it for this temporary purpose, a sales office. We have put up with noise, strangers wandering our yard, light pollution, traffic issues and very concerning security issues while it has operated as a sales office. These disturbances, albeit upsetting, were during limited times of the day and periodic. Constructing a 7 storey, 143 unit on this site will mean 24-hour negative impact on us and our surrounding neighbors.

## **Issues**

Below is a list of grave concerns that our family and our neighbors have about this proposed development which include, but are not limited to, the following:

**1. Scale and Density:** A 7-storey building is dramatically out of scale with the existing structures in our neighborhood, which almost exclusively consist of single-family homes and low-rise buildings, under 3 storeys. This drastic increase in density will not only alter the character of our community, but also set a concerning precedent for future developments in an area that is simply not designed nor structurally equipped to accommodate such demand.

The present-day zoning designation is “**Zoning 1-21: RE,**” described as an Estate Residential Zone. Per Zoning By-law No. 001-2021, this restricts the purpose of the property solely to operation of a detached residential dwelling. Furthermore, as per Section 7.2.2 of Zoning By-law No. 001-2021, the Building Requirements within this zone set out an absolute maximum height of 9.5 meters. The proposed development will stand over 27 meters in height, nearly 3 times the maximum height required within such areas. This development will sit atop a hill, only exacerbating the height issue further. There are no buildings within 5 kilometers that are remotely close to this height. Therefore, it is clear that the sheer size of this proposed development is considerably inappropriate for the area and community overall.

**2. Traffic, Safety & Security:** The proposed development will undoubtedly increase traffic in the area, exacerbating the congestion on an already busy regional road. The proposed property is accessible only via Highway 27 – a single-lane highway that already experiences significant traffic and congestion at various hours of the day. This increase in traffic poses significant safety risks for the area.

Concerns also surround the ability for emergency vehicles to access and service the area effectively, which should be of paramount importance and consideration in siting a retirement facility.

Only a few hundred feet away sits the nearest intersection of Highway 27 and Nashville. This intersection is already notorious for accidents, some of which have been fatal. It is also too close to this major intersection to introduce stop lights.

The plan calls for a 2<sup>nd</sup> entrance, creating a 2<sup>nd</sup> risk for accidents. At times the owners using this property as a sales office have had to hire police to direct traffic in front of the property.

The plan refers to shuttle service for seniors. Why are they not locating this high density, senior resident building closer to the actual services the residents would need such as grocery, pharmacy, walk-in and bank. Why build a retirement facility in the middle of nowhere necessitating shuttles? If this is indeed a senior's building, they are prisoners in the middle of nowhere with access to nothing. There is no public transit available including bus, Via or GO train access. Why would seniors want to live on a one lane highway with no ability to walk anywhere. The small size of the lot also prohibits installation of trails or walkways to compensate for this.

The current infrastructure is clearly ill-equipped to handle any additional volume, as this is likely to lead to more accidents and longer emergency response times. Therefore, the consequences of an increase in traffic coupled with the serious need for ease of access for emergency services makes this property a highly questionable location from a safety standpoint.

The security issues we have endured include teens loitering in the sales office parking lot after hours and on one occasion they aimed and shot fireworks directly at our children who were playing in our tree house. They could have seriously injured or killed the children. After this incident I immediately contacted Mattamy Homes, the previous owner, and was told the cameras were not active, only decoys, and that the gate was seldom closed with changes in staff etc. We had to make repeated calls and emails to both Mattamy, and subsequently Treasure Hill (at least a dozen or more occurrences) to request that the gate be closed and locked during off hours as it was left open. It is intermittently left open to this day. Other security issues involve finding the door and window open in our tree house on several occasions with empty liquor bottles thrown about.

### **3. Aquifer, Water table and Wells:**

We are most concerned about the vulnerable and sensitive aquifer that we reside on. The invasive construction involved in this project could affect this precious system. It not only presents an unstable base for construction but deep drilling will require massive amounts of water to be drained which will affect our wells, stability of foundations and the vegetation on our properties. This de-watering is noted in the Hydrology report provided by the applicant to require 200,000 to 300,000 liters a day during construction and approximately 50,000 liters a day indefinitely.

We have personally hit water while digging a simple hole for a fence post which involved water gushing out like a geyser.

How are we mitigated against future damage if our wells are affected? How are we compensated if our trees die off and gardens are affected? What happens during construction or years later as the ground destabilizes and causes damage to our foundation, septic bed and pool.

The water study commissioned by the developer referred to a door-to-door survey of which

residents are on wells, to date no one has attempted to contact or consult with us or any of our neighbors

**4. Environmental Impact:** There is no doubt that the construction and operation of such a massive building will have a substantial environmental impact, including increased noise pollution, reduced air quality, and the loss of green space. Our community has a deep appreciation and respect for its environment and natural areas, and this development threatens these precious resources.

The light and noise pollution this massive structure will generate is going to drive out the vulnerable deer and bat habitat that are dependent on this green space. One of the reports filed by Bruco with their application includes the Conservation Authority and their concern for bats in the area. Given the fact that a bat eats 1500 to 2000 mosquitos a day, disturbing their habitat could have additional detrimental effects on the enjoyment of our properties. We often see deer on the rear of this property, has Conservation taken them into account in their analysis? Have they analyzed their behavior ALL months of the year? This will surely impact all bird and wildlife in the area.

**5. Infrastructure Strain:** Our local infrastructure, including water, sewage, and public transportation, is not designed to support a high-density development of this magnitude. The strain on these systems could lead to service disruptions and costly upgrades that taxpayers will ultimately bear. The additional pollution created by 75 cars (number of parking spaces in the application), staff cars, deliveries, shuttle buses, visitors and emergency vehicles in our greenspace cannot be underestimated.

**6. Quality of Life:** The introduction of a large retirement home will change the fabric of our community, impacting the quality of life for current residents. Issues such as increased noise, loss of privacy, and the overshadowing of homes by a towering building are of great concern to us.

We are particularly concerned about the light pollution that will be caused by 143 units with lights on at all times of the night in addition to security lights, nightly deliveries and garbage pick-up. We understand central air conditioning will be located on the roof which will most certainly be heard from our yard 24 hours a day.

Furthermore, we understand that the garbage for 143 housing units will be located on the north side of the building along the fence that borders where our tree house is located. This will surely attract rodents, racoons and cause odors preventing us from using this area of our yard. The design and location of this is unacceptable. Also, transportation of said garbage could take place during the night disrupting our sleep.

**7. Property Values:** The proposed development is almost certain to negatively affect the property values in the surrounding area. Our beautiful, private, tree-view green space will be obliterated by this 7-storey building, with up to 143 units peering into our yard. Homeowners like ourselves have invested significant time, energy and resources into our properties with the expectation of maintaining and enjoying a certain standard of living. This development jeopardizes those investments and the overall economic position of our neighborhood.

**8. Property Damage:** The negative impact on our home from drilling, vibration and general construction and potential cracks and shifting are of great concern. We have serious concerns about deep drilling and effect on our foundation, septic bed and pool.

Is a Vibration Analysis being performed before and during (daily) construction ensuring acceptable limits are being adhered to? How are we mitigated against future damage? Are

there before and after photos taken of the interior and exterior of our home? Is there an indemnity insurance policy offered by Bruco? Will they be drilling tie backs into our property which is on a septic system with delicate fingers and has a pool close to the property line. How will drilling along the north property line affect our 60' willow tree and its far-reaching roots, the roots of which span as far as it is tall.

Is a Shadow Analysis being performed to assess the impact on our and our neighbor's trees, pool, garden and general sunlight into our yards?

We are concerned about the dust, noise and general loss of enjoyment of our property during a long construction process for a project of this magnitude. How is the developer planning to compensate us for the dust and impact on our home, enjoyment of our yard and sensitive pool chemistry during construction.

What guarantees are offered in the event of future damage to foundations, trees, water supply, wells, etc.

**9. Intended Use and Assurances this is a Retirement Home:** The application refers to 143 units in 16,900 square meters which averages 1000 square feet per unit. This does not sound like retirement units which are typically 400 to 500 square feet.

What is the intended use of this property and how do we ensure it remains as per the application, a retirement facility? Are these in fact residential, individually owned condos disguised in this application as retirement living. Once the bylaw is amended, Bruco has no obligation to keep this a retirement facility which is most concerning.

Who is running this retirement facility? If this is indeed a senior's facility who is the professional organization that will be operating the building? An organization such as Chartwell, would need to be engaged to operate said facility. What is the plan?

**In conclusion**, it is time to put this property back to its original intended rural residential, large lot use consistent with the overall plan for the Kleinburg area. Why is this being considered at all? It is completely inconsistent with the planning principal of compatibility? There is nothing of this nature on Highway 27, in Kleinburg or anywhere within a 5-kilometer radius for that matter?!

The developer has been busy having reports prepared to assess the impact of this uncharacteristic structure but at no time has consulted with or considered the impact on any of the residents, principally the surrounding neighbors who will be most detrimentally affected? How are tax paying homeowners, the reason our community exists, not even considered in the equation!?

We moved to this area to secure a private unencumbered view of green space and have personally put our blood, sweat, and tears into our home and surrounding gardens for almost 20 years. This application alone has also had significant effects upon our welfare by causing us stress, time and related costs to represent our position. We can only imagine the toll that this process will have on all of us if it continues.

We respectfully urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in

thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents.

Thank you very much for your attention to our concerns. We hope the Council will act in the best interest of our community and reject the proposed development in its entirety.

Sincerely,

Frank Zamparo [REDACTED]  
Leanne Zamparo, CPA [REDACTED]  
Delana Zamparo, JD [REDACTED]  
David Zamparo [REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Re: Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5  
**Date:** Monday, June 3, 2024 8:31:33 AM  
**Attachments:** [image001.png](#)

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**From:** Joseph V [REDACTED]  
**Sent:** Sunday, June 2, 2024 10:36 PM  
**To:** [REDACTED]  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; John Cutler KARA Ratepayers Association [REDACTED]  
**Subject:** [External] Re: Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5

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Thanks Leanne!

On Sun, Jun 2, 2024 at 9:24 PM [REDACTED] wrote:

**TO:** Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario

**FROM:** Dennis Hayhoe, [REDACTED] Cedarvalley Crescent, Kleinburg

**RE:** Opposition to **Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001**

**File Z.24.005 at City Council Meeting on June 4<sup>th</sup> 2024 Agenda item #5**

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My name is **Dennis Hayhoe** and I live at [REDACTED] Cedarvalley Crescent in Kleinburg. I am 83 years old and have lived in Kleinburg since 1967. I have lived on Cedarvalley Crescent for almost 50 of these years. I am not a Hydrologist but I have been blessed with common sense and am deeply concerned about the implications of deep excavating that relates to this proposal. Constructing a building of this height, with below ground level parking, will require deep footings and drilling that could **dramatically affect the precious water table that we reside on and that supports our wells**. All of the homes on Cedarvalley utilize active wells and are on septic systems.

I am aware of what has gone on in the Kleinburg area over the last 57 years. During the 1980s and through early 2000's, the Ministry of the Environment took an active interest in my well including others in the area. In conversations with the different Officials at the Ministry, it was brought to my attention that **this entire area sits on a huge, interconnected, sensitive aquifer** (see examples of an aquifer below). They informed me that it commences on the east side of Highway 27 at the base of the ridge of land and goes west past the railway tracks as far as Huntington Road. This large source of water from the aquifer is described in magnitude as "huge", here are a few specific

examples:

1. The Burbidge Well that is located at or about 81 Whisper Lane was historically used by the Burbidge family to irrigate 30 to 40 acres of crops with endless water.
2. The Kleinburg Golf Course, (previously located on the south side of Nashville Road), initially tried to irrigate 150 acres by pumping water up from the Humber River but found a better solution by installing an 8 " to 10" pipe at the northwest end of the course where the well is located (which is now 101 Putting Green Court). This gave them an endless supply of water.
3. West of the Railway tracks on the south side of Nashville Road and all the way west to Huntington Road there used to be natural ponds that irrigated approximately 100 acres of market gardening.
4. Cedarvalley Crescent is built on a bog which is part of this sensitive aquifer system. During construction, the builder of #120, #121 and #129 Cedarvalley installed a 4" pipe from their footings and ran them to the north bank of #120 Cedarvalley to avoid "perpetual flooding". These pipes run continually to this day, 57 years later.
5. The ditch along the south side of Cedarvalley is constantly running water, 24 hours a day, 7 days a week, 365 days a year since I moved in 57 years ago.

My concern is that the **Hydrology Report submitted by the applicant identifies concerning "de-watering" that will be required and has not considered the entire community impact.** I believe the report **ignores the magnitude of issues relating to this aquifer.**

Key points in the Hydrology report:

1. The report identifies an abundance of excess water at 10340 Highway 27 and acknowledges that **"dewatering" or draining will be necessary.** The report states that in the **"short-term" removing between 200,000 to 400,000 liters a day will be necessary during construction.** This is a massive amount of water could leave huge voids in the aquifer and structural collapses within it. This could lead to sink holes, structural damage to our homes and damage to trees and vegetation.
2. The report **does not define or quantify "short term"** and how long they will be removing 200,000 to 400,000 liters of water daily.
3. The report acknowledges that **50,000 liters will have to be removed on a daily basis indefinitely.**
4. The term **"area"** in the Hydrology report is very vague. We know where the problem starts, ie.at 10340 Highway 27, but the report does not evaluate where the problem will end. This entire neighborhood from Highway 27, west to Huntington Road, is interconnected by this delicate aquifer! I do not believe the impact on neighboring areas has been considered. This deep footed proposed structure is located at the base of the aquifer at Highway 27. Please consider it as a 500-acre bathtub with one of the lowest points at the proposed site at Highway 27. If you pull the plug there, what is the extent of where and when the draining and damage will stop?! **It could affect some very expensive real estate and lead to massive lawsuits against the City.**
5. Equally as important, the **removal of this amount of water will most surely affect our wells.** This will cause water quality problems and will cause our wells to run dry altogether removing our precious source of water.
6. I understand that the Hydrology Report submitted by the developer noted **residents in the area were to be canvassed to determine who was using their well.** No one has been consulted or contacted in this regard.

I would like to remind Council of a situation approximately 15 to 20 years ago when "de-watering" and draining of two ponds off of Charles Cooper Drive, Kleinburg, resulted in emptying and/or changing all residents wells along Nashville as far west as Huntington Road and south and west of the cemetery. To date, the aquifer has never been disturbed, all of the development currently constructed in the area are on the "crust". This proposal for a tall structure requiring deep footings and underground parking involves digging deep at the base which is the foundation of the aquifer. When you disturb the



foundation, common sense would suggest inevitable destabilization.

**This Council was elected to guard the interest of its constituents.** If the Members of Council allow this to proceed, they could be removing the main cornerstone which holds this area together, its water. It is our opinion that if this project proceeds there will be wide-reaching and devastating consequences. In conclusion,

#1 What guarantees is the City of Vaughan offering that the structural integrity of our homes now or in the future will not be compromised? The effect of this destabilization may not be immediate but could come much later. There have been a lot of building permits issued for very expensive homes in this area on the premise of stable, solid foundations. **Compromising this stability could leave the City exposed legally.**

#2 What guarantees is the City of Vaughan going to give the residents of this area that we will not have **our well water affected either the quality or quantity?**

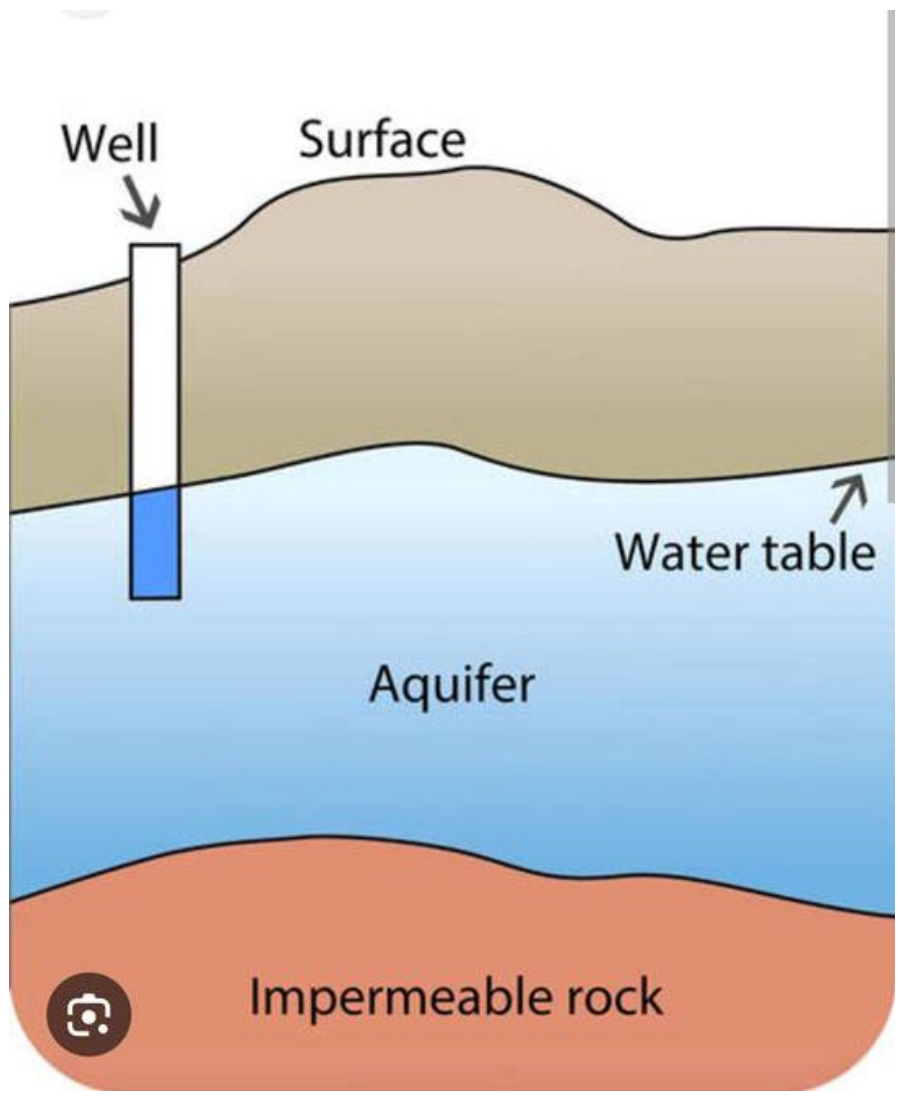
#3 We believe **further Geotechnical and Hydrology reporting needs to be done to study the extent and interconnectivity of the whole aquifer as well as an Impact Study of this entire area and the effects of removing vast quantities of water.**

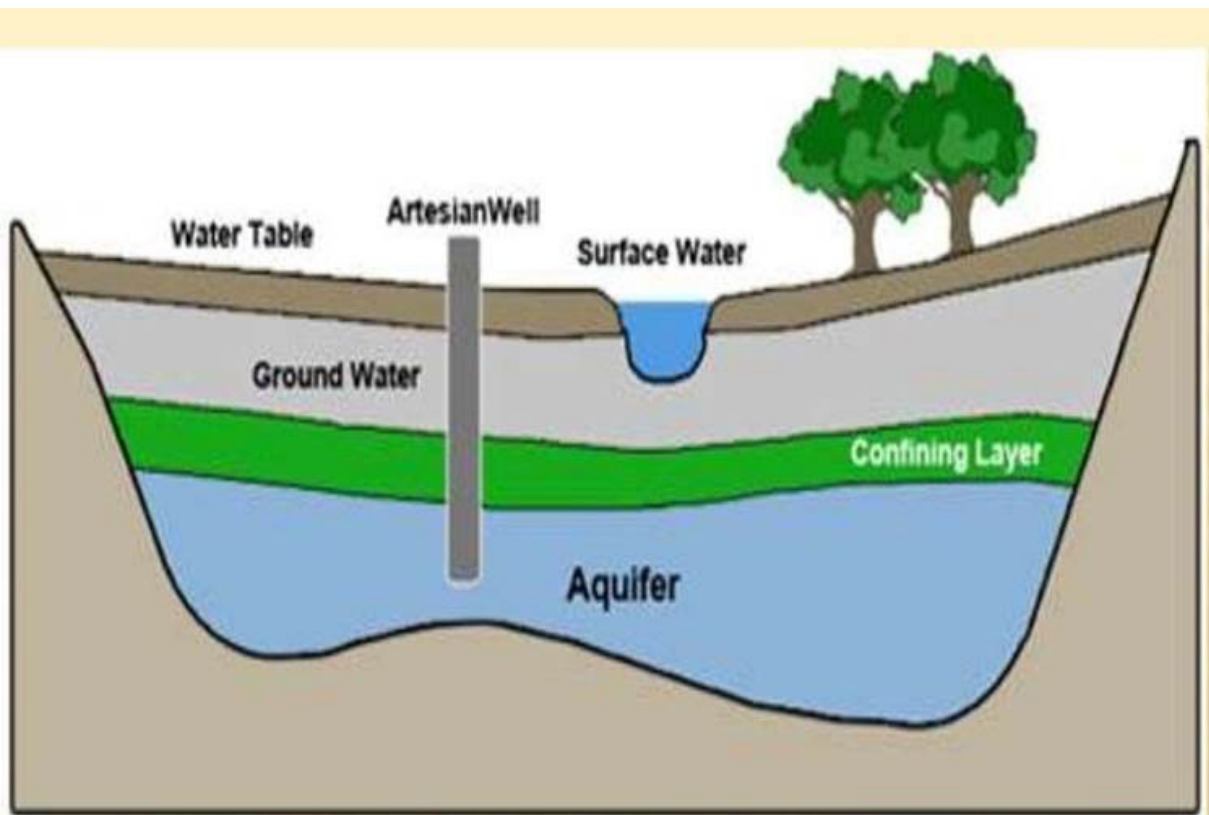
If the Members of Council approve this proposal without further independent, expert investigation, the consequential damage to the community could lead to class action lawsuits against the City of Vaughan.

Thank you for your attention to my concerns. We hope the Members of Council will act in the best interest of our community and reject the proposed development in its entirety.

Yours sincerely,

Dennis Hayhoe on behalf of the residents of Cedarvalley and Valleyview Crescents, Kleinburg





**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to 7 Storey Building 10340 Hwy 27 (Meeting on Tuesday June 4th)  
**Date:** Monday, June 3, 2024 8:32:20 AM

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**From:** Maria Della Penna [REDACTED]  
**Sent:** Sunday, June 2, 2024 8:57 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; [REDACTED]  
**Subject:** [External] Opposition to 7 Storey Building 10340 Hwy 27 (Meeting on Tuesday June 4th)

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To the Office of the City Clerk,

My name is Maria Della Penna and I live at [REDACTED] Capner Court. My family is strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005).

My main concern with this proposal is the requirement of re-zoning the land to accommodate a 7 storey building which sets a scary precedent and will catalyze other development initiatives similar to this proposal. There are no other buildings in Kleinburg of 3+ storeys. Approving a development of this size impedes upon the peaceful, serene nature of our community and marks the beginning of over-development and a degradation of small-community and family oriented values.

We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.

Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.

Thank you for being an advocate.

Maria Della Penna

█ Capner Court  
Kleinburg, Ontario



**C25.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 5**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Plan amendment file OP.24.001 ZONING BY LAW AMENDMENT FILE Z.24.005  
**Date:** Monday, June 3, 2024 8:42:21 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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**From:** Lino D'Uva <lino.duva@aluminumwindowdesigns.com>  
**Sent:** Monday, June 3, 2024 8:38 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Plan amendment file OP.24.001 ZONING BY LAW AMENDMENT FILE Z.24.005

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My name is Lino D'Uva and I live at [REDACTED] D'Uva Place. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.

My main concern with this proposal is the size of the building, which is located in my backyard. My neighbourhood strongly opposes this proposal due to the scale and density of the building. The traffic that this will create in this area, which is already overloaded. This land was once a flood land, what will happen to all the water, what will happen to our wells? Our ground water? The list of concerns is numerous and have been outlined by our group.

We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.

Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.

Lino D'Uva



Lino D'Uva

p: (905) 850-7541 ext 250  
e: [lino.duva@aluminumwindowdesigns.com](mailto:lino.duva@aluminumwindowdesigns.com)  
a: 440 Hanlan Road, Woodbridge, ON L4L 3P6  
w: [www.aluminumwindowdesigns.com](http://www.aluminumwindowdesigns.com)

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)  
**Subject:** FW: [External] opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.  
**Date:** Monday, June 3, 2024 9:28:11 AM

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**From:** Moxie Home [REDACTED]  
**Sent:** Monday, June 3, 2024 9:20 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.

