

COMMITTEE OF THE WHOLE (PUBLIC HEARING) – SEPTEMBER 22, 2020

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC HEARING) – SEPTEMBER 22, 2020

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**COMMUNICATION – C1
ITEM 2
Committee of the Whole (Public Hearing)
September 22, 2020**

From: Thornhill City Centre <yrscc1053@rogers.com>
Sent: Monday, August 31, 2020 4:52 PM
To: Clerks@vaughan.ca
Cc: Isaac Pekker [REDACTED]
Subject: [External] FW: City of Vaughan Circulation: Notice of Public Hearing - Z.20.014, OP.20.006, DA.20.019

Hi,

Please see below a message from a board member at 60 Disera drive as per the public notice.

Regards
Sandra Littrell

From: Isaac P [REDACTED]
Sent: August-31-20 4:18 PM
To: 'Sandra Littrell' [REDACTED]; Thornhill City Centre <yrscc1053@rogers.com>
Subject: Re: City of Vaughan Circulation: Notice of Public Hearing - Z.20.014, OP.20.006, DA.20.019

Sandra ,please send my answer to City, and I ask all other residents to send their oppositions e- -mails to clerks@vaughan.ca

To whom it may concern at the
Office of the City Clerk, City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1:

My name is Isaac Pekker, I am a resident and board member of Condominium Corporation 1053 (60 Disera Dr). After much discussion with several residents of our building, I am writing to submit our strong opposition to proposed construction plans to erect a new building in such close proximity to ours.

The project in question is:
AGAU DEVELOPMENTS LIMITED
Official Plan Amendment File OP.20.006
Zoning By-law Amendment File Z.20.014

This construction project will adversely affect the lives of all residents here through many months of construction noise, eventually blocking the sun, as well as our view. We would like to request the project be moved to the south edge of the lot to address our concerns.

Sincerely,
Isaac Pekker

On Monday, August 31, 2020, 11:40:20 a.m. EDT, Thornhill City Centre <yrscc1053@rogers.com> wrote:

Good morning,

Please click on the link below for the notice of public hearing relating to the above.

https://vaughancloud-my.sharepoint.com/:b:/g/personal/andrea_buchanan_vaughan_ca/Eaz0vAzuoAtMinmgDmtbpRwBedX21-1eP0rh1HaUwXde4Q?e=yFTQ1P

Regards,

Sandra Littrell

Property Manager, On Behalf of YRSCC 1053

Nadlan-Harris Property Management

60 Disera Drive

Thornhill, ON L4J 9G1

905-707-2363

From: Irwin Greenblatt [REDACTED]
Sent: Tuesday, September 1, 2020 9:33 AM
To: Clerks@vaughan.ca
Subject: [External] Zoning By-law Amendment File: Z.19.040; Official Plan Amendment File: OP.19.06

Dear Sirs/Mesdames

I and my wife, Netta Greenblatt, reside at [REDACTED] Newport Square, Thornhill, Ont [REDACTED].

To be frank, we were shocked when we first received notice of the Application. The requested changes to current zoning are so obviously inconsistent with the character of the neighbourhood, and the reasonable expectation of the residents, that we would have expected it to be immediately and properly rejected by Vaughan planning officials.

To plant a 12 storey multiple-unit building, or even one of a far more moderate height, in a single-family residential neighbourhood, is wholly inconsistent with the rightful expectations not only of long-time residents, such as ourselves, but the later-arrived residents on Highcliffe Drive, and the newest residents on Flamingo.

Respectfully, to permit such a multi-residential structure at that location would be as inappropriate as permitting a manufacturing facility or meat-packing plant to be erected there!

All residents have and are entitled to have an expectation, in an established neighbourhood, that the character of single-family homes will be maintained. Had the Applicant proposed single-family townhomes, for example, that would have been in keeping with the character of the neighbourhood. That would not have led to the high density, and its inevitable accompanying issues, that the Application would entail. We note that single-family townhomes are in fact what the applicant of the former Associated Hebrew School site on Atkinson is

proposing, combined with a new house of worship. Those plans are consistent with the character of the neighbourhood, and the reasonable expectations of the residents of the neighbourhood.

Both the Official Plan and the current zoning have been in place for years, and the community has reasonably and properly come to expect that these would continue to be observed. This is not a case of a vacant lot, in a new subdivision, where the ultimate use of that lot is undetermined and known to be undetermined by those who choose to purchase a home in the neighbourhood.

Aesthetically, it is appalling to have a low-rise suburban community of low-rise, single family homes, suddenly have thrust upon it a large structure of any greater height than the surrounding properties, that will dominate the skyline, sightlines and the neighbourhood generally.

Traffic on Highcliffe Drive, which is currently a quiet, residential street, will dramatically increase, as the proposed residents attempt to avoid Bathurst Street and the lengthy traffic lights on Bathurst Street. Highcliffe Drive has a notoriously tight, 90 degree turn, right near the synagogue, so the residents there can expect more traffic, more congestion and more collisions, possibly involving persons as well as vehicles.

Based upon the number of parking spaces proposed in the Application, it should be anticipated that visitors to the new complex would park in the neighbourhood, thus exacerbating local traffic congestion and parking availability. The neighbourhood streets were designed to accommodate owners of low-density, single family homes, and their visitors, not occupants of and visitors to high-density structures.

The proposed access to the site, off Flamingo, would seem to be too close to Bathurst Street, given the reasonably anticipated increased load of automobile traffic to be expected. Clearly a thorough traffic study, in connection with any development on the site, will be required.

Compare the Application to the planning for the current condominium complex located at 7900 Bathurst Street, and the Daniels/Baif condominium complex planned immediately to the North. While recognizing that these are considerably higher structures than the subject proposal, with larger footprints than the proposed structure, their locations are nowhere near existing residences. Their access is not interfering with access to local residential homes. There is adequate street parking

that does not interfere with local traffic patterns or residents' enjoyment. There are existing physical "buffers" between the existing residences and the existing and proposed developments. That is proper land use planning.

What the Applicant proposes patently is not.

We call upon Staff at the City of Vaughan to oppose this misguided Application.

Please provide this email to Staff and all members of Council and kindly make it available to all proposed attendees at the meeting now re-scheduled for Tuesday, September 22, 2020 at 7:00 p.m.

We also wish to be notified of the decision of Council with respect to this Application.

Yours truly,

Irwin and Netta Greenblatt

Irwin Work: [REDACTED]

Home: [REDACTED]

COMMUNICATION – C3

ITEM 4

Committee of the Whole (Public Hearing)
September 22, 2020

From: Hae Ok Chun [REDACTED] >
Sent: Tuesday, September 1, 2020 2:33 PM
To: Clerks@vaughan.ca
Subject: [External] Objection.

Dear to whom with concern;

I'm strongly opposed to development plan (Zoning By-law Amendment File: Z.19.040.
Official Plan Amendment File: OP.19.016)

Regards.

Helen Chun.

[REDACTED] Worth Blvd, Thornhill, ON [REDACTED]

COMMUNICATION – C4
ITEM 2
Committee of the Whole (Public Hearing)
September 22, 2020

From: David Kroft <[REDACTED]>
Sent: Tuesday, September 01, 2020 6:18 PM
To: Clerks@vaughan.ca
Subject: [External] AGAU DEVELOPMENTS LIMITED Proposal - File DA 20.019

City Clerk,

I would like to know why these 2 apartment buildings that are being proposed are 13 stories higher than all others in the area.

Also, I would like to know the decision regarding this application.

Please reply via email.

Thanks and Regards,

David Kroft
[REDACTED]

COMMUNICATION – C5
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

From: Ziv Marcus <[REDACTED]>
Sent: Wednesday, September 02, 2020 4:05 PM
To: Clerks@vaughan.ca; Apanisile, Kemi <Kemi.Apanisile@vaughan.ca>
Cc: Irina Drucker [REDACTED]
Subject: [External] Zoning By-law Amendment File: Z.19.040 - Chabad Flamingo High-Rise Project

Hello,

We live at [REDACTED] Highcliffe Drive, Thornhill and are STRONGLY against the subject High-Rise Project.

We object to to this project for the following reasons:

This project, if it will proceed, will disturb our lives and reduce the value of the property.

The 2-3 years of construction will bring road closures, noise and dust to our street.

The project, if built and complete, will increase traffic congestion in the neighborhood.

It will increase street parking congestion.

It will bring security risks.

It will bring noise.

We are strongly against this project and ask that you do not approve it.

Thank you,

Irina Drucker and
Ziv Marcus

■ Highcliffe Dr.
Thornhill, ON

■
Home Phone: ■

From: Jennifer Siegel [REDACTED] >
Sent: Tuesday, September 08, 2020 2:02 PM
To: Clerks@vaughan.ca
Subject: [External] Re: Flamingo high-rise

Hi. Attached please find copy of an email sent to Alan Shefman. Was told to please pass it on to your office in order for it to be registered.

Thanks so much,
Jennifer Siegel

On Sep 8, 2020, at 9:51 AM, Jennifer Siegel [REDACTED] > wrote:

Hi Alan hope you are well. I am writing to voice my concerns about the proposed high-rise. This is a terrible idea.

