



**COUNCIL MEETING – DECEMBER 17, 2019
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed December 13, 2019</u>				
C1	Tiona and Alfredo, dated December 3, 2019	40	1	Committee of the Whole (Public Hearing)
C2	Mr. Mario G. Racco, Brownridge Ratepayers Association, dated December 3, 2019	39	1	Committee of the Whole
<u>Distributed December 16, 2019</u>				
C3	Deputy City Manager, Corporate Services, City treasurer and CFO, dated December 13, 2019	41	1	Committee of the Whole

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

Subject: Scanned image from Development Planning Department Copier
Attachments: Woodbridge Ave. Condo Site Concerns.docx

C <u>1</u>
Communication
COUNCIL: <u>Dec 17/19</u>
<u>CW/PH</u> Rpt. No. <u>40</u> Item <u>1</u>

From: Tiona Taylor <[REDACTED]>
Sent: December-03-19 6:05 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Cc: Alfredo Zelaya <[REDACTED]>
Subject: Re: Scanned image from Development Planning Department Copier

Hello Eugene,

Thanks so much for taking the time to speak with us over the phone today. As suggested I am attaching a letter to be submitted that outlines our concerns with the Woodbridge Ave. condo development that borders our property.

Sincerely,
Tiona and Alfredo

Dec. 3, 2019

To City Planner, Deputy City Manager, and Councillor,

We are the owners of [REDACTED] William Street whose backyard is up adjacent to the centre area of the development property of City Park on Woodbridge Avenue. Files # OP.17.015, Z.17.041 and DA.17.108. We share a 100 foot lot wide boundary along the north side of the City Park lands.

We contacted the Planning Department Mr. Eugene Fera January 2019 and that call into the Planning Department provided me with the following proposed changes:

- 1) from a 6 storey building to an 8 storey building (102 units)
- 2) from R3 zoning to RA3 zoning (both of which require a 7.5m setback)
- 3) Increased density request

We remain very concerned regarding the present 7 Storey (86 units) building proposed plan. Please see a list of our concerns below.

Setbacks Reduced While Heights are Increased

This is a major concern. Currently all sides of the building have setbacks listed except for the North Side of the building (which backs onto our property). These setbacks are listed as 0m. We are wanting to know why setback principles were applied to all other sides of the structure except the one facing us?

As planners surely you know this is completely off the scale of good planning principles that are suppose to protect mature residential areas, not transform them. The appropriate height along our single family residential lot lines would be 4 story townhouse type structures, maybe rising to 6 stories along Woodbridge Ave on the south lot line. The appropriate set back would be 3 metres for each story in order to provide a friendly backyard green space of 12 meters. This would retain a residential character to the backyards of the older residences on the south and the newer residences on the north.

Service/Loading Zone-Noise/Disruption Concerns

The service/loading zone is directly at the back of this proposed building plan, which puts in directly in front of our backyard. I have two young children who spend plenty of time in their backyard and we are concerned of noises and disruptions all day long from this loading zone.

Basement Venting Fans & Systems

Please indicate where these are exiting the building, I hope it is not along the back.

Sun Shadowing

The new development is directly south of our property line. The higher the building envelop goes on our southern border, the more it will block the sun across our yards. This will completely change the quality of our yard in terms of green space. Could you send me the shadowing studies please, with the planners comments? This alone should stop the planners from supporting this development.

Cement Walls Instead of Green Space

The developer plans to place a very high cement wall on his eastern lot line, east of the building along the railway tracks. If the planners support this development our site line will consist of a i) cement wall that will have to be at least 4 stories high to the south east and ii) immediately to the south all along our lot line, a cement/brick wall that will be not 6 but 8 stories high. It is unfathomable that a developer can do this in the middle of a village green space. It is my understanding that any development has to have green space between its building envelop and surrounding lots that relates to its building mass and height. Where is the green space that planners are supposed to protect in our urban areas?

Glare Lighting

Has anyone confronted this development in terms of how anything over 4 stories is going to be able to maintain security lighting along its northern side without completely overshadowing our back yard all night long and illuminating our house at night?

Planner's Duty

We have concerns regarding how the City planners are going to protect our property from the encroachment this development is going to produce if you support it in your planning review. We need good planning principles applied that are within the guidelines that Heritage Protected areas were meant to support.

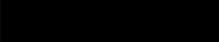
Summary

As a result we are directing the planners to refuse the request to reduce the set back, instead we as the owners and ratepayers immediately to the north; we want at minimum that the setback be 7.5 m (as per Table 2 below) for 4 stories and a further metre for each additional level.

Table 2

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
a.	Min. Front Yard	7.5 m	0.8 m (Woodbridge Avenue)
b.	Min. Lot Area/Unit	67 m ² /unit	32 m ² /unit
c.	Min. Rear Yard (North)	7.5 m	0 m for the 1 storey portion of the building
d.	Min. Interior Yard	14.5 m	4 m (West)
e.	Min. Amenity Area	3,015 m ²	370 m ²
f.	Min. Number of Parking Spaces	86 units @ 1.5 spaces/ unit = 129 spaces + 86 units @ 0.25 visitor parking = 22 spaces Total Parking Required = 151 spaces	86 units @ 1.33 spaces/unit = 115 spaces + 86 units @ 0.07 visitor parking = 6 spaces Total Parking Provided = 121 spaces
g.	Min. Setback for Portions of Building Below Grade	1.8 m	0.80 m (Woodbridge Avenue) 0 m (West Lot Line)

We are taking this development proposal very seriously as it totally goes against Heritage and professional planning principles. It adds nothing to our residential neighbourhood and the quiet enjoyment of our properties. Please file our concerns.

Tiona & Alfredo


P.S.

