

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – OCTOBER 8, 2024

COMMUNICATIONS

Distributed October 4, 2024

Item No.

C1. Balvinder J., dated October 2, 2024 3

Distributed October 7, 2024

C2. Presentation material 2

C3. Presentation material 3

C4. Presentation material 1

Distributed October 8, 2024

C5. Thivagar Sriganeshan, Dalhousie Street, Woodbridge, dated
October 8, 2024 3

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Fwd: City of Vaughan Notice of Public Meeting - OP.21.012 and Z.21.019
Date: Wednesday, October 2, 2024 5:46:21 PM
Attachments: [Notice of PM OP.21.012 Z.21.019.pdf](#)
[PlanningProcessGuide -Accessible.pdf](#)

From: vinder gill [REDACTED]
Sent: Wednesday, October 02, 2024 4:03 PM
To: Clerks@vaughan.ca
Subject: [External] Fwd: City of Vaughan Notice of Public Meeting - OP.21.012 and Z.21.019

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 hope you are doing well!

I am writing regards to the plan City of Vaughan Notice of Public Meeting - OP.21.012 and Z.21.019.

I vote only to have the semi detached homes as we have a lot of parking issues at this site. The builder should also consider making a big visitor parking lot on the site for the existing townhomes and remove all those visitor parking spaces they created on the main roads at this site.

As these existing visitor parkings on the main road are very unsafe.

Thanks for taking my suggestions and please present them at the meeting.

Balvinder J

----- Forwarded message -----

From: Andrea Buchanan <Andrea.Buchanan@vaughan.ca>
Date: Thu, Sep 12, 2024 at 9:26 AM
Subject: City of Vaughan Notice of Public Meeting - OP.21.012 and Z.21.019
To: David Harding <David.Harding@vaughan.ca>, Christine Vigneault <Christine.Vigneault@vaughan.ca>

Hello,

Please find attached Notice of Public Meeting relating to the above and Vaughan's Planning Process Guide.

We are moving to a system where staff will be monitoring emails during designated times. Moving forward, please ensure you copy devservices@vaughan.ca on all emails to avoid processing delays.

Thank you.

Andrea Buchanan

Development Services Administrative Coordinator

905-832-8585, ext. 8286 | andrea.buchanan@vaughan.ca

City of Vaughan | Office of the City Clerk

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

vaughan.ca



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

STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT
FILE OP.24.005

6, 7, 10 & 11 FLAVELLE TRAIL
(FORMALLY 7082 ISLINGTON AVENUE)

CITY OF VAUGHAN

OCTOBER 8th, 2024

C2.
Communication
CW(PM) – October 8, 2024
Item No. 2



TEAM

WESTON
CONSULTING



URBANTECH®



HGC ENGINEERING

BDP.
Quadrangle

NAK 
design strategies

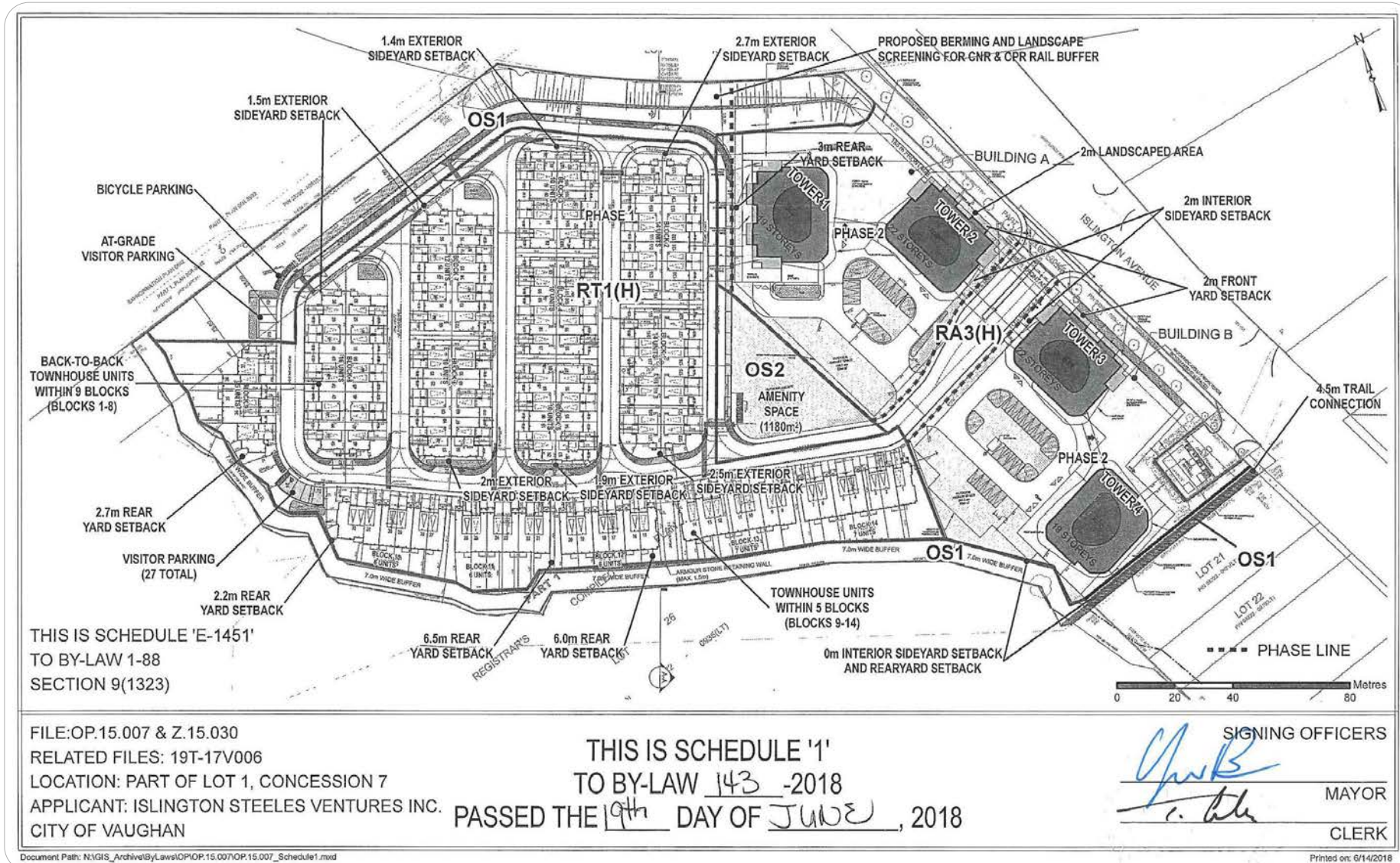


LOCATION



Air Photo - Prepared by Weston Consulting

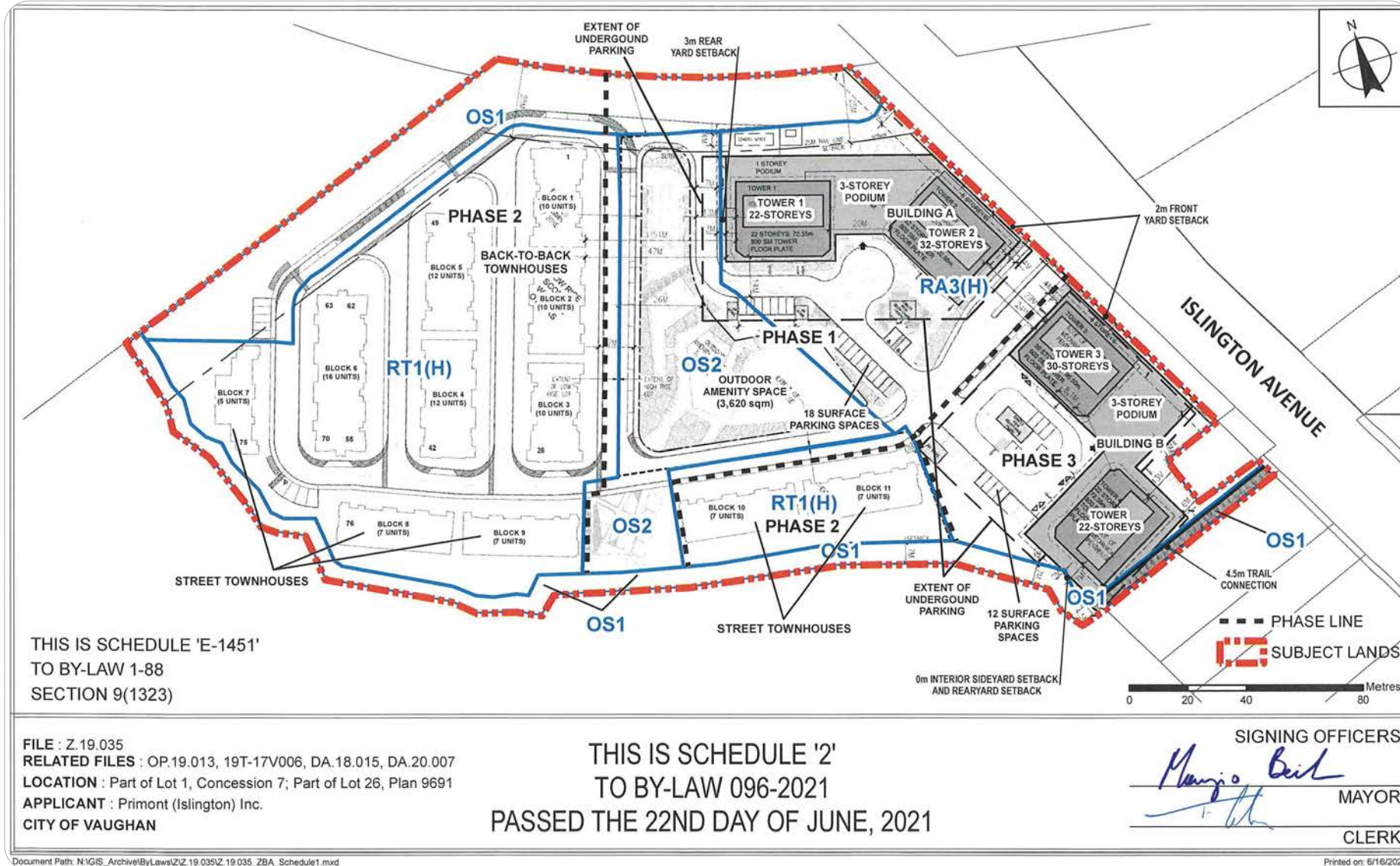
HISTORY OF APPLICATIONS



- **June 2018:** OPA, ZBA, Draft Plan applications approved to permit the development of 135 townhouse dwelling units and four towers ranging from 19 to 22 storeys in height.
- OPA redesignated the site from *Mid-Rise Mixed-Use and Natural Area* to *Low-Rise Residential and High-Rise Residential*.
- ZBA rezoned from RA3(H) Zone to RA3(H) Zone, RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", OS1 Zone and OS2 Open Space Park Zone.

Schedule "1" / By-law 143-2018

HISTORY OF APPLICATIONS



- **June 2021:** OPA and ZBA applications approved to permit 103 townhouse dwelling units and two residential apartment buildings with tower heights of 22 and 32 storeys (Building “A”) and 22 and 30 storeys (Building “B”).
- OPA redesignated the site *High Rise Residential* (H32;D4.5).
- ZBA rezoned a portion of the site from site RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” to OS2 Open Space Park Zone.