Let me go back to 1997, when we were looking to buy a property in this area. All the different builders were very big on pushing the fact that this area would never have towns or semis, it was zoned for detached homes only. As you drove around the empty streets, there were signs everywhere stating this fact in very large writing. Obviously that adds greatly to the appeal as it means fewer homes which has great benefits, both to living in the neighbourhood and resale value of the homes.

We originally bought a home on Highcliffe, right opposite where the proposed shul was to be built. At that time Chabad asked for permission to have an entry on Highcliffe as

well as Flamingo. This was already a step up from what had been promised of the original building, which was to have very little impact on our side street traffic. After much back and forth, this was not to be and, instead, they were given permission to have an entrance that would only go to the Mikvah, not through to Flamingo. It seems from there they have asked for bigger and bigger, first doubling the size of the building, and now wanting to erect a high-rise on the property.

Given the number of buildings that have been approved and are already under construction in the vicinity, to add another one, and one in such a confined space, seems absolutely ludicrous. I dread the thought of having to try to get off or onto Flamingo during peak hour traffic, it can barely cope with the traffic it already has, to say nothing of how much through traffic will be created, both on Flamingo and Highcliffe. There are times during the morning rush that traffic on Flamingo waiting to turn onto Bathurst is backed up all the way to the Glen Forest turn or even further.

There is a huge negative impact in every way, including financial, to all the homeowners in the Flamingo area. I appreciate that things can change, but this is a change that should not happen and is certainly not for the better. I plead with you to do what you can to put an end to this terrible proposed development.

Thank you for your consideration.

Kind regards,

Jennifer Siegel
Sales Representative
Remax Realtron Realty Inc.
(416)821-9590
jennsiegel.com

Jennifer Siegel
Sales Representative
Remax Realtron Realty Inc.
(416)821-9590
jennsiegel.com

COMMUNICATION – C7

ITEM 1

Committee of the Whole (Public Hearing)

September 22, 2020

Hello,

Please see resident communication below for the above referenced file.

Thanks,
Daniela

On 2020-09-04, 11:37 AM, "Germano, Derek" <Derek.Germano@vaughan.ca> wrote:

Hi Daniela,
Please see below. Thanks.

Derek Germano
Citizen Service Representative
905-832-8565, ext. 8539 | derek.germano@vaughan.ca

City of Vaughan | Development & Planning Department
2141 Major Mackenzie Drive West, Vaughan ON L6A 1T1
www.vaughan.ca

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

From: Matin Safarian [REDACTED]
Sent: Thursday, September 3, 2020 5:57 PM
To: Clerks@vaughan.ca
Cc: [REDACTED]
Subject: [External] opposing approval of 8188 yonge street File Z.20.010

Ladies/ Gentlemen/City of Vaughan clerks and all the members of committee of whole.

Thank you very much to inform us about public hearing committee of the whole regarding the above mentioned address.

We are the owners of [REDACTED] Uplands Ave. Vaughan [REDACTED] and herewith oppose 100% the permit or zoning approval of the project.

Having a 10 story high mixed use apartment building will destroy the privacy of our backyard including swimming pool and reduces Dramatically the value of all the adjacent homes in the street very specially our property not considering the high traffic and created car noises in the area as well as the use of Uplands Ave. to enter and exit the parking lot which would result to an outrageous inconvenience for all the residents of the street specially us.

As I heard #5 house will convert into a parking lot which will be worst of all that our east side fence is going to be the target of building traffic.

Our property will lose its residential value being located adjacent to an underground or above ground parking and our backyard will be the site view of 282 apartment residents.

We would like to ask all the member of committee urgently to stop the approval of this project.

Regards
Matin Safarian
Saltanat Rahimi
Owners of [REDACTED] Uplands Ave., Vaughan, On. [REDACTED] [REDACTED]
[REDACTED]



From: Iris Glesinger [REDACTED]
Sent: Saturday, September 12, 2020 11:23 AM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Flamingo Highrise (File OP.19.016 and Z.19.040)

Hello,

I would like to voice my opinion against permitting development of a tiered 3 to 12 story residential building in Flamingo (File OP.19.016 and Z.19.040 Location: Part lot 33 and 34, Concession 1, Applicant Chabad Lubavitch of Southern Ontario).

Long time ago when homes were bought in this neighbourhood, there were assurances, even signs, that this would remain a single-dwelling community. The zoning bylaws reflected that, and the master plan ensured it. So why would anyone think otherwise or feel their choice to purchase in this neighborhood was misinformed. They wouldn't. Well, that's about to change because one neighbour has deemed their vision for this community more important than that of their respective neighbours. This isn't the same situation as down the road. High-rise buildings were always part of the master plan just south of Centre St on Bathurst St.

Furthermore, A traffic study was done on July 31, 2019 leading up to the long weekend, in the middle of summer vacation. That doesn't reflect peak times under any circumstance or time of day. Among the 264 page report, it was further stated that there would be an expected increase in transit ridership of 25% (from 1,307 riders in 2021 to 1,363 riders by 2031) on the segment of Bathurst Street adjacent to the proposed site. We all know carpools are on sabbatical during the summer months, and many are on vacation. An increase in ridership does not constitute a decrease in automobiles on the road. Clearly. What we need is a new study on the increase of cars and traffic in the neighbourhood but not an unbiased traffic studies—after the impact of COVID-19. We need a new traffic study once we are over the pandemic that is done not in the summer, winter break or March break.

I hope the city of Vaughan will hear out the strong opposition of the people who reside in the neighborhood as well as the Ward 5 Councillor Alan Shefman and act accordingly to prevent this plan.

Kind regards,
Iris Glesinger

COMMUNICATION – C9

ITEM 1

**Committee of the Whole (Public Hearing)
September 22, 2020**

Xuehong Xu and Yunfeng Wang

█ Uplands Ave

Thornhill ON, █

Sept. 12th, 2020

Re: Zoning By-law Amendment File Z.20.010

To whom it may concern,

As the owner and the residents of █ Uplands Avenue, we totally **oppose** the project of developing condos on 8188 Yonge Street.

First of all, the Uplands neighborhood is a low-density community, and the 282 residential units of the condo will bring a huge increase of the population in this area. This will cause pressure to the neighborhood and inconvenience to the original residents. Also, the condo project will severely affect the traffic in our neighborhood. Uplands Avenue is the only road with a traffic light in this area, and the increase in the population density and the 343 parking spaces will make a huge disaster in traffic. Moreover, this neighborhood is a detached house-based community and there isn't any high-rise building nearby, thus it is very inappropriate to build a 10-storey high building at such a close distance to our neighborhood.

Therefore, we totally **oppose** the plan of developing condos on 8188 Yonge Street.

Sincerely,

Xuehong Xu and Yunfeng Wang

█

From: Dan Simile [REDACTED]
Sent: Friday, September 11, 2020 5:01 PM
To: Clerks@vaughan.ca
Cc: 'Dan Simile' [REDACTED]
Subject: [External] FW: Z.20.010 and Related File DA:20.015

Dear Clerks office.

I am opposing the rezoning of the “C1 Restricted Commercial” to RA2 Apartment Residential Zone and “R1V old Village Residential Zone” of this application.

I would like to understand what impact studies have been conducted to understand the increase in traffic flow that the residences and parking spots will bring? Can the area withstand this much traffic?.

Has there been an impact study conducted on sewer and drainage capacity in the area.. the development will bring intensity to the water drainage systems. ?

The old Village of Thornhill community is rooted in culture and character.. by rezoning an existing Village Residential Zone to Apartment residential zone will help in the deterioration of the cultural value of the said property further it will create a precedent to allow other would-be developers to encroach deeper west into the Uplands community and the Uplands street ... which could result in more condos , more town homes and more commercial areas and this would encroach on the residential values if the neighborhood. Further there is a publish Municipal part across the street. Will the said private park in the development be there indefinitely or can it be turned into further development in the future.

This development will also encourage similar developments in the area.

Please consider:

1. Lowering the height to 8 stories which would be more aesthetically appealing to the nature of the West side of Yonge street. There are currently no buildings of this proportion from Steeles to 407.
2. What is the target market for these residences; there is a large percentage of single bedrooms and single bedrooms with dens which will attract first time residential buyers without

families.. This area is a family oriented area.

3. Consider a first right of refusal offer and a 10% discount to residents in the Uplands community on the west side ... from Thornhill Avenue on the South side to Longbridge on the North side.

Thanks,

Dan Simile

[REDACTED]

[REDACTED]

[REDACTED] Uplands Avenue

From: Wendy Bonus [REDACTED]
Sent: Monday, September 14, 2020 9:19 AM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca> [REDACTED]
Subject: [External] Zoning bylaw amendment file Z.20.010.

We are concerned about the proposed 10 storey building slated for development at Yonge and Uplands. It will significantly alter traffic patterns in our residential neighbourhood. We need to receive assurance that local infrastructure (i.e. roads, traffic signals etc) will reflect the additional usage and have appropriate changes made, assuming this major alteration to the area is approved. The Uplands neighbourhood relies on exits to the east on to Yonge Street, since there are no exits to the north, south or west.

Wendy and Harold Bonus
[REDACTED] Vistaview Blvd, Thornhill.