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*My name is Nadine Taylor and we live at [REDACTED] Valleyview Court, Kleinburg, ON L0J 1C0*

*We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.*

*My main concern with this proposal is the request to rezoning to accommodate a 7-storey building which sets a concerning precedent and will fuel other development initiatives similar to this one. There are no other buildings in Kleinburg of 3+ storeys and nothing of this height within a 5 km radius. Approving a development of this size impedes upon the peaceful, serene nature of our community and marks the beginning of over-development and a degradation of our peaceful, small-community. I'm also concerned with the environmental impact that this type of building will have on our area. The lot in question should remain zoned as a residential lot.*

*We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.*

*Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.*

Sincerely,

*Nadine Taylor*



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] letter of concern for City Council  
**Date:** Monday, June 3, 2024 9:49:24 AM

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**From:** Stefania Piacente-Battisti [REDACTED]  
**Sent:** Monday, June 3, 2024 9:46 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] letter of concern for City Council

**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.

My name is Stefania Piacente-Battisti and we live at [REDACTED] Nightfall Court, Kleinburg. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.

My main concern with this proposal is :

- SCALE & DENSITY:** This would place an expansive, high-density building, 5-storeys taller than any building within 5 km radius, on a hilltop situated off of a single lane highway. The consequences of this drastic change to the area cannot be underestimated.
- TRUE PURPOSE OF THE BUILDING:** The developer is claiming that this application is for a retirement facility. However, there are a number of factors which call this stated purpose into question. If the land is re-zoned, this opens up the potential for various other uses of the land - including building a condominium. There is no guarantee that the building will actually be for this proposed purpose of a retirement facility and we strongly believe it will end up being a condominium.
- TRAFFIC, SAFETY, POLLUTION:** To service 143 units, imagine the number of cars, staff, deliveries, shuttle buses, visitors, and emergency vehicles will require access to the property on a daily basis. On our already congested single-lane Highway 27, the impact will be severe and affect us all.
- WATER & WELLS:** Construction will require “de-watering” and pumping 200,000 to 300,000 liters of water out daily during construction. The catastrophic effect on our wells, ground water, general water quality and ground stability from the east side of Highway 27 all the way west to Huntington Road is of grave concern.
- PROPERTY VALUES:** This development is almost certain to have a negative impact upon property values in the surrounding area. The impact will lead to lower comps, thereby affecting property values not only of the lands immediately surrounding the building, but also throughout the community. The beautiful, private, tree-view green space we all share will be obliterated by this 7-storey building.
- QUALITY OF LIFE:** Issues such as increased noise, light pollution, loss of privacy, traffic and the complete overshadowing of our homes will have lifelong

consequences for the use and enjoyment of our properties. This will fundamentally alter the very peaceful and quiet nature of our community, which we all place great value in as Kleinburg residents.

**7. INFRASTRUCTURE STRAIN & ISSUES:** Our community's current infrastructure including water, sewage, and public transportation, is simply not designed nor equipped to support a high-density development such as this.

**8. ENVIRONMENTAL IMPACT:** This will inevitably have an impact on wildlife and vegetation in the area. The property sits adjacent to environmentally protected lands - which are protected for a reason!

**9. CONSTRUCTION:** The dust, noise, and nuisance of the construction of this building is self-explanatory.

We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.

Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.

Stefania Piacente-Battisti

■ Nightfall Court, Kleinburg

T: ■■■■■■■■■■

C28.  
Communication  
CW(PM) – June 4, 2024  
Item No. 5

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5  
**Date:** Monday, June 3, 2024 10:18:05 AM

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**From:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>  
**Sent:** Monday, June 3, 2024 10:17 AM  
**To:** Clerks@vaughan.ca  
**Subject:** Fwd: [External] Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5

Please include for public hearing.

Thanks  
Marilyn lafrate  
Councillor, Ward 1  
Maple & Kleinburg

Begin forwarded message:

**From:** Joseph V [REDACTED]  
**Date:** June 3, 2024 at 10:12:45 AM EDT  
**To:** Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>, Gina Ciampa <[Gina.Ciampa@vaughan.ca](mailto:Gina.Ciampa@vaughan.ca)>, [REDACTED] John Cutler  
KARA Ratepayers Association [REDACTED]  
**Subject:** [External] Opposition to Bruco Development at 10340 Highway 27 in Kleinburg and Associated By-Law Amendment File OP.24.001 File Z.24.005 at City Council Meeting on June 4th 2024 Agenda item #5

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**TO:** Members of Council  
City of Vaughan  
Committee of the Whole

2141 Major Mackenzie Drive

Vaughan, ON,

**FROM:** Joseph, Loredana, Alessandria, Bianca Vescio Family

■ Cedarvalley Crescent

Kleinburg, ON, L0J 1C0

**RE: Opposition to Bruco Development at 10340 Highway 27 in Kleinburg** and Associated By-Law Amendment File OP.24.001; File Z.24.005 at City Council Meeting on June 4<sup>th</sup> 2024; Agenda item #5

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Dear Members of the City Council,

We, the undersigned residents of ■ Cedarvalley Crescent in Kleinburg are writing to express our strong opposition to the proposed development of a 7-storey retirement home on the land municipally known as 10340 Highway 27, Kleinburg, as well as the associated changes to the zoning bylaws required for this project.

We are the second closest home to the aforementioned property and are deeply concerned about the prospective amendment to the current zoning bylaws in order to construct a 7-storey, high density building on this rural, residential property and environmentally protected land. This was never the intended use for this parcel of land of just over an acre and its change in usage will have a dramatic impact on the surrounding neighborhood. While we acknowledge the public interest in creating space for retirement housing within our city, this proposed development raises several serious and overwhelming concerns that we believe cannot be adequately addressed to allow this project, or any version thereof, to proceed on this specific property.

This letter intends to highlight some of the key concerns of the neighborhood residents, in a respectful and detailed manner. Our hope is to persuade the City Council to consider the significant consequences of this proposed development and ultimately prevent this project from moving forward.

### **Facts**

The property located at 10340 Highway 27 was historically designated as an estate residential parcel of land. Approximately ten years ago, we appeared at a committee meeting to object to a temporary easement to allow the owner at the time, Mattamy Homes, to use it for a temporary sales office. We unfortunately were overruled by the council and recall at that meeting a time frame of 5 years was granted to temporarily use this as a sales office. It has come to our attention while researching for this current matter that the “temporary” easement oddly had no end date assigned to it? This is suspicious in that temporary does not equate

with an infinite end date. I would encourage Council to review the assurances we and other residents were given at that time of that meeting that the property would revert back to a single dwelling residential site.

The property was then sold to Treasure Hill who continued to use it for this temporary purpose, a sales office. We have put up with noise, strangers wandering our yard, light pollution, traffic issues and very concerning security issues while it has operated as a sales office. These disturbances, albeit upsetting, were during limited times of the day and periodic. Constructing a 7 storey, 143 unit on this site will mean 24-hour negative impact on us and our surrounding neighbors.

## **Issues**

Below is a list of grave concerns that our family and our neighbors have about this proposed development which include, but are not limited to, the following:

**1. Scale and Density:** A 7-storey building is dramatically out of scale with the existing structures in our neighborhood, which almost exclusively consist of single-family homes and low-rise buildings, under 3 storeys. This drastic increase in density will not only alter the character of our community, but also set a concerning precedent for future developments in an area that is simply not designed nor structurally equipped to accommodate such demand.

The present-day zoning designation is “**Zoning 1-21: RE,**” described as an Estate Residential Zone. Per Zoning By-law No. 001-2021, this restricts the purpose of the property solely to operation of a detached residential dwelling. Furthermore, as per Section 7.2.2 of Zoning By-law No. 001-2021, the Building Requirements within this zone set out an absolute maximum height of 9.5 meters. The proposed development will stand over 27 meters in height, nearly 3 times the maximum height required within such areas. This development will sit atop a hill, only exacerbating the height issue further. There are no buildings within 5 kilometers that are remotely close to this height. Therefore, it is clear that the sheer size of this proposed development is considerably inappropriate for the area and community overall.

**2. Traffic, Safety & Security:** The proposed development will undoubtedly increase traffic in the area, exacerbating the congestion on an already busy regional road. The proposed property is accessible only via Highway 27 – a single-lane highway that already experiences significant traffic and congestion at various hours of the day. This increase in traffic poses significant safety risks for the area.

Concerns also surround the ability for emergency vehicles to access and service the area effectively, which should be of paramount importance and consideration in siting a retirement facility.

Only a few hundred feet away sits the nearest intersection of Highway 27 and Nashville. This intersection is already notorious for accidents, some of which have been fatal. It is also too close to this major intersection to introduce stop lights.

The plan calls for a 2<sup>nd</sup> entrance, creating a 2<sup>nd</sup> risk for accidents. At times the owners using this property as a sales office have had to hire police to direct traffic

in front of the property.

The plan refers to shuttle service for seniors. Why are they not locating this high density, senior resident building closer to the actual services the residents would need such as grocery, pharmacy, walk-in and bank. Why build a retirement facility in the middle of nowhere necessitating shuttles? If this is indeed a senior's building, they are prisoners in the middle of nowhere with access to nothing. There is no public transit available including bus, Via or GO train access. Why would seniors want to live on a one lane highway with no ability to walk anywhere. The small size of the lot also prohibits installation of trails or walkways to compensate for this.

The current infrastructure is clearly ill-equipped to handle any additional volume, as this is likely to lead to more accidents and longer emergency response times. Therefore, the consequences of an increase in traffic coupled with the serious need for ease of access for emergency services makes this property a highly questionable location from a safety standpoint.

The security issues we have endured include teens loitering in the sales office parking lot after hours and on one occasion they aimed and shot fireworks directly at our children who were playing in our tree house. They could have seriously injured or killed the children. After this incident I immediately contacted Mattamy Homes, the previous owner, and was told the cameras were not active, only decoys, and that the gate was seldom closed with changes in staff etc. We had to make repeated calls and emails to both Mattamy, and subsequently Treasure Hill (at least a dozen or more occurrences) to request that the gate be closed and locked during off hours as it was left open. It is intermittently left open to this day. Other security issues involve finding the door and window open in our tree house on several occasions with empty liquor bottles thrown about.

### **3. Aquifer, Water table and Wells:**

We are most concerned about the vulnerable and sensitive aquifer that we reside on. The invasive construction involved in this project could affect this precious system. It not only presents an unstable base for construction but deep drilling will require massive amounts of water to be drained which will affect our wells, stability of foundations and the vegetation on our properties. This de-watering is noted in the Hydrology report provided by the applicant to require 200,000 to 300,000 liters a day during construction and approximately 50,000 liters a day indefinitely.

We have personally hit water while digging a simple hole for a fence post which involved water gushing out like a geyser.

How are we mitigated against future damage if our wells are affected? How are we compensated if our trees die off and gardens are affected? What happens during construction or years later as the ground destabilizes and causes damage to our foundation, septic bed and pool.

The water study commissioned by the developer referred to a door-to-door survey of which residents are on wells, to date no one has attempted to contact or consult with us or any of our neighbors.

**4. Environmental Impact:** There is no doubt that the construction and operation of such a massive building will have a substantial environmental impact, including increased noise pollution, reduced air quality, and the loss of green space. Our community has a deep appreciation and respect for its environment and natural areas, and this development threatens these precious resources.

The light and noise pollution this massive structure will generate is going to drive out the vulnerable deer and bat habitat that are dependent on this green space. One of the reports filed by Bruco with their application includes the Conservation Authority and their concern for bats in the area. Given the fact that a bat eats 1500 to 2000 mosquitos a day, disturbing their habitat could have additional detrimental effects on the enjoyment of our properties. We often see deer on the rear of this property, has Conservation taken them into account in their analysis? Have they analyzed their behavior ALL months of the year? This will surely impact all bird and wildlife in the area.

**5. Infrastructure Strain:** Our local infrastructure, including water, sewage, and public transportation, is not designed to support a high-density development of this magnitude. The strain on these systems could lead to service disruptions and costly upgrades that taxpayers will ultimately bear. The additional pollution created by 75 cars (number of parking spaces in the application), staff cars, deliveries, shuttle buses, visitors and emergency vehicles in our greenspace cannot be underestimated.

**6. Quality of Life:** The introduction of a large retirement home will change the fabric of our community, impacting the quality of life for current residents. Issues such as increased noise, loss of privacy, and the overshadowing of homes by a towering building are of great concern to us.

We are particularly concerned about the light pollution that will be caused by 143 units with lights on at all times of the night in addition to security lights, nightly deliveries and garbage pick-up. We understand central air conditioning will be located on the roof which will most certainly be heard from our yard 24 hours a day.

Furthermore, we understand that the garbage for 143 housing units will be located on the north side of the building along the fence that borders where our tree house is located. This will surely attract rodents, racoons and cause odors preventing us from using this area of our yard. The design and location of this is unacceptable. Also, transportation of said garbage could take place during the night disrupting our sleep.

**7. Property Values:** The proposed development is almost certain to negatively affect the property values in the surrounding area. Our beautiful, private, tree-view green space will be obliterated by this 7-storey building, with up to 143 units peering into our yard. Homeowners like ourselves have invested significant time, energy and resources into our properties with the expectation of maintaining and enjoying a certain standard of living. This development jeopardizes those investments and the overall economic position of our neighborhood.

**8. Property Damage:** The negative impact on our home from drilling, vibration and general construction and potential cracks and shifting are of great concern. We have serious concerns about deep drilling and effect on our foundation, septic

bed.

Is a Vibration Analysis being performed before and during (daily) construction ensuring acceptable limits are being adhered to? How are we mitigated against future damage? Are there before and after photos taken of the interior and exterior of our home? Is there an indemnity insurance policy offered by Bruco?

Is a Shadow Analysis being performed to assess the impact on our and our neighbor's trees, pool, garden and general sunlight into our yards?

We are concerned about the dust, noise and general loss of enjoyment of our property during a long construction process for a project of this magnitude. How is the developer planning to compensate us for the dust and impact on our home, enjoyment of our yard and sensitive pool chemistry during construction.

What guarantees are offered in the event of future damage to foundations, trees, water supply, wells, etc.

**9. Intended Use and Assurances this is a Retirement Home:** The application refers to 143 units in 16,900 square meters which averages 1000 square feet per unit. This does not sound like retirement units which are typically 400 to 500 square feet.

What is the intended use of this property and how do we ensure it remains as per the application, a retirement facility? Are these in fact residential, individually owned condos disguised in this application as retirement living. Once the bylaw is amended, Bruco has no obligation to keep this a retirement facility which is most concerning.

Who is running this retirement facility? If this is indeed a senior's facility, who is the professional organization that will be operating the building? An organization such as Chartwell, would need to be engaged to operate said facility. What is the plan?

**In conclusion**, it is time to put this property back to its original intended rural residential, large lot use consistent with the overall plan for the Kleinburg area. Why is this being considered at all? It is completely inconsistent with the planning principal of compatibility? There is nothing of this nature on Highway 27, in Kleinburg or anywhere within a 5-kilometer radius for that matter?!

The developer has been busy having reports prepared to assess the impact of this uncharacteristic structure but at no time has consulted with or considered the impact on any of the residents, principally the surrounding neighbors who will be most detrimentally affected? How are tax paying homeowners, the reason our community exists, not even considered in the equation!?

We moved to this area to secure a private unencumbered view of green space and have personally put our blood, sweat, and tears into our home and surrounding gardens for almost 20 years. This application alone has also had significant effects upon our welfare by causing us stress, time and related costs to represent our



position. We can only imagine the toll that this process will have on all of us if it continues.

We respectfully urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents.

Thank you very much for your attention to our concerns. We hope the Council will act in the best interest of our community and reject the proposed development in its entirety.

Sincerely,

Joseph Vescio [REDACTED]  
Loredana Vescio [REDACTED]  
Alessandria Vescio [REDACTED]  
Bianca Vescio [REDACTED]

# PUBLIC MEETING

TEMPORARY ZONING BY-LAW AMENDMENT  
(Z.24.007)

300 STEELES AVENUE WEST

CITY OF VAUGHAN

1000623576 ONTARIO INC.

JUNE 4, 2024

C29.

Communication

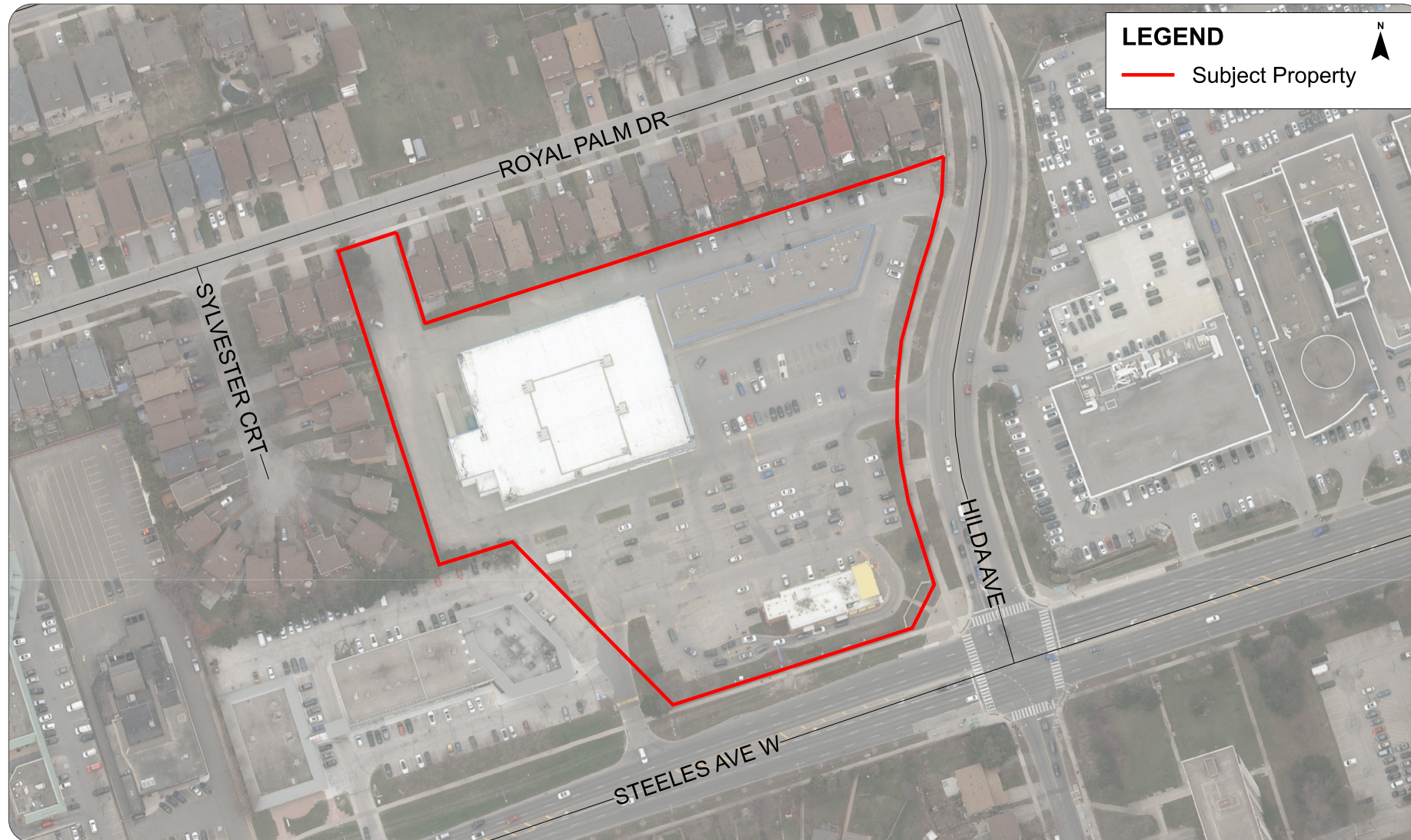
CW(PM) – June 4, 2024

Item No. 8

WESTON  
CONSULTING



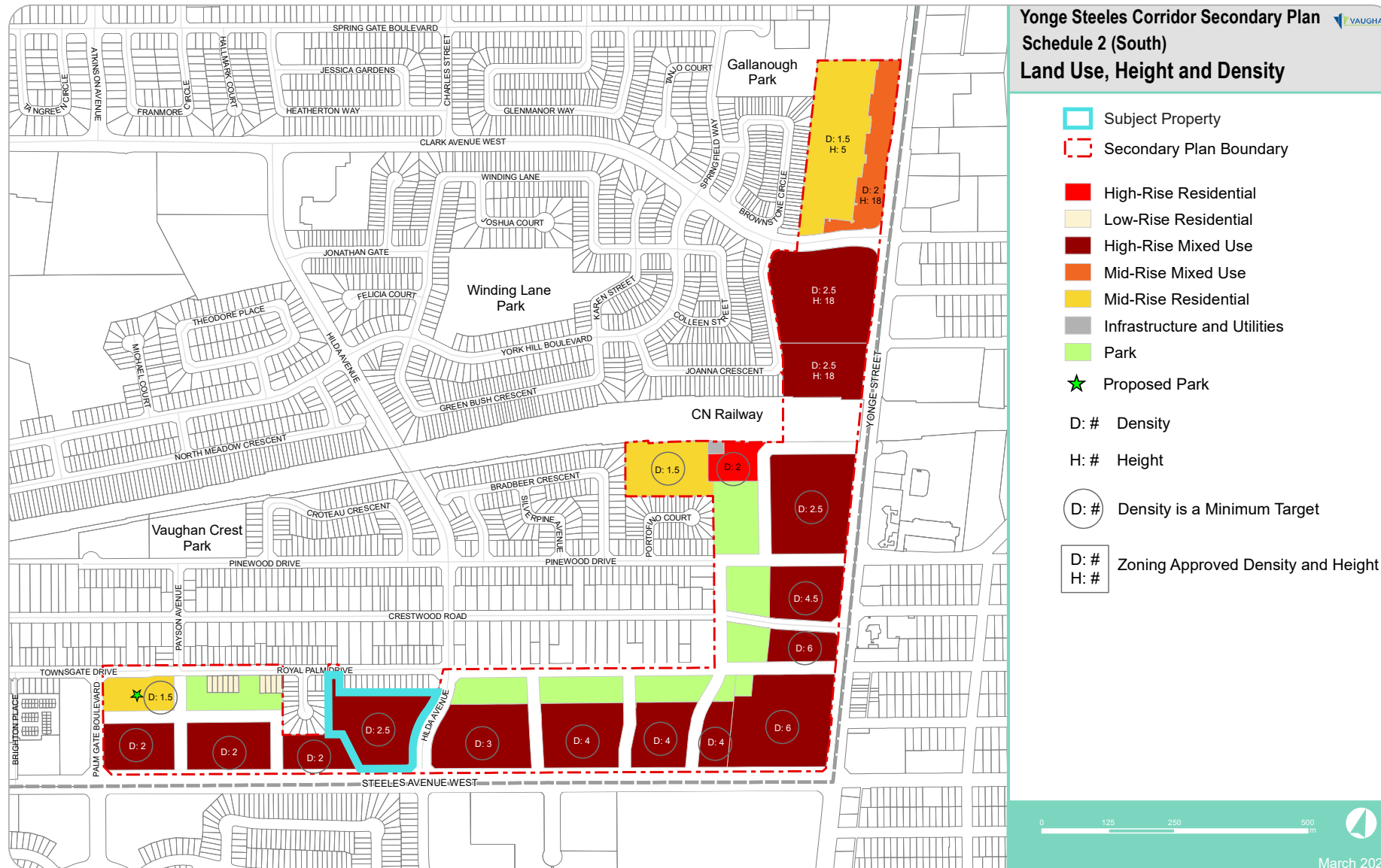
# PROPERTY CONTEXT



Air Photo - Prepared by Weston Consulting

- **Site Area:** 2.34 hectares (5.79 acres)
- **Frontage:**
  - 85.84 metres along Steeles Avenue West
  - 278.62 metres along Hilda Avenue
  - 20.80 metres along Royal palm Drive

# POLICY CONTEXT



Land Use, Height & Density Map - Prepared by the City of Vaughan

- **Vaughan Official Plan:**
  - Urban Structure Designation: *Primary Intensification Corridor*
- **Yonge-Steeles Corridor Secondary Plan:**
  - Land Use Designation: *High-Rise Mixed Use*
- **Zoning By-law 1-88:**
  - Zoning: C2, 9 (483)

# PURPOSE OF APPLICATION

- To amend the existing General Commercial *Zone Exception 9 (483)* under Zoning By-law 1-88 to permit a **Supermarket** in the existing Toys R Us building for 3 years.
- Application will **only** apply to the Toys R Us building and for a **3-year period**.