Schedule “2” / By-law 096-2021

SITE DEVELOPMENT APPLICATIONS



Landscape Master Plan - Provided by Nak Design Strategies

Low Rise (DA.18.015)

- Approved in 2023
- Partially occupied and registered

Building A (DA.20.007)

- Approved in 2024
- Under construction

Building B (DA.22.066)

- Application is under review
- Various stages of permit process

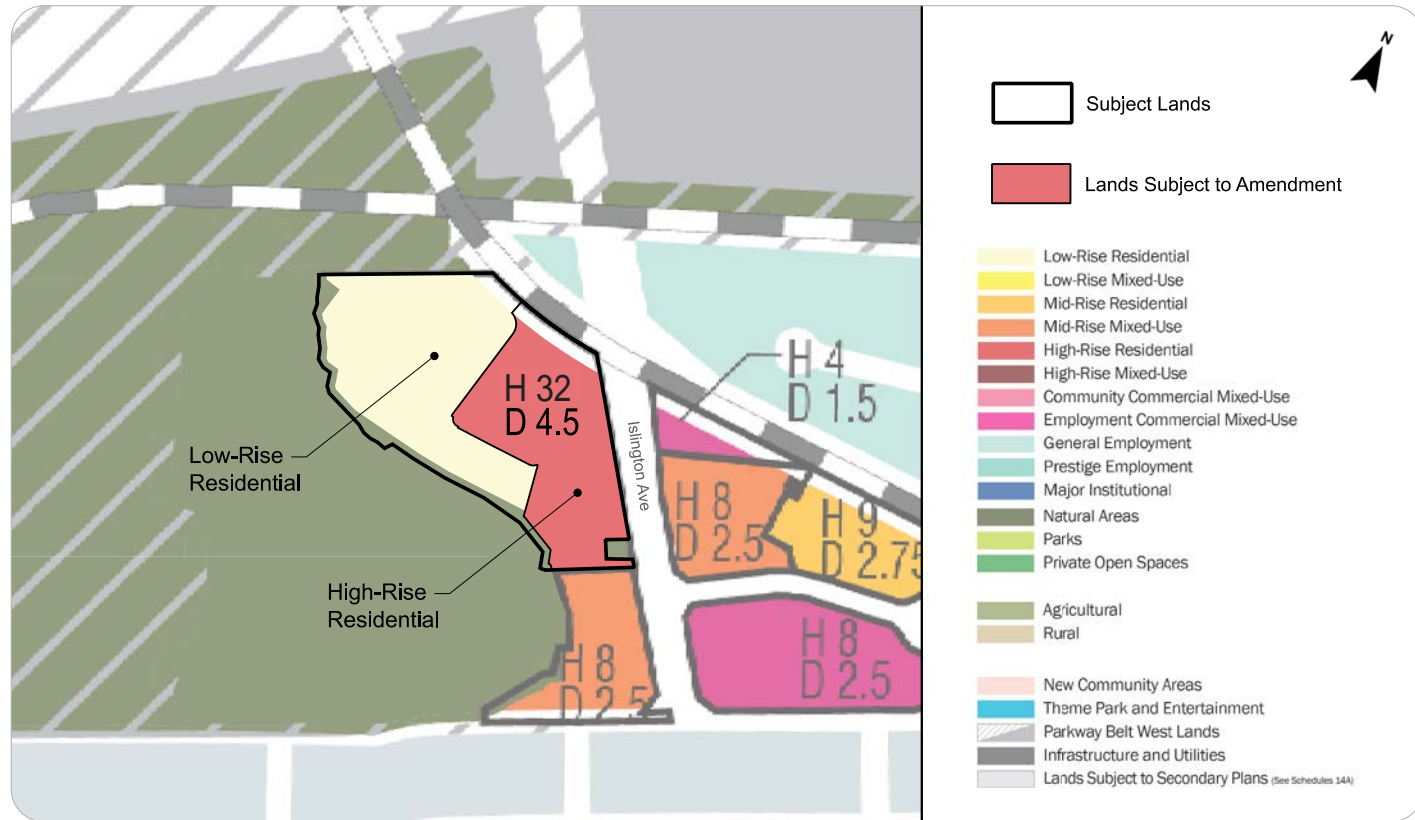
PROPOSED OFFICIAL PLAN AMENDMENT



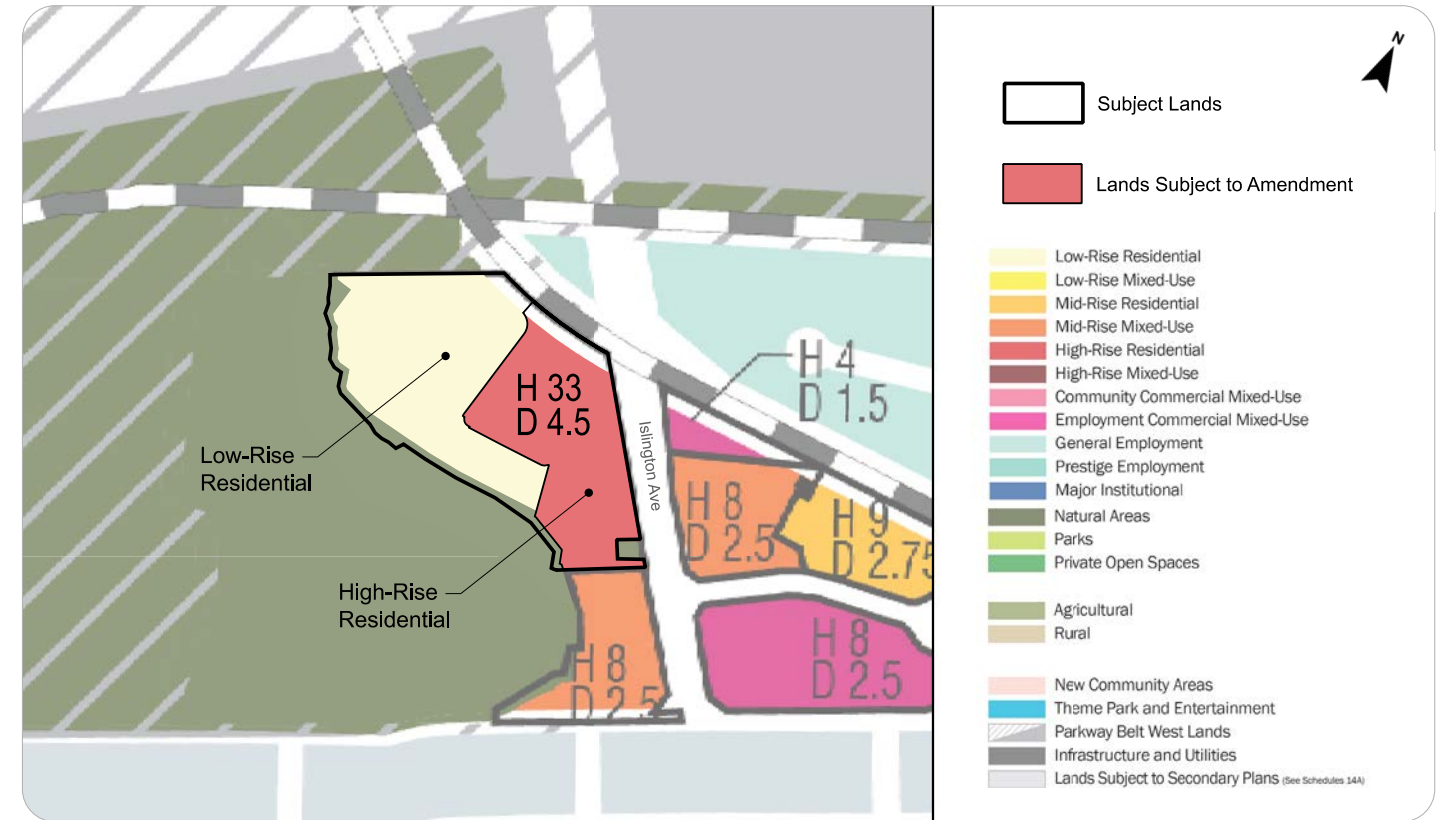
Detailed Landscape Master Plan - Provided by Nak Design Strategies

- Official Plan Amendment to re designate the site from *High Rise Residential (H32;D45)* to *High Rise Residential (H33;D45)*
- One additional storey for each tower in Building “A” and Building “B”.
- Total Gross Floor Area of 88,618 sqm:
 - Building “A” – 45,332 sqm
 - Building “B” – 43,286 sqm
- Increase of 41 units across the development:
 - Building “A” – 21 additional units
 - Building “B” – 20 additional units
- 1,038 units:
 - Building “A” – 568 units
 - Building “B” – 470 units
- FSI = 4.5 times coverage

EXISTING OP DESIGNATION AND PROPOSED OP DESIGNATION



Vaughan Official Plan - Schedule 13 - Land Use



Schedule "2" - Portion of Schedule 13 - Land Use

PROPOSED OFFICIAL PLAN AMENDMENT

	Existing OP Designation High Rise Residential (H32;D45)			Proposed OP Designation High Rise Residential (H33;D45)		
	Height	Units	GFA (m2)	Height	Units	GFA (m2)
Building A						
Tower 1	22 Storeys	547	43,827	23 Storeys	568	45,332
Tower 2	32 Storeys			33 Storeys		
Building B						
Tower 3	30 Storeys	450	41,901	31 Storeys	470	43,286
Tower 4	22 Storeys			23 Storeys		

NEXT STEPS



Development Rendering

Thank You
Comments & Questions?

Darrin Cohen, MCIP, RPP
Senior Planner

905-738-8080 (ext. 329)
dcohen@westonconsulting.com



Public Meeting

WOODBIDGE PARK LIMITED.

5390 STEELES AVENUE WEST
(CORNER OF GIHON SPRINGS DRIVE AND
STEELES AVENUE WEST)
CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT (OP.21.012) &
ZONING BY-LAW AMENDMENT (Z.21.019)

October 8th, 2024

C3.
Communication
CW(PM) – October 8, 2024
Item No. 3

WESTON
CONSULTING



AREA CONTEXT



- Located along Steeles Avenue West and Kipling Avenue
- Located at the northeast corner of Gihon Springs Drive and Steeles Avenue West
- Border of the City of Vaughan and City of Toronto
- CN Rail line to the north