COMMUNICATION – C12

ITEM 1

Committee of the Whole (Public Hearing)
September 22, 2020

From: Vahid Naini [REDACTED] >
Sent: Monday, September 14, 2020 12:03 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition letter 8188 yonge

Dear ladies and gentlemen of city of vaughn

We appreciate that you have informed us about public hearing.

I am the owner of [REDACTED] Helen Avenue. Vaughn [REDACTED]. I am writing my letter to let you know that I am opposing the permit and zoning approval of this project 100 percent. We won't have any privacy to our backyard which has the swimming pool. Building 10 story apartment will considerably bring down the value of our property and neighboring properties. Also it will bring too much traffic and car noises in this residential area which I am absolutely against of. I as the owner am against any parking friendly In our avenue (Helen). As the property owner I am paying a lot of tax for my property because I am living in a peaceful residential area with privacy for my family, since our backyard would be the view of so many apartments. I would appreciate and request all committee members urgently to stop this project.

Thank you

Regards

Vahid Afzalian Naini

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

COMMUNICATION – C13
ITEM 1
Committee of the Whole (Public Hearing)
September 22, 2020

From: Rasoul Samei <rasoul.samei@gmail.com>
Sent: Monday, September 14, 2020 1:18 PM
To: Clerks@vaughan.ca
Subject: [External] Opposing Approval of 8188 Yonge Street File Z.20.010

Dear Vaughan clerks and all the members of the committee of the whole,

We are the owners of #34 Uplands Ave. Vaughan L4J 1K1 and herewith, we oppose the permit or zoning approval of the project. Having a ten-story high mixed-use apartment building with 282 apartment units will increase the traffic and created car noises in the area as well as the use of Uplands Ave; besides, given each household might have more than one car, the avenue most probably, will be filled with parked vehicles related to the project, which creates extreme inconvenience in our area. Hence, we would like to ask for the committee to stop the approval of this project. I appreciate that you inform us about this public hearing committee regarding the address mentioned above.

Sincerely,

Residence of #34 Uplands Avenue.
Rasoul Samei M.Sc, P.Eng.
Civil ArSa Engineering Inc.
6476379846
Nastaran Parsaei

COMMUNICATION – C14
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

From: Rodney Goldberg [REDACTED] >
Sent: Monday, September 14, 2020 2:58 PM
To: Clerks@vaughan.ca
Subject: [External] By - Law Amendment file Z 19.040

Dear Sirs

I would like to make written comments regarding By - Law Amendment file Z 19.040.

For the following reasons the proposed twelve-storey building should not proceed;

1. The proposed construction site is in a heavily built up residential area.
2. The increase in traffic congestion in an already heavy trafficked area
3. The construction noise and disruption to the residents.
4. The increased danger of having a construction site in a built up area, especially to children.
5. Having a mid-rise building in a residential area flies in the face of a quiet and calm suburban lifestyle.
6. It serves no purpose other than to the land developers and construction company

Thank you
Rodney Goldberg

COMMUNICATION – C15
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

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

From: VASILIOU [REDACTED] >

Sent: Monday, September 14, 2020 3:41 PM

To: Clerks@vaughan.ca

Subject: [External] 8001 Bathurst Street /zoning By-law Amendment File :Z.10.040,FileOP.19.016

Regarding the 12 storey residential building with 125 units.

To whom it may concern,

My home backs directly onto the parking lot of the synagogue which is already used for loud holiday events, and outdoor learning for children which is already disruptive with music blaring out of microphones, horse rides and screaming children. The other day while I was trying to enjoy reading a book outside, I had to listen to the screaming and shofar blowing of children on a Sunday afternoon. I am in favour of the education of Jewish people but am extremely against when others destroy the quality of life of existing neighbours both by noise pollution and traffic. In today's lifestyle when both partners must work, once at home we hope for a peaceful retreat and when that becomes an impossibility it makes for a very miserable depressing existence.

I did my due diligence when purchasing my home 28 years ago when only a forest was in my backyard. Back then it was indicated that the area would be without townhomes or condominiums. A so called 'low rise' would also be representative as such.

We are very concerned about the height of this project and cannot come to terms with not seeing a sunset again from our deck, or for people to be peering over us as we are trying to relax in privacy. We do not need this type of housing in our area nor do I appreciate the value of our home plummeting.

The traffic is a huge concern. It is already backed up along Flamingo. Sometimes people park their cars on Trafalgar Square and partially block our driveway. I can't imagine more traffic in this already highly congested neighbourhood.

Living through construction would be a major reason for us to want to move. The noise, the dirt and dust along with all the impacts of traffic will decrease the quality of living for us for years to come.

Crime rates rising is another point that distresses us. The more population (especially in rentals) lead to higher crime rates, pollution and garbage, noise and an all around dissatisfaction of our quality of life.

I'm sure you have an argument that you believe would contradict every point I am relaying but if this should ever be proposed in your neighbourhood I am quite sure you would be as annoyed and discouraged as all our neighbours are and myself.

We thought this home would be our forever home and recently invested a small fortune in renovations to make our later stages of life more comfortable for us. With this project you would essentially be kicking us out of our loved home, our loved neighbourhood and the life that we appreciate.

Please, stop this project from happening. There are many areas not as affluent as this that can accommodate or expect a building of this nature. There is no room for it in our neighbourhood whatsoever !

Sincerely,

Jennifer and Vasos Vasiliou

Ps Please give us a confirmation of our sent e mail.

.
Sent from my iPad

COMMUNICATION – C16
ITEM 5
Committee of the Whole (Public Hearing)
September 22, 2020

From: Farideh Saber [REDACTED] >
Sent: Monday, September 14, 2020 7:47 PM
To: Clerks@vaughan.ca
Subject: [External] File: OP.20.004 and Z.20.011

Hello, I'm resident of [REDACTED] Gamble street right in front of this 7 story plan. My family and I are extremely against this project.
Apparently city of Vaughan just think about the money getting out of developments regardless of the traffic, air pollution, killing habitats and nature.
Have you consider that many cars in Islington with just 2 lines, one coming one going. Do you think Islington in this intersection can tolerate this tragic in the morning and afternoon rush hour.
Please be our voice and stop making 7 stories, townhouses would be ok not 7 stories.
Thank you

Farideh Saber
[REDACTED]

--

Fay Saber
C21 Heritage Group
Office: 905-883-8300
Fax: 905-883-8301
[REDACTED]

August 30, 2010

City of Vaughan:

To whom it may Concern:

COMMUNICATION – C17

ITEM 4

Committee of the Whole (Public Hearing)

September 22, 2020

I am writing to you to express grave concern over the proposal for a 12 Story apartment building at the parking lot of the Flamingo Synagogue.

I urge you to deny the application and stop this disastrous life changing project in our neighborhood.

I have been living in this residential single-family home neighborhood for over 24 years, as were my friends, extended family and many good neighbours. This 12-story monstrosity will destroy quality of life, endanger safety of children and elderly by bringing the traffic congestion to the unmanageable levels and will destroy the property values. This is plain wrong and unnecessary.

Greed of one or a small group of people shall not be allowed to ruin lives of many.

Parking lot of a synagogue is not suitable for a multiunit building overshadowing adjacent single family homes . As it is now, parked cars are lining all the streets around the synagogue on Saturdays and Holidays. Ask yourself weather you would approve such construction in your backyard.

I urge you to deny the application and call a meeting in person , where everyone in the area between Clark and Flamingo can participate and express their opinion to this unjustified and damaging proposal.

I trust that this will meet your approval .

Sincerely

Ilya Tchaplia, P.Eng.

Resident

From: Matin Safarian [REDACTED]
Sent: Tuesday, September 15, 2020 7:13 PM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] 8188 Yong Rtreet File # Z.20.010

Ladies/Gentlemen

For your attention I am forwarding the advertisement flyer of 8188 Yang Street which has been distributed in town.

Kindly check their website in which they claim with big title Approved.

The neighborhood's and myself understanding is this project is still under review and is part of the agenda in coming committee of whole on Sept. 22.2020.

Are they supposed to claim approved?

Regards

Matin Safarian

1 Uplands Ave., Vaughan, Ont.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Message -----

From: Rasoul Samei [REDACTED]

Sent: Tuesday, September 15, 2020, 04:58:46 p.m. EDT

Subject:

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From: Peter S [REDACTED]
Sent: Thursday, September 17, 2020 3:48 PM
To: Clerks@vaughan.ca
Subject: [External] Zoning By-law Amendment File: Z. 19.040, Official Plan Amendment File: OP. 19.016

Dear Sir/Madam,

As a residence in this neighborhood since 1987, I DO NOT agree with "the development of a tiered three to twelve storey residential building with 125 units at 8001 Bathurst Street. The reasons are as follows:

1. This development will create a lot of traffic in a quiet residential area.
2. There will be more cars parking on the streets around the proposed building resulting in traffic congestion and even traffic accidents.
3. It will endanger the lives of the people living there for so many years. Like myself, a senior citizen as well as young children because of the increase in traffic and parking.

Regards,

Peter Sit
[REDACTED] Highcliffe Drive
Vaughan, Ontario

Concord West Ratepayers Association

September 17, 2020

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

RE: OP.20.007 FILE Z20.015

2215 Steeles Ave. W.

PO Box 431
Toronto, Ontario
L4K 2L3

Executive:

Cathy Ferlisi - President
Rosetta DePriscio - Vice President
Antonietta Giannotti - Treasurer
Loredana Galati - Secretary

Board Members:

Sabino Catenacci
Teresa Panezutti
Vanessa Persichetti
Bruno Simioni

To Whom It May Concern,

The Concord West Ratepayers has received written notice of a public hearing of the Committee of the Whole regarding the above noted file.