# CURRENT PROPOSAL



Concept Plan - Prepared by Weston Consulting

- Majority of alterations to existing building will be indoors with some minor exterior modifications (TBD)

**Thank You**  
Comments & Questions?

**Raj Lamichhane**, BARCH, MPL, MCIP, RPP  
Senior Planner

905-738-8080 (ext. 330)  
rlamichhane@westonconsulting.com

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&

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**Steven Pham**, HBSC, MSCPL  
Planner

905-738-8080 (ext. 312)  
spham@westonconsulting.com



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Comment on Zoning by-law amendment file Z.21.021 (June 4, 2024 meeting)  
**Date:** Monday, June 3, 2024 9:20:27 AM

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**From:** Matthew Walton [REDACTED]  
**Sent:** Monday, June 3, 2024 9:18 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Abby Vogus [REDACTED]; Casandra Krysko <Casandra.Krysko@vaughan.ca>  
**Subject:** [External] Comment on Zoning by-law amendment file Z.21.021 (June 4, 2024 meeting)

**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.

Hello,

My name is Matthew Walton and I live at [REDACTED] Wallace St. I am writing to share some concerns and questions about the proposed development as part of file Z.21.021.

First, I am confused about how the demolition of the current residence at 56 Wallace St was approved by the Heritage Vaughan Committee in its June 6, 2023 decision, given that it is a contributing building as part of the heritage conservation district plan. According to the guidelines, Wallace St residences should be guided by the following principle:

*The Street should retain the existing residential character with a single family detached building type and be designed to support a pedestrian streetscape. Where the Official Plan permits, duplexes, triplexes, and quadruplexes may be permitted provided they are carefully designed to appear as single detached dwellings, sensitive to abutting contributing buildings and landscapes, and provided they maintain existing side yard and front yard setbacks, are of a similar building height, and are of a building frontage width which is consistent with adjacent single detached dwellings.*

From the (very limited) photos and renderings provided, the proposed semi-detached



new build does not appear as a single detached dwelling and does not seem to fulfill this requirement. Both the duplex that would replace 56 Wallace and the new proposed build do not have any significant front yard set-backs (as indicated in the guidance), certainly not in line with what currently exists and is in character with the other houses on near it on that part of the block, and most of what is proposed would be front driveways (again, not in keeping with the style that currently characterizes that side of the street). I am worried that approval for demolition would be granted for a contributing building and do not recall any opportunity to provide comment on this June 6, 2023 decision.

Furthermore, that approval was subject to review should the proposal change significantly. From what I can tell, the proposal that was approved contained renovations to 66 Wallace St and *no* additional new property between 56 and 66. This new proposal contains *no* renovations to 66 Wallace St and includes an additional new property, which also does not appear to be designed to accord with the heritage guidelines.

I also believe that the photos of the proposed new building and new duplex (that would replace 56 Wallace) are misleading in terms of their effects on neighbouring property. Currently, the driveway of 56 Wallace separates it from the house next door, but this proposal would eliminate the side driveway (including existing side yard setbacks, another violation of the heritage plan) and put the new house much closer to the existing neighbouring property. The photos do not show the existing property and thus do not accurately present the imposition of this new build on the neighbouring property. To summarize these points: there are *multiple* violations of the stated heritage plan for this street and this area; if we are serious about preserving the heritage of this historical street and district, we must ensure that proposed changes abide by those guidelines.

As a property owner at [REDACTED] Wallace St, the land that abuts the back edge of our property is apparently to be conveyed to the city, yet there is no explanation of what that means in practice. We would like more information regarding what could happen with this area - would it remain wooded area block off sound from the trains and be maintained by the City? Since we have lived here, that area has been by no means "well maintained" but almost a year ago, someone put in a fence at 1 Memorial Hill Drive, fencing off the property's yard from the area that is to be conveyed. We are not certain if this fencing was a way to anticipate city approval of the proposal, or whether it was connected with the construction of a pool on that property (which we assume was approved for construction). Since that time, the area abutting our back yard has become completely overgrown, and contains trash, with apparently no one from that property (including the property owner) taking responsibility for maintaining it. This proposal has *not* yet been

approved, so the responsibility for maintaining this area still lies with the property owner, and there is no evidence that this responsibility is being fulfilled.

As concerned neighbouring homeowners, we expect to know how the city would maintain these lands being conveyed to it: would it be maintained, to ensure that there is no danger of trees falling? Would there be any chance of the city selling it for further development? All of these actions have potential impact on neighbouring properties and families, yet nothing has been explained as to the impacts, responsibilities and future plans.

I would also like to raise concerns with property maintenance for the affected properties. 56 Wallace St has been a rental since our family moved here in February 2021 and up until recently, has been *very* poorly maintained, with no front yard maintenance for months at a time. Similarly, for many months last year, a water leak from 1 Memorial Hill Drive was resulting in a steady stream of water down the hill, pooling where it intersects with Wallace Street, both wasteful and creating a pedestrian hazard. When this was finally reported, maintenance workers reported to neighbourhood residents that the tenants at 1 Memorial Hill Drive had apparently been complaining to the landlord/property owner for a long time to get them to fix this leak, but the owner had refused to do so, until it was reported to the city.

These issues are ultimately the responsibility of the landlord/owner, and I find it hard to see why a property owner would be "rewarded" with the opportunity to build more and make more income, if they have not shown themselves to be responsible caretakers for their existing properties, in ways that negatively affect others in the neighbourhood. This is not a good precedent to set for approving future projects.

Thank you for considering these concerns. I may not be able to attend the meeting on June 4, in person or virtually, so I appreciate these issues being raised on my behalf and answered to our satisfaction and to the satisfaction of other affected neighbourhood residents.

With thanks,  
Matt Walton  
█ Wallace St

**C31.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 2**

**From:** [Leslie Ann Coles](#)  
**To:** [Casandra Krysko](#); [Clerks@vaughan.ca](#)  
**Subject:** Re: [External] Question re Z.21.021  
**Date:** Monday, June 3, 2024 8:02:05 AM  
**Attachments:** [image002.png](#)  
[image001.png](#)

**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.

Greetings Casandra,

I spoke to you back in Sept. regarding the proposed development **File Z.21.021**. I will be attending the meeting on Tues. June 5th, 7PM regarding the proposed development and specifically in relation to the trees that were designated by the developers as "**Trees F, G, and 534.**" The trees reside on my property.

As you may recall I contacted you in 2023 when I was confronted by the developer Yudi at Star Inc. at my home in which he claimed the trees were jointly owned and he asked me to sign a letter agreeing to the removal of the trees to accommodate their development plan. Yudi offered me money to allow them to remove the trees and stated they would cover the cost of the removal. I told them I would consult with my own arborist regarding the trees which are old growth.

I then received an email from Celine Batterink from Kuntz Forestry asking me "*Have you received a copy of our Arborist Report? We have noted three trees on your property that would need to be removed, including Trees F, G, and 534...*" I have pasted below the email which contains the developers arborists evaluation.

I want it noted and on record in anticipation of the meeting that I have not agreed to the removal of the trees and I do believe the scope of their development plan still encroaches on my property and would still require the removal of my trees. I have not consented to this. I was taken aback by an email Yudi at Star Inc. sent me in which he wrote, "*If you don't give consent letter, we will go for plan B. I suggest this would be a perfect opportunity for you to take this \$8,000 compensation. Please let me know your thoughts. Thank you.*" End of quote.

Regards,

**Yudi Shen**

**Executive Assistant**

The 60 ft. Balsam fir cited in the arborist report collapsed, hitting my house in Sept. 2023 in which I had a \$9000 insurance claim. I have attached the email thread of this communication.

I was informed upon the purchase of [REDACTED] Wallace St. that the tree line the developers propose to landscape is protected. I believe the house beside me is also designated as heritage by the Cultural Heritage Preservation Society by the City of Vaughan.

Thank you,

Leslie -Ann Coles

Property Owner [REDACTED] Wallace St. Woodbridge, ON L4L 2P3

**Yudi [yudi@estarinc.com](mailto:yudi@estarinc.com) via [estarinc.onmicrosoft.com](https://www.estarinc.onmicrosoft.com)**

Sep 19, 2022, 10:52 AM

to Celine, me



Hi Leslie Ann,

Please find below our appraisal calculation for the three trees in question, they are \$7715 for all three.



So here is what we can offer:

1. Eight Thousand Dollars (\$8,000 CAD) as one-time fee in consideration of the performance of the Tree Removal Service.
2. We will cover all expense related to the Tree Removal Services.

If you don't give consent letter, we will go for plan B. I suggest this would be a perfect opportunity for you to take this \$8,000 compensation.

Please let me know your thoughts. Thank you.



Regards,

**Yudi Shen**

**Executive Assistant**



E.Star International Inc.

Midland Clothing Inc. (ISO 9001: 2000 Registered)

259 Steelcase Rd W, Unit 2, Markham, ON, Canada, L3R 2P6

Tel: 905-754-0088 ext 238 Fax: 905-754-0099

email: [yudi@estarinc.com](mailto:yudi@estarinc.com)

[www.estarinc.com](http://www.estarinc.com)

[www.getmgu.com](http://www.getmgu.com)

Chi-Miigwech/go raibh maith agat/ Thank you/ Merci  
Leslie Ann Coles, Founder, Executive & Artistic Director

On Mon, Sep 26, 2022 at 9:53 AM Casandra Bagin <[Casandra.Bagin@vaughan.ca](mailto:Casandra.Bagin@vaughan.ca)> wrote:

Good morning Leslie,

I hope you enjoyed the weekend.

Thank you for your e-mail and update. All the best!

**Casandra Bagin**, BURPI MCIP RPP

**Planner**

905-832-8585 ext. 8003 | [casandra.bagin@vaughan.ca](mailto:casandra.bagin@vaughan.ca)

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**From:** Leslie Ann Coles [REDACTED]  
**Sent:** Friday, September 23, 2022 1:42 PM  
**To:** Casandra Bagin <[Casandra.Bagin@vaughan.ca](mailto:Casandra.Bagin@vaughan.ca)>  
**Subject:** Re: [External] Question re Z.21.021

Hi Casandra,

I will only submit a letter of consent when I have a signed agreement for the restoration of my property with the developers.

And, pending a formal agreement, I will then send the consent letter directly to you. Thank you.

During a recent correspondence with them, they advised me to accept their offer- based on an appraised valuation they did - or they would move to "plan B."

I have no idea what "plan B" an is?

Suffice to say, I have not

agreed for the removal of the trees in question.

I'll keep you posted!

Thank you,

Leslie Ann Coles

Homeowner [REDACTED] Wallace Street

On Fri, Sep 23, 2022 at 8:56 AM Casandra Bagin <[Casandra.Bagin@vaughan.ca](mailto:Casandra.Bagin@vaughan.ca)> wrote:

Good morning Leslie,

Thank you for clarifying. At this time are just looking to submit the letter? If so you can submit it directly to me for the

file.

**Cassandra Bagin**, BURPI MCIP RPP

**Planner**

905-832-8585 ext. 8003 | [cassandra.bagin@vaughan.ca](mailto:cassandra.bagin@vaughan.ca)

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**From:** Leslie Ann Coles [REDACTED]  
**Sent:** Friday, September 23, 2022 8:00 AM  
**To:** Casandra Bagin <[Cassandra.Bagin@vaughan.ca](mailto:Cassandra.Bagin@vaughan.ca)>  
**Subject:** Re: [External] Question re Z.21.021

Hi Cassandra,

Yes, they are private trees on my property. The developers of the application above said they require a letter of consent from me to remove the trees. They said a letter of consent from me is required for final approval of their development plan. I gathered they require the letter of consent from me for the City of Vaughan?

Thank you,

Leslie Ann

On Thu, Sep 22, 2022 at 2:51 PM Casandra Bagin <[Cassandra.Bagin@vaughan.ca](mailto:Cassandra.Bagin@vaughan.ca)> wrote:

Good afternoon Leslie,

My apologies for the delay in replying – I was off for a couple of days and am catching up on my e-mails now.

Could you please provide some clarification on what you are inquiring about related to trees? Are they private trees on your property, trees with the municipal ROW, or related to the above-mentioned development application that the Applicant is requesting your consent to remove?

**Cassandra Bagin**, BURPI MCIP RPP

**Planner**

905-832-8585 ext. 8003 | [cassandra.bagin@vaughan.ca](mailto:cassandra.bagin@vaughan.ca)

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**From:** Leslie Ann Coles [REDACTED]  
**Sent:** Monday, September 19, 2022 4:56 PM  
**To:** Casandra Bagin <[Cassandra.Bagin@vaughan.ca](mailto:Cassandra.Bagin@vaughan.ca)>  
**Subject:** Re: [External] Question re Z.21.021

Hi Cassandra,

It's Leslie Ann Coles here again. You mentioned the by-law office for trees?

Can you tell me who I should speak to there?

Thank you,

Leslie Ann

On Fri, Sep 9, 2022 at 4:04 PM Casandra Bagin <[Casandra.Bagin@vaughan.ca](mailto:Casandra.Bagin@vaughan.ca)> wrote:

Hi Leslie,

Not a problem – feel free to reach out directly to me with any further questions related to this file as it has been reassigned to me!

All the best,

**Casandra Bagin**, BURPI MCIP RPP

**Planner**

905-832-8585 ext. 8003 | [casandra.bagin@vaughan.ca](mailto:casandra.bagin@vaughan.ca)

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**From:** Leslie Ann Coles [REDACTED]  
**Sent:** Friday, September 9, 2022 4:00 PM  
**To:** Casandra Bagin <[Casandra.Bagin@vaughan.ca](mailto:Casandra.Bagin@vaughan.ca)>  
**Subject:** Re: [External] Question re Z.21.021

Many thanks. Understood.

Thank you,

Leslie Ann Coles

[REDACTED] Wallace Street

On Fri, Sep 9, 2022 at 3:52 PM Casandra Bagin <[Casandra.Bagin@vaughan.ca](mailto:Casandra.Bagin@vaughan.ca)> wrote:

Good afternoon Leslie,

Thank you for your e-mail.

There is no meeting today at City Hall involving Development Planning or related to final approval.

The recommendation Report for the Application to Council has not yet been scheduled. I am expecting a resubmission by the Applicant shortly.

I hope this helps. Please let me know if you have any other questions!

**Casandra Bagin** BURPL MCIP RPP

**Planner**

905-832-8585 ext. 8003 | [casandra.bagin@vaughan.ca](mailto:casandra.bagin@vaughan.ca)

**City of Vaughan | Development Planning Department**  
[2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1](#)

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



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**From:** Leslie Ann Coles [REDACTED]  
**Sent:** Friday, September 09, 2022 11:37 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Re: [External] Question re Z.21.021

Hello,

I received a letter from the developers two weeks ago requesting my consent to have trees removed from my property. They indicated this was a condition that was required by the city for final approval of their plan?

**I have not given my consent. We do not yet have an agreement.**

**So, there is no meeting today for their final approval based on my consent for tree removal?**

**Please advise. Thank you, Lelsie Ann Coles ( [REDACTED] Wallace Street)**

Leslie-Ann Coles (She/Her)

LA Coles Fine Art Films - <https://lacolessfineartfilms.com/>

20th Female Eye Film Festival "*Always Honest, Not Always Pretty*" March 2021 @TIFF [www.FemaleEyeFilmFestival.com](http://www.FemaleEyeFilmFestival.com)

The Female Eye voted worlds "Top 50 Festivals Worth the Entry Fee" for ten consecutive years (2013-2022) by Movie Maker Magazine.

"The lack of gender equity in film making [and in other arts] is perhaps a self-sustaining cycle. Movies shape the way that people see the world and by extension, the way that people see women." Odessa Kelebay



On Fri, Sep 9, 2022 at 10:46 AM [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca) <[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)> wrote:

Good morning,

Thank you for your e-mail. The meeting for this development plan # Z.21.021 already took place and the Post-Meeting Extract can be found here: [Post-Meeting Extract](#)

Hope this helps!

**City of Vaughan | Office of the City Clerk**

[2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1](#)

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



---

**From:** Leslie Ann Coles [REDACTED]  
**Sent:** Friday, September 09, 2022 9:35 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Question re Z.21.021

Greetings,

I am wondering if you can assist me. I reside at [REDACTED] Wallace Street.

Can you tell me if there is a meeting today in regards to # **Z.21.021**? Or, perhaps you can tell me where to go on access Vaughan to see if there is a meeting scheduled today for the final approval for this development plan # **Z.21.021**

Many thanks, Leslie Ann Coles [REDACTED]

Leslie-Ann Coles (She/Her)

LA Coles Fine Art Films - <https://lacolesfineartfilms.com/>

20th Female Eye Film Festival "*Always Honest, Not Always Pretty*" March 2021 @TIFF [www.FemaleEyeFilmFestival.com](http://www.FemaleEyeFilmFestival.com)

The Female Eye voted worlds "Top 50 Festivals Worth the Entry Fee" for ten consecutive years (2013-2022) by Movie Maker Magazine.

Location: ■ Wallace Street

Tree #	Common Name	Scientific Name	DBH	OC	Appraised Trunk Area (cm <sup>2</sup> )	Unit Tree Cost (RPAC)	Basic Tree Cost \$	Depreciation			Appraised Value \$	Rounded Final Value \$
								Condition Rating %	Functional Limitation Rating %	External Limitation Rating %		
F	Balsam Fir	<i>Abies balsamea</i>	35	F	962	\$4.50	\$4,330	0.55	0.8	0.90	\$1,714	\$1,715
G	Apple Species	<i>Malus spp.</i>	41	F-G	1320	\$6.26	\$8,265	0.725	0.7	0.80	\$3,356	\$3,400
534	Austrian Pine	<i>Pinus nigra</i>	12, 43.5	F-G	1599	\$4.71	\$7,531	0.725	0.6	0.80	\$2,621	\$2,600
<b>Total</b>											<b>\$7,715</b>	

Codes		
DBH	Diameter at Breast Height	(cm)
OC	Overall Condition	(G, F, P)

# PUBLIC CONSULTATION MEETING #2 – VAUGHAN COW

8307 and 8311 Islington Avenue and  
4, 6, 10 and 12 Hartman Avenue

Official Plan Amendment & Zoning By-law Amendment  
(OP.19.011 and Z.19.033)