SUBJECT PROPERTY AND CONTEXT



Subject Property

- 59,832 square metres

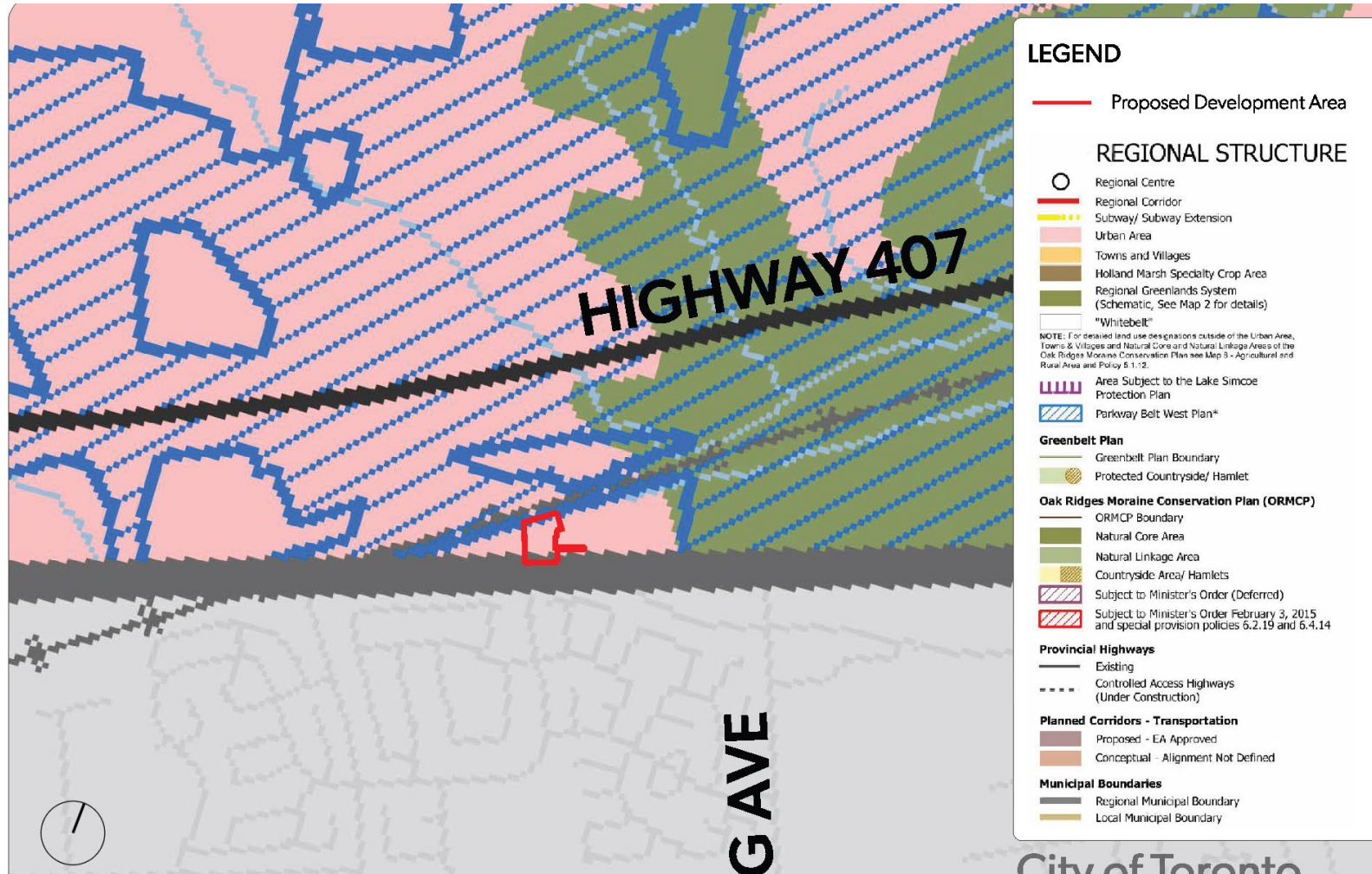
Development Area

- 7,208.18 square Metres
- 45 metres frontage on Steeles Ave. W

Previous Approval (2016)

- OPA / ZBA / Plan of Subdivision:
 - 249, three-storey townhouse dwelling units
 - 2, three-storey mixed use buildings
 - Public Municipal Park

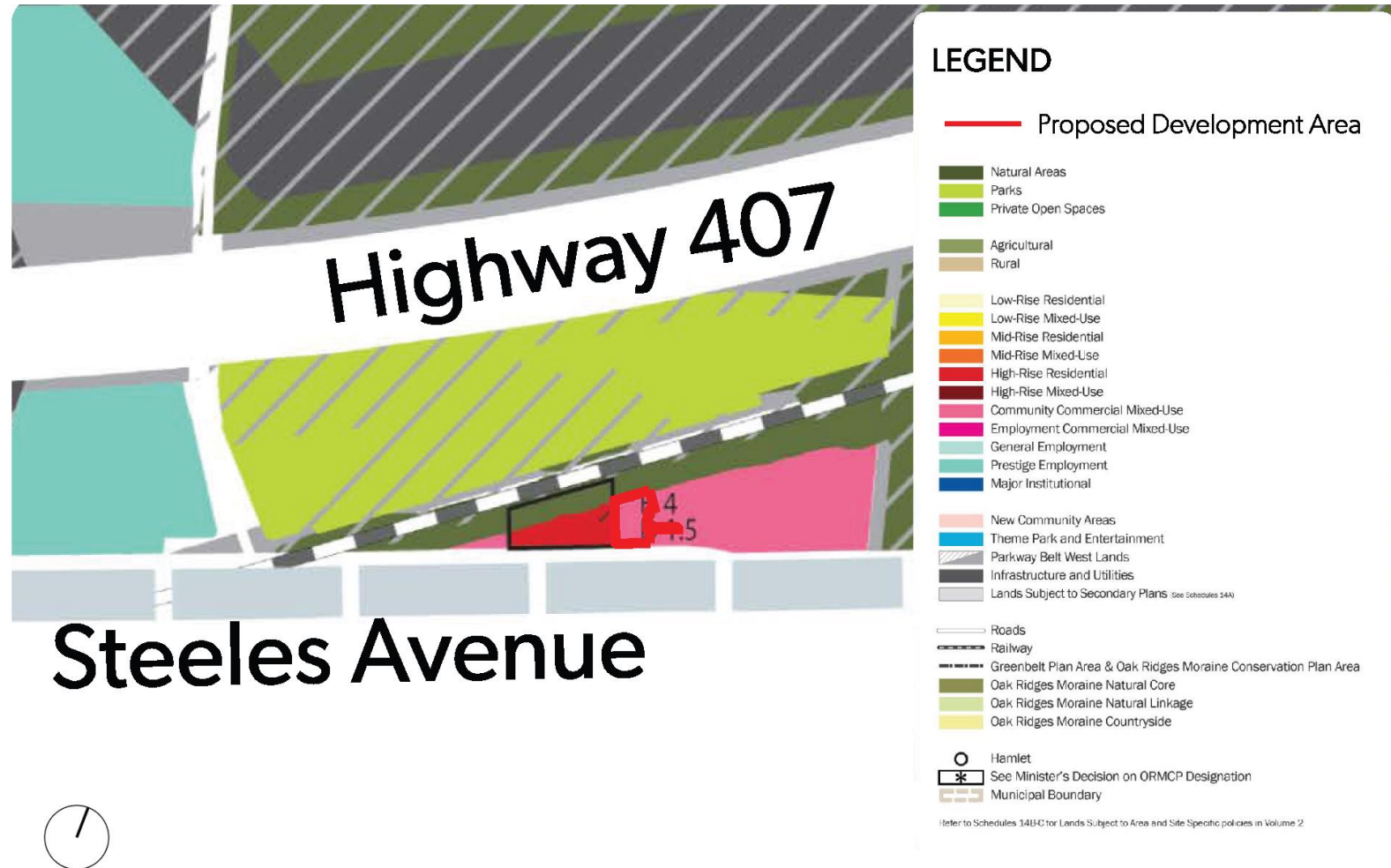
PLANNING FRAMEWORK



York Region Official Plan

- Designated as an “Urban Area” and “Regional Greenlands System” on Map 1 – Regional Structure
- Designated “Community Area” on Map 1A – Land Use Designations
- Urban Areas are identified to accommodate a significant portion of planned growth in the Region
- 2.06 million people 989,200 jobs by 2051 to be accommodated

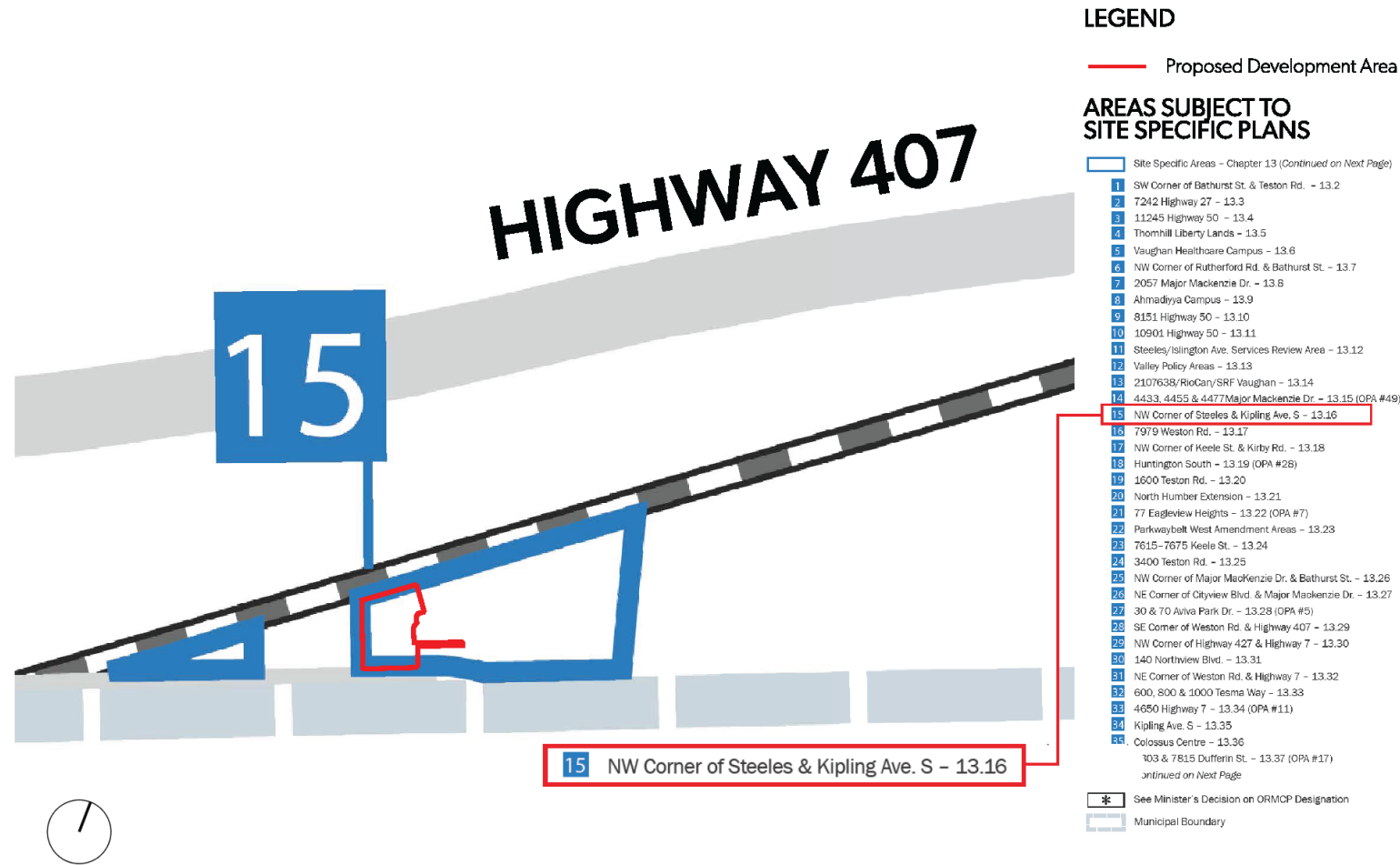
PLANNING FRAMEWORK



City of Vaughan Official Plan (2019 Consolidated)

- Designated as “Community Area” on Schedule 1 – Urban Structure
- Designated as an “Community Commercial Mixed-Use” on Schedule 13

PLANNING FRAMEWORK



City of Vaughan Official Plan (2019 Consolidated)

- Within Volume 2, Official Plan Amendment No.12 (OPA #12) as Site Specific Policy 13.16, 'NW Corner of Steeles Avenue and Kipling Avenue
- Implemented through OPA 12
- Low-rise residential uses permitted including townhouses and back-to-back townhouses