While we understand the need for the applicant to have a variety of cars available for sale, we feel that the requested expansion will be an eyesore for the residents of the Concord West community, the local developers who have graciously invested in the area – both west and east of the area and the City as a whole.

The City of Vaughan has worked diligently at improving the look of downtown Vaughan. The Concord West community is excited and appreciative of each improvement and development including transit, road expansion and landscaping. To consider this application would be a downgrade to these improvements.

The applicant currently has a very large area for outside car storage for the dealership. If they agreed to split this application, we would not object to the use the property directly behind the current dealership on Killaloe Road for outside storage. We are certain that alternative locations along Costa Road, Killaloe Road or other neighbouring commercial roads would be well suited for this type of outside storage.

We strongly object to the remainder of this application.

Sincerely,



Cathy Ferlisi

COMMUNICATION – C21
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

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

From: rene abrams [REDACTED]
Sent: Friday, September 18, 2020 5:03 PM
To: Clerks@vaughan.ca
Subject: [External] Deputation for September 22, 2020 7pm

The following are my primary concerns regarding the proposed rezoning and subsequent development of a 12 storey high rise building on the current site of Chabad Flamingo:

Safety is paramount in a neighbourhood where children currently reside and go to school. The proposed building will add a considerable amount of traffic to an already very busy route along Atkinson and Flamingo. Many commuters are avoiding Bathurst and using our community side streets as a shortcut. The existing volume of traffic poses a safety risk to the children currently attending the 3 elementary schools housed along this route. There is also a high school at Bathurst and New Westminster which is attended by teenagers who also reside in our community and the majority walk to school. As a community, we are already dealing with careless driving as people forget that they are driving through a residential area. Several years ago, at a time when traffic wasn't nearly as great as it is now, the city found it necessary to install metal guardrails along a section of Atkinson because of the number of speeding cars crashing into backyards and a lamp post on my street. The commuter traffic now is far worse and nothing is being done by the city to curtail the congestion in the interests of safety. So why would the city even consider further jeopardizing residents' safety by allowing for a high rise building where many residents will have at least one car and they too will try to avoid using Bathurst Street thereby adding to an already unsafe situation along Flamingo and Atkinson. To me, this is unconscionable and a tragedy waiting to happen.

Sincerely
Rene Abrams

Sent from my iPhone

**COMMUNICATION – C22
ITEM 5
Committee of the Whole (Public Hearing)
September 22, 2020**

**COMMUNICATION – C22
ITEM 5
Committee of the Whole (Public Hearing)
September 22, 2020**

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

From: John [REDACTED]
Sent: Friday, September 18, 2020 5:20 PM
To: Clerks@vaughan.ca; Cosentino, Christopher <Christopher.Cosentino@vaughan.ca>
Subject: [External] File: OP.20.004 Z.20.011. Application and Proposed Amendments Pine Grove Road & 8337, 8341, ,8345, 8353 and 8359 Islington Avenue.

Hi my name is John Spano,

I reside at [REDACTED] Riverside Drive, and have resided with my family on Riverside Drive now for 26 years.

We've obviously seen the pace of change and development through that time and we feel The Woodbridge Center Secondary Plan (WCSP) has already been pushed beyond its limits along the Islington Ave. corridor.

We oppose the Official Plan application at Islington and Pine Grove Road to redesignate the subject lands from "Low-Rise Residential (2) to "Mid-Rise Residential". & Rezoning the Subject lands from "R2 Residential Zone" to "RA2 Apartment Residential Zone".

Quite easily the doubling of designated height, unit count and FSI from 1.0 to 2.63 , seems to be excessive, to understate it.

There are several condos and townhouses already stacked along this strip with many more coming. Do we need keep avoiding the WCSP and continually approve variances, exceptions and Amendments especially when the setbacks along the Islington Avenue right of way are reduced to 0.8meters? Especially since we haven't even cobbled enough expropriated land together to actually widen Islington Ave and its' bottle neck of incessant traffic.

Below I've highlighted a few of the 71 pages in the Woodbridge Center Secondary Plan (WCSP) as a reminder of the good work that went into it, to direct growth along Islington Ave. and The Hamlet of PineGrove.

From: Anthony Guglielmi [REDACTED]
Sent: Saturday, September 19, 2020 12:02 PM
To: Cosentino, Christopher <Christopher.Cosentino@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] NOTICE OF OBJECTION - File: OP.20.004 Z.20.011. Application and Proposed Amendments Pine Grove Road & 8337, 8341, ,8345, 8353 and 8359 Islington Avenue

Hello

My name is Anthony Guglielmi and I reside at [REDACTED] Riverside Drive in Pine Grove (Woodbridge).

I received a notice of application for Official Plan Amendment File OP.20.004 (Zoning BLA Z.20.011) for properties located at 8337, 8341, 8345, 8353 and 8359 Islington Avenue in the hamlet of Pine Grove.

Please accept this letter as my formal OBJECTION to the noted application for Official Plan and Zoning amendment for the subject properties

I am strongly objecting to the subject development proposal for the following reasons:

1. The Woodbridge Centre Secondary Plan (WCSP) was developed over a 6 year period and was approved by the City of Vaughan and the OMB in 2015. It is a comprehensive plan designed to guide development in Woodbridge and the Islington Corridor. **The subject application is completely out of compliance with the WCSP.**

I refer to Section 1.3 Purpose, Scope, and Focus of the Secondary Plan: “*The primary focus of the Plan is to provide guidance for development and investments in the Woodbridge Centre. While much of the Woodbridge Centre area is either stable residential areas or open space, the Plan includes policies to direct modest intensification along Woodbridge Avenue and Islington Avenue.* Together with the Kipling Avenue Corridor, Woodbridge Avenue and Islington Avenue comprise the main character areas of the Secondary Plan to which the urban design and land use framework applies.” ***The subject application for OP and Zoning amendment does NOT comply with Section 1.3 of the WCSP***

2. The WCSP specifically designated the subject land to “Low-Rise Residential 2” with a maximum building height of 3.5 stories. The subject application for a 7 storey building is **DOUBLE the allowable height, is completely out of compliance with the WCSP and would be completely out of character with the surrounding neighbourhood.**

3. I refer to Section 2.3.4 (7) of the WCSP - The New City of Vaughan Official Plan:
7. Directing Growth to Appropriate Locations: The VOP 2010 provides an appropriate balance in this regard by accommodating 45% of new residential growth through intensification. These areas are outlined through the “Where and How to Grow Report” prepared by Urban Strategies Inc. for the purposes of the VOP 2010. The principles and objectives of the Woodbridge Centre are very much aligned with those of the Vaughan Official Plan. **Important objectives of the Secondary Plan are to maintain the low-rise residential character of the area**, protect and enhance the natural and cultural heritage, and to permit intensification where appropriate, in a manner sensitive to the environment and heritage character
- The subject application in NOT in compliance with this section of the WCSP and does NOT maintain the low-rise residential character of the area***
4. I refer to Section 3.2.1 (1) of the WCSP - The Established Low-Rise Residential Neighbourhoods
- The Plan maintains the low density residential character of the established neighbourhoods and therefore no land use changes are proposed in these areas. The land use policies of Volume 1 of the Official Plan apply to the Low-Rise Residential land use designation of this Secondary Plan. The overall design framework policies developed in this Plan (Part B: Section 5.0 and 6.0), including the proposed Public Realm enhancements, also apply to lands designated Low-Rise Residential by this Plan
- The subject application in NOT in compliance with this section of the WCSP and does NOT maintain the low-rise residential character of the area***
5. I refer to Section 3.2.1 (3) of the WCSP - The Islington Avenue Corridor
- The Islington Avenue Corridor is to retain its primarily low density character, with pockets of established higher density residential. An increase of approximately 276 residential units (above what was previously allowed) is estimated on Islington Avenue between Gamble Street and Davidson Drive. The remaining lower density lands immediately fronting Islington Avenue along this short section of the street corridor have been redesignated from an FSI of approximately 0.3 to 0.5 (with the possibility for an additional 0.5 FSI bonus density to achieve a maximum total FSI of 1.0). 9 The re-designation of these lands is considered appropriate in the context of the existing adjacent Low-Rise Residential (0.5 FSI) in this section of the street corridor.
- The subject application in NOT in compliance with this section of the WCSP and does NOT maintain the low-rise residential character of the area***
6. I refer to section 4.2 of the WCSP – Land Use Policy Specific to the Islington Avenue Corridor. The subject land fall within this defined area outlined in Schedule 5 of the WCSP and have been zoned LRR-2 with the following zoning restrictions. ***The subject application in NOT in compliance with these restrictions and would be completely out of character with the surrounding neighbourhood***

Low-Rise Residential

1. The policies of Volume 1 of the VOP 2010, Section 9.2.2 Land Use Designations – Low-Rise Residential, shall apply to areas designated Low-Rise Residential.