June 4<sup>th</sup>, 2024

City of Vaughan  
Council Chamber

**C32.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 1**



**WESTON**  
CONSULTING



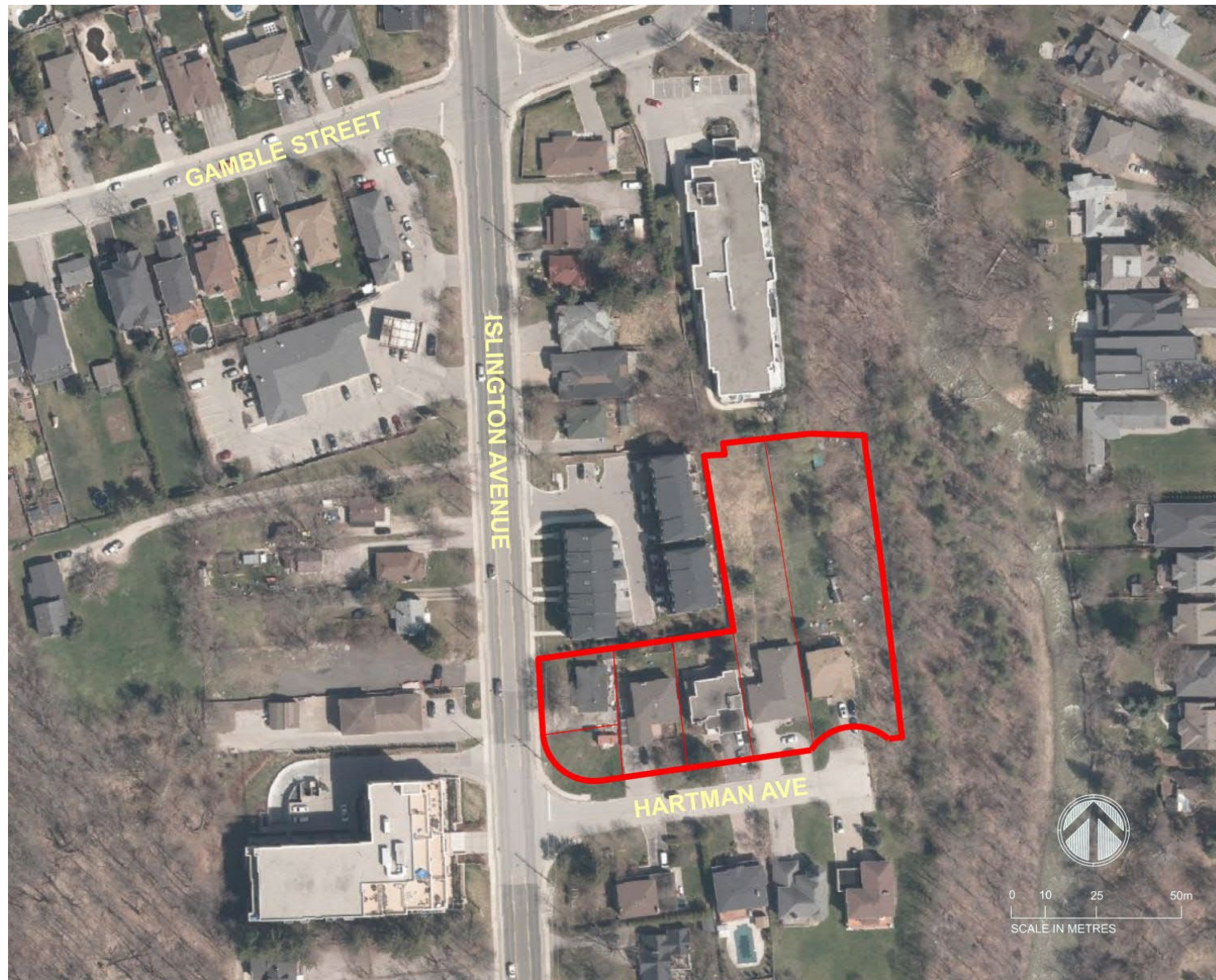
# SURROUNDING CONTEXT



Aerial Photo of the Subject Lands and Surrounding Context

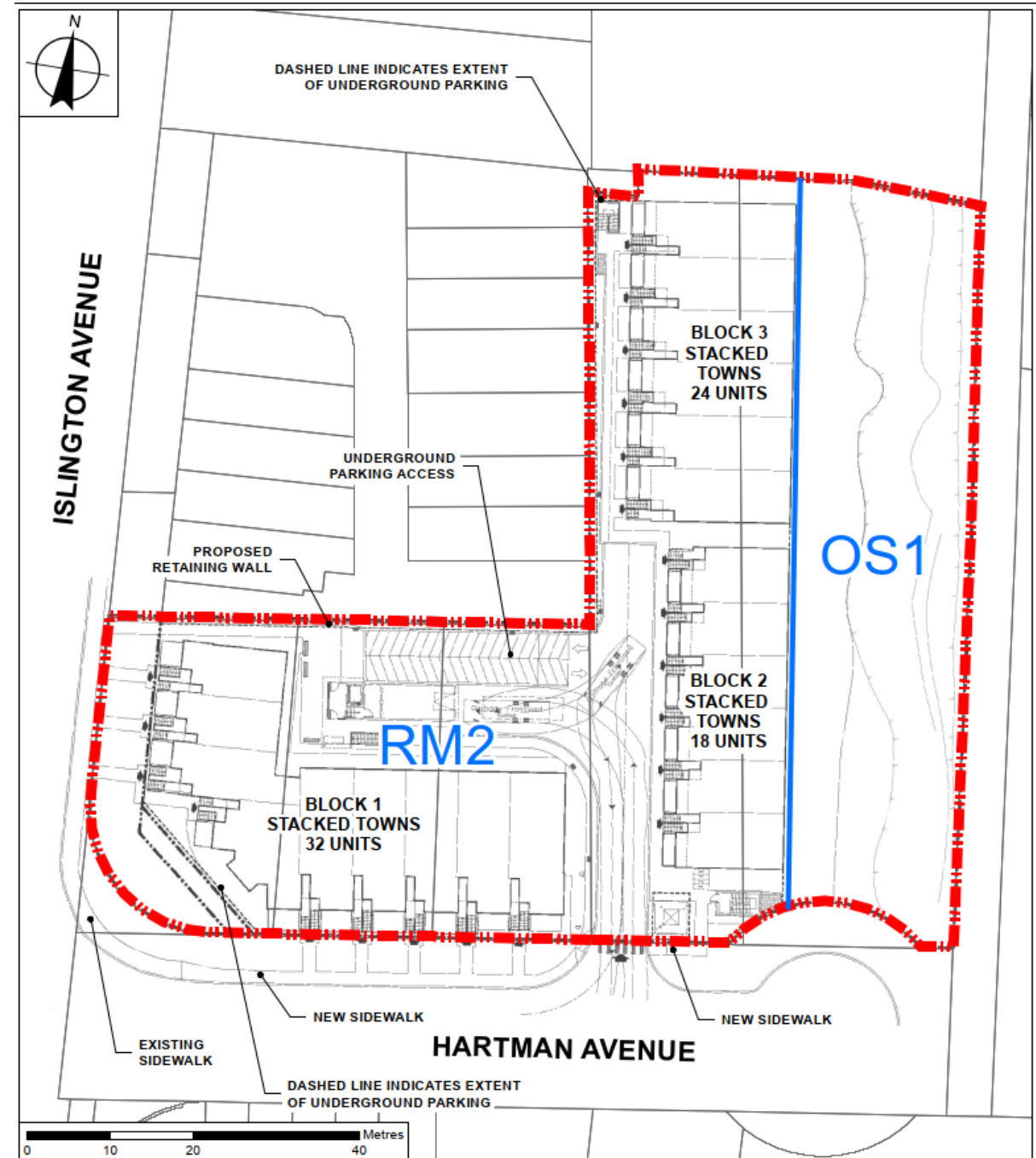
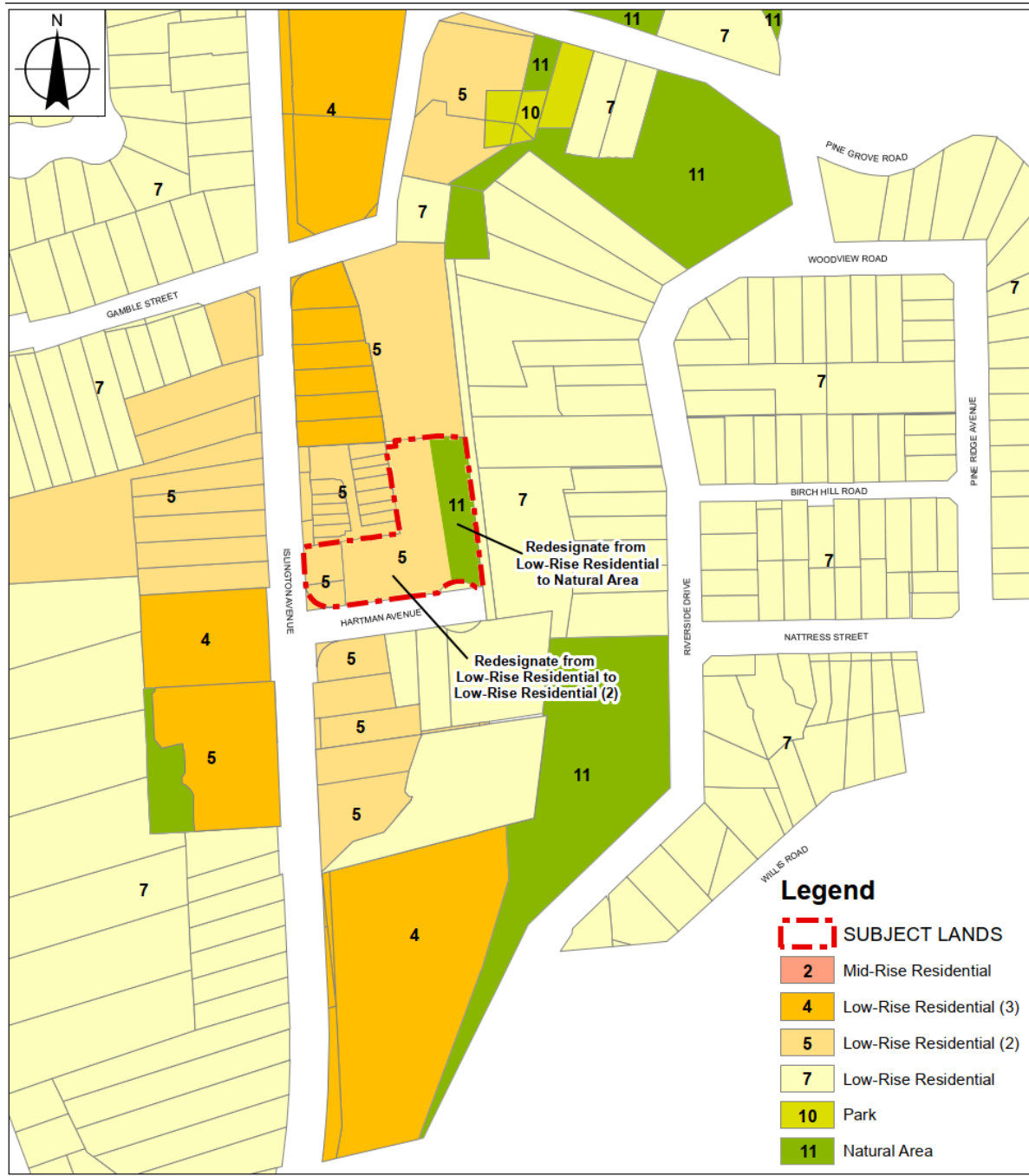
- Neighbourhood context is mixed-use with a range of residential and non-residential uses;
- The buildings proposed and existing surrounding the subject lands are generally categorized as low- to mid-rise typologies, with detached, semi-detached, traditional and stacked / back-to-back towns, low-rise and mid-rise apartment buildings;
- The area is planned to for context-sensitive intensification with adjacent sites evidenced as its ongoing transition and evolution to a mixed-use community, with proposals for 6 and 7-storey apartment buildings in proximity; and,
- Located within a neighbourhood with planned and existing pedestrian and active transit infrastructure, and community services and facilities.

# EXISTING CONDITIONS & OVERVIEW OF PLANNING APPLICATIONS



Aerial Photo of the Subject Lands

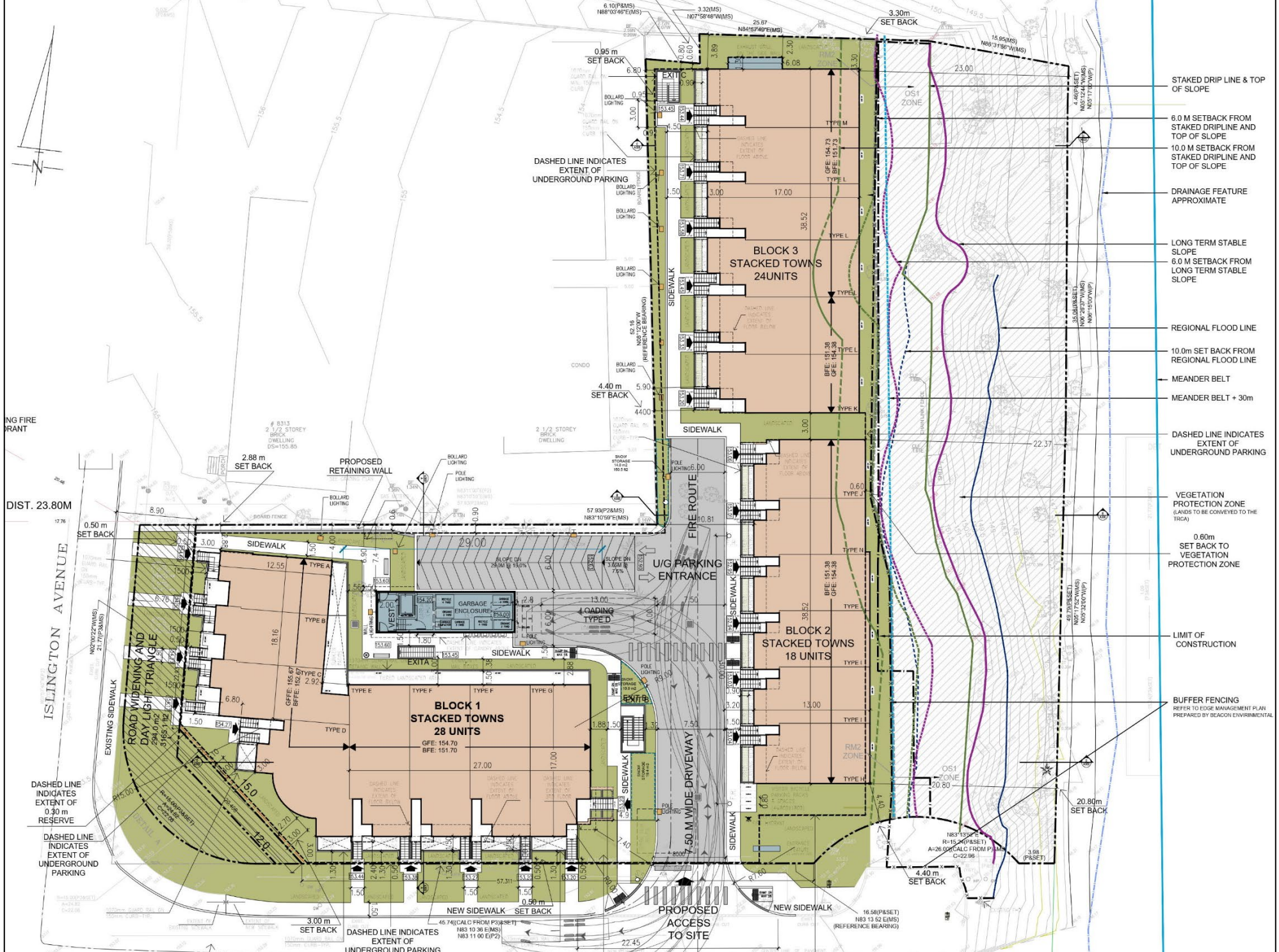
- Lands are currently occupied by five (5) detached single-family buildings with frontage along Hartman Avenue (~85-metres) and Islington Avenue (~42-metres);
- Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications were submitted to facilitate the proposed stacked townhouse development on the subject lands;
- An initial Public Consultation Meeting was held on July 13, 2020 (Committee of the Whole). The public was in attendance and provided written and oral correspondence / commentary on the applications / proposed development.
- Comments from the City of Vaughan, York Region, TRCA and external agencies were received on the OPA, ZBA and SPC Applications, and were substantially addressed by the applicant and their consulting team through multiple re-submissions and technical meetings with Staff.



# PROPOSED DEVELOPMENT

Development Parameter	Proposed
No. of Dwelling Units	70
Maximum Height	4-storeys 11.34 m
Density (FSI)	1.86 FSI (based on net site area)
Lot Coverage	34.50% (gross) – 52% (net)
Vehicle Parking Supply	95 total spaces 77 resident & 18 visitor
Bike Parking Supply	64 total spaces 56 long term & 8 short term

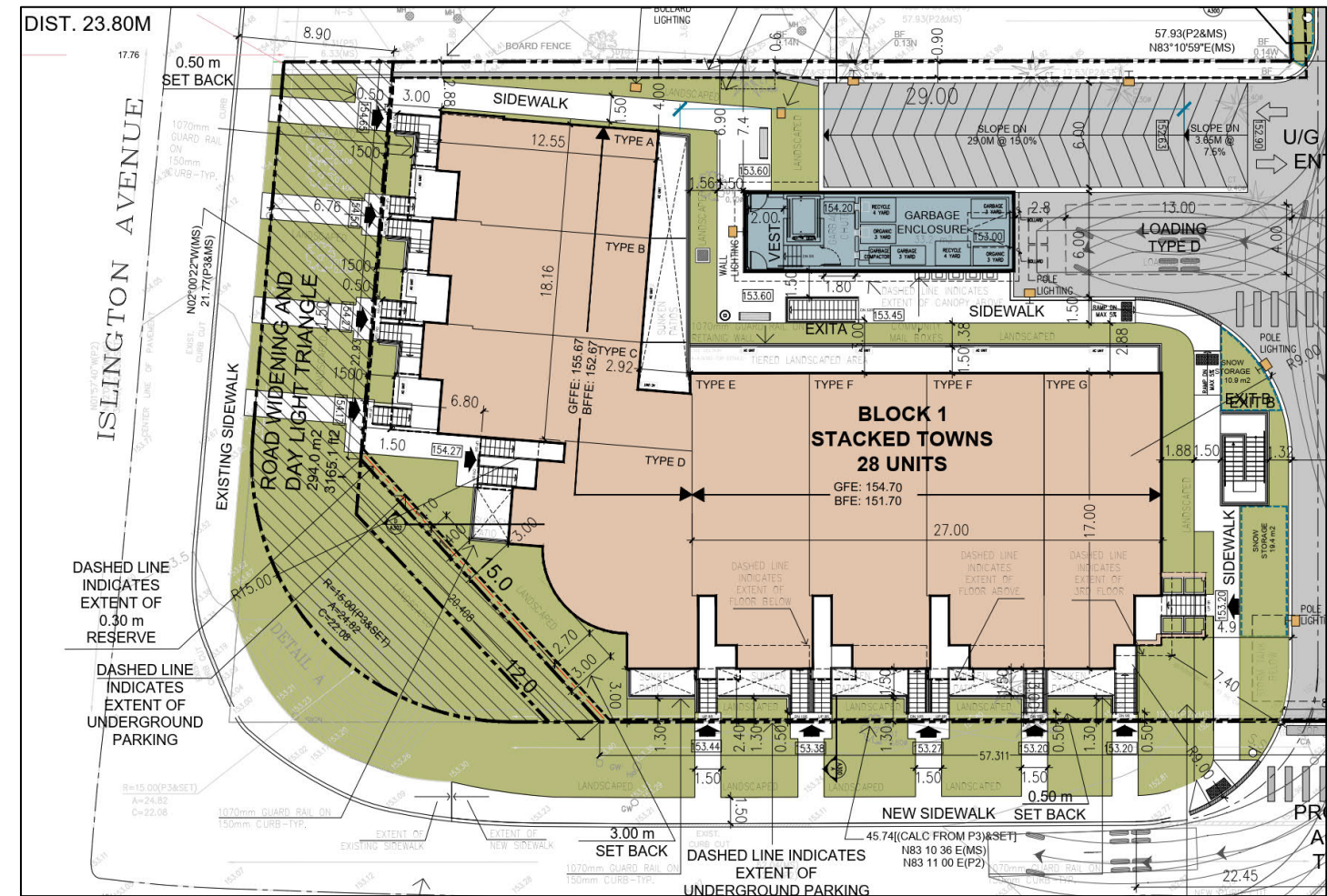
Site Plan prepared by ICON Architects



# VIEW FROM NORTHWEST



Northwest View of the Subject Lands prepared by ICON Architects

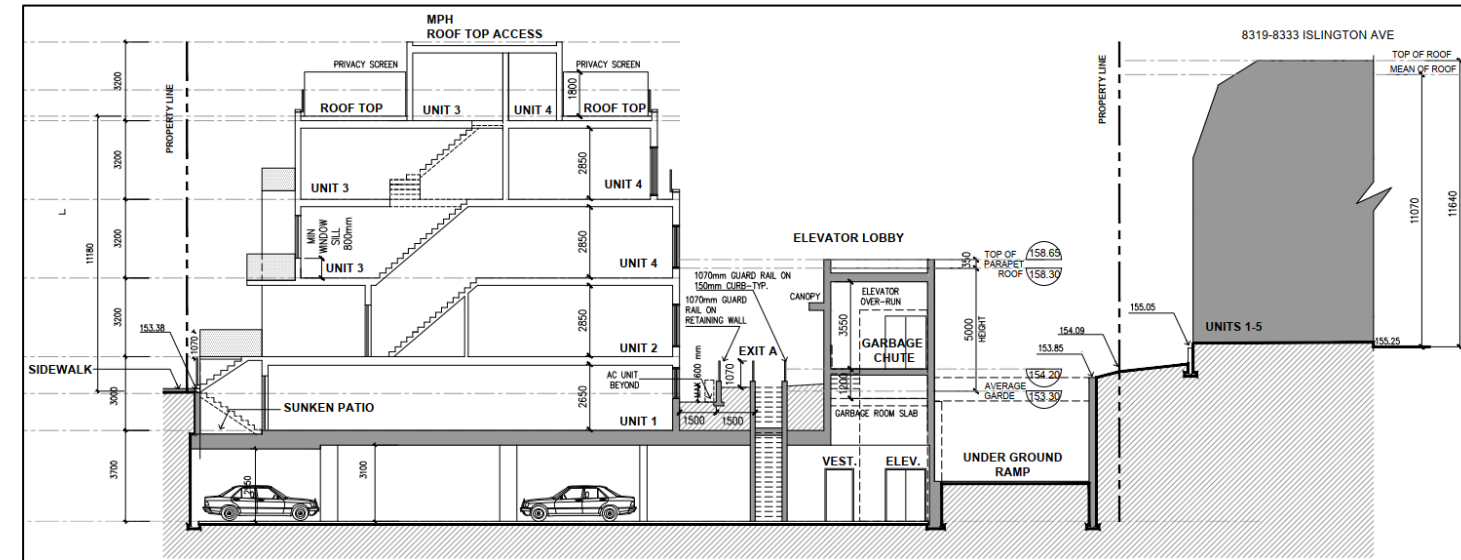




# VIEW FROM SOUTH-EAST



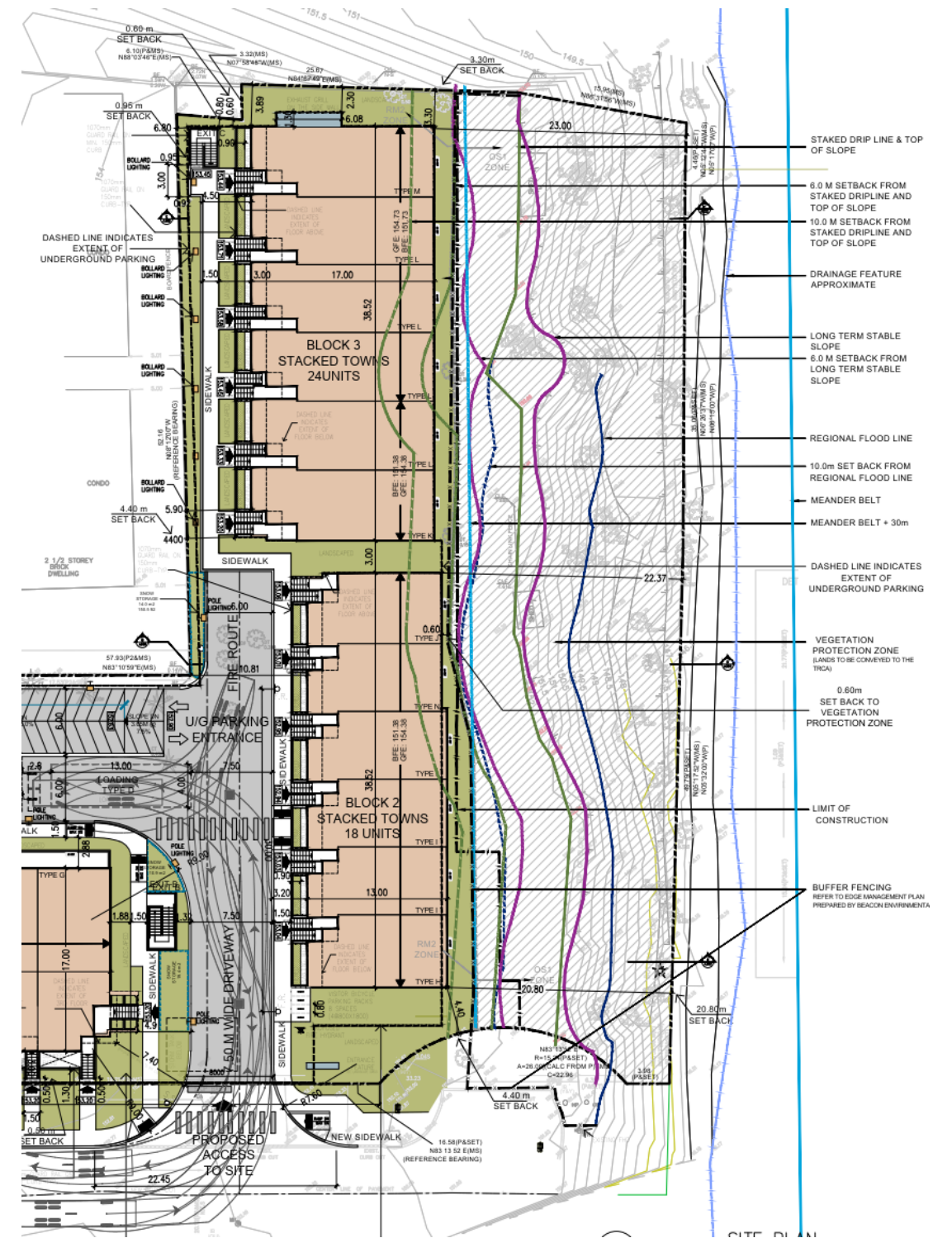
Southeast View of the Subject Lands prepared by ICON Architects



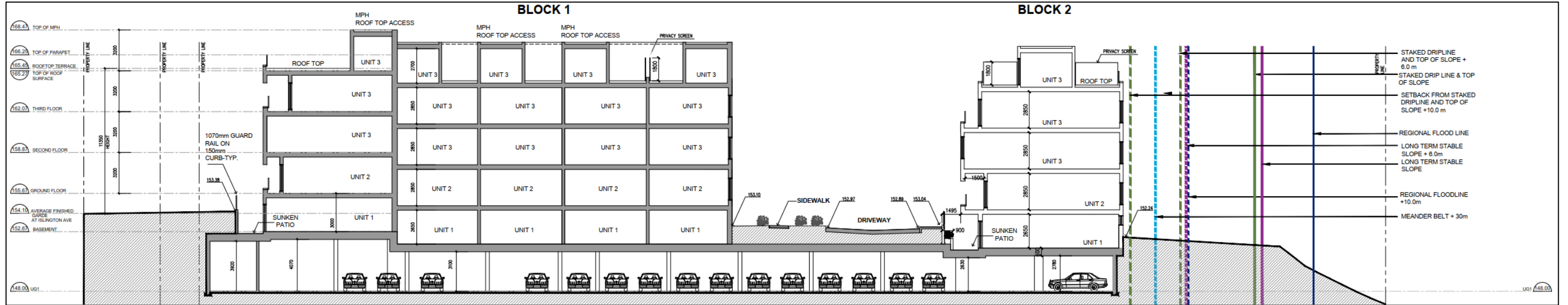
# VIEW FROM EAST



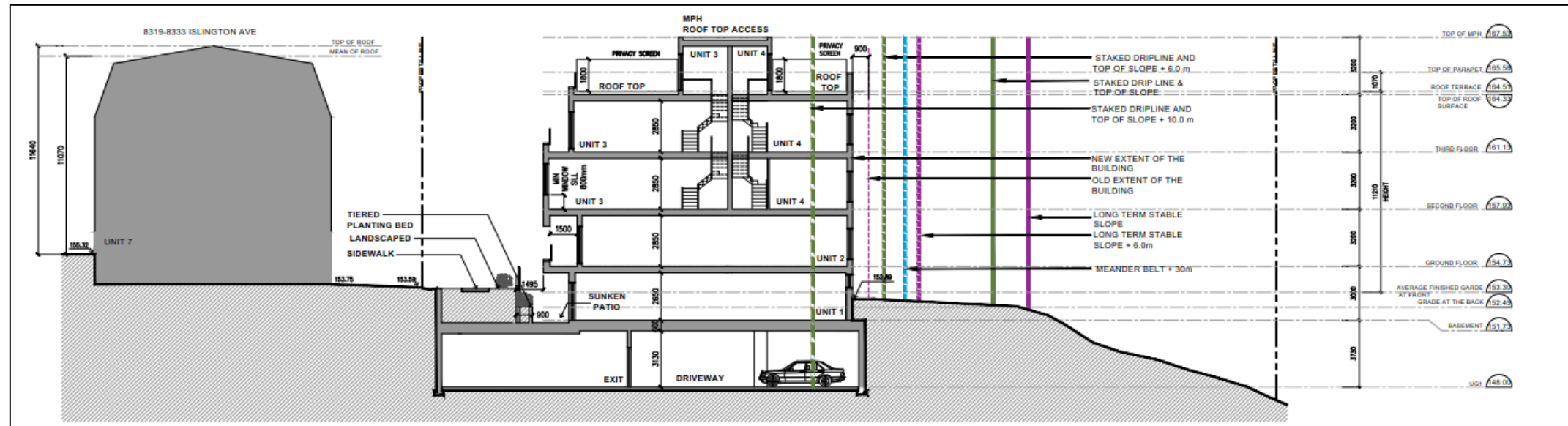
East View of the Subject Lands prepared by ICON Architects