PLANNING FRAMEWORK

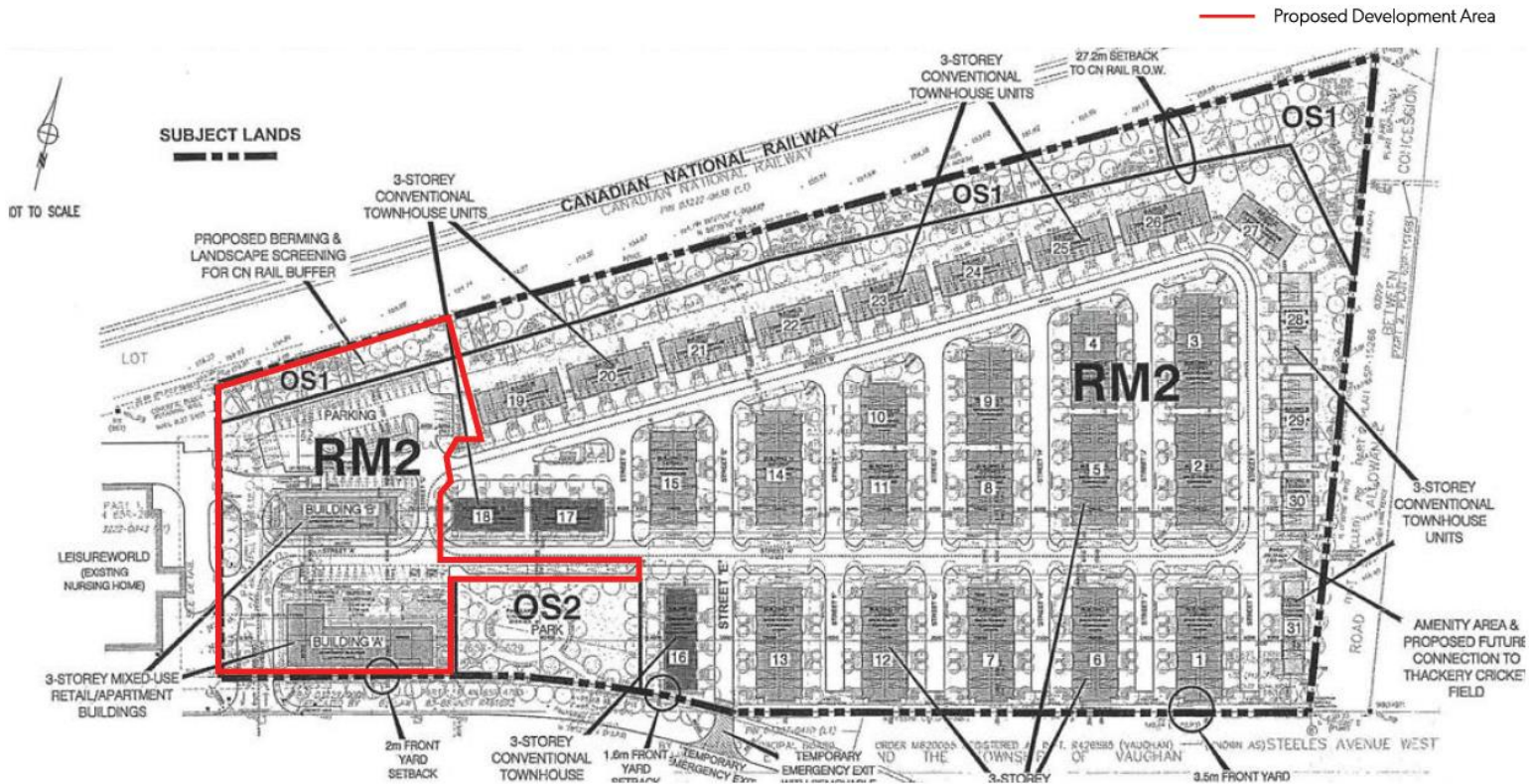


Figure 12: Schedule 'E-1562' to By-law 1-88, Section 9(1432)

Zoning By-law 1-88

- The subject lands are rezoned Multiple Residential (RM2) with exception 9 (1432), and Open Space Conservation Zone (OS1) Open Space Park Zone (OS2) under By-law 1-88
- Part of previous approval on Subject Lands
- RM2 Zone permits townhouses

Zoning By-law 001-2021

- The Subject lands are zoned Multiple Unit Residential (RM1) with exception 14.1057 and Environmental Protection (EP) under By-law 001-2021
- Transitioned in accordance with Section 1.6

PROPOSED DEVELOPMENT – 2021



Official Plan Amendment and Zoning By-law Amendment – April 2021

Building “A”

- Residential Apartment Building
- 25 Storeys (75.7 Metres)
- 226 Rental Units
- 3.2 FSI
- 84 Bicycle Parking Spaces

Building “B”

- 4 Storey Mixed-Use Parking Structure
- 427.5 square metres of retail at grade
- 149 Parking Spaces
- 7 outdoor parking spaces

PUBLIC CONSULTATION & WHAT WE HEARD

A Public Meeting was held on September 14, 2021 to discuss a concept for a 25-storey rental apartment building with a 3-storey parking structure.

The following concerns were shared:

- Density and Massing
- Shadow
- Increased traffic
- Above Grade Parking Impacts
- Desire to see rest of the lands be built out / completed

Modifications have been made to address the concerns made by staff and the public. The revised concept is compatible with the existing 3-storey townhouses on the remainder of the subject lands.

PROPOSED DEVELOPMENT – REVISED PROPOSAL



32 RESIDENTIAL UNITS, including:

- ❖ 19 regular Townhouses,
- ❖ 11 Stacked, back to back Townhouse Units
- ❖ 2 Semi-detached Units

- Height: 3 Storeys
- GFA: 4,249 square metres
- Floor Space Index: 0.59
- Vehicle Parking Spaces: 56
- Bicycle Parking Spaces: 20
- Private Outdoor Amenity Space: 1152 square metres

PLANNING APPLICATIONS

Official Plan Amendment

Permits Townhouse dwelling units. OPA will recognize:

- 7 units in a townhouse row
- 2 units / semi-detached
- Stacked back-to-back townhouses

Zoning By-law 1-88 / 001-2021

Zoning By-law Amendments to Section 9 (1432) to permit:

- Townhouse dwelling units with a maximum of 7 units
- Stacked back-to-back dwelling definition
- Minimum front yard setback to Steeles – 3 m
- Maximum building height for Block 36 for rooftop enclosures

PROPOSED DEVELOPMENT – REVISED CONCEPT



- The revised site design contemplates townhouses which builds on the character of the existing townhouse
- Improves permeability through the design of smaller blocks
- Orients townhouses towards the park
- Connects existing streets and sidewalks to the east part of the Woodbridge Park Masterplan

URBAN DESIGN IMPROVEMENTS

1. Proposed size and massing reinforces Woodbridge Park Master Plan contributing to the “Complete Community”;
2. Previously dedicated 0.21-hectare public park (The Steeles West Common Park) provides ample park space to current & future residents;
3. Proposed development considers the protection of Natural Heritage features by contributing to ‘Greening Vaughan’ with newly planted street trees, preserving existing trees & maximizing landscaped areas;
4. Proposed site design promotes walkability with strong permeability and access to public sidewalk, the park, site interior and the east part of the master plan.

SUPPORTING MATERIALS

- Architectural Drawings – Kirkor Architects
- Urban Design Brief & Planning Justification Report – Weston Consulting
- Draft OPA and ZBA – Weston Consulting
- Landscape Plan & Arborist Report – SBK
- Transportation Brief & Drawings – LEA
- Civil Engineering Materials – Valdor Engineering
- Noise and Vibration Study – Valcoustics
- Street Lighting Plan - GHD
- Phase 1 and 2 Environmental Site Assessment – Soil Engineers

Thank You

Comments & Questions?

Jane McFarlane, BAH, MES (PI.), MCIP, RPP,
Vice President, Weston Consulting
416.640.9917 x225
jmcfarlane@westonconsulting.com

STATUTORY PUBLIC MEETING

3300 HIGHWAY 7

CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

OP.19.010 & Z.19.025

OCTOBER 8, 2024

C4.