Already we have had trees (on the developer's side of the lot line) fall down and destroy our back fence. We contacted him, a few of his people looked at the damage but we have not heard back, and that was at least 16 months ago.

Subject: CW - 3.12.2019 - Item #1 - Edward Letichever - OP 13.007 & Z 13.019 & Site Development DA. 13.042

C 2
Communication
COUNCIL: Dec 17 / 19
CW Rpt. No. 39 Item 1

From: Mario Racco <info@brownridgera.com>

Sent: December 3, 2019 10:11 AM

To: Todd.Coles@Vaughan.ca; Maurizio.Bevilacqua@Vaughan.ca; Mario.Ferri@Vaughan.ca; Gino.Rosati@Vaughan.ca; Alan.Shefman@Vaughan.ca; 'Racco, Sandra' <Sandra.Racco@vaughan.ca>; Rosanna.DeFrancesca@Vaughan.ca; Tony.Carella@Vaughan.ca; Marilyn.lafrate@Vaughan.ca

Subject: CW - 3.12.2019 - Item #1 - Edward Letichever - OP. 13.007 & Z. 13.019 & Site Development DA. 13.042

Dear Mayor & Members of Council,

I am not able to attend the meeting taking place today at 1 p.m. being during working hours.

I have provided the Brownridge Ratepayers Association position, on this matter, in the past, as today's report indicates.

The Brownridge Ratepayers Association is very disappointed that the property owner has not seen the importance to have a meeting with the residents affected. It is a normal courtesy to give the residents the opportunity to express their position on an application that affected their quality of life.

The application is asking:

1. To change the existing property from Residential to Commercial.
2. To increase the Hight from 2 floors to 4 floors.

The Brownridge Ratepayers Association asks that the application for:

1. OP. 13.007 and
2. Z. 13.019 and
3. Site Development DA. 13.042

Be Refused because of a number of issues raised in writing & sent to M of C on:

1. 3 September 2013 and
2. 7 May 2019

The issues raised are reported on today's agenda on page 3 of 13. The 9 issues reported need 3 minor changes:

1. #5 Drop – Video Store
2. #7 Drop – Loading
3. #8 Drop it. City staff has added it as a condition.

Please let me know if you have a question.

Sincerely,

Mario G. Racco
President



memorandum

C <u>3</u>	
Communication	
COUNCIL:	<u>Dec 17/19</u>
<u>CW</u> Rpt. No. <u>A1</u>	Item <u>1</u>

DATE: December 13, 2019

TO: Hon. Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and CFO

RE: Item No. 1, Report No. 41,
Committee of the Whole (2), December 10, 2019
2018 Development Charge Pre-Payment Agreements -
Request to Amend Dates

Purpose

To provide additional information to the Mayor and Members of Council at the Council meeting on December 17, 2019 in relation to the Committee of the Whole (2) of December 10, 2019, 2018 Development Charge (DC) Pre-payment Agreements - Request to Amend Dates report.

Background

At the December 10 Committee of the Whole, a motion was passed requesting the financial impact related to collecting additional DCs as a result of extending the deadline for building permit.

On September 20, 2018, the City collected \$167.6 million in DCs as part of the pre-payment agreement transition measures when the new DC by-law was approved by Council. City staff recently received several requests to amend the dates within the DC pre-payment agreements due to several factors;

1. An unforeseen administrative conflict between the dates relating to the Residential Subdivision pre-payment agreements and the Non-High Density Residential by Site Plan where a DC pre-payment agreement was entered into under both scenarios. The conflict of dates would result in a townhouse development that will not meet the timelines set out in the agreement.
2. Market conditions relating to industrial building have turned less favourable since 2018.

In addition, there have also been other requests to amend the dates of the DC pre-payment agreements for various reasons. In order to avoid any perceived unfairness, staff recommended that all agreements be realigned as that would also resolve the complexity of administering the various agreements and building permit dates contained within the various DC pre-payment agreements.

At the time the City entered into the DC pre-payment agreements, it was not contemplated that the City would be collecting any additional DCs. The thinking at that time was that all pre-payment agreements would be satisfied within their respective milestone dates.

Financial Impact

The requests to amend the dates within the DC pre-payment agreements primarily came from the Non-High Density Residential by Site Plan developments as they contained the shortest of the required milestone dates. Below is a summary of the financial impacts on extending the pre-payment agreement dates.

	Pre-Payment DC Dollars (millions)	DC % of Total	Potential Top-Up DC Dollars (millions)
City DCs collected at Pre-Payment	\$167.6		
Total Scenario 2 Developments	\$28.8	17.2%	\$20.7
Two Owners under Scenario 2	\$1.9	1.1%	\$1.7
Remaining Owners under Scenario 2	\$26.9	16.1%	\$19

There were also subsequent requests to amend the dates for the non-residential developments, however to maintain fairness across all DC pre-payment agreements staff recommend that all the pre-payment agreements be amended to align the dates to one single date.

Conclusion

The alignment of the dates within the various DC pre-payment agreements will allow the Owners to continue their developments aligned with the approved DC transition measures. Since the signing of the original pre-payment agreements, unforeseen issues have arisen – administrative and market related, causing challenges for the building community to adhere to the original deadlines for development. Extending the deadline to December 2021 has no imminent financial impact as the contemplated \$167.6 million of pre-paid DC's has been collected by the City.

However, if the original pre-payment transition dates were adhered to without amendment, the delta between the pre-payment DC rate and 'top-up' to the new DC rate would be approximately \$20.7 million. It should be noted that this mathematical exercise does not account for the potential positive economic impacts associated with advancing municipal tax assessment and economic activity related to labour and employment.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Coroneos". The signature is fluid and cursive, with the first name "Michael" and last name "Coroneos" clearly distinguishable.

Michael Coroneos
Deputy City Manager, Corporate Services, City Treasurer and CFO