# IMPROVED CONDITIONS



Section D-D prepared by ICON Architects

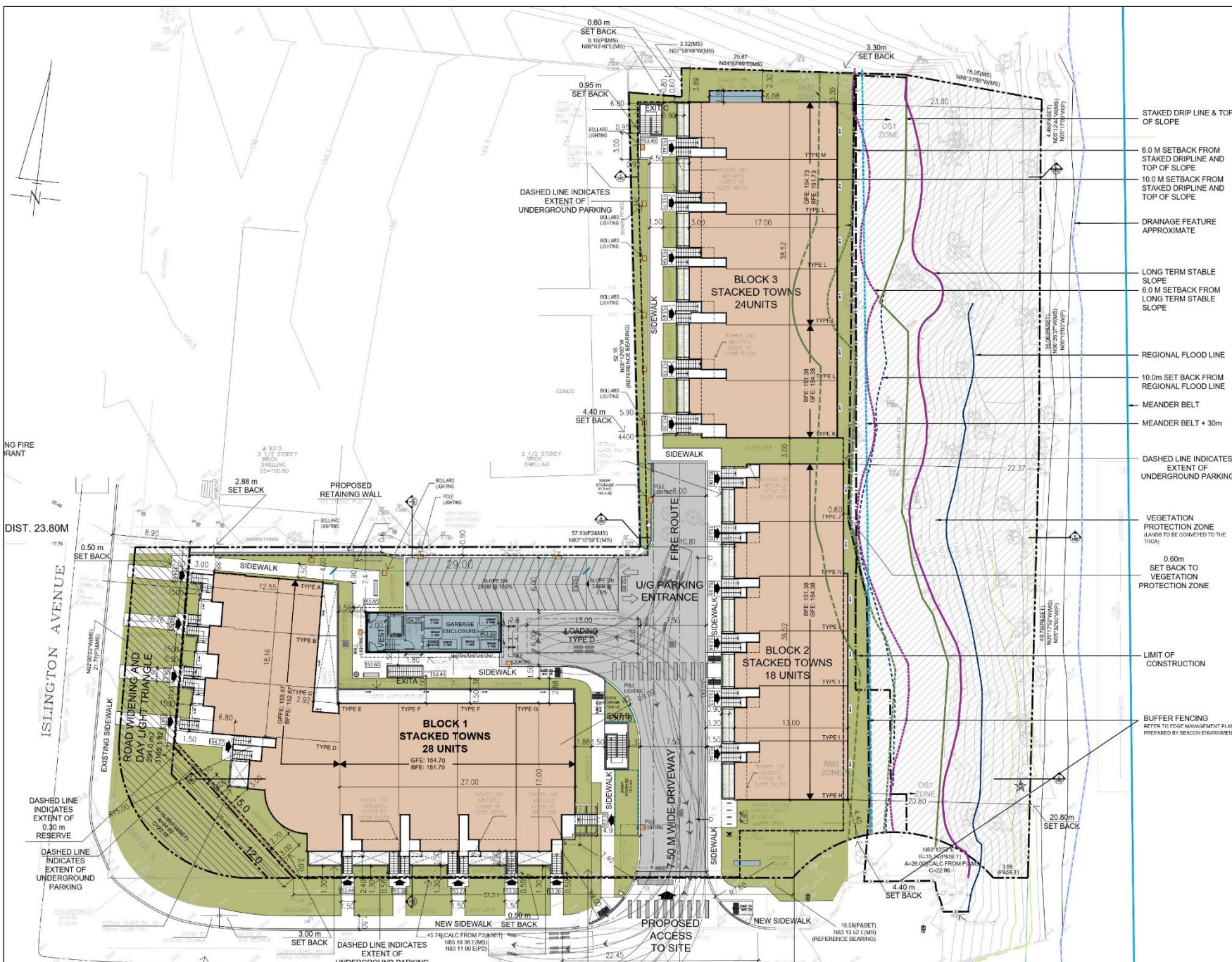


Section B-B (Block 3 and existing townhouses to the west) prepared by ICON Architects

# Thank You

## Comments & Questions?

Mathew Halo  
Senior Planner, Weston Consulting  
[mhalo@westonconsulting.com](mailto:mhalo@westonconsulting.com)



Site Plan prepared by ICON Architects



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014  
**Date:** Monday, June 3, 2024 9:39:29 AM

---

**From:** Anthony Guglielmi [REDACTED]  
**Sent:** Monday, June 3, 2024 9:34 AM  
**To:** Diego muzzatti [REDACTED]; Sh.Mirbagheri [REDACTED]; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>  
**Cc:** Ali Zad [REDACTED]; John [REDACTED]; Francesca Mancuso [REDACTED]; Abbasali Kermalli [REDACTED]; Abbasali Kermalli [REDACTED]; Alex Morozov [REDACTED]; Nick apolito [REDACTED]; Paul Antolin [REDACTED]; Raheleh Niati [REDACTED]; [REDACTED]  
**Subject:** RE: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

**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.

Hello all

Please see my comments below regarding this development application (Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014).

My main concern is regarding the applicant's disregard for the TRCA minimum setbacks on the Humber River greenspace directly abutting this development. The Humber River and surrounding greenspace is a critical watershed area that impacts not only Vaughan but also a much larger swath of land both upstream and downstream for many kilometers. The applicant's encroachment into this greenspace should not be tolerated and I sincerely hope Vaughan councillors and planning staff vehemently object and oppose this encroachment. The applicant had had many years to address these concerns and has failed to do so.

There has been a lot of concern about the slow pace of housing development in the GTA and much of the blame for the slow development process has been put on municipal officials and staff. However in this case it seems like the applicant has been the cause of delay, by

continuing to push for this encroachment into the open space watershed area of the Humber River, rather than submitting an application that respects the open space setbacks that have been in effect for many years.

I request Vaughan council and staff to oppose this encroachment and direct the applicant to revise their application accordingly.

Best Regards

Anthony Guglielmi  
[REDACTED] Riverside Drive

---

**From:** Diego muzzatti [REDACTED]  
**Sent:** Friday, May 31, 2024 11:09 AM  
**To:** Sh.Mirbagheri [REDACTED] [adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca); Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>; clerks <[clerks@vaughan.ca](mailto:clerks@vaughan.ca)>; Linda Jackson <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Mario Ferri <[mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)>; Gino Rosati <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; [MarioG.racco@vaughan.ca](mailto:MarioG.racco@vaughan.ca); [marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca); [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca); [chris.ainsworth@vaughan.ca](mailto:chris.ainsworth@vaughan.ca); [gila.martow@vaughan.ca](mailto:gila.martow@vaughan.ca)  
**Cc:** Ali Zad [REDACTED] John [REDACTED]; Francesca Mancuso [REDACTED] Anthony Guglielmi [REDACTED]; Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED] Alex Morozov [REDACTED] nick apolito [REDACTED] Paul Antolin [REDACTED] Raheleh Niati [REDACTED]  
**Subject:** Re: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033  
File: DA.21.014

As Diego and Denice Muzzatti of 120 Riverside Dr concur

Your consideration is greatly appreciated

Sent from my Bell Samsung device over Canada's largest network.

---

**From:** Sh.Mirbagheri [REDACTED]  
**Sent:** Friday, May 31, 2024 10:54:56 AM  
**To:** [adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca) <[adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca)>; Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>; clerks <[clerks@vaughan.ca](mailto:clerks@vaughan.ca)>; Linda Jackson <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Mario Ferri <[mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)>; Gino Rosati <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; [MarioG.racco@vaughan.ca](mailto:MarioG.racco@vaughan.ca) <[MarioG.racco@vaughan.ca](mailto:MarioG.racco@vaughan.ca)>; [marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca) <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>; [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca) <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; [chris.ainsworth@vaughan.ca](mailto:chris.ainsworth@vaughan.ca) <[chris.ainsworth@vaughan.ca](mailto:chris.ainsworth@vaughan.ca)>; [gila.martow@vaughan.ca](mailto:gila.martow@vaughan.ca) <[gila.martow@vaughan.ca](mailto:gila.martow@vaughan.ca)>  
**Cc:** Ali Zad [REDACTED] John [REDACTED] Francesca Mancuso [REDACTED]

[REDACTED] Anthony Next Door Guglielmi [REDACTED]  
Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED] Alex Morozov  
[REDACTED] Diego muzzatti [REDACTED] nick apolito  
[REDACTED]; Paul Antolin [REDACTED] Raheleh Niati  
[REDACTED]

**Subject:** Fwd: [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033  
File: DA.21.014

Hello Councilor Volpentesta and City of Vaughan Councilors,

We Raheleh Niati, Shahab Mirbagheri residents of property at [REDACTED] Riverside drive, would also like to raise our concerns regarding Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014 application for following reasons:

- There are still some major comments from TRCA (i.e., 10 meter setback from conservation area, ...) that have not been addressed by the builder. The applicant would also like to re-designate a portion of the subject lands from “Natural Areas” to “Low-Rise Residential (2)”. We believe natural areas belong to the public and the ‘Land Use” can not be changed as per request of builders.
- As mentioned by Mr. Zad in the following Email there was supposed to be a feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road where multiple applications were/are being processed by City of Vaughan/OLT. There should be an action by our elected officials to put a pause on ongoing/new applications in this area and to proceed with the study and implement necessary infrastructural changes before reviewing/approving further applications. This corridor is not able to handle the current traffic during rush hours then how the applications for **hundreds of new units** are being reviewed/approved without comprehensive study? This major issue in a narrow portion of Islington Avenue is the main reason for having less expensive lands in this section of the street which obviously attracts builders to put multiple applications in place as we saw in the last seven years. By taking no action this issue will continue in future which will affect conservation area/Humber river and subsequently next generations.

- The revised application by the builder has much less information in comparison to the original submission in 2020. For example, the height of the townhouses and front view of the proposed units are missing in the revised application. Final floor space index is also not defined in this application having said that as per VOP 2010 the permitted FSI was supposed to be 0.5 for this area. We believe the builder is deviating from this requirement and proceeding with two or three times higher the permitted FSI. We were expecting to see more information in the revised application in comparison with the original submittal, however the revised application after 4 years creates more concerns and questions due to lack of information for the community.
- There are existing townhouses behind the proposed site plan which will be significantly affected by this Project and we would like to see the Planning department's comprehensive review before approving this application.

We hope our elected officials will consider this real community concern (which has been raised for different applications during last seven years) and take necessary actions to address the issue once for all.

Thank you for your consideration and efforts in this regard.

Thanks,

Raheleh Niati

Shahab Mirbagheri

■ Riverside drive, Woodbridge

**From:** Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>

**Date:** May 30, 2024 at 9:37:36 AM EDT



To: Ali Zad [REDACTED] [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Cc:

[REDACTED]

shahab mirbagheri

[REDACTED] Adriano Volpentesta

<[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>

**Subject: RE: [External] Fwd: Hartman and Islington Avenue Development  
- OP.19.011 & Z.19.033 File: DA.21.014**

Good morning Mr. Zad,

I would be happy to forward your email to Councillor Volpentesta for his review.

His email address is: [adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca).

**Lucy Cardile**

**Executive Assistant to Councillor Adriano Volpentesta**

**905-832-8585, ext. 8741 | [Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)**

**City of Vaughan | Office of Councillor Adriano Volpentesta**

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

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

To subscribe to Councillor Volpentesta e-newsletter click [here](#)



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**From:** Ali Zad [REDACTED]  
**Sent:** Wednesday, May 29, 2024 6:54 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>  
**Cc:** [REDACTED]  
[REDACTED] shahab mirbagheri  
[REDACTED]  
**Subject:** [External] Fwd: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

**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.

Good afternoon Ms. Cardile,

I have tried multiple times to send my below email to Mr. Volpentesta with no luck! Could you kindly forward my message to him, please? Thanks.

I Ali Zad owner of [REDACTED] Riverside Drive, hereby would like share my concerns regarding the above mentioned subject with city officials. This matter has been dragging on for many years now, and to our dismay, Nariman Consulting Co. is persisting with their initial request for zoning amendments, blatantly ignoring critical and non-negotiable rules set by the TRCA.

I would like to reiterate my concerns and urge our city councilors and mayor to review and consider them thoroughly before the meeting on June 4th.

Firstly, as my neighbor rightly mentioned, the 10-meter setback requirement from the TRCA has yet to be addressed. Why has the City of Vaughan scheduled this meeting when the applicant has continuously disregarded a major stipulation from a government authority for the past three years?

From a technical standpoint, this oversight is alarming. Additionally, as a taxpayer and resident, I am increasingly frustrated by the ongoing zoning changes in our neighborhood over the past seven years. It is apparent that there has not been a comprehensive feasibility study of the Islington Avenue corridor between Willis Road and Langstaff Road before approving multiple zoning amendments. We are witnessing a daily increase in population in this area, with no corresponding measures to manage the resulting traffic, noise pollution, littering, and other issues that are degrading our quality of life.

Regarding this specific application, we are

confronting a proposal to demolish 5 residential houses to build 74 townhouses on a 6.7-meter-wide dead-end avenue, with buildings exceeding a height of 14 meters and encroaching on a conservation area. We demand to know who is permitting this and under what regulations.

As residents who will bear the brunt of these changes, we have the right to expect our elected officials to protect our interests. We pay property taxes, vote, and elect our councilors and mayor with the expectation that they will safeguard our community against such adverse impacts.

I implore our city officials to seriously consider these matters before making any final decisions. The well-being of our neighborhood is at stake, and we trust you will act in our best interest.

Sincerely,

Ali Zad

■ Riverside Drive

On May 15, 2024, at 2:15 PM, Stephen Bohan <[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shahab,

To obtain information/records from TRCA files, you would need to go through a Freedom of Information request. Our Corporate Records Department handles Freedom of Information requests. You can access the following link for details about the process: <https://trca.ca/about/freedom-information/>

If you have any questions or concerns regarding the process, you can contact our records staff through the following email: [foi@trca.ca](mailto:foi@trca.ca)

When filling out the FOI application, the file you would want to be referencing is:

1. CFN 62547.02 – Official Plan Amendment and Zoning By-law Amendment - 8307 & 8311 Islington Avenue and 4, 6,10 and 12 Hartman Avenue

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits |  
Development and Engineering Services

Toronto and Region Conservation Authority  
(TRCA)

T: [437-880-1944](tel:437-880-1944)

E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)  
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | [trca.ca](http://trca.ca)



---

**From:** shahab mirbagheri

[REDACTED]  
**Sent:** Wednesday, May 15, 2024 12:59 PM

**To:** Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>

**Cc:** Ali Zad [REDACTED]  
[REDACTED] Alex Morozov [REDACTED]  
Raheleh Niati [REDACTED] nick apolito [REDACTED] John [REDACTED]  
[REDACTED] Francesca Mancuso [REDACTED]  
Abbasali Kermalli [REDACTED] Abbasali Kermalli [REDACTED]

**Subject:** Re: Hartman and Islington Avenue Development - OP.19.011 & Z.19.033 File: DA.21.014

**EXTERNAL SENDER**

Hi Stephen,

Thank you for your response.

There were some other major comments from TRCA (i.e. 10 meter set back from conservation area,...) which seems they have not been implemented by builder as per their final proposal to committee of the whole and they want to proceed with building seventy 4-5 story stacked townhouses attached to conservation area or in some cases inside conservation area.

I appreciate if you send us the document showing that builder has addressed all TRCA comments/concerns.

Thanks,

Shahab

On May 14, 2024, at 9:29 AM,  
Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>  
wrote:

Hi Shahab,

TRCA staff reviewed an updated submission of technical materials associated with this project in March – April 2024. Based on those updated materials, TRCA's legislative interests related to natural hazard management were

addressed.

Regards,

**Stephen Bohan**  
Senior Planner  
Development Planning and Permits  
| Development and Engineering  
Services

Toronto and Region Conservation  
Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)

E: [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

A: [101 Exchange Avenue,  
Vaughan, ON, L4K 5R6 | trca.ca](#)

[<image001.png>](#)

---

**From:** shahab mirbagheri

[REDACTED]  
**Sent:** Monday, May 13, 2024  
1:14 PM

**To:** Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>

**Cc:** Ali Zad

[REDACTED]  
[REDACTED]  
; Alex Morozov

[REDACTED]  
Raheleh Niati  
[REDACTED]; nick  
apolito  
[REDACTED]

**Subject:** Re: Hartman and  
Islington Avenue



Development - OP.19.011 &  
Z.19.033

**EXTERNAL SENDER**

Hello Stephen,

We received a notice for committee of the whole from city of Vaughan regarding below application which will be held early June.

I still see that some of the major TRCA comments have not yet been addressed. Please advise about latest status of this application from TRCA point of view.

Thanks,

Shahab Mirbagheri

On Mar 14, 2023,  
at 1:43 PM,  
Stephen Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)> wrote:

Hi Shabab,

TRCA is currently waiting for a formal recirculation of the above noted applications from the proponent/city to ensure that our previous comments have been addressed.

Regards,

**Stephen Bohan**  
Senior Planner  
Development  
Planning and Permits  
| Development and  
Engineering Services

Toronto and Region  
Conservation  
Authority (TRCA)

T: [437-880-1944](tel:437-880-1944)

E:  
[stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca](#)

[<image001.png](#)

[>](#)

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**From:** shahab  
mirbagheri

[REDACTED]  
[REDACTED]

**Sent:** Tuesday,  
March 14, 2023  
11:00 AM

**To:** Stephen  
Bohan  
<[Stephen.Bohan@trca.ca](mailto:Stephen.Bohan@trca.ca)>

**Cc:** Ali Zad

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED] Alex  
Morozov

[REDACTED]  
[REDACTED]

Raheleh Niati

[REDACTED]  
[REDACTED] nick apolito

[REDACTED]  
[REDACTED]

Hamedeh Razavi  
<[Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)>

**Subject:** Re:  
Hartman and  
Islington Avenue  
Development -  
OP.19.011 &  
Z.19.033

Hello Stephen,

We have not received any update about above mentioned application from City of Vaughan so far.

We were wondering if there has been further communication (by the applicant or City) with TRCA about this application after April 2022.

Appreciate your supports on this.

Thanks,

Shahab

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**C34.**

**Communication**

**CW(PM) – June 4, 2024**

**Item No. 5**

# STATUTORY PUBLIC MEETING

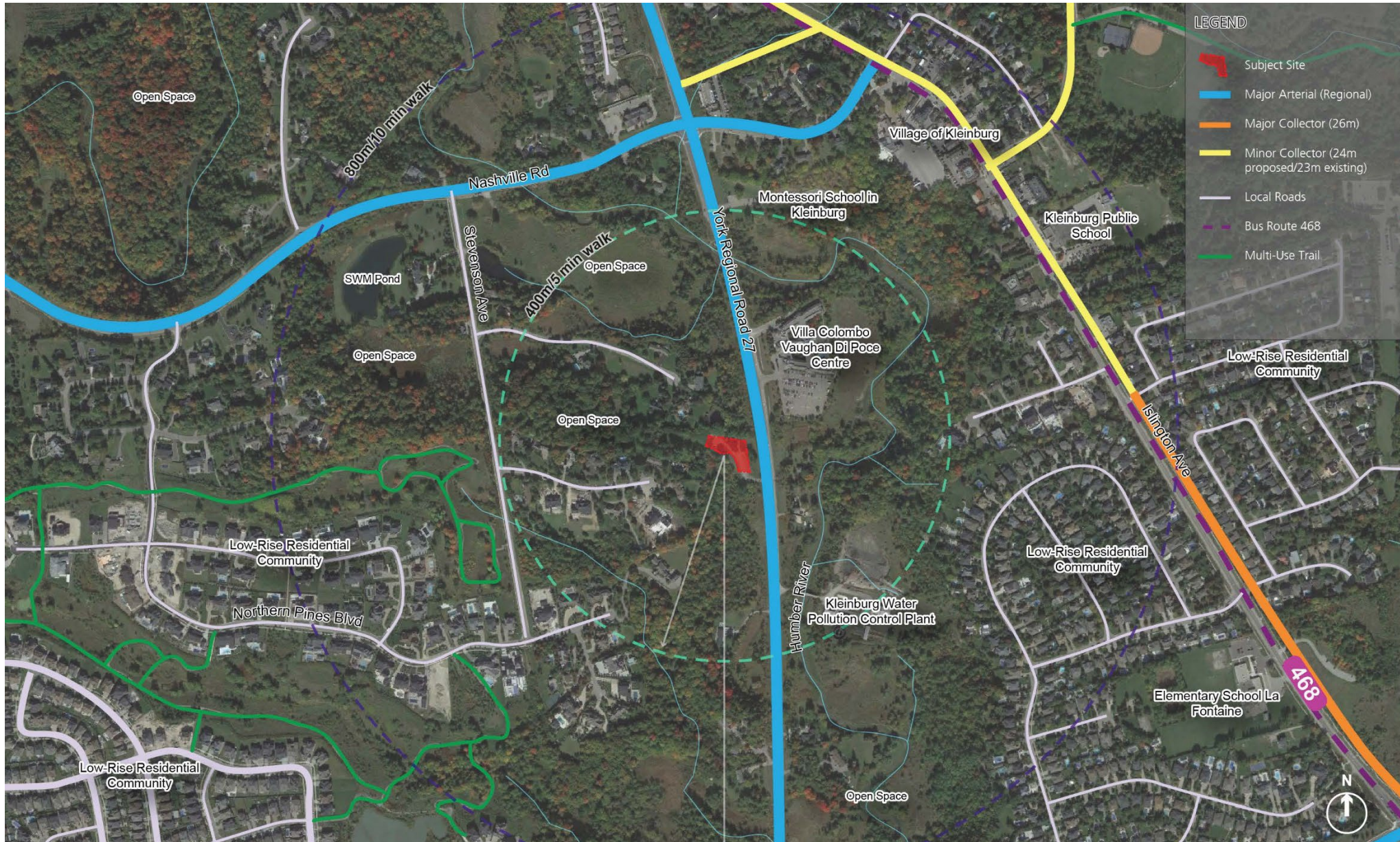
June 4, 2024

Official Plan Amendment & Zoning By-law Amendment:  
File Nos.: OP.24.001 & Z.24.005

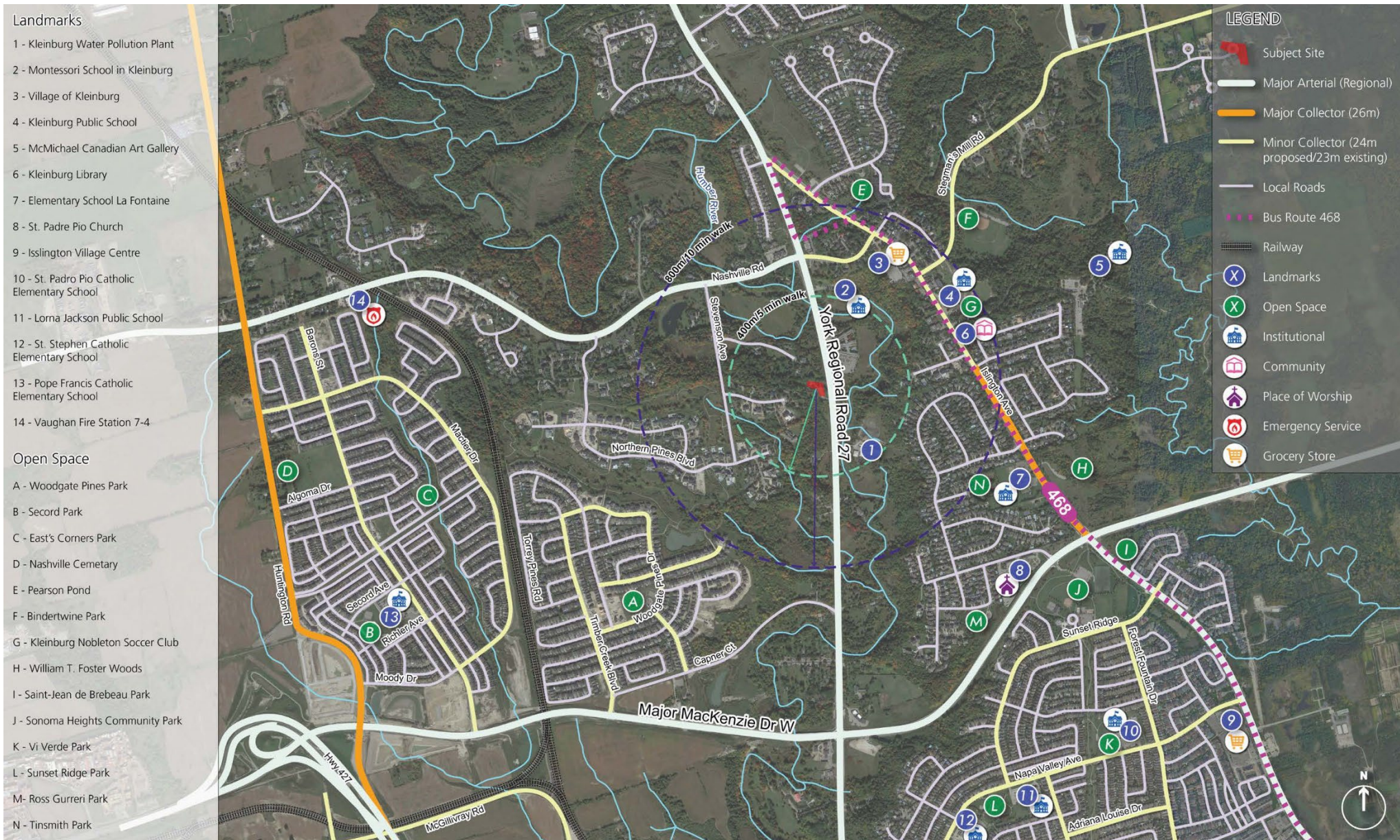
Bruco Hills Developments (BT) Inc.