Communication

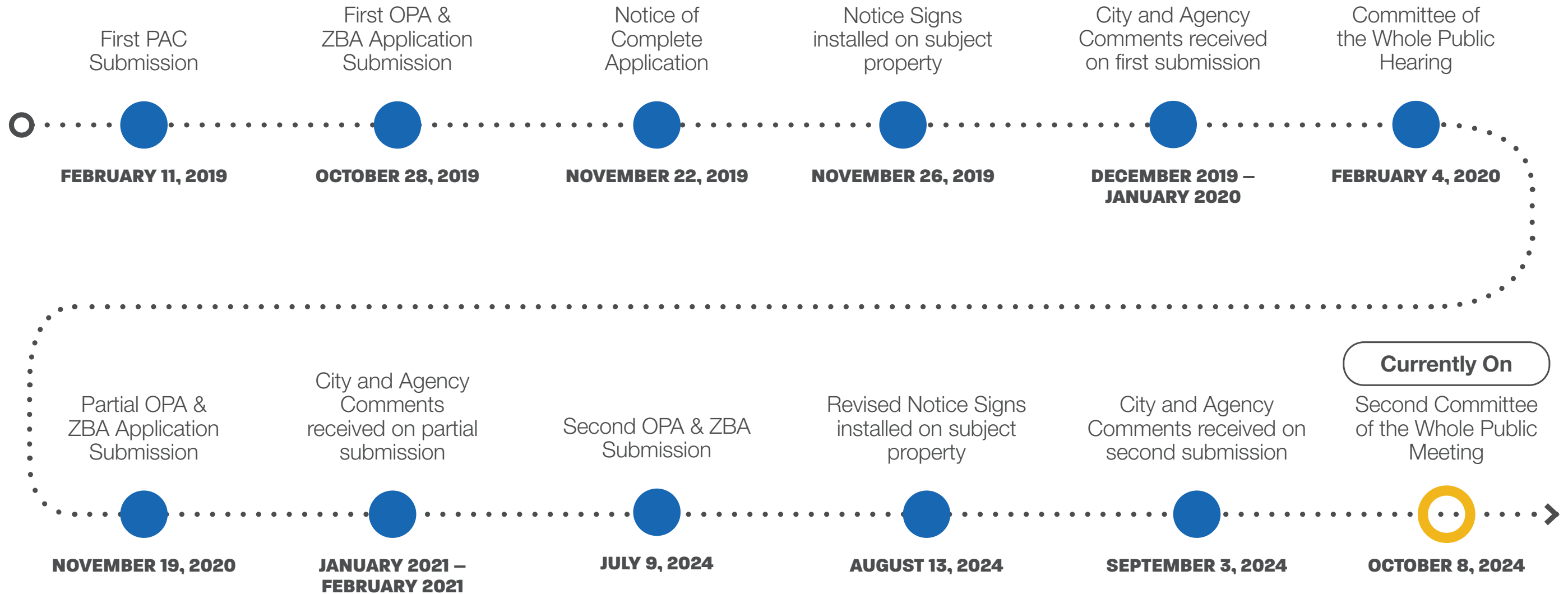
CW(PM) – October 8, 2024

Item No. 1

WESTON
CONSULTING



TIMELINE OF SUBMISSION



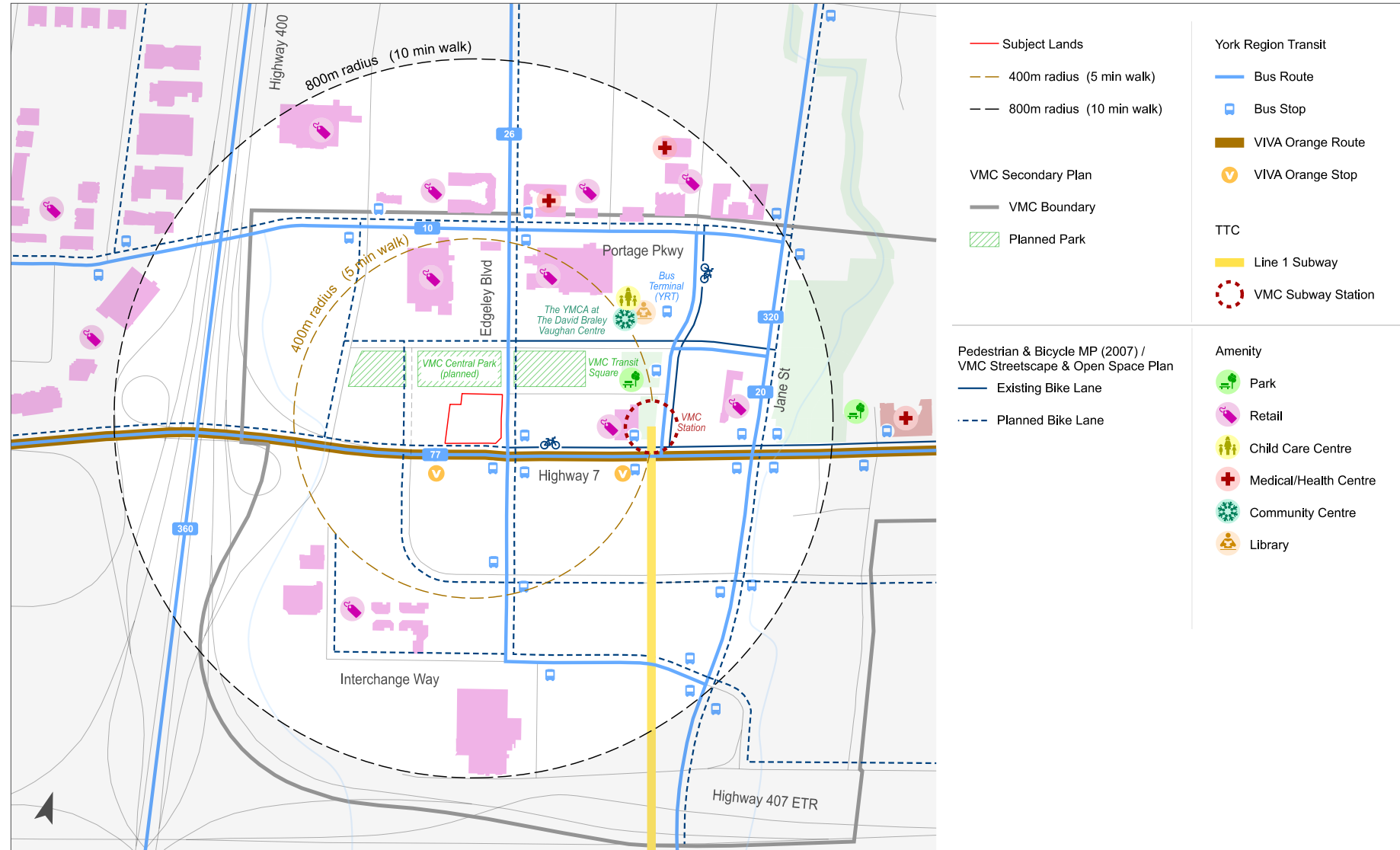
SUBJECT PROPERTY



Aerial Photograph of Subject Property - Prepared by Weston Consulting

- **Location:** Northwest corner of Highway 7 and Edgely Boulevard within the Vaughan Metropolitan Centre (VMC)
- **Area:** 1.8 hectares (2.9 acres)
- **Frontage:** 112 metres along Highway 7 & 107 metres along Edgely Blvd
- **Current Use:** 9-storey office building with surface level parking

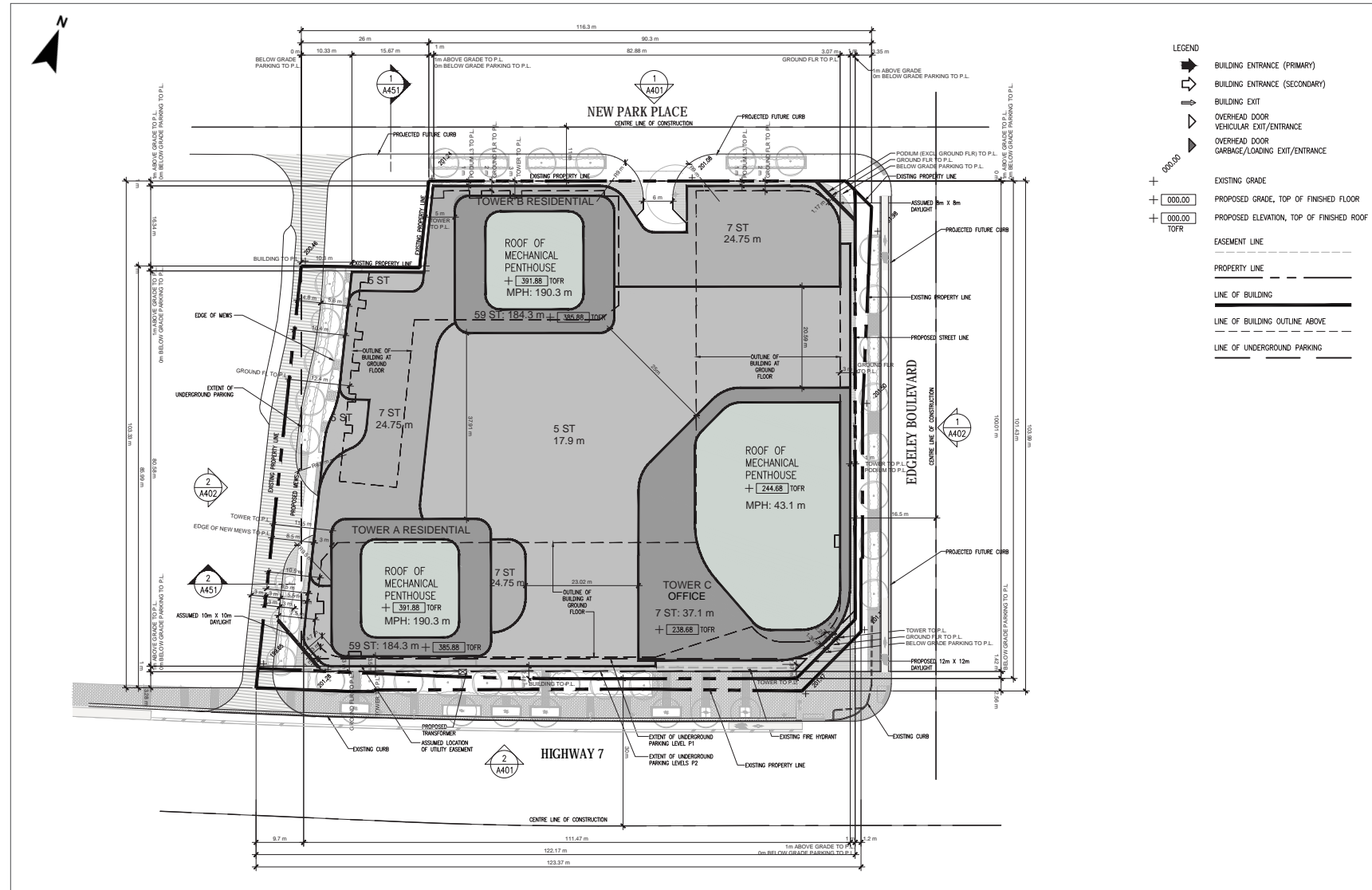
SITE CONTEXT



Context Map - Prepared by Weston Consulting

- Located within the Commerce BRT PMTSA
- Surrounded by parks, recreational amenities, commercial uses, and residential uses
- Located within 400 metres of VMC Subway Station and located along the BRT VIVA Orange Route

PROPOSED DEVELOPMENT



Site Plan - Prepared by BDP Quadrangle

- **Total GFA: 123,733 m²**
 - Residential: 109,389 m²
 - Retail (within office tower): 1,481 m²
 - Office: 12,863 m²
- **Total Area Conveyed to City: 842.5 m²**
- **Units: 1,349**
- **Amenity Space: 10,792 m²**
 - Indoor: 2,313 m²
 - Outdoor: 3,623 m²
 - Exterior (balconies, terraces): 4,856 m²
- **Total Landscaped Area: 5,195 m²**
- **Density: 9.6 FSI**
- **Heights: Tower A: 59 storeys, Tower B: 59 Storeys, Tower C: 7 storeys**
- **Parking: 938 spaces**
- **Bicycle Parking: 1410 spaces**