Low-Rise Residential (2)

2. In areas designated on Schedule 2 as Low-Rise Residential (2), the following policies

shall apply:

a. Low-Rise Residential (2) areas shall consist of buildings in a low-rise form with a minimum height of two-storeys and a maximum height of 3.5-storeys.

b. The following uses shall be permitted in areas designated as Low-Rise Residential (2):

i. Residential Units;

ii. Parks and Open Spaces;

iii. Small-scale Community Facilities;

iv. Places of Worship;

v. Daycare, provided they are located with a school, place of worship or Community Centre;

vi. Home Occupations; and

vii. Public Safety Services.

c. The following Building Types are permitted in areas designated as Low-Rise Residential (2):

i. Townhouse;

ii. Stacked Townhouses;

iii. Low-Rise Buildings, and

iv. Public/Institutional Buildings.

d. Density: The maximum density permitted in the Low-Rise Residential (2) designation shall be an FSI of 0.5, except as otherwise permitted on Schedule 3 of this Plan. (OPA #9)

e. Notwithstanding the maximum densities permitted on lands designated Low-Rise Residential (2), a maximum additional bonus density of 0.5 FSI may be permitted, subject to the policies identified in Section 10.1.2.9 - Bonuses for Increases in Height or Density, of Volume 1 of the VOP 2010. A density bonus is not permitted for properties in the Low-Rise Residential (2) designation in the Special Policy Area.

7. I refer to Section 4.2.4 of the WCSP – Urban Design Policies, specifically the following sections. ***The subject application in NOT in compliance with Section 4.2.4 of the WCSP, does NOT provide the required setback and does not follow the require urban design policies for the Islington Avenue Corridor***

4.2.4 Urban Design Policies The Urban Design policies contained within this section provide design direction for new development specific to the Islington Avenue Corridor within the Secondary Plan area. General Urban Design Guidelines have been created as a corresponding document to this Secondary Plan, which will provide further detail to guide new development. All new development shall be reviewed and considered within the

context of these policies and the corresponding Urban Design Guidelines for this Secondary Plan. 1. A minimum 7.5 metre and a maximum 10 metre building setback from the right-of-way are required along Islington Avenue to be in keeping with the existing characteristic deep setbacks along the avenue. The deep setback provides an opportunity for private landscape enhancements and “greening of the avenue”, which is encouraged through density bonusing criteria outlined in Section 10.1.2 in Volume 1 of the Official Plan.

8. I refer to Section 5.1.2 of the WCSP – Islington Avenue. ***The subject application is NOT in compliance with this section of the WCSP and does NOT maintain the “Village” character of the area***

Islington Avenue has a “village street” character, with an eclectic mix of house forms, densities and uses. The R.O.W. along Islington Avenue ranges from 23-36 metres. The R.O.W. is reduced to 23 metres in the “Village” section along the avenue, from Davidson Drive to Hayhoe Lane. The following policies shall apply: 36 1. The existing 23 metre right-of-way portion of the Avenue should be maintained to protect the tight heritage village street character. 2. The heritage character of this street shall be emphasized and enhanced, and the streetscape designed to attract a greater pedestrian presence. 3. The existing street tree canopy shall be enhanced along the entire avenue to enforce the “green character” of the area. The opportunity for a double row of street trees is encouraged, taking advantage of the deep setbacks, to create a continuous overhead canopy. The right-of-way shall accommodate a generous pedestrian zone with wide sidewalks and street furnishing within the boulevard.

As you can see I’ve highlighted several areas in which the subject application is NOT complying with the Woodbridge Centre Secondary Plan and is completely disregard the development guidelines with the WCSP. This application for doubling the height to 7 stories, increasing the FSI from 1.0 to 2.63 and having a 0.8M front yard setback will create a structure that dominates the hamlet of Pine Grove and is completely out of character with the hamlet of Pine Grove and has completely disregarded the development policy framework and urban design guidelines for the hamlet of Pine Grove.

The City of Vaughan spent over 6 year developing the Woodbridge Centre Secondary Plan, including significant consultation from residents, property owners and other key community stakeholders. The subject application completely disregards the development policy framework and urban design guidelines of the Woodbridge Centre Secondary Plan. This application is not a minor zoning variance but a significant change to the Official Plan that completely disregards the development policy framework and urban design guidelines of the Woodbridge Centre Secondary Plan. I OBJECT to this application and the City of Vaughan should reject this application in its entirety.

Thank you and I can be reached by email or on my mobile at 416-436-5588

Best Regards

Anthony Guglielmi

September 19, 2020

DELIVERED BY E-MAIL (clerks@vaughan.ca)

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

Ladies and Gentlemen:

**Re: 8001 Bathurst Street, Vaughan (the "Property")
Zoning By-Law Amendment File: Z.19.040
Official Plan Amendment File: OP.19.016
(collectively, the "Applications")**

Thank you for providing us with an opportunity to express our perspective on the Applications. We have lived at [REDACTED] Highcliffe Drive since September 1992. Our home is approximately 250 to 300 metres south of the Property.

During our almost 30 years of living in the City of Vaughan, we have witnessed the exceptional growth of our immediate community and the City of Vaughan as a whole. Our family has benefited from much of the development that has occurred and we regularly use the amenities available to us as Vaughan residents.

The development that has occurred has also resulted in numerous opportunities for us to express our support and/or objection to the various projects that have been instituted over the many years we have lived in Vaughan. These include the development of high rise apartments, condos and commercial projects located in the area bounded by New Westminster Drive, Centre Street and Bathurst (the "Existing Projects").

Our decision not participate in the public debates regarding the Existing Developments was not motivated by the fact that they were not in our "backyard", but by the fact that the proposals made sense to us from the perspective of a variety of factors such as:

1. Distance from residential neighbourhoods,
2. Access to and from main thoroughfares,
3. Construction impacts,
4. Parking concerns,
5. Whether the project was in harmony with the existing infrastructure, and
6. The fact that most of the development took place on fair sized parcels of vacant land allowing for latitude in terms of how the project was developed and implemented.

We want to be clear that our concern about the impacts of the Applications if they are approved are also based on the factors outlined above and not the so-called "not in my backyard" syndrome.

If we apply each of the criteria referenced above, it strikes us that this is an attempt to fit a square peg in a round hole:

1. Distance from residential neighbourhoods: The Property is directly adjacent to a residential neighbourhood. The southern and eastern boundaries of the Property are the

most extreme most examples of this problem. This is to be contrasted with the Existing Developments. We have seen studies on shadow impacts and recognize that the project is "staggered" so that the highest portion of the project is adjacent to the synagogue at the north end of the Property. We believe this is cold comfort to the people most affected by the project. You might ask the technical people who prepared the studies whether they would like to live at the southern boundary of the Property to test whether empirical data suffices when it comes to the realities of life.

2. Access to and from main thoroughfares: Due to the somewhat pristine nature of the properties where the Existing Projects occurred, there was more latitude to design internal roads and accesses so that ingress and egress to Bathurst, Centre and New Westminster could be accommodated. This is not the case with the Property. The only way in and out of the Property to Bathurst is through Flamingo. Given the proposed scope of the project provided for in the Applications, we believe that there is significant potential for increased traffic flow not only along Flamingo, but on Highcliffe as people seek to avoid Bathurst traffic which, as we are sure you aware, has increased exponentially over the years. It can take as much as 10 minutes to get from Centre Street to Flamingo during rush hour, let alone when there is an accident. The situation has only been exacerbated with the new bus routes along Bathurst. We would also want to consider how the constrained accesses affect emergency vehicles.
3. Construction impacts: Absent on-site staging, which given the size of the site may be challenging, the only streets that can be used to store construction materials are Highcliffe and Flamingo. This will force parking that was accommodated on the Property before construction to be pushed onto Flamingo and/or Highcliffe. In addition, the debris, noise and associated construction generated by-products will impact homes in the neighbourhood.
4. Parking concerns: We understand that the project design contemplates parking on 2 levels with one level restricted to residents and the other to visitors. While we appreciate the attempt to create off-street parking, we believe that as a practical matter, many people will prefer not to negotiate the restricted site ingress and egress and choose instead to parking on Highcliffe and Flamingo. This will create increased traffic on both streets which for the most part is used by local residents. We have seen the synagogue grow its membership base over the years and applaud them for their success. Our children attended a very popular program there that helped cement their historical identity. We would anticipate that growth to be actively pursued in the future creating additional long-term parking impacts that we do not believe can be accommodated on the site, forcing the growth of additional on-street parking.
5. Whether the project was in harmony with the existing infrastructure: The northeast and northwest corners of Bathurst and Flamingo/Worth are developed with single family homes. The southwest corner of Bathurst and Worth is a woodlot. This is to be contrasted with Existing Projects which are situated approximately 2-3 kilometres from the Property in highly developed areas with few if any woodlots and numerous other commercial developments and high-rise buildings. The proposed project would be a pariah in terms of its compatibility with the surrounding area. To be honest, the current state of development is a pleasant break from the continuous growth that has occurred along Bathurst.
6. Current State of the Property: As noted above, the Existing Projects were for the most part developed on vacant land. This is not the case with the project provided for in the Applications. While we do acknowledge that the architects have done their best to maximize the use of the available land however, we believe that a 12-story apartment building with 125 units with a synagogue adjacent to it is intensification gone somewhat overboard. It should be remembered that the synagogue provides not only religious services, but social events for its congregants. We note that on Attachment 3 to the Notice

we received regarding the Committee of the Whole meeting that there is a dining room indicated with 25 tables of 8 people each. This indicates that some 200 people could be in attendance at an event in the dining room in addition to whatever other activities are occurring in the synagogue and in the high-rise. As we noted in section 5, we would expect the synagogue to continue pursuing its growth strategy leading us to question how any further growth can be accommodated. In essence, the site is "spent" with the proposed project.