10340 York Regional Road 27 (Highway 27)

# Subject Site - 10340 Highway 27



# Area Context



# Application

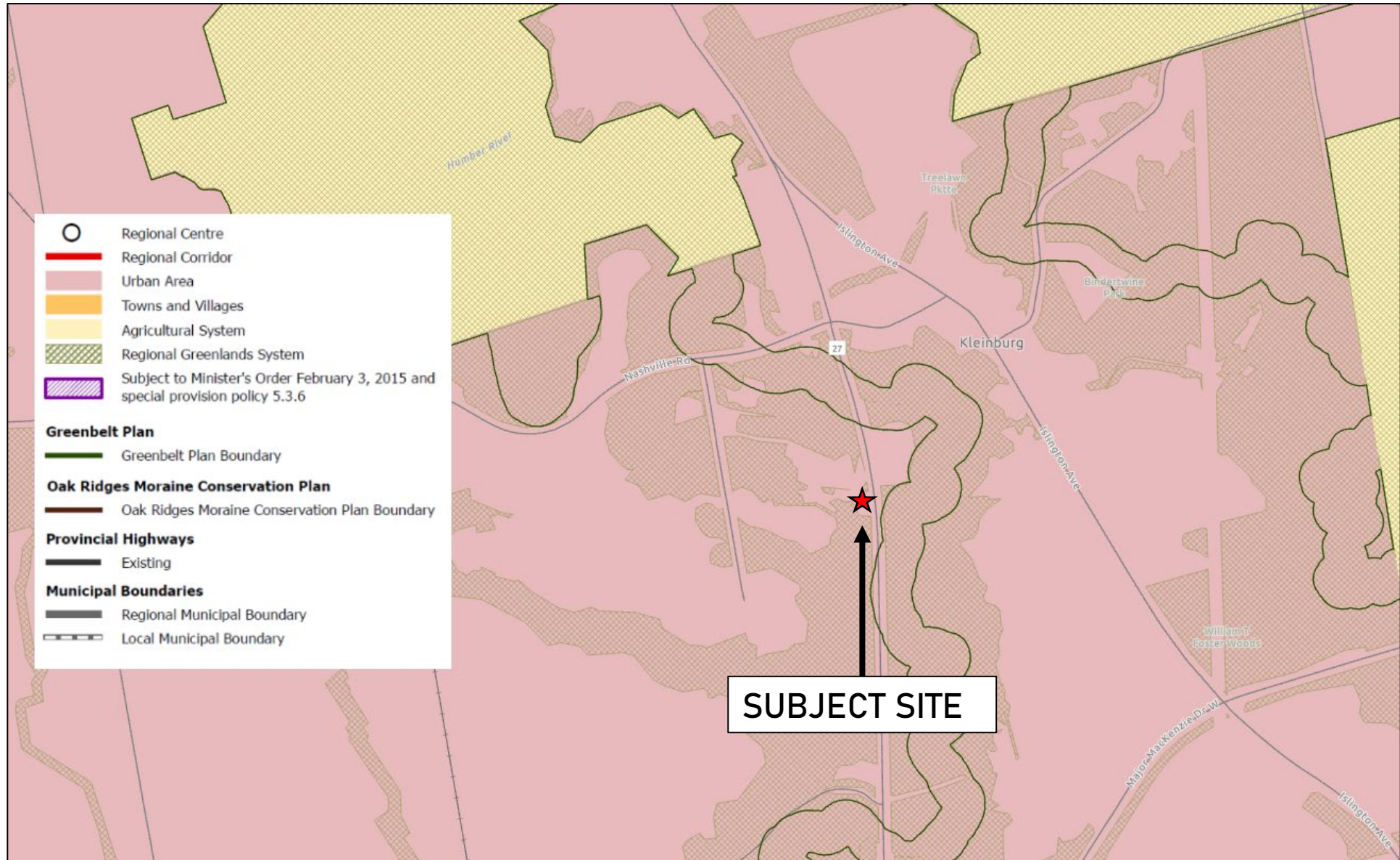
- Table outlines the submitted studies and drawings
- Application initially deemed Incomplete
- Applicant submitted supplementary studies in response to Staff and Agency comments
- Supplemental submission includes minor revisions and clarification materials
- It is our opinion that the applications are complete and provide all relevant info required at the OPA/ZBA stage

Study/Report/Drawing	Consultant
<b>Architectural Package</b> <ul style="list-style-type: none"> <li>- Concept Plan</li> <li>- Colour Renderings</li> <li>- Demarcation of Environmental Limits</li> <li>- Site and Building Cross Sections &amp; Building Elevations</li> <li>- Site Plan</li> <li>- Geodetic Elevations</li> <li>- Parking Level Plans</li> </ul>	Global Architect Inc.
<b>Environmental Impact Study (EIS) Planning Justification Report</b> <ul style="list-style-type: none"> <li>- Draft Official Plan Amendment (OPA)</li> <li>- Draft Zoning By-law Amendment (ZBA)</li> <li>- Housing Options Statement</li> </ul>	Beacon Environmental MSH
<b>Arborist Report &amp; Tree Inventory and Protection Plan (TIPP)</b> <b>Urban Design &amp; Sustainability Brief</b> <ul style="list-style-type: none"> <li>- Context Map</li> <li>- Landscape Master Plan</li> <li>- Pedestrian &amp; Bike Circulation Plan/Map</li> </ul>	Beacon Environmental MBTW   WAI
<b>Phase 1 Environmental Site Assessment</b> <b>Functional Servicing &amp; Stormwater Management Report</b> <ul style="list-style-type: none"> <li>- Grading Plan</li> <li>- Site Servicing Plan</li> </ul>	EXP SCS Consulting Group
<b>Geotechnical Investigation &amp; Geotechnical Letter</b> <b>Hydrogeological Review</b>	EXP EXP
<b>Noise Study/Assessment</b> <b>Transportation Demand Study (TDM)/Plan &amp; Parking Study</b>	Valcoustics Paradigm Transportation Solutions



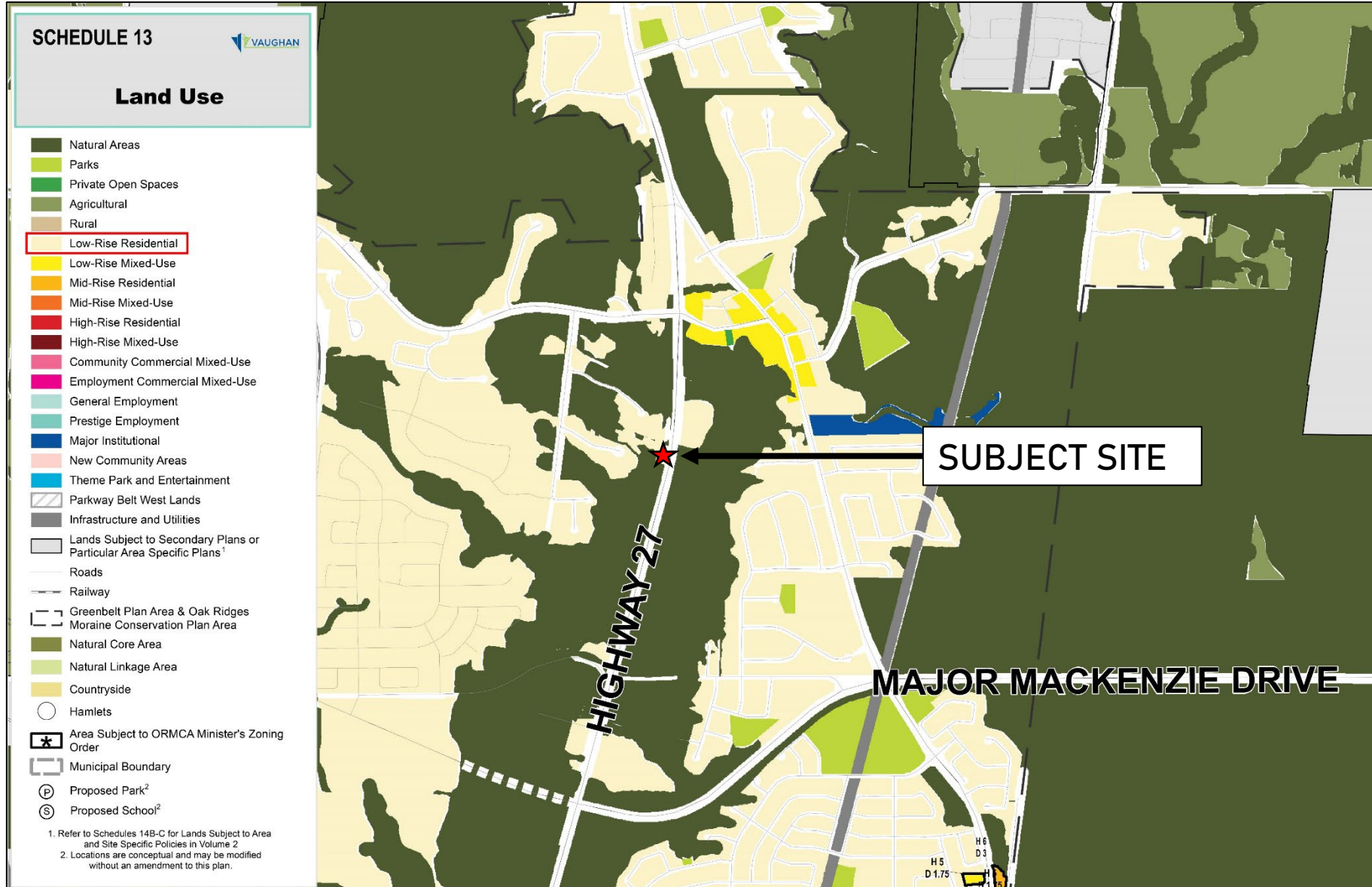
# Policy Context – Region of York

## YROP 2022 – Map 1 Regional Structure

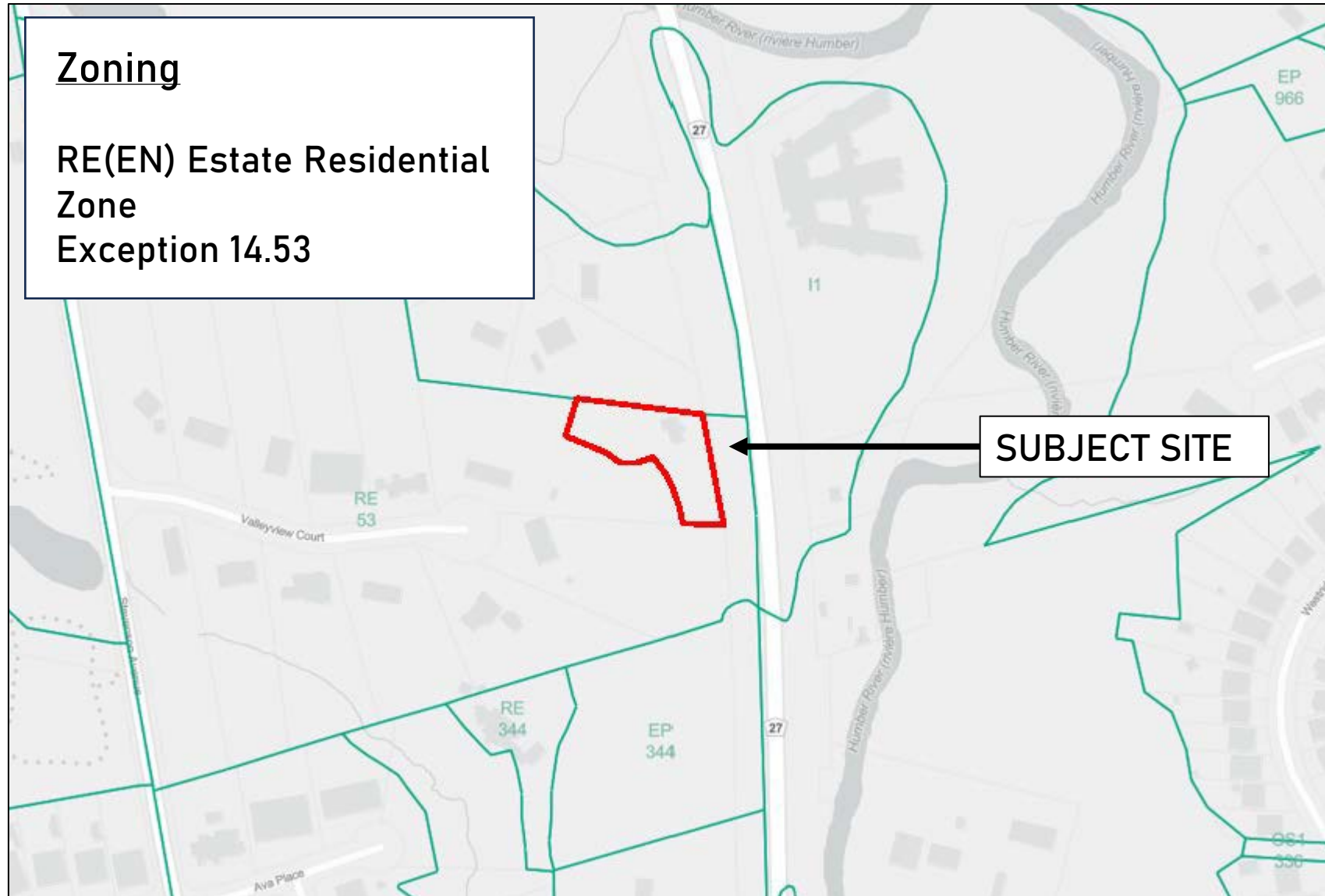


# Policy Context – Vaughan Official Plan

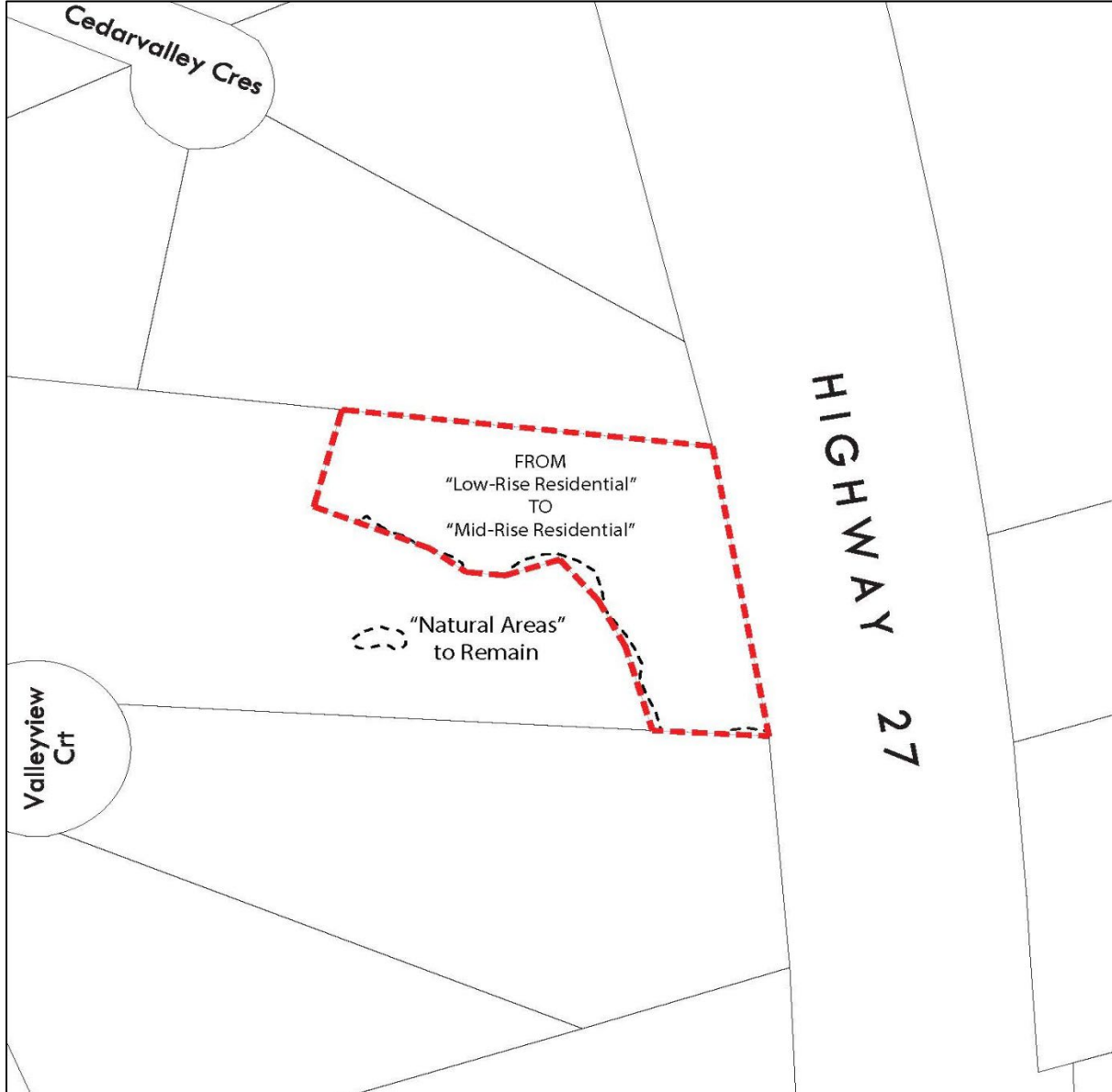
VOP 2010 – Schedule 13 Land Use



# City of Vaughan Comprehensive Zoning By-law 001-2021

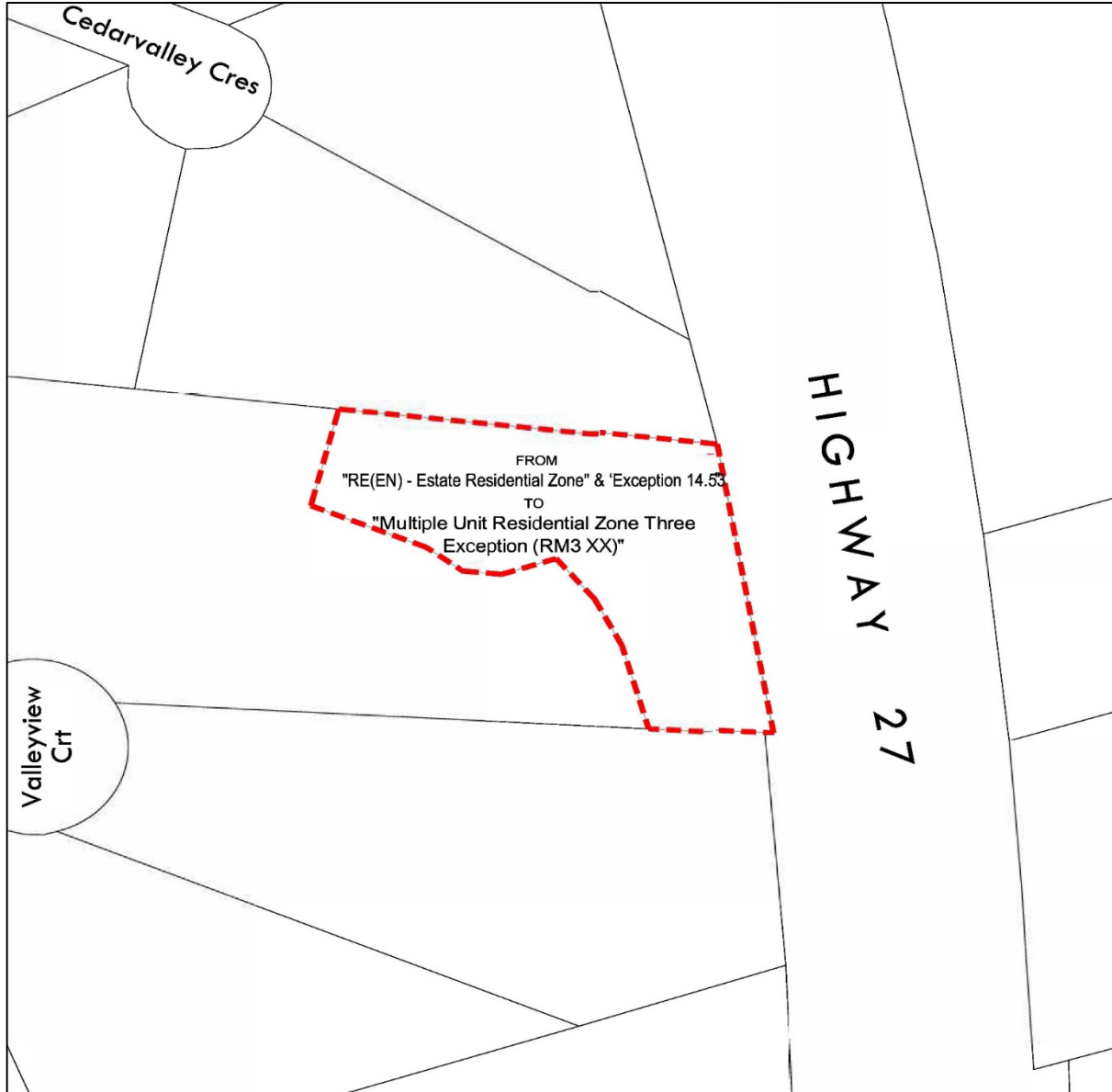


# Proposed Official Plan Amendment (OPA)



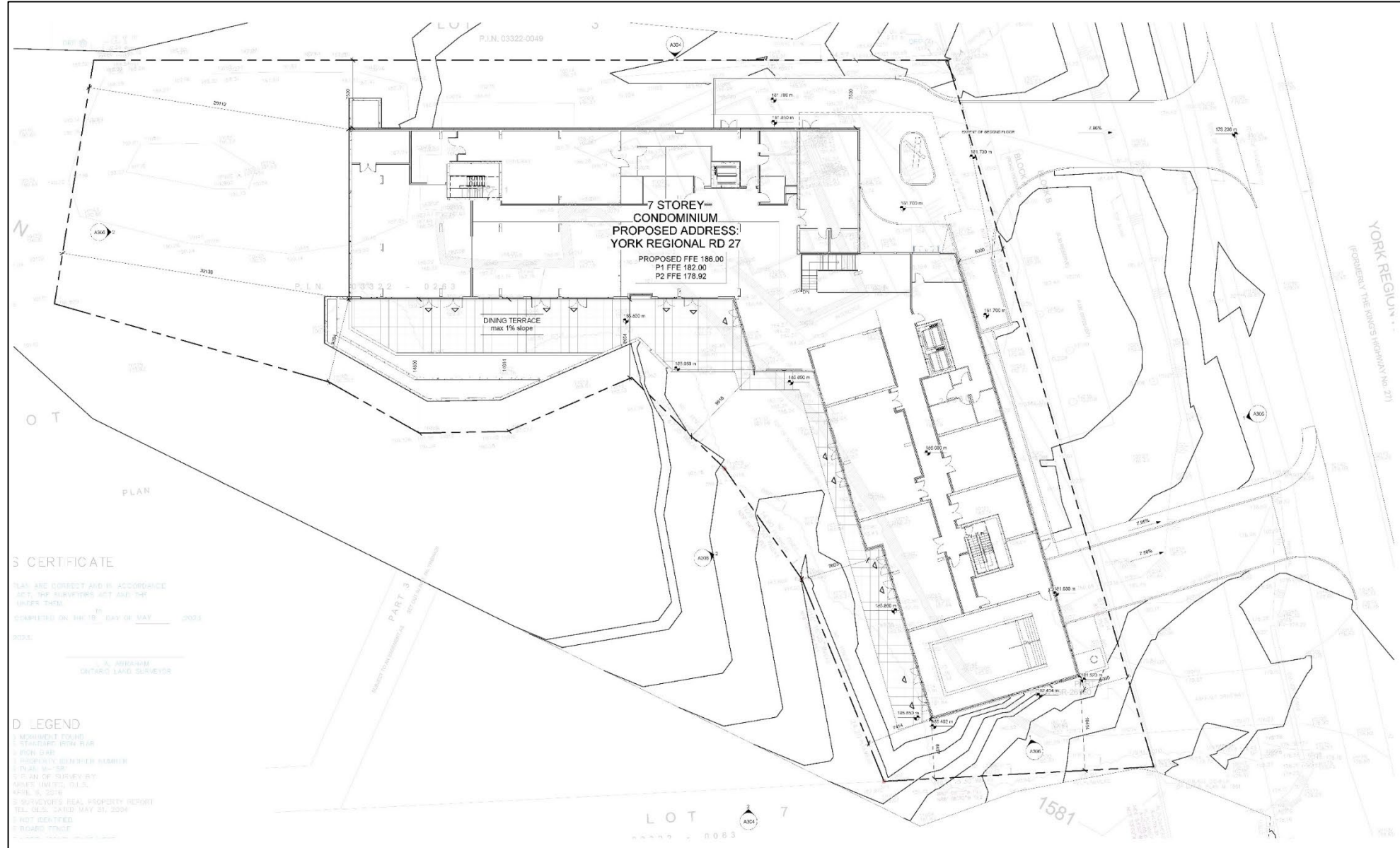
**Redesignate the Subject Site  
from 'Low-Rise Residential'  
to  
'Mid-Rise Residential'**