PROPOSED DEVELOPMENT

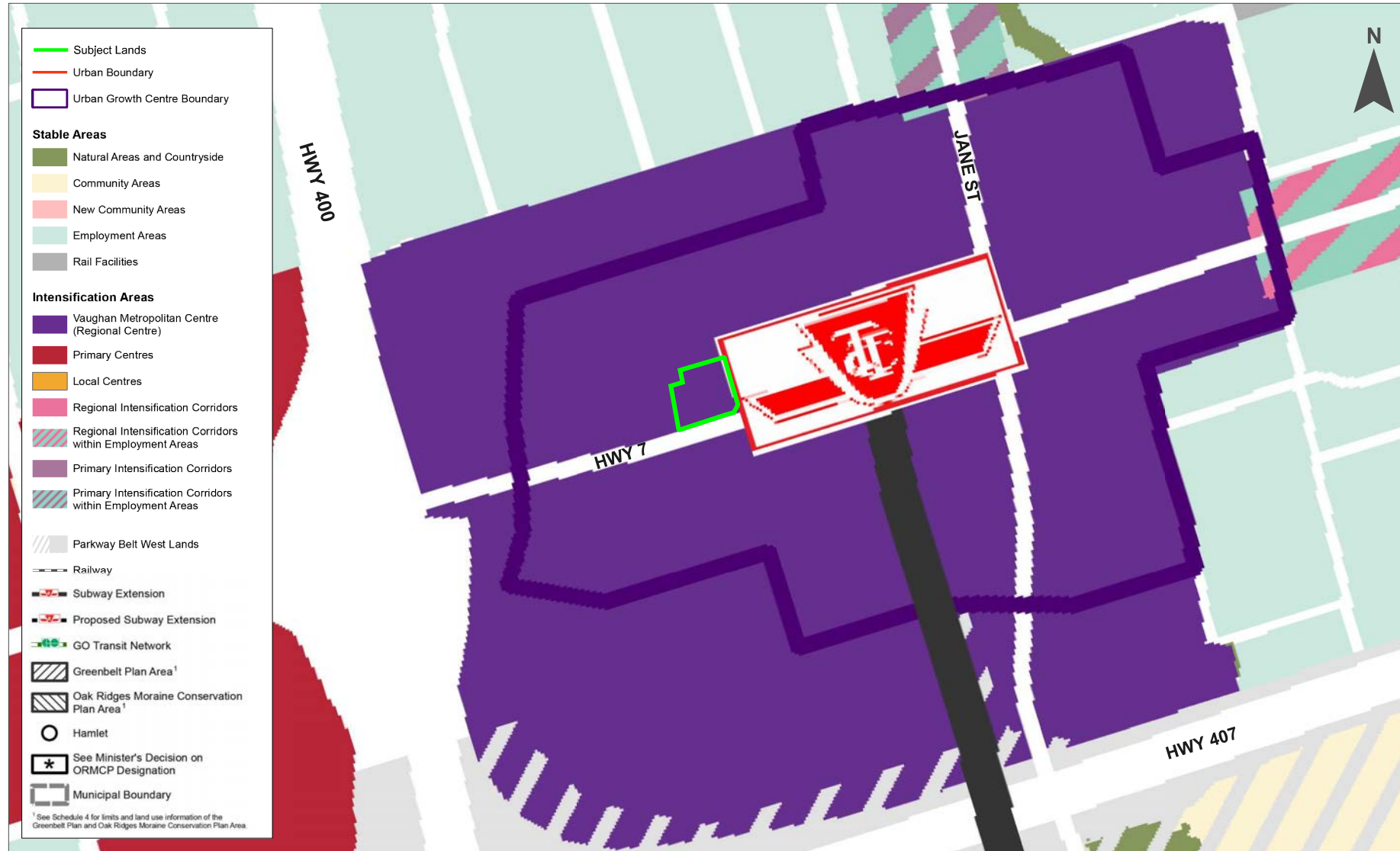


3300 Highway 7 - View Looking North - Rendering



3300 Highway 7 - View Looking Northeast - Rendering

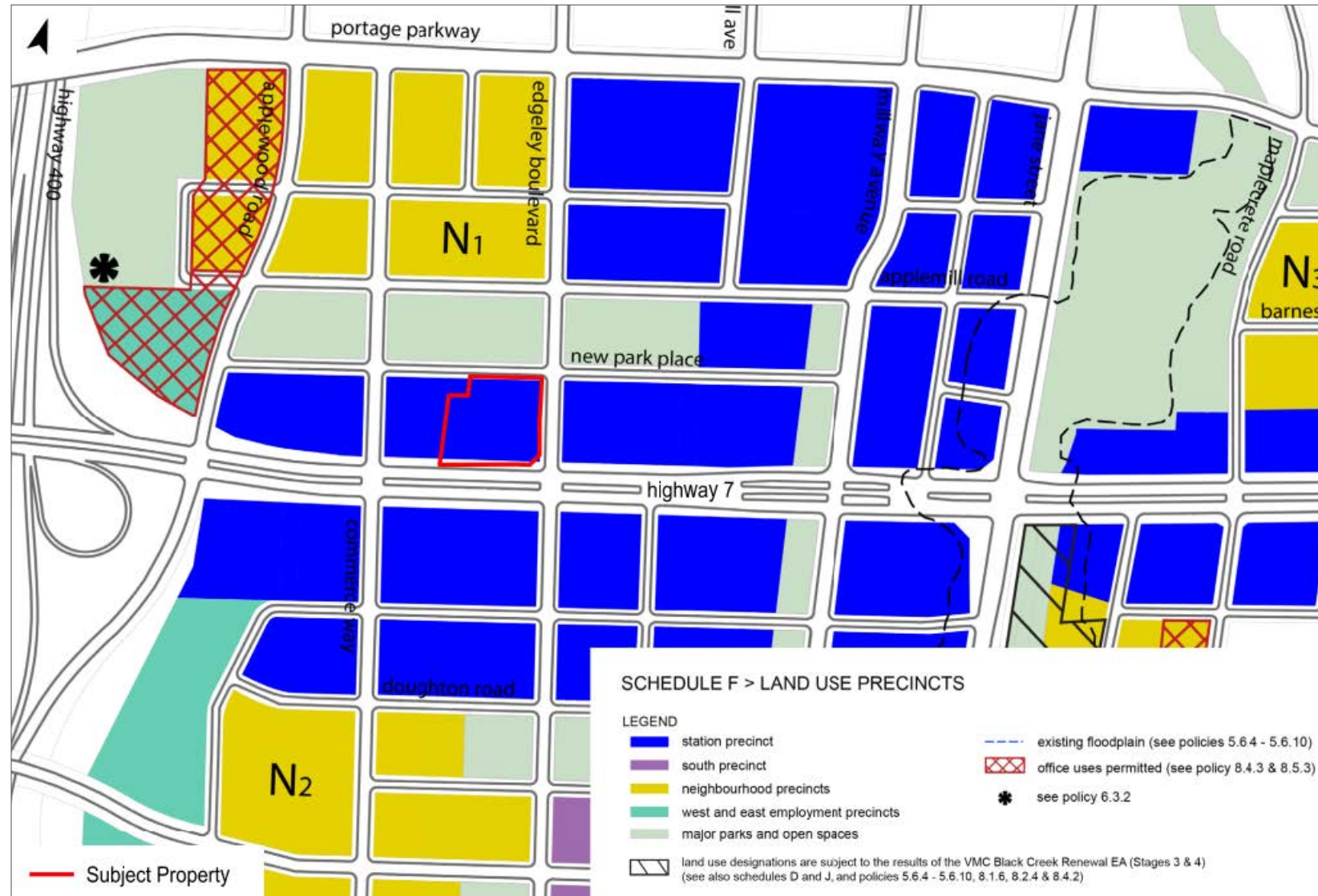
POLICY FRAMEWORK – CITY OF VAUGHAN OFFICIAL PLAN



- Designated within the Vaughan Metropolitan Centre (VMC) Secondary Plan Area
- Located *within a Regional Centre* and along a *Regional Intensification Corridor* per Schedule 1 – Urban Structure

VOP Schedule 1 - Urban Structure

POLICY FRAMEWORK – VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN



Schedule F - Land Use Precincts

- Designated *Station Precinct* per Schedule F – Land Use Precincts
- Permitted Uses:
 - Residential uses
 - Non-residential uses
 - Maximum height of 30 storeys and FSI of 5.0
- Exceeds maximum permitted height and FSI and requires an Official Plan Amendment for greater utilization and intensification

CONCEPTUAL POLICY FRAMEWORK - VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN UPDATE (FEBRUARY 28, 2024)



- According to the Recommended Land Use Scenario Schedules, is designated *Mixed-Use (Non-residential Uses Required)*
- Maximum heights of over 40 storeys
- Maximum density of up to 7.5 FSI

VMC - Land Use

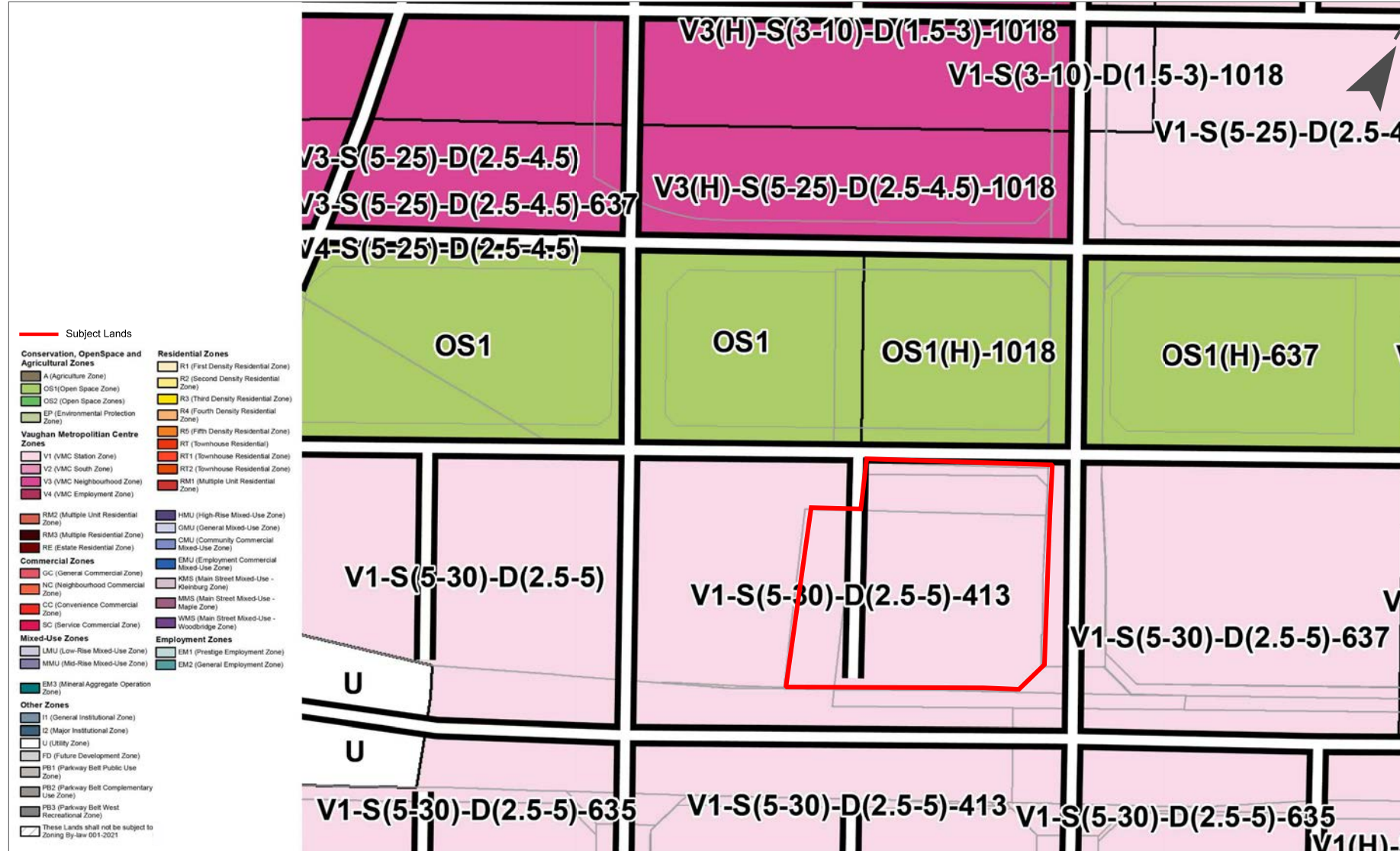
CONCEPTUAL POLICY FRAMEWORK - VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN UPDATE (FEBRUARY 28, 2024)



VMC - Non-Residential Requirements

- Mixed-Use Non-Residential requirement of 11.5% of GFA
- Proposed development has been modified to reflect the direction for land use, non-residential GFA requirements, height, and density
- On September 24, 2024, Staff were directed by Council to set parameters for unlimited height and density (UHD) in the VMC

POLICY FRAMEWORK – ZONING BY-LAW 001-2021



- Zoned as Vaughan Metropolitan Centre Station Zone (V1-413)
- Permitted Uses:
 - Apartment dwelling;
 - Retail Store;
 - Office building and more

Zoning By-law 01-2021

PURPOSE OF APPLICATIONS

OFFICIAL PLAN AMENDMENT

- Amendment maintains the existing designation of *Station Precinct*
- Establish site-specific policies to permit the proposed development
- Site-specific policies include:
 - Maximum height (building and podium)
 - Maximum Density
 - Non-Residential GFA
 - Increased Residential Tower Floorplate Size

ZONING BY-LAW AMENDMENT

- Amendments maintains the existing zones of *Office Commercial (C8-678) and Vaughan Metropolitan Centre Station Zone (V1-413)*
- Establish site-specific provisions to facilitate the proposed development
- Site-specific provisions include:
 - Permitted uses
 - Height
 - Density
 - Front, rear, interior side, and exterior side yard setbacks
 - Non-residential GFA
 - Amenity Areas
 - Landscape Areas
 - Bicycle parking spaces

Thank You Comments & Questions?

Sabrina Sgotto, HBA, RPP, MCIP
Vice President

905-738-8080 (ext. 243)
ssgotto@westonconsulting.com

WESTON
CONSULTING 



Existing Resident's Concerns

 Resident: Thivagar Sriganeshan & Family
Dalhousie Street, Woodbridge, Ontario. L4L 0L6