In summary, we believe this is a situation which brings to mind the phrase "having one's cake and eating it too". The Property is not sufficiently large enough or appropriately situated to accommodate the current plan and what we anticipate will be future growth. We have no objections to an expanded synagogue providing the spiritual support and growth it has offered in the past. To add a 12-story high-rise is not only inappropriate, it is excessive.

We have participated in several meetings organized by the local resident association and have listened attentively to the presentations by the proponent's experts. We do not have the benefit of expert reports and studies to contradict those presented by the proponent. We do however have a history of some 30 years living in our current home and seeing how the development along the Bathurst corridor has evolved. We live with that development daily. Experts and expert reports do not. We sincerely believe that this is the wrong project for the wrong property.

We hope the Committee of the Whole will consider our submission and respectfully ask the Committee to reject the Applications.

Finally, we would appreciate receiving notice and a copy of the decision of the Committee once issued.

Yours sincerely,

[REDACTED]
Laura and Stuart Shamis
[REDACTED] Highcliffe Drive
Vaughan, ON [REDACTED]

COMMUNICATION – C25
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

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

From: Rena Epstein [REDACTED]
Sent: Saturday, September 19, 2020 9:11 PM
To: Clerks@vaughan.ca
Subject: [External] Deputation for September 22, 2020 7:00pm

I'm extremely worried for the neighbourhood traffic and noise after the construction building. It will make it unsafe for children in the area due to the volume of traffic. It is already a main concern with so much traffic in the area. Parking on the streets when it is the Sabbath will over flow all through the area making it almost impossible for cars to go through on the streets. The lights at Flamingo and Bathurst take forever to change now. When there are twice the number of cars the cars will be lined up way down Flamingo to make a left turn or to go straight. People will still use cars even if there is the Via. It is still a problem to use public transit in Vaughan. The amount of cars will triple. The noise levels will also become a problem due to traffic and volume of people.

The safety in the area is also a fear. With the escalation of antisemitism in the world, this is a concern. With only one exit and the additional people how are we going to have proper safety protocols if there is any attack on the building which there has been in the past.

While the building is in construction this area will be terrible. It will take years to construct making this a total disaster zone.

Please take into consideration our concerns about our "neighbourhood". We are concerned about the future of the safety of our neighbourhood where we can ALL feel safe as well as our children!

Thank you for listening,
Rena Epstein

Sent from my iPhone

From: David Shen [REDACTED]

Sent: Saturday, September 19, 2020 10:05 PM

To: Clerks@vaughan.ca

Subject: [External] I would like to attend the Public Hearing on September 22, regarding the applications put forth for 8100 Bathurst Street.

Dear City Clerk,

First of all, I am opposed to the proposed development at 8100 Bathurst Street. I just live in the community where the proposed development be. This new building will bring us a lot of foreseen community risks.

So I would like to attend the Public Hearing meeting on September 22, 2002 at 7:00 P.M. Thank you in advance.

Best Regards,

David Shen

From: Joseph Simile [REDACTED] >
Sent: Sunday, September 20, 2020 10:41 AM
To: clerks@vaughn.ca; Clerks@vaughan.ca
Subject: [External] 8188 YONGE STREET - OPPOSITION

My name is Joseph Simile,

I oppose this 8188 Yonge Street (Yonge & Uplands).

I am a 26 year old resident of Uplands Avenue; current occupation is student - law

My main concern is the confined spaces of our neighbourhood (see attached image)

We have no through streets due to the golf course.

Our neighbourhood cannot handle any increase(s) in density due to confined spaces.

I pluralize this as 1 building will inevitably lead to another. **This is precedent setting.** If one comes, 5 more will come.

As a student, a son, and a member of this community since birth - I OPPOSE THIS APPLICATION.

--

Joseph Simile
Euromild Coffee, *The Good Food Company*
95 West Beaver Creek Road, Unit #18
<http://www.euromild.com>

COMMUNICATION – C28
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

From: M.S. W [REDACTED]
Sent: Sunday, September 20, 2020 12:10 PM
To: Clerks@vaughan.ca
Subject: [External] My Comments of Flamingo High Building for the Committee's Consideration

Dear Sir or Madam,

My home is on Flamingo road. All of my family members feel anxious when we think about the proposed 12 -story apartment building construction and 237 parking spaces. I have two kids; my daughter is only 10 years old. We strongly disagree with rental housing in this neighborhood and concerned about increased crime associated with the building. My family is very concerned about the height of the proposed building relative to other buildings in the neighborhood and increased traffic congestion at the Bathurst intersections, Flamingo and Atkinson.

The existing Low Rise Residential designation permits a maximum height of 2 stories and does not allow for institutional uses. We would support Semi-detached housing, townhouse and linked homes on the property.

Sincerely,

Maggie Wang's family

P.S. I request confirmation for my sent email. Thank you.

COMMUNICATION – C29
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

From: FERN LUTWAK [REDACTED]
Sent: Sunday, September 20, 2020 2:14 PM
To: Clerks@vaughan.ca
Subject: [External] No Flamingo- No apartment construction for more residential occupancy

We are 4 adults that are **against** residential building at Bathurst and Flamingo. I live at 400 Flamingo Road and definately **do not want** the apartment build in the parking lot of the synagague at 8001 Bathurst (Flamingo Rd).

Honestly I am shocked that this is even an issue with all the traffic problems we have had on this street. There are new houses across the road and I had to quit a evening job that I worked very hard to work my way up, because I couldn't even get onto Bathurst from Flamingo within a reasonable time two years ago. The traffic is starting to increase again, since the calm of Covid19. It is too high density populated in this area already. Everyone drives through Flamingo. .The intersection is dangerous enough right now.

I am Jewish and I think that the rabbi is being greedy. There are so many things that he wants that do not make sense. You can't legally or morally force the appartment residence to not leave the building on the sabbith, nor is it safe for a fire. They should not be allowed to continue to park on Flamingo Road on Jewish holidays and Saturdays. People are driving in their cars, because they are too far to walk, so deal with that reality and use the parking lot. He won't be able to use the parking lot if he builds on it. Lots of accidents have occured due to parked cars during these times. How is this safe if there is an emergency requiring an ambulance or fire?

Religious buildings are suposed to be owned by the community that attends them, not two people. The rabbi stands to make alot of money and power. He knows that this area can not accomodate this amount of traffic, but he doesn't care bout the existing residence. He is trying to find away of getting more people to come to his synagague.

Fern & Steve Lutwak, Lisa and Zohar Barzalai

From: Stuart Weinberg [REDACTED]
Sent: Sunday, September 20, 2020 5:50 PM
To: Clerks@vaughan.ca
Subject: [External] Submission Against the Planned Highrise at the Chabad Flamingo Synagogue

To Vaughan City Councillors,

I am writing to express my strong opposition to the proposed 12-story apartment at the Chabad Flamingo Synagogue. I would like to state at the outset that I am a proud member of the synagogue and that I have the utmost respect for Rabbi Kaplan. My opposition is not personal, and I have little doubt that the Rabbi sincerely believes that the proposed building will be a much-needed source of affordable housing and a boon to the community and the synagogue. However, in its current form, the proposed structure is completely inappropriate for this neighbourhood. This is a neighborhood of detached homes. There are no high-rises in the immediate vicinity, and local residents, who spent considerable sums to live here, were assured that no high rises were planned. That is why the region is zoned as it is and, while I acknowledge that things can and do change, the fact that the Bathurst corridor is now a designated high-transit area does not justify the construction of a 12-story high-rise in this neighborhood. There are numerous, larger condominiums planned one to two kilometers south of Flamingo Road that will be home to thousands of new residents. There will certainly be substantial demand for public transit from these new structures, and had these buildings been constructed in this neighbourhood (God forbid) that argument may have had more validity. But to use the new busing corridor to justify this particular outlier is, respectfully, ludicrous and fallacious. Many residents of the new building will drive and, as the city council well knows, most residents already living in this neighborhood get around by driving. They do not use public transit.

This building will completely change the character of the neighborhood. It is like putting a manufacturing plant adjacent to an elementary school. It doesn't fit. Its 125 units will significantly increase already high traffic volumes in the neighborhood, heighten noise, and obstruct sunlight, including in my home on [REDACTED] Highcliffe Drive. It will heighten noise in the neighborhood, minimize privacy, and increase parking congestion, which is already a problem. Erecting this structure will also necessitate two-and-a-half years of highly disruptive construction, increased traffic (from heavy vehicles), increase noise, and raise the safety concerns that always accompany large construction projects, particularly in a neighbourhood filled with young children. Furthermore, this proposed project occurs on the heels of the construction of the new busing lane along Bathurst that caused congestion for years and that made the corner of Bathurst and Flamingo into a boondoggle with, frankly, no obvious benefits.