# Proposed Zoning By-law Amendment (ZBA)



Rezone the Subject Site from  
'RE(EN) - Estate Residential  
Zone & Exception 14.53'  
to  
'Multiple Unit Residential Zone  
Three Exception (RM3 XX)'

# Proposed Site Plan



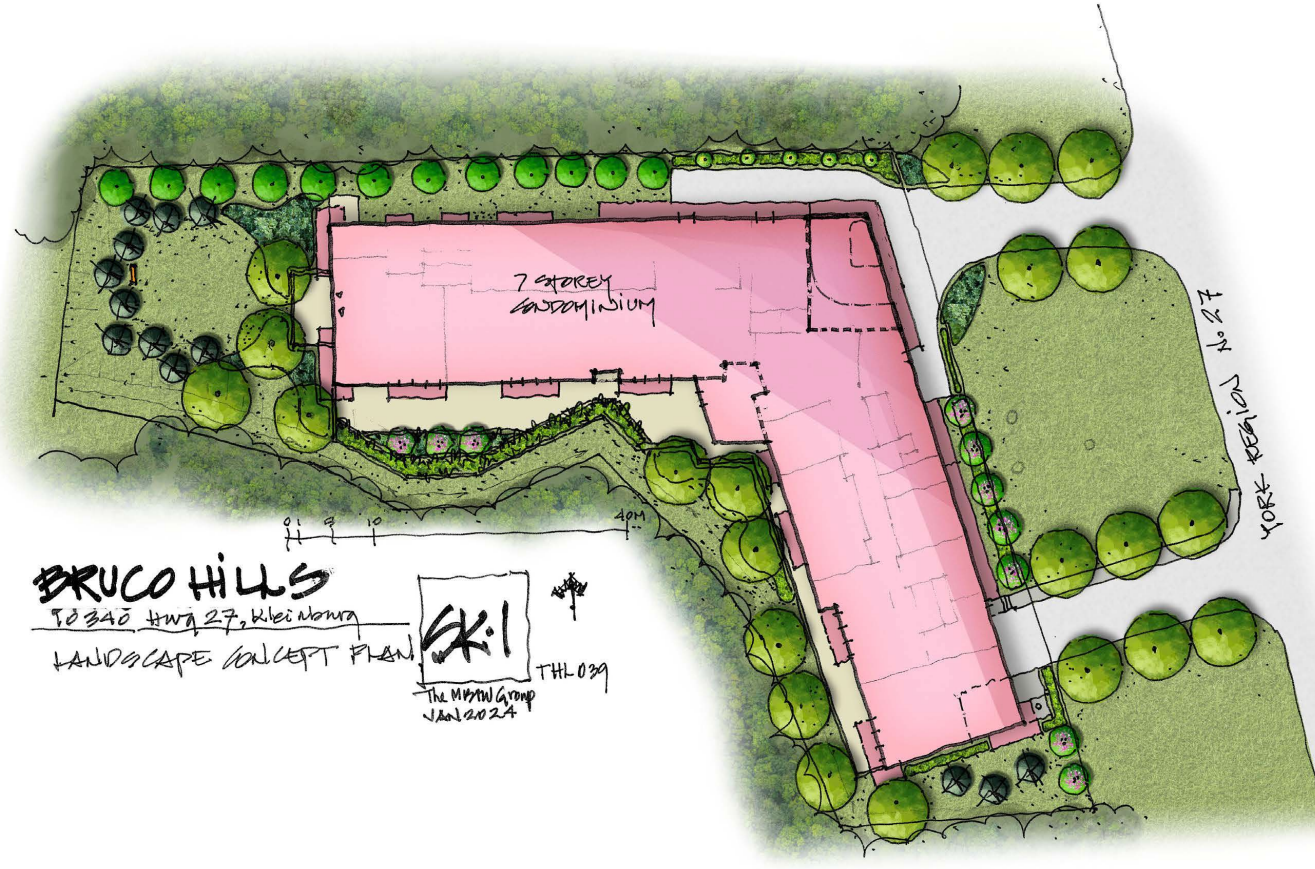
# Proposed Development Statistics

Site Statistics	Metric	Imperial
Lot Area	0.513 ha	1.26 acres
Lot Frontage	82 m	269 feet
Number of units	143	
Total GFA	16,847 m <sup>2</sup>	181,341 ft <sup>2</sup>
Coverage	2,150 m <sup>2</sup> (42%)	23,142 ft <sup>2</sup>
FSI	2.68	
Landscaped Area	2,714 m <sup>2</sup> (53%)	29,213 ft <sup>2</sup>
Pavement Coverage	289 m <sup>2</sup> (6%)	3,110 ft <sup>2</sup>
Resident Parking	68	
Visitor Parking	6	
Suite Count and Size Range	1B – 79 (53 m <sup>2</sup> – 70 m <sup>2</sup> / 2B – 36 (73 m <sup>2</sup> – 293 m <sup>2</sup> ) / S – 28 (37 m <sup>2</sup> – 55 m <sup>2</sup> )	

# Conceptual Landscape Plan

PROPOSED LANDSCAPE CONCEPT MASTER PLAN

NOTE: PROPOSED DESIGN IS CONCEPTUAL ONLY. FURTHER LANDSCAPE DESIGN DETAILS WILL BE DETERMINED AT SITE PLAN STAGE





# Proposed Development Rendering



View Looking West from Highway 27

# Site Grading & Elevations

Image of the Site looking northwest from Highway 27

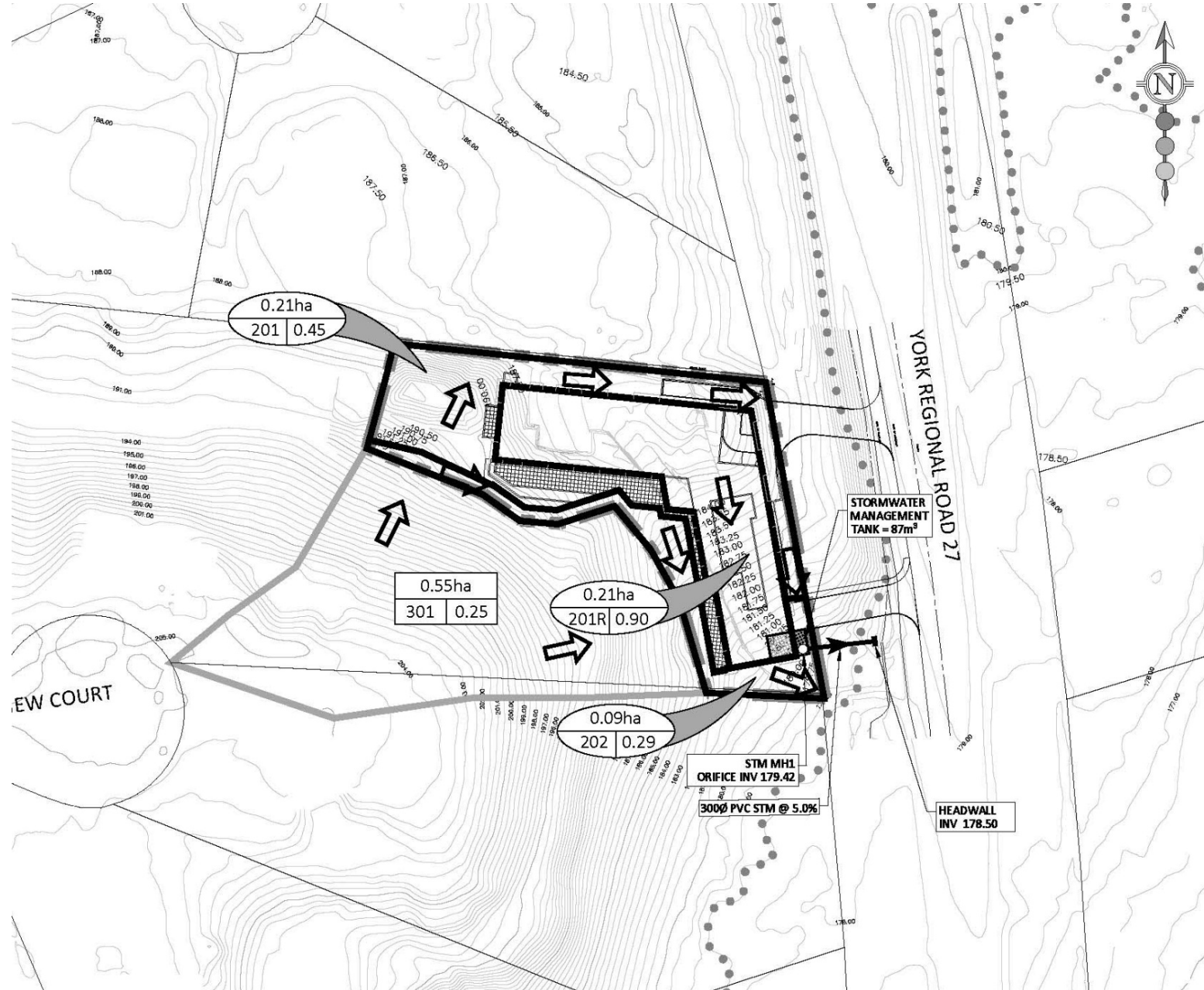


2 South Colour  
1:100



1 North Colour  
1:100

# Site Grading & Elevations



# Conceptual Design Images



Precedent Imagery for the Proposed Indoor and Outdoor Amenity Areas



# Key Items

- Proposed height and density is appropriate for an arterial road site
- Close to Villa Colombo and other amenities
- Site has no access to residential areas to north, west and south, access only to Highway 27
- Site grading is such that only 5 storeys are present at side and rear, site continues to grade higher to the rear and large setbacks are proposed to the rear (29m+)

# Key Items

- **Proposal deliver 143 much needed retirement residential units**
- **Mix of studio, 1BR and 2BR units**
- **Mid-rise building form which is appropriate for the site and location**
- **Attractive building form, which appropriately fits onto an irregular site**
- **Larger site setbacks allow for the proposal to augment the treed areas, create usable outdoor amenity spaces**



# Questions?

C35.

Communication

CW(PM) – June 4, 2024

Item No. 5

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Objection letter to development in Kleinburg  
**Date:** Monday, June 3, 2024 11:05:00 AM

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**From:** Marcelo Cuenca [REDACTED]  
**Sent:** Monday, June 3, 2024 11:04 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Objection letter to development in Kleinburg

**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.

*My name is Marcelo Cuenca and as well my wife Doris Saavedra-Cuenca, and we live at [REDACTED] Howland Mill Road Kleinburg. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.*

*My main concern with this proposal is the degradation of this peaceful and small community Kleinburg'. We object the proposed rezoning to accommodate a 7 storey building at 10340 Highway 7.*

*We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.*

*Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.*

*Thank yuo*

*Marcelo Cuanca*

*Cell [REDACTED]*





**Scott Snider**

Professional Corporation  
25 Main Street West, Suite 2010  
Hamilton Ontario Canada L8P 1H1  
Direct Line 905 529-3476  
Cell 905 512 7833  
[ssnider@tmalaw.ca](mailto:ssnider@tmalaw.ca)

**C36.**  
**Communication**  
**CW(PM) – June 4, 2024**  
**Item No. 5**

**VIA EMAIL** to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

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

Attention: Mayor & Members of Council  
City Clerk

June 3, 2024

Dear Mayor Del Duca and Members of City Council:

**Re: APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (FILE OP.24.001) AND ZONING BY-LAW AMENDMENT (FILE Z.24.005) (“Applications”) 10340 Highway 27, Vaughan (“Subject Lands”) Bruco Hills Development (BT) Inc. (“Applicant”)**

We are counsel to Pat Forgone, Dennis Hayhoe, Frank Zamparo and Joseph Vescio, homeowners residing on Cedarvalley Crescent, a residential street immediately north of the Subject Lands. Our clients received notice that a public meeting relating to the above-noted Applications is scheduled for June 4, 2024. We are writing in advance of the meeting to express our clients’ opposition to the Applications.

The Subject Lands currently contain a one-storey sales office. There are estate residential lots immediately north and southwest of the Subject Lands, on both Cedarvalley Crescent and Valleyview Court. The Applicants seek approvals for a seven (7) storey, 143-unit residential retirement residence on the Subject Lands. Two (2) levels of underground parking are also proposed. The Official Plan Amendment would redesignate the Subject Lands from Low-Rise Residential to Mid-Rise Residential in the Vaughan Official Plan 2010. The Zoning By-law Amendment would rezone the lands from Estate Residential to Multiple Unit Residential Three in Zoning By-law 001-2021. Both Applications also include several site specific exceptions.

Our clients have retained LandPro Planning Solutions Inc. to undertake a preliminary review of the planning merits of the Applications. This review, dated June 3, 2024, is enclosed (“Planning Review”). The Planning Review raises a number of important planning issues. This is hardly surprising given that the proposed seven (7) storey building is surrounded by low-rise estate residential uses. The issues identified include but are not limited to: compatibility, particularly in terms of privacy, overlook and shadow impacts for adjacent residential uses; scale of development; and transition between the low-rise residential area and the proposed mid-rise building. The Planning Review also recommends the City-initiated peer review of the Urban Design Brief, Geotechnical Report and Hydrogeological Report submitted by the Applicant in support of the Applications.

Our clients recognize that providing housing options for seniors is desirable. What is proposed is a form of intensification. However, planning policy still requires that the proposal be compatible with the neighbourhood. It is not intensification at any cost. Intensification options are to be “optimized” – not “maximized”. The housing challenges faced throughout this part of the province do not justify the approval of every application regardless of its land use planning impacts. The City should not be stampeded into approving every housing application given the long term impacts such decisions will have on the community.

Also enclosed is a petition signed by 35 individuals who “adamantly oppose” the Applications. A few additional emails from individuals in opposition to the Applications are included.

We request that Council direct City staff to engage directly with our clients on a regular basis throughout the review of the Applications and that before issuing a recommendation report, staff discuss their conclusions with our clients. We also request notice of any deliberation or decision in respect of the Applications by the City.

We thank you for your receipt of this correspondence and would be grateful for your acknowledgment of receipt.

Yours very truly,



Scott Snider

cc. David Harding, Senior Planner, City of Vaughan  
Wendy Law, Deputy City Manager, Administrative Services and City Solicitor, City of Vaughan

Encl.



**LandPro Planning Solutions Inc.**  
110 James St., Suite 204  
St. Catharines, ON L2R 7E8  
28 Colborne St. N.  
Simcoe, ON, N3Y 3T9

June 3, 2024

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

**Email:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Re: Planning Opinion – June 4<sup>th</sup> 2024 Public Meeting**

BRUCO HILLS DEVELOPMENTS (BT) INC.

OFFICIAL PLAN AMENDMENT FILE OP.24.001

ZONING BY-LAW AMENDMENT FILE Z.24.005

10340 HIGHWAY 27, BEING IN THE VICINITY OF NASHVILLE ROAD AND HIGHWAY 27, KLEINBURG

## 1 INTRODUCTION

LandPro Planning Solutions Inc. (LandPro) has been retained by Pat Forgone, Dennis Hayhoe, Frank Zamparo and Joseph Vescio, homeowners residing on Cedarvalley Crescent to provide a preliminary review of the planning merits of the proposed development at 10340 Highway 27, Kleinburg.

We have thoroughly reviewed the materials that have been filed in support of the application. However, we are of the view that further peer review would be appropriate for a number of technical items in order to confirm the conclusions of the applicant's consultants. Our conclusions on the planning merits are preliminary pending the completion of those peer reviews.

## 2 PROPOSED DEVELOPMENT

The applicant seeks to redesignate and rezone the subject lands to permit the development of a 7-storey retirement residence building with 143 units and a gross floor area of 16,847sqm on a 0.51ha (1.26ac) property. There will also be two (2) levels of underground parking with one (1) level partially below grade with 74 total parking spaces.



## 3 LAND USE PLANNING FRAMEWORK

Housing for seniors is clearly desirable. In that sense, the proposed development does address certain matters of provincial, regional and local policy. However, below we have noted a number of concerns with the proposal that require attention.

### 3.1 PLANNING ACT, R.S.O. 1990, c.P.13

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The *Planning Act* is (“Act”) provincial legislation and provides the basis for land use planning in Ontario as well as tools for managing how, where and when land use change occurs.

The purposes of the *Act* as outlined in Section 1.1 are:

- a) to promote sustainable economic development in a healthy natural environment;
- b) to provide for a land use planning system led by provincial policy;
- c) to integrate matters of provincial interest in provincial and municipal decisions;
- d) to provide for planning processes that are fair;
- e) to encourage co-operation and coordination among various interests; and
- f) to recognize the decision-making authority and accountability of municipal councils in planning.

Matters of Provincial Interest are outlined in Section 2 of the *Act*. This application does not have regard to (h) the orderly development of safe and healthy communities; and (p) the appropriate location of growth and development.

The proposed development does not have regard to the orderly development of safe and healthy communities as it proposes to introduce a 7-storey building with 143 new units with balconies on the sloping site, which is raised in elevation above many of the low-density adjacent properties. This leads to a concern regarding the privacy of and overlook onto the surrounding properties. There may also be further implications with respect to shadows for the surrounding properties. A healthy community is defined by the Canadian Institute of Planners (CIP) as “*a place where healthy built, social, economic, and natural environments give citizens the opportunity to live to their full potential*”. This does not appear to be considered by the proposed development.

Additionally, the subject property is a small 0.51ha (1.26ac) property intended for an Estate Residential home or other low-density land use. The proposed 7-storey 143-unit retirement residence would have a density of 280 units per hectare whereas the adjacent estate residential lots are around 0.5 to 1 uph.

For additional locational context, the existing 2-storey 160-unit/persons retirement residence on the 6.5ha (16ac) property across Highway 27 has a density of 25 units/persons per hectare. Should there be demand for another retirement residence in the area, this is not an appropriate location for this scale of growth and development.

## 3.2 PROVINCIAL POLICY STATEMENT, 2020

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The subject lands are in Kleinburg, a residential area in the City of Vaughan, defined as a Settlement Area by the PPS.

Section 1.1.1 provides that healthy, livable, and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

Section 1.1.3 provides that settlement areas shall be the focus of growth and development. Several policies in this section refer to intensification and redevelopment within built-up areas; however, they do not refer to neighbourhood or community specifics.

Section 1.4 provides policy direction on housing in the province. Municipalities must maintain the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment (1.4.1). Planning authorities must permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents and direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (1.4.3.b & c)

Section 2.1.1 states that natural features and areas shall be protected for the long term and 2.1.2 states that “the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved...”

The proposed 7-storey retirement residence does represent intensification in a compact form within the settlement area. The proposed development contributes to the housing stock by providing new retirement units.

The PPS places an emphasis on new compact development being transit-supportive and located where infrastructure and public services are or will be available. Given the low-density residential character of this part of Kleinburg, infrastructure is limited, and there are limited transit options and public service facilities

Proposed Retirement Residence - OPA OP.24.001 & ZBA Z.24.005

10340 Highway 27, Kleinburg

available. This neighbourhood, albeit within a settlement area, was not meant for the level of density proposed. As a result, the proposal gives rise to issues of compatibility.

The proposal is not consistent with the Provincial Policy Statement.

### **3.3 A PLACE TO GROW – GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2019**

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The subject property is within the Built-Up Area boundary in the Growth Plan.

Section 1.2.1 provides guiding principles for the Growth Plan which include but are not limited to:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability
- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.

Section 2.2.1 provides that the vast majority of growth will be directed towards settlement areas that have a delineated built boundary, that have existing or planned municipal water and wastewater systems and that can support the achievement of complete communities.

Section 2.2.1.4 states that applying the policies of the Growth Plan will support the achievement of complete communities that: c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; and d.i) expand convenient access to a range of transportation options, including options for the safe, comfortable and convenient use of active transportation.

Section 2.2.6 provides policy on supporting housing choice through the achievement of minimum intensification and density targets by identifying a diverse range and mix of housing options and densities. 2.2.6.1.e describes that 2.2.6.1.a), b), c) and d) are to be implemented through official plan policies and designations, and zoning by-laws.

Proposed Retirement Residence - OPA OP.24.001 & ZBA Z.24.005

10340 Highway 27, Kleinburg

The Growth Plan defines Complete Communities as:

*“Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.”*

The subject property is identified as being within the Built-Up Boundary but is not within an Urban Growth Centre. Urban Growth Centres are typically where mid-rise high-density buildings such as this one are proposed and permitted. Intensification and higher densities are to be directed towards strategic growth areas to make efficient use of land, infrastructure and support transit viability.

The proposed development is an example of compact intensification and may provide housing options for older households. However, it remains unclear how this development contributes to a complete community beyond providing housing for older households as it does not provide a mix of jobs, local stores, services, appropriate transportation options or public service facilities. Transit servicing does not service the property and other public services facilities are not readily available nearby. Active transportation is also not planned or currently an option at this site given Highway 27 is a Regional Road with gravel shoulders and does not provide safe, comfortable or convenient sidewalks or bike lanes. The proposed development would be isolated from the community and would have limited walkability.

The proposed development does not conform with the Growth Plan.

### **3.4 YORK REGION OFFICIAL PLAN, 2022**

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The subject property is designated Urban Area (Map 1) and Community Area (Map 1A) in the York Region Official Plan (“ROP”). The property is also within the Clean Water Act (CWA) Significant Groundwater Recharge Areas (SGRA) as shown in Map 12A.