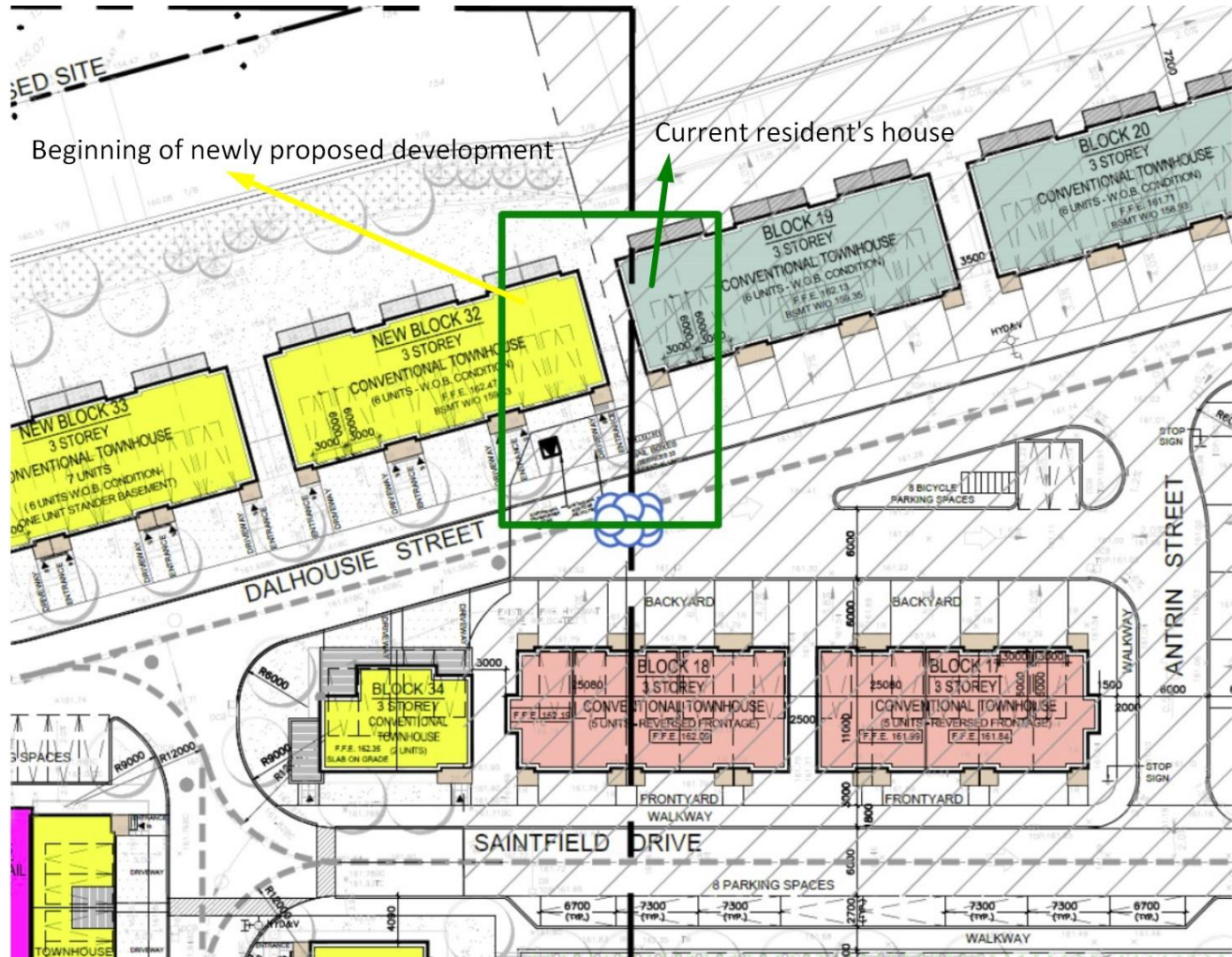
Concern #1

The newly proposed plan does not acknowledge the existing space of the current resident (████ Dalhousie street), two trees, 20+ shrubs (planted by the developer previously in the property (exclusive use)). The newly proposed plan also restricts access to the front yard to the backyard and vice versa; a right granted to all the end-unit townhome in the existing development. The newly proposed development also restricts access to electricity and gas metre for Enbridge Gas and Alectra.

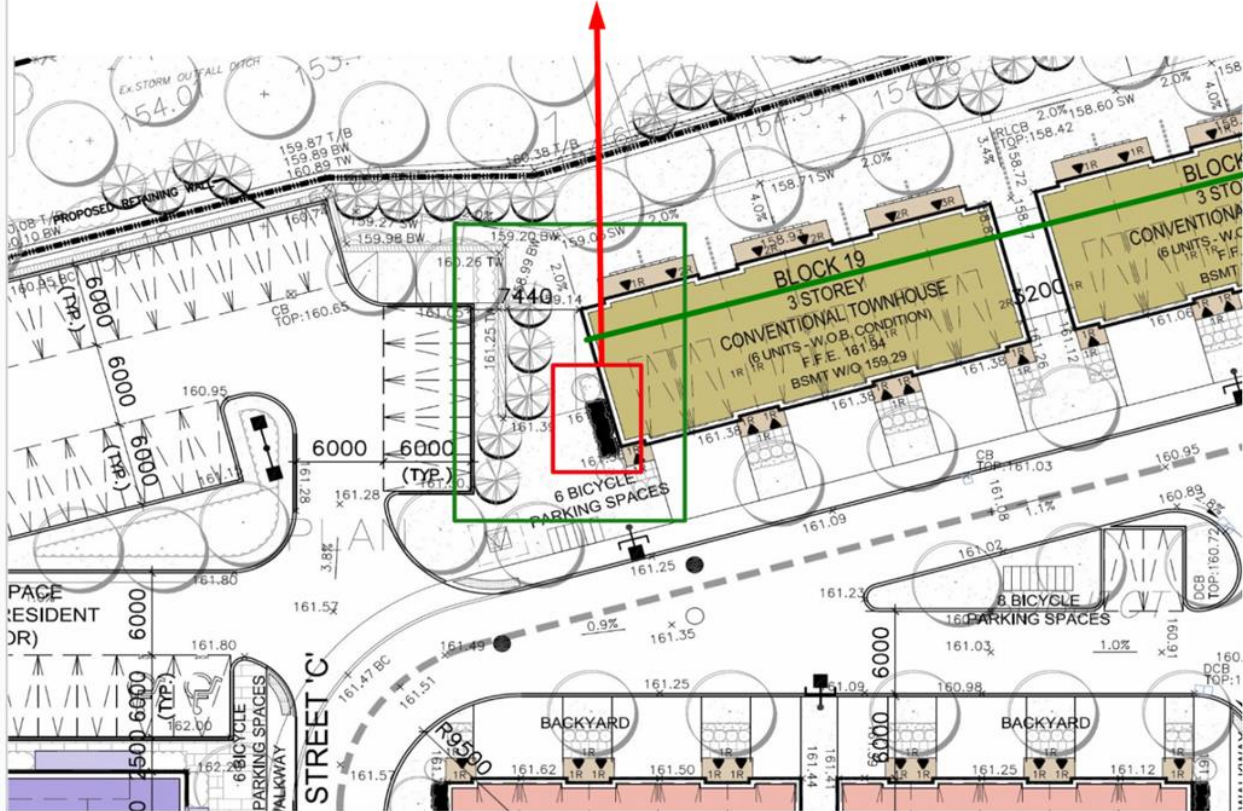
Request: Grant 10-15 feet of access to the existing resident in order to prevent the restriction of access as well as allow the 2 trees to mature and spread out and prevent unappealing view of the home.

Beginning of newly proposed development

Current resident's house

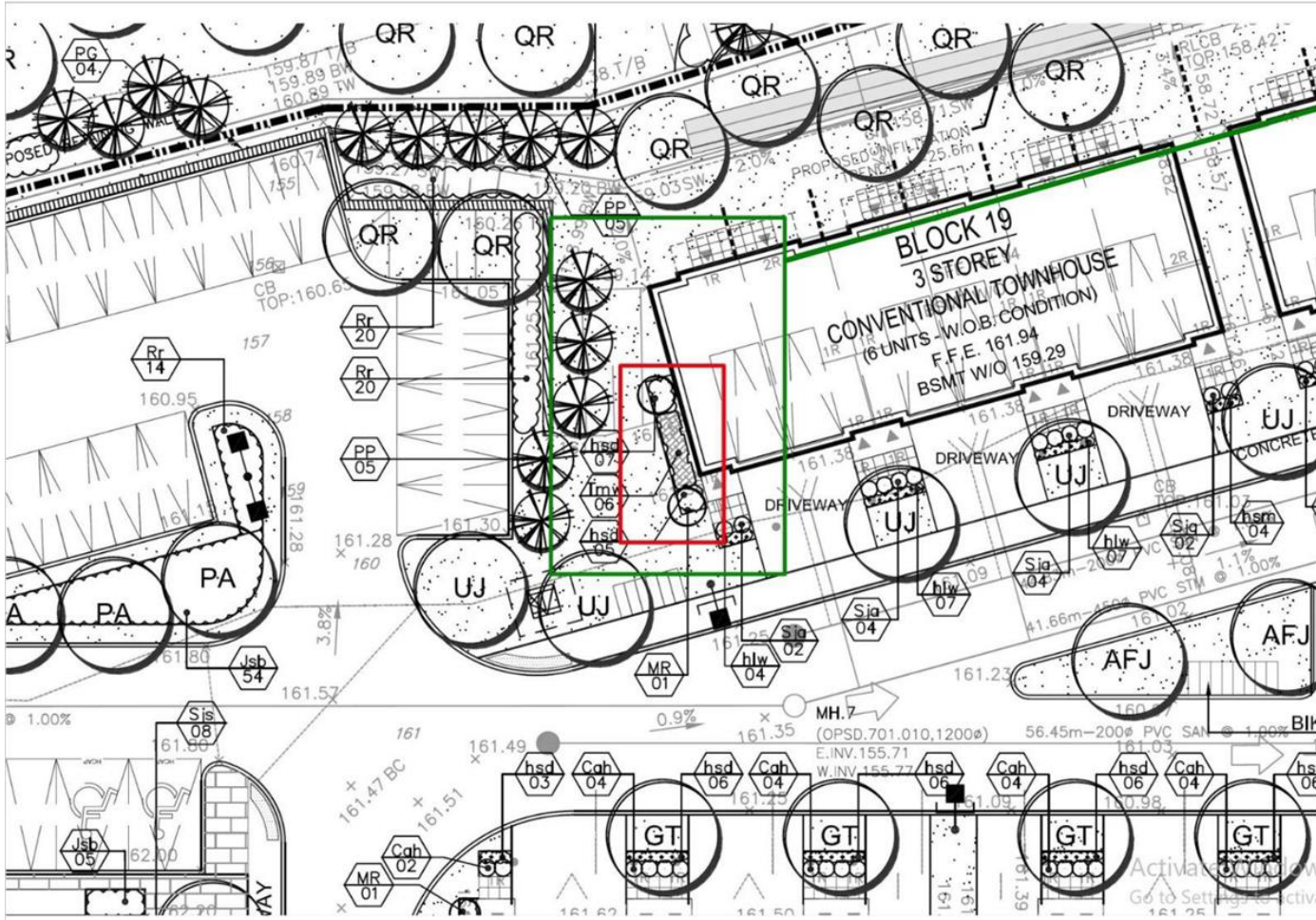


The existence of two 'Malus Crabapple' trees .20+ shrubs previously planted by the developer on the current resident's property(exclusive use)



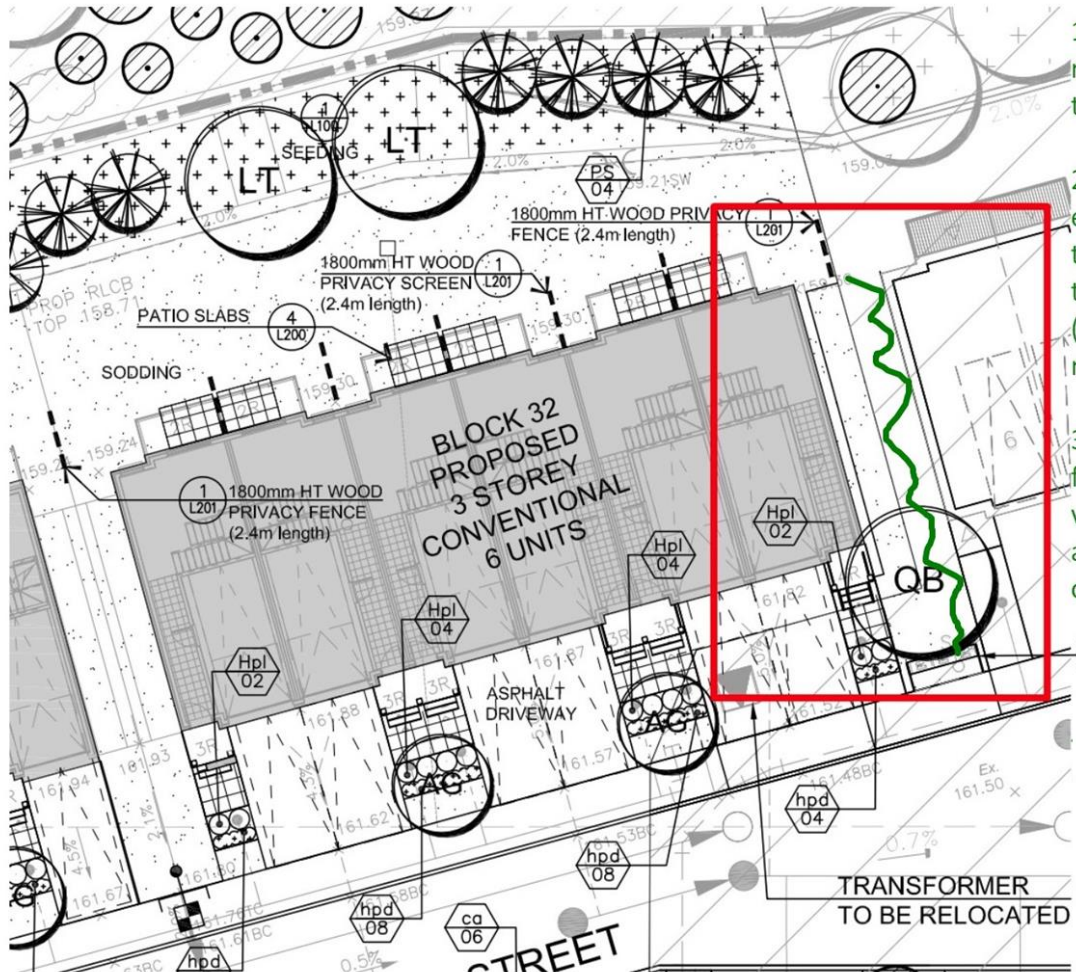
Space granted to the current resident.