Then there is the potential security risk of having a two-floor underground parking garage in a large, highly visible synagogue. In July, Mark Mandlebaum, whose Lanterra Developments is developing this project, was kind enough to hold a call with the No Flamingo Highrise committee, of which I am a member. The issue of

security was raised, and while Mr. Mandlebaum assured us that he and Rabbi Kaplan, who also participated on the call, take security considerations with the utmost seriousness, he then went on to indicate that he believes that a 'higher power' will help protect the building and synagogue congregants. This, and I say this with all respect for Mr. Mandlebaum, did not provide much comfort or confidence. An underground parking facility on the grounds of a large synagogue underneath a building whose residents will be overwhelmingly Jewish is an inviting target for those who would seek to do harm to the Jewish community. This is not hyperbole. Unfortunately, as events in Pittsburgh and California, to name but two of the more high profile Anti-Semitic attacks in recent memory, have tragically demonstrated that an attack is a real threat.

In any event, to date there has been a complete lack of transparency regarding planned security protocols, and that is consistent with the disclosure, or lack thereof, around this project from the beginning. The lack of transparency has been very disappointing. Given the advanced design that was made public this past spring and the significant dollars that clearly had been invested to develop the planned apartment, it's clear that this building has been in the works some time, likely years. Yet there was no consultation with community members nor synagogue membership at any stage. Had there been, perhaps a compromise could have been reached and goodwill created. For what it's worth, I am open to a smaller building on the property (six stories or less) with clearly defined security protocols. As it stands, there is a high degree of anxiety and mistrust. It feels as if this project is being fast-tracked regardless of what the community wants with a minimum of consultation under the cover of the pandemic. It is, for instance, unclear how the building applicant plans to reconcile their stated desire to close access to the building's parking facilities through the Jewish Sabbath (which begins on Friday evening at sunset and runs through Saturday evening at sunset), while still allowing access to parking to residents who travel in cars. We were told that we would be provided with such information at the July meeting yet that has not been forthcoming. We have been assured that a separate entrance via Highcliffe is not in the cards, yet you will forgive many of us for being skeptical, and very anxious, given the lack of transparency.


In sum, this building in its currently proposed form, is not appropriate for this neighbourhood. We would welcome the opportunity for further consultations with the developer, Chabad Flamingo, and City Council in hope of reaching an amenable compromise. Failing that, I respectfully and strongly urge the committee to reject the proposed zoning change.

Sincerely,

Stuart Weinberg

416-400-7453

Stuart Weinberg
Senior Manager, Corporate Communications
Direct line: +1(416)945-7435
Cell: +1(416)270-3175


Royal Bank Plaza, North Tower
200 Bay Street, Suite 2200
Toronto, Ontario M5J 2J3
Tel: (416) 815-0220
Fax: (416) 815-0021
<http://www.yamana.com>

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COMMUNICATION – C31
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

From: Fay Gersh [REDACTED] >
Sent: Sunday, September 20, 2020 9:59 PM
To: Clerks@vaughan.ca
Subject: [External] CHABAD FLAMINGO APPLICATION (Z.19.040)

Micahael Gershgorin
[REDACTED] Flamingo road,
Thornhill, ontario
[REDACTED]

We would hereby like to OBJECT to the above application due to the following reasons:

The proposed high rise will negatively impact the fabric of our neighbourhood and traffic. and we oppose the construction.

We live in a residential low density neighbourhood, thus a highrise will greatly increase the volume of vehicular traffic. This is a safety and traffic concern for many families such as ours with children. It will further congest the street parking, thru traffic and loss of privacy for the surrounding homes.

This zoned area was built upon an open concept for medium to larger sized homes. The highrise will negatively impact the esthetics and environmental stature of our community.

Lastly, the impact of construction to this area in the neighbourhood and on our through street will be very critical and also poses a traffic danger and building nuisance to the people living in the neighbourhood.

kind regards
Michael and Faiga Gershgorin

COMMUNICATION – C32
ITEM 2
Committee of the Whole (Public Hearing)
September 22, 2020

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

From: Jonathan [REDACTED] >
Sent: Sunday, September 20, 2020 10:13 PM
To: Clerks@vaughan.ca
Subject: [External] AGAU Development Limited Proposal

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

We are residents of [REDACTED] Disera Drive and we would like to register our strong objection to the proposed development submitted by AGAU Development Limited. This proposal consists of 27 and 29 storey apartment buildings connected by a 3 storey podium. Buildings of this height will block the view of residents of our condominium whose units face south. Apartments of this height are out of character with the existing buildings on the south side of North Park.

This proposal will add another 630 residents to our area. The density is already high in this community thanks to the many existing condominiums on North Park, Disera Drive and Bathurst Streets. Traffic is terrible in this area. It is difficult at times to drive on Disera and walk in the neighbourhood because of the number of cars. Traffic will be even more chaotic with the disruption caused by the construction of these buildings.

This proposal will lessen the quality of life of the residents in this community and we ask the Council to reject this proposal.

Mrs Cynthia Teitelman

[REDACTED] Disera Drive, Unit [REDACTED]

Mrs Helen Shoychet

[REDACTED] Disera Drive, [REDACTED]

Sandra Linden

[REDACTED] Disera Drive, Unit [REDACTED]

Sent from my iPad

**COMMUNICATION – C33
ITEM 4
Committee of the Whole (Public
Hearing)
September 22, 2020**

From: Patrick Tse [REDACTED]
Sent: Monday, September 21, 2020 12:55 AM
To: Clerks@vaughan.ca
Cc: 'Kathy Tse' [REDACTED]
Subject: [External] Written Submission to oppose the proposed development at 8001 Bathurst Street

Hello,

Please accept the attached pdf doc as Written Submission.

Thanks.

Opposition to the proposed development at 8001 Bathurst Street

- Tuesday, September 22, 2020
- by Patrick Tse/Kathy Tse, on [REDACTED] Flamingo Road
- also representing:
- Dong Ming He and Bing Bing Wang, on [REDACTED] Flamingo Road
- Magued Hannalah and Marian Massoud, on [REDACTED] Flamingo Road

1. Increase Traffic Flow on Flamingo Road and surrounding areas.

- At the height of the VIVA construction just last year, there was a line of cars 1 km long waiting to turn on to Bathurst street north, that means I had to wait up to 15-20 minutes to get out of my drive-way on to Flamingo road, very frustrating experience.
- If the Chabad Flamingo project is to go ahead, the traffic increase is going to be similar to VIVA construction, only this round, it is here to stay during and after the construction.
- This is a gross disruption to the original intent of this neighborhood, a supposedly low-density quiet neighborhood.

2. Negatively affect the fabric make-up of this neighborhood

- I had a conversation a few weeks ago with WARD 5 Councillor Alan Shefman, he indicated a Rabbi responsible for the project told him that "one of the purposes for the 125 units is for low-cost affordable housing", and of course, it is a noble cause.
- But that means, there is going to be a huge influx of people, flooding the nearby schools, parks, community centers and facilities. And that would change the esthetics and the fabric of this neighborhood.

3. Creating a toxic economic environment for the community to feud over the division or the administration of this newfound wealth (if the construction is to go ahead)

- Chabad Flamingo is a Synagogue, by google definition, a building where a Jewish assembly or congregation meets for religious worship and instruction.
- Similar to a Christian Church, a charitable organization, and a community property, where the land is either donated or acquired on deep discount relative to market value. The original intent of such property is to remain a community property where people nearby can gather to worship.
- This new construction will enrich a small group of people, creating a toxic financial environment for the community. A small group of people who has controlling or administrative interest over the property, to feud over the ownership of the residential units, who gets to live there using what qualification matrices, and at what rental or purchase prices, and for profit or non-profit.
- I think this is a gross violation of trust to the original landowner(s) who donated the property for the community. The land is to use strictly to create a building to worship the Lord, which is what the community needed and is almost always the case for Christian churches.

4. Synagogue is a place where people gather to worship God almighty, it is the Lord's House.

- It is in our Charter of Rights since 1982: "Whereas Canada is founded upon principles that recognize the supremacy of God and the rule of law "

- the "God" mentioned in the Charter is, God almighty Himself in the Holy Bible
- I mentioned our constitution, because it is a kind reminder that we are a nation under God, we recognize God's laws and decrees, we follow them, God will bless us, protect us from harm, and our land will yield crop, and everyone's belly will be satisfied and we can live in safety. If we disobey God's laws, God will punish us with sudden terror, wasting diseases, and fever that will destroy our sight and drain away our lives. If we still do not listen, the punishment will get more severe, according to the book of Leviticus 26:14-39.
- God Almighty in the Holy Bible is to be feared, not to be taken so lightly.
- I am going to read a few Bible verses from the Old Testament in the Holy Bible, just to let everyone know a bit more what God's character is like:

Exodus 40:33-35 New International Version (NIV)

³³ Then Moses set up the courtyard around the tabernacle and altar and put up the curtain at the entrance to the courtyard. And so Moses finished the work.

³⁴ Then the cloud covered the tent of meeting, and the glory of the Lord filled the tabernacle. ³⁵ Moses could not enter the tent of meeting because the cloud had settled on it, and the glory of the Lord filled the tabernacle.