Section 1.3 outlines the Regional Vision and Goals of the plan including but not limited to: 2. To enhance York Region’s urban structure through a comprehensive integrated growth management process that provides for healthy, sustainable, complete communities with a strong economic base; and 4. To enhance York Region’s urban system through city building, intensification, and compact and complete communities including employment areas.

Section 2.1.3 provides that land use designations within the ROP include Community Areas, where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth.

Proposed Retirement Residence - OPA OP.24.001 & ZBA Z.24.005

10340 Highway 27, Kleinburg

Section 2.3 provides that complete communities are designed as accessible, dense and walkable, where most amenities are in close proximity, and meet people’s needs for daily living through their lifetime. They provide for a full range of uses including local community centres, schools, places of worship, greenspaces and other uses to increase greater human interaction and create a sense of community.

Section 2.3.16 provides that it is the policy of Council that communities be designed to prioritize active transportation through interconnected and accessible mobility systems. These systems shall prioritize movement of people through development of appropriate pedestrian and cycling facilities and access to transit; and that Section 2.3.17 provides that development shall be supported by a mobility plan, prioritizing active transportation and transit.

Section 2.3.19 allows for reduced minimum and maximum parking requirements that reflect the walking distance to transit and complementary uses, where appropriate;

Section 2.3.26 provides that it is the policy of Council to reduce vehicle emissions by ensuring that communities are designed to prioritize active transportation, transit-supportive development and intensification in appropriate locations.

Section 3.3.1 provides that it is the policy of Council to protect, restore and enhance the water resource system as shown on Maps 4, 7 and 12A and 12B.;Section 3.3.7 states that that in recharge management areas development and site alteration will maintain pre-development recharge rates to the fullest extent possible. Section 3.3.8 provides that in significant groundwater recharge areas (as shown on Maps 12A and 12B) best management practices are encouraged for all development proposals that involve: a. Manufacturing, handling, and/or storage of organic solvents and dense non-aqueous phase liquids; and b. Application, storage, and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount.

Section 4.1.1 indicates that the primary location for growth and development within York Region is within the Urban System including the Community Area land use designations as shown in Map1A.

Section 4.1.3 provides that a) strategic growth areas will attract the majority of development; b) the built up area, outside of strategic growth areas, will attract small scale intensification and infill; c) the designated greenfield area, including New Community Areas, is the primary location for new greenfield development; d) a significant share of employment growth will be directed to Employment Areas; and e) limited growth will occur within Hamlets and the Rural Areas.

Section 4.4.7 requires that the majority of residential intensification shall be directed to locations which provide access to human, educational and social services, retail, employment, arts, culture, parks, recreational facilities and transit within a 15 minute walk and in a manner that is consistent with the policies in Section 2.3 of the Plan.



Proposed Retirement Residence - OPA OP.24.001 & ZBA Z.24.005

10340 Highway 27, Kleinburg

Section 4.4.16 provides that it is the policy of Council to work with local municipalities to encourage integration of gentle density and a mix and range of housing options within the built boundary, where locally appropriate, through redevelopment of existing neighbourhoods.

The ROP places an emphasis on complete communities similar to the PPS and Growth Plan. The retirement residence neglects several elements of a complete community including but not limited to being designed to be accessible, dense and walkable, with most amenities nearby. Such amenities would include places like local community centres, schools, places of worship, greenspaces and other uses to increase greater human interaction and create a sense of community.

Community areas may accommodate limited growth and development within the Region; however, the Region intensification hierarchy does not identify community areas as an area that will attract the majority of development or small scale intensification and infill. The ROP also identifies an opportunity to reduce the minimum parking requirements that reflect walkability and transit availability. The site is located on a Regional Road without sidewalks and is not planned to be or currently serviced by transit.

The proposed development does not conform to the ROP.

### 3.5 CITY OF VAUGHAN OFFICIAL PLAN, 2010

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The subject property is designated Low Density Residential and Natural Area in Schedule 1A of the City of Vaughan Official Plan (“VOP”). Schedule 1B designates the subject property an Established Large-Lot Neighbourhood.

Section 2.1.3.2 that it is the policy of Council to address the City’s main land use planning challenges and to manage future growth by:

- b) directing a minimum of 29,300 residential units through intensification within the built boundary;
- c) identifying Intensification Areas, consistent with the intensification objectives of this Plan and the Regional Official Plan, as the primary locations for accommodating intensification;
- d) requiring that lands within the Urban Area but outside the built boundary be planned to achieve an average minimum density that is not less than 50 residents and jobs per hectare combined in the developable area;
- e) ensuring the character of established communities are maintained;
- j) providing for a diversity of housing opportunities in terms of tenure, affordability, size and form;

Section 2.2.1.1 provides that Schedule 1 illustrates the planned Urban Structure of the City, which achieves the following objectives b) maintain the stability of lands shown as Community Areas for a variety of Low-Rise Residential purposes, including related parks, community, institutional and retail uses; and d) establish a hierarchy of Intensification Areas that range in height and intensity of use.

Proposed Retirement Residence - OPA OP.24.001 & ZBA Z.24.005

10340 Highway 27, Kleinburg

Section 2.2.3.1 identifies that Community Areas will provide most of the City's low-rise housing stock, as well as local serving commercial uses and community facilities such as schools, parks, community centres, and libraries. They will function as complete communities and encourage walking, cycling and transit use.

Section 2.2.3.2 outlines that Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan. (OPA #15)

Section 2.2.3.3 indicates that proposed developments within Community Areas must be sensitive to and compatible with the character, form and planned function of the surrounding context.

Section 2.2.3.4 state that development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the intensification objectives for Intensification Areas, where applicable.

Section 3 of the City of Vaughan Official Plan refers to numerous policies applicable to the Environment and the Natural Heritage Network that exists on a small portion of the western edge of the property. An official plan amendment is required to permit the development within the minimum 10 metre vegetation protection zone (VPZ) for a Core Feature (woodlands).

Section 4.2.2 provides policy direction on supporting a comprehensive transit system and identifies Intensification Areas as areas that must be supported by efficient and effective transit to serve the expected population increases.

Section 4.2.3.1 provides that it is the policy of Council to support walking and cycling as viable modes of transportation for commuter, recreational and other travel. City-wide active transportation will be supported by:

- a) the provision of appropriate facilities and infrastructure, such as sidewalks, trails and bicycle lanes, which may be secured through the development approvals process, and to plan for universal accessibility for such facilities and infrastructure;
- b) maximizing connections to significant destinations, including Intensification Areas, employment clusters, schools and institutions, parks and open spaces, and other key public places;
- c) ensuring safe and convenient pedestrian and bicycle travel within the street network to facilitate movement and contribute to healthy communities;

Section 4.3.2.2 identifies ways to reduce parking requirements where feasible:

- b) establishing context-sensitive parking requirements that respond to diverse settings, including Intensification Areas, historic places and other settings;

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- c) reducing parking requirements in Intensification Areas where transit, walking and cycling alternatives exist;
- g) considering the availability of on-street parking on collector and local streets when determining parking requirements;

Section 9.1.2.1 reiterates that new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments in Community Areas will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4 which refers to specifically respecting and reinforcing the following elements:

- a) the local pattern of lots, streets and blocks;
- b) the size and configuration of lots;
- c) the building type of nearby residential properties;
- d) the orientation of buildings;
- e) the heights and scale of adjacent and immediately surrounding residential properties;
- f) the setback of buildings from the street;
- g) the pattern of rear and side-yard setbacks;
- h) the presence of mature trees and general landscape character of the streetscape;

Section 9.1.2.3 provides that within the Established Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by detached houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value as identified in Schedule 1B. This policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2. In order to maintain the character of established, large-lot neighbourhoods the following policies shall apply to all developments within these areas:

- a) Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ;
- b) Lot area: The area of new lots should be consistent with the size of adjoining lots;
- c) Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;
- d) Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e) Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;
- f) Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semidetached House or Townhouse replacing a

detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;

- g) Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for Community Areas;
- h) Lot coverage: In order to maintain the low-density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.

Section 9.2.2.1 outlines policies for the Low-Rise Residential designation which describe how Low-Rise Residential Areas are to be planned to consist of buildings in a low-rise form no greater than three storeys in the form of Detached House, Semi-Detached House, Townhouse, or Public and Private Institutional Buildings.

Section 9.2.2.3 outline policies for the Mid-Rise Residential designation which describe how Mid-Rise Residential areas are generally located in Intensification Areas and shall be planned to consist of primarily residential buildings.

Section 9.2.2.3.d state that within 70 metres of an area designated as Low-Rise Residential, that only Townhouses, Stacked Townhouses, and Low-Rise Buildings building types may be permitted in order to provide for an appropriate transition to the Low-Rise Residential area.

Section 9.2.2.14 provides that New Community Areas are intended to be developed as complete communities and are subject to a City-initiated Secondary Plan process that will achieve but not be limited to new development that is designed to help achieve the Regional minimum average density requirements of 20 residential units per hectare in the developable area and 70 residents and jobs per hectare in the developable area.

Section 9.2.3.5 provides that the following policies and development criteria apply to Mid-Rise Buildings:

- a) Mid-Rise Buildings are generally buildings over five storeys in height, up to a maximum of twelve storeys in height, depending on the height permitted through policy 9.2.1.4 and Schedule 13.
- b) Mid-Rise Buildings over six storeys in height shall be designed with a pedestrian scaled podium or other appropriate architectural articulation, designed to the satisfaction of the City, to enhance the building design and provide an active pedestrian streetscape. The podium shall generally be between three and six storeys in height...
- c) In order to provide appropriate privacy and daylight/sunlight conditions for any adjacent houseform buildings, Mid-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall generally be setback a minimum of 7.5 metres from the

property line and shall be contained within a 45 degree angular plane measured from the property line abutting those houseform buildings.

Firstly, the subject property is not identified as an intensification area as shown in Schedule 1. The proposed development does not conform to several policies within the Official Plan which triggers the need for the Official Plan Amendment. This is also a good indication that the proposed development is not suitable for the property. Community areas are not intended to experience significant physical change that would alter the general character of established neighbourhoods. 9.1.2.3 provides specific policy relating to the dwellingtypes, building heights, and lot coverage that ensure the character of Established Neighbourhoods are maintained. Should development be permitted immediately adjacent to Community Areas, the proposal shall ensure appropriate transition in scale, intensity, and use.

Additionally, appropriate facilities and infrastructure, such as sidewalks, trails and bicycle lanes are to be available. Given the property’s location, there is no such infrastructure available nearby nor is it currently serviced by transit. It may be possible to reduce parking requirements in Intensification Areas where transit, walking and cycling alternatives exist however, as discussed, this property is not located in an area where alternatives exist. Currently, the parking rate for the proposed retirement residence will provide parking at a rate of 0.4 parking spaces per residential retirement unit (74 total spaces) and 0.05 parking spaces per visitor where 0.5 parking spaces per 100sqm of GFA (85 total spaces) are required.

Lastly, the proposed development also looks to permit a mid-rise building within 70 metres of a Low-Rise Residential area. The policy intends to ensure an appropriate transition to the Low-Rise Residential area by only permitting Townhouses, Stacked Townhouses, and Low-Rise Buildings within this area. By losing this transition zone between properties, the privacy and usability of the surrounding properties are impacted.

The proposed development does not conform with the general intent of the City of Vaughan Official Plan.

### 3.6 CITY OF VAUGHAN ZONING BY-LAW 001-2021

The subject property is zoned Estate Residential (Established Neighbourhood).

The proposed Zoning By-law Amendment would rezone the Subject Lands from RE(EN) Estate Residential (Established Neighbourhood) Zone subject to site-specific Exception 14(53), to RM3 Multiple Unit Residential Zone with the following site-specific zoning provisions:

Zoning By-law 001-2021 Provision	Required RE(EN)	Required RM3	Proposed Provisions to RM3
Minimum Lot Area	4000sqm	65.0sqm/unit	36.0sqm/unit
Minimum Front Yard	15m	7.5m	4.0m
Minimum Rear Yard	15m	7.5 m	27 m
Minimum Interior Side Yard	4.5m	7.5 m	6.0 m

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<b>Maximum Height</b>	9.5m	48.0 m	27.0 m
<b>Minimum Landscape</b>	-	10%	20%
<b>Minimum Landscape Strip abutting a Residential Zone Except an RT and RM Zone</b>	-	3.0 m	0.0 m
<b>Minimum Landscape Strip Abutting a Street Line</b>	-	3.0 m	0.0 m
<b>Minimum Parking Requirements</b>	1 space per dwelling unit	Combined 0.5 spaces/100 m <sup>2</sup> GFA x 16,847 m <sup>2</sup> = <b>85 spaces</b>	Residential 0.475 spaces/unit x 143 units = 68 spaces Visitor 0.04 spaces/unit x 143 units = 6 spaces Provide a total of <b>74 spaces</b>

Section 4.5 of the Zoning By-law provides Established Neighborhood “-EN” provisions.

- 1) The maximum building height shall be the least (more restrictive) of:
  - a) The requirement of the applicable zone; or
  - b) The existing building height plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m.
- 2) For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the greater (more restrictive) of:
  - a) The requirement of the applicable zone;
  - b) The existing interior side yard; or
  - c) 2.2 m.
- 3) The minimum front yard shall be the lesser (less restrictive) of:
  - a) The minimum front yard required in the applicable zone; or,
  - b) The existing front yard less 2.0 m, but in no case shall the required minimum front yard be less than 4.5 m.

The Zoning By-Law sets out performance standards that each property within the respective zone must meet and conform to. This ensures consistent development throughout the City. While some amendments can be made to alter the zoning, the requested amendments for this application are unreasonable and will significantly change the character of the Established Neighbourhood.

These applications do not conform with the general intent of the City of Vaughan Zoning By-Law.

## 4 TECHNICAL WORK

### 4.1 PLANNING JUSTIFICATION REPORT

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A Planning Justification Report prepared by Macaulay Shiomi Howson Ltd. (MSH Plan) dated February 2024 was submitted as part of this application.

The PJR provided an overview of the proposed development and the planning merits of these applications. The report failed to refer to several important policies as they relate to the identified Intensification Areas throughout the Region, the Significant Groundwater Recharge Areas (SGRA), Established Neighbourhoods, and aspects of a complete community such as mixed-uses or transit availability.

The PJR fails to establish consistency with Provincial Policy, conformity with the Regional and City Official Plans and that the application maintains the general intent and purpose of the Zoning By-Law.

### 4.2 URBAN DESIGN BRIEF

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An Urban Design Brief prepared by MBTW|WAI dated February 2024 was submitted as part of this application.

The Brief confirms several locational attributes including being located on a Major Arterial (Regional Road) with the nearest intersection being with another Major Arterial (Nashville Rd), no transit servicing, no sidewalks, no multi-use trails nearby, and the site being located on large hill sloping upwards from south to north.

The Brief identifies the following relevant priorities outlined in the City of Vaughan's City-Wide Urban Design Guidelines:

- Enhancing and protecting Vaughan's Natural Heritage Network;
- Responding appropriately to the site context;
- Creating a well scaled City that is liveable for residents;
- Promoting a well-connected active transportation network that is safe,
- Comfortable and accessible;
- Creating a balance between built form and open space;
- Promotion of high quality architecture;
- Framing an active public realm and pedestrian environment.

A peer review of the Brief should be undertaken, particularly to assess: 1) the location of balconies, loading spaces and garbage receptacles in relation to the properties in the adjacent neighbourhood; 2) scale of development, particularly in relation to the adjacent 1-2 storey estate homes; 3) the provision of safe active transportation; and 4) the provision of an active public realm and pedestrian environment .

### 4.3 GEOTECHNICAL REPORT & HYDROGEOLOGICAL REPORT

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A Geotechnical and Hydrogeological Report dated December 2023 was prepared by EXP Services Inc. and submitted as part of this application.

The Geotechnical Report identifies that 3 of the 5 boreholes were dry upon completion of auguring while free water was detected in the other two (2) boreholes approximately at depths of 1.8 to 9.1m. The Geotechnical Report indicates that there are trapped pockets in the fill and it should be possible to control the groundwater with conventional dewatering techniques such as pumping from sumps (Section 7.4).

The Hydrogeological Report identifies that the Site is inside WHPA Q1 and Q2 (Stress: Moderate) and inside Significant Groundwater Recharge Areas (SGRA) and that a site specific water balance assessment of the Site may be required in future.

The Report also mentions that the nearby water supply wells are reportedly drilled wells with depths varying between 18.0 and 69.8 meters below ground surface (mbgs). The reported water levels ranged from depths of 2.5 m to 66.1 mbgs (Section 2.1.3). The two (2) monitoring wells installed recorded groundwater depths of 1.83mbgs and 3.17mbgs for the intermediate well and 5.31mbgs and 5.11mbgs for the deep well. Additionally, the rate of dewatering during construction is estimated to be 200,000L/day and a continued 46,000L/day post-construction.

A peer review of the Report should be undertaken, particularly as it relates to the estimated rate of dewatering and the appropriateness thereof, as well as impacts to groundwater given that the proposed development consists of a two (2) level parking garage beneath the building.

## 5 PLANNING OPINION

Upon a comprehensive review of the applicable planning policy, our preliminary opinion is that the proposed development of the 143-unit 7-storey retirement residence at 10340 Highway 27, Kleinburg is incompatible for the subject property given the established low-density estate residential neighbourhood.

The subject property is 0.51ha (1.26ac) and intended for an Estate Residential home or other low-density land use. The proposed retirement residence would have a density of 280 units per hectare whereas the adjacent estate residential lots densities are around 0.5 to 1 unit per hectare. Should there be demand for another retirement residence in the area given the existing retirement residence across Highway 27, this is not an appropriate location for this scale of growth and development.

The PPS places an emphasis on new compact development being transit-supportive and located where infrastructure and public services are or will be available. Given the low-density residential character of this established neighbourhood in Kleinburg, where infrastructure is limited, and there are limited transit options and public service facilities available. This neighbourhood, albeit within a settlement area, was not



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meant for the scale of development proposed. As a result, the proposal identifies numerous issues of compatibility.

The Growth Plan identifies this property to be within the built-up area. It remains unclear how this development contributes to a complete community beyond providing housing for older households as it does not provide a mix of jobs, local stores, services, appropriate transportation options or public service facilities. Transit does not service the property and other public services facilities are not readily available nearby. Active transportation is also not planned or currently an option at this site given Highway 27 is a Regional Road with gravel shoulders that does not provide safe, comfortable or convenient sidewalks, or bike lanes.

The York Region Official Plan places an emphasis on complete communities similar to the PPS and Growth Plan. The retirement residence neglects several elements of a complete community including but not limited to being designed to be accessible, dense and walkable where amenities are nearby. Community areas may accommodate limited growth and development within the Region as per the Region intensification hierarchy.

Additionally, the City of Vaughan Official Plan identifies Intensification Areas throughout the City. The subject property is not within an Intensification Area, which triggers the need for the Official Plan Amendment given the proposed development's density. Community areas are not intended to experience significant physical change that would alter the general character of established neighbourhoods. Should development be permitted immediately adjacent to Community Areas, the proposal must ensure an appropriate transition in scale, intensity, and use is provided to respect the policies provided for an Established Neighbourhood.

Further, the proposed development seeks to permit a mid-rise building within 70 metres of a Low-Rise Residential area. The policy ensures that an appropriate transition be provided to the Low-Rise Residential area by permitting only Townhouses, Stacked Townhouses, and Low-Rise Buildings building types within this area. By losing this transition zone between properties, the privacy and usability of the surrounding properties is impacted.

The Zoning By-Law provides specific provisions for the Established Neighbourhood “-EN” which include specific and more restrictive provisions on building height, front yard and interior side yard; all of which are requested to be amended as part of this application. This contributes to further neighbourhood compatibility issues as the property has not been designed in a way to consider the potential negative impacts to adjacent or surrounding properties.

Lastly, we are of the opinion that peer reviews should be undertaken with respect to a number of technical reports including the Urban Design Brief, the Geotechnical Report and Hydrogeological Report.

Overall, we are of the opinion that the proposed development does not represent good planning and should not be approved without considerable revisions or modifications.

## 6 RECOMMENDATIONS

It is our recommendation that the proposed development does not move forward without significant modifications. We recommend the following:

- Municipally-initiated peer reviews of several studies and reports including:
  - Urban Design Brief
  - Geotechnical Report
  - Hydrogeological Report
- Significantly reducing the height of the building and/or including a sufficient transition zone provided to the adjacent low-density residential land use to ensure better neighbourhood compatibility
- Re-examining the location of balconies facing the north and west to ensure privacy
- Relocation of garbage receptacles to be concealed from the adjacent properties

Please do not hesitate to contact the undersigned if you have any questions or concerns.




Sincerely,

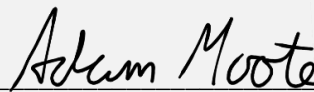
**LANDPRO PLANNING SOLUTIONS INC.**



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Mitchell Baker, BES  
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Senior Planner

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



**Committee of the Whole (Public Meeting)**

**June 4, 2023**

**RE:**

**Item 5 BRUCO HILLS DEVELOPMENTS (BT) INC.  
OFFICIAL PLAN AMENDMENT FILE OP.24.001  
ZONING BY-LAW AMENDMENT FILE Z.24.005  
10340 HIGHWAY 27 VICINITY OF NASHVILLE ROAD & HIGHWAY 27**

The Office of the City Clerk has received a petition from Scott Snider, TMA Law Associates, Main Street West, Hamilton, on behalf of various individuals and concerned area residents.

The total number of signatures on the petition is: 35.

Included with the petition material are five additional emails from individuals in opposition to the applications.

Their concerns are outlined as follows:

***“We are hereby representing the following homeowners who are part of the group that adamantly opposes the proposed Official Plan Amendment File OP.24.001 and Zoning By-law Amendment File 2.24.005 Application by Bruco Hills Development for the property located at 10340 Highway 27, Kleinburg.”***

A copy of the entire petition document containing a total of 13 pages is on file in the Office of the City Clerk.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to 7-Storey Building in Kleinburg for Meeting Tuesday June 4th  
**Date:** Monday, June 3, 2024 11:32:48 AM

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**From:** Michael Forgione [REDACTED]  
**Sent:** Monday, June 3, 2024 11:28 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition to 7-Storey Building in Kleinburg for Meeting Tuesday June 4th

**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.

*Hello,*

*My name is Michael Forgione and we live at [REDACTED] Westridge Drive, Kleinburg. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.*

*My main concerns with this proposal are related to the height of the proposed building and the impact of the foundation construction on the ground water.*

*We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.*

*Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety or impose major modifications so that it becomes compatible with the neighborhood.*

*Thanks,*

*Michael & Melissa Forgione*

[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 10340 Highway 27  
**Date:** Monday, June 3, 2024 11:33:07 AM

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**From:** Thomas Kim [REDACTED]  
**Sent:** Monday, June 3, 2024 11:30 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Tina Kim [REDACTED]  
**Subject:** [External] 10340 Highway 27

**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.

Hello,

My name is Thomas Kim and my family lives at [REDACTED] Stevenson Ave, Kleinburg. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005).

Our main concerns with this proposal are:

- the size of the development does not fit within the neighborhood's existing zoning, especially considering the possibility the development will be repurposed as condominiums.
- negative environmental impacts on plant and animal life as well as the area's wells and water supply
- added traffic congestion for which the intersection is ill suited. There are already too many traffic accidents and injuries at this location.

We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.

Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety.

Sincerely,

Thomas and Tina Kim

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.  
**Date:** Monday, June 3, 2024 11:33:48 AM

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**From:** Pina Carusone [REDACTED]  
**Sent:** Monday, June 3, 2024 11:30 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005.

**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.

[CLERKS@VAUGHAN.CA](mailto:CLERKS@VAUGHAN.CA)

*Our names are Pat Forgione and Joan Forgione and we live at [REDACTED] Cedarvalley Cr., Kleinburg. We are strongly opposed to the application by Bruco Hills Development to amend the zoning of 10340 Highway 27 (Official Plan Amendment File OP.24.001 Zoning By-Law Amendment File Z.24.005).*

*Our main concerns with this proposal are related to the height of the proposed building and the impact of the foundation construction on the ground water.*

*We urge the City Council to reconsider this proposal and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents, maintaining the principal of planning and the large estate lot this property is zoned for.*

*Thank you very much for your attention to our concerns. We hope the Council Members will act in the best interest of our community and reject the proposed development in its entirety or impose major modifications so that it becomes compatible with the neighborhood.*

**Pat Forgione**

**Joan Forgione**