1. Current space of the resident at [redacted] Dalhousie Street.

2. Current existence of 2 'Malus Crabapple Trees' and 20 + Shrubs planted by the developer on the resident's property (exclusive use)



1. Newly proposed plan heavily restricts current space provided to the resident.

2. Disacknowledges the current existence of 2 'Malus Crapapple trees + 20 Shrubs planted by the developer on the property (exclusive use) of the current resident.

3. Blocks access to front yard from the backyard and vice versa, a right that is provided to all other end-unit town home owners at this property.

3 MAILBOXES ON CONCRETE PADS

4. Blocks access to gas electricity metre



1 year old 'Malus Crabapple' tree taken at the resident's property in 2022.



3.5 year old 'Malus Crabapple' tree picture taken in 2024 July

20+ Shrubs planted by the developer on the property

Access to Electric and Gas metre stands to be blocked with the newly proposed plan

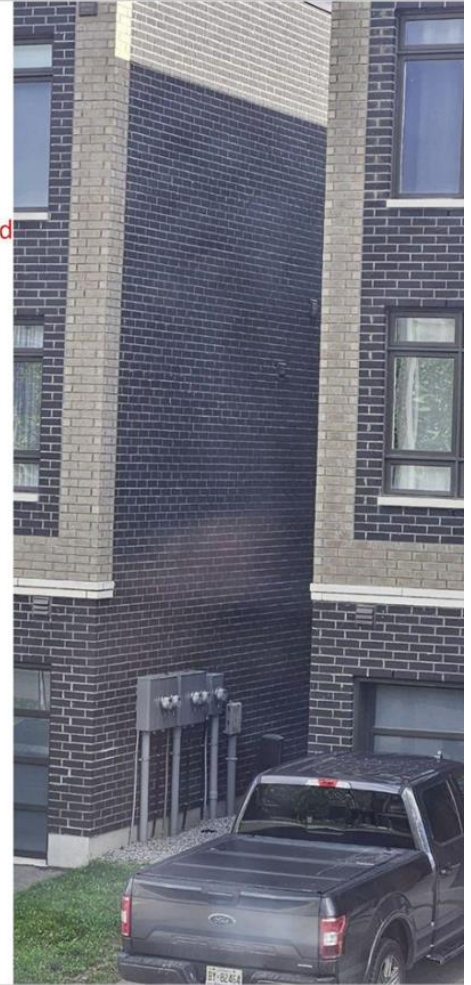
Newly proposed plan to severely reduce resident's current space, block access to gas metre, electricity metre, resident's access to back yard from frontyard, frontyard to backyard, a right granted to all other end-unit townhome owners as well as visually choke the aesthetics of the greenery by building a townhome too close.



A mature 'Malus Crabapple' Tree



The newly proposed plan would not allow 2 'Malus Crabapple' trees to mature and spread. The new plan would choke the two trees, and would present an extremely unappealing view





Two, 3.5 year old 'Malus Crabapple' Trees set to be visually _physically choked by the proposed development up close when it reaches maturity.

Electricity metre stands to be blocked as per the newly proposed plan

Gas metre stands to be blocked as per the newly proposed plan

Shrubs planted by the developer on the current property set to restrict access backyard from frontyard and vice versa, a right granted to all other end-unit town home owners





The newly proposed border would severely reduce the spacing, severely choking the 2 trees as well restrict the access to backyard as well as to the gas and electricity metre

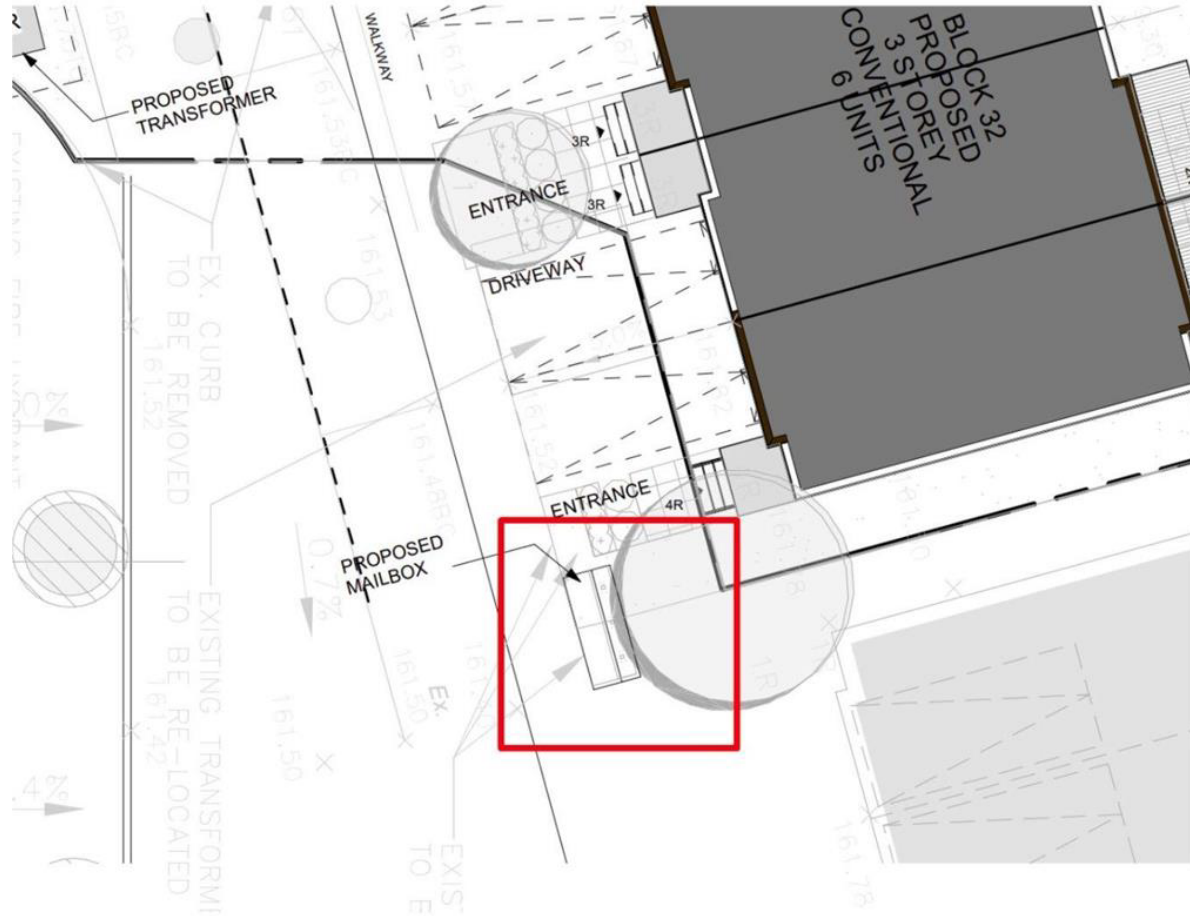
The existing space provided to the resident, offers adqueate spacing for access, as well as room for the 2 'Malus Crabapple' trees to grow, mature and spread out. This spacing would also visually present pleasing view as the newly proosed evelopment would not and set to build a 3 story townhome along the blue line.

Request: Grant 10-15 feet of access to the existing resident in order to prevent the restriction of access as well as allow the 2 trees to mature and spread out and prevent unappealing view of the home.

Concern #2

The newly proposed plan requests existing sets of 60 odd mail boxes to be moved right in front of the resident at [REDACTED] Dalhousie. This proposal would block the entire front yard of the resident and present an extremely unappealing view of the entire townhome.

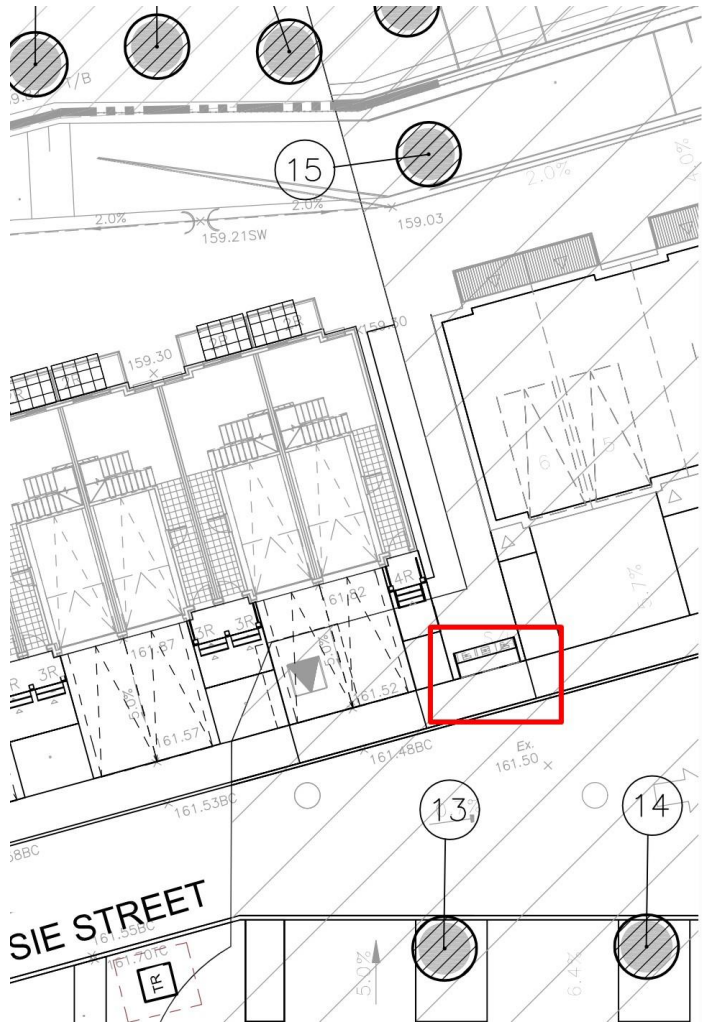
Request: To not allow the sets of 60 odd mailboxes to be moved right in front of the existing resident's front yard and keep the mailboxes as it is, or move it elsewhere without affecting another resident



The newly propose development also seeks permission to move existing 60 odd mailboxes from the original position to right in front of the resident at [REDACTED] Dalhousie street. This proposed move would visually block the entire front yard of the resident, making the aesthetic of the home extremely unappealing.



This proposed move would entirely block the frontyard of the resident, presenting an unpleasant visual of the home



- NOTES:**
1. Attachment of fence to trees allowed.
 2. Ensure fence is continuous; drip line of trees to be preserved.
 3. Fencing to be installed prior to construction.
 4. All supports and bracing shall be installed within the Tree Protection Zone. All supports shall be installed to minimize damaging roots or soil within the Tree Protection Barrier.
 5. No Construction activity, grading, or excavations of any kind within the Tree Protection Zone.





Google



Request: To not allow the sets of 60 odd mailboxes to be moved right in front of the existing resident's front yard and keep the mailboxes as it is, or move it elsewhere without affecting another resident