- the context of above passage is when the tabernacle is done after several months of construction, it is to indicate; you cannot approach God almighty whenever you want, not even Moses, one of God's most favored prophet.
- the Lord wants us to keep a distance, approach only at the appropriate time.

Numbers 2:1-2 New International Version (NIV)

The Arrangement of the Tribal Camps

***2** The Lord said to Moses and Aaron: ² "The Israelites are to camp around the tent of meeting some distance from it, each of them under their standard and holding the banners of their family."*

- the context of the above passage takes place when the Israelites are wandering in the desert for 40 years, and everyday they are to camp by their tribe surrounding the tabernacle at a distance, and this is the Lord's explicit instruction, is to camp some distance from the "tent of meeting".

Joshua 7:1 New International Version (NIV)

Achan's Sin

***7** But the Israelites were unfaithful in regard to the devoted things^[a]; Achan son of Karmi, the son of Zimri,^[b] the son of Zerah, of the tribe of Judah, took some of them. So the Lord's anger burned against Israel.*

- The context of the above passage takes place after Moses led the Israelites out of Egypt, wonder in the desert for 40 years. Moses passes the torch on to Joshua, to lead the Israelites into the promised land. Joshua led the Israel people cross the Jordan river, and fought their 1st famous battle west of Jordan against Jericho city and come away victorious, but a man name Achan from Juda tribe got selfish, stole some of the loot for himself, angered God. So, God punished the entire Israel over one man's selfishness.

Zephaniah 1:7 New International Version (NIV)

*⁷ Be silent before the Sovereign Lord,
for the day of the Lord is near.*

*The Lord has prepared a sacrifice;
he has consecrated those he has invited.*

- the context of the above passage is spoken through one of God's prophets Zephaniah, around 620BC, about 34 years before the fall of Jerusalem. At the time, many prophets emerge prophesying the "fall of Jerusalem" and false prophets saying otherwise. The Lord speaks out through Zephaniah, commanding us to be "silent" before Him... If we live too close to His house, our noise will anger Him.

The proposed 12 storey building with 125 units, is too close to the Lord's house. It will produce way too much noise and will anger God almighty. As the above bible verse indicated, God will punish this entire neighborhood community if we allow this construction to go ahead.

COMMUNICATION – C34
ITEM 1
Committee of the Whole (Public Hearing)
September 22, 2020

From: Dino Risi [REDACTED]
Sent: Monday, September 21, 2020 7:38 AM
To: Clerks@vaughan.ca; Dino Risi [REDACTED]
Subject: [External] Zoning By-Law Amendment File Z.20.010

I strongly oppose the Re-zoning of C1 and R1V lands to RA3.

My name is Dino Risi and am the owner of the resident at [REDACTED] Helen Avenue. I purchased the property and built my dwelling in Thornhill with the understanding that R1V zoning would not allow the lots to be sub-divided as has been the trend within other residential neighbourhoods and to live in a community with a rural setting as a result of the R1V zoning restrictions. Approval of this zoning will definitely impede my family's privacy and accustomed life style.

My issues of concern are as follows :

1. Re-zoning of C1 to RA3 should not be permitted due to the density increase and the negative effects on the R1V lands. The massing of a 12 story building, including penthouse, adjacent to rural single family dwellings will have substantial impact resulting from noise, traffic, safety, sun/shading constrictions, privacy, visual and de-valuing of the affected properties. Residents in this neighbourhood have settled in R1V area for a reason and pay taxes based on that comfort level.
2. Re-Zoning of the R1V parcel of land should be strictly prohibited nor considered. This parcel sits directly behind my residence in my back yard. My home and family will be surrounded by the activities of this building removing the privacy which we have been accustomed to and subject to the daily activities associated with a commercial/retail and 282 resident dwelling occupants.
3. The rear yard site plan deems a portion of the property as privately owned park which will not serve the community but the building occupants. Park activities will attract people with activities and unwanted noise through-out the day. Of major concern is the access to the building underground parking garage, approximately 343 spaces, is located off Uplands Avenue R1V property. This increase in traffic of vehicles 24 hours a day creating noise, dust, shining headlights directly into my back yard is not acceptable. Not to mention the deliveries for the commercial stores along Yonge street and the garbage disposal noise. I experience it presently on a limited basis but can imagine the timing and frequency of garbage disposal for commercial/retail tenants and 283 dwelling units. The access from Uplands will definitely reduce any rear yard living activities which my family should be entitled to and in my estimation, will have the same vehicular traffic as Yonge street.
4. The building will definitely affect my exposure to sunlight through-out the year, I have had a chance to review the shadow study and do not find them accurate. The earliest model is indicated at 9:18 am which is not indicative of the sunrise in the summer. This building, 38.55 metres in total height, over 126 feet, towers over all dwellings located in R1V lands. I would like council to review the section elevation as prepared by

Constantine/Truelife Urban Design Brief dated July 20, 2020 on page 50 which clearly indicates the mass of the building in relation to my residence depicted I assume, to scale. Does that indicate a relationship between Zoning parcels which are deemed to be in character with the neighbourhood. My privacy has been taken away from my family due to the cascading terraces abutting my residence.

5. Review of the site grading plan also indicates that the rear and east property lines have a 3:1 slope towards my property. I already have issues with a rear yard neighbour which adjusted his grades which now affect my rear yard.
6. As for construction, the lower the density the lesser the impact. This building will require at least 24-36 months to complete. This extended construction time-line will cause havoc on traffic, increased unwanted noise, dust and pollution, a negative visual impact to the neighbourhood, safety concerns, construction deliveries off hours, increase parking on Helen and Uplands Ave. to name a few of the more obvious. To note, the location of the water holding tank is indicated to be placed directly behind my rear yard. I understand that dewatering systems will require 24 hour pumps to be active and removal of said water from the tanks will entail untimely discharge from tanker truck and constant noise on a basis as dictated by the aquifer strength.
7. Shoring diagrams provided by Terraprobe, drawing SH-2 indicates shoring along the east property line probably for a duration of 12 months. Section 5/SH5 indicate a tie back encroachment of 16,200 mm underneath my residence. This installation and demobilization duration will also have a noise, visual and vibration impact subject to damages.

In closing, I strongly object to this densification proposal due to the impact this will have on my family and lifestyle. I chose to reside in R1V area specifically to avoid exactly this massing of dwelling units adjacent and in the rear of my property. I believe the City of Vaughan also taxes me accordingly but now it seems the taxes received from the Constructor and 282 proposed family units are appealing. This proposal will definitely de-value my property and I will be prepared to hold the City of Vaughan accountable, retain proper council and prepare for an appeal to the Local Planning Appeal Tribunal.

Trusting this will be taken into consideration,

Dino Risi
■ Helen Avenue
Thornhill ONT
■

From: Stephen Tsui [REDACTED]
Sent: Monday, September 21, 2020 9:25 AM
To: Clerks@vaughan.ca
Cc: Cosentino, Christopher <Christopher.Cosentino@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ibrahim, Lena <Lena.Ibrahim@vaughan.ca>; [REDACTED]
Subject: [External] Pristine Homes (Pine Grove) Inc- File OP.20.004/ File Z.20.011

September 21, 2020

Re: Pristine Homes (Pine Grove Inc.)
Official Plan Amendment File: OP.20.004
Zoning By-law Amendment File: Z.20.011

To whom it may concern:
City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive,
Vaughan, Ontario, L6A 1T1

Hi all,

I am a resident and Board member of York Region Common Element Condominium Corporation 1320. We live in a community of 12 freehold town homes right on the south side of the subject land. The new development is proposing to build a 7-storey mid-rise apartment containing 122 residential units where it plans to use our private property for a driveway from a main road to connect to their underground garage through a possible easement.

After carefully reviewing the site plan and proposed re-zoning, our Board is strongly opposing the application and would like to express some areas of concern:

- Rezoning (to a 7-storey building) is a continuous challenge to the Woodbridge Centre Secondary Plan (WCSP) for the low-rise residential designation, specifically along the Islington Avenue Corridor (IAC). The submitted application come with a design going bigger, taller and digging deeper beyond the allowance of its subject land.
- There is a lack of open space and green space. Lot size of the subject land is neither wide nor deep enough to facilitate a proposed building as such in the surrounding areas.
- This type of building should have its own driveway allocated within its subject land to manage the flow of traffic for their residents.

- To impose the use of our space with another 122 households is overwhelming. With over a hundred of cars and possibly bicycle users, visitors, pedestrian, delivery, utility providers, and emergency vehicles driving through daily, these will definitely be causing traffic congestion and chaos. Our private common area will turn into a 2-way thoroughfare.
- As the proximity of ramp to underground parking is very close and narrow to our existing town homes, it will create a dangerous zone and risk to safety and security to our family community with young children and pets.
- The proposed passage is where we use to plow and pile up the snow through the winter season. It will become another hazard to our community where it leaves very little space for traffic. The proposed building has its own designated snow storage area, but did they consider ours?
- The building is too close to Islington Avenue, as well as the southern part of the proposed structure and ramp to underground garage are extremely close to the property lines between the subject land and our townhouses. The picture of building on billboard is very deceiving.
- Accessible visitor parking spots seem to be underestimated in planning to serve its own residences. Compared to the neighborhood, e.g. there're 3 exterior spots for 12 units in our community, 10 exterior spots for 50 units at 245 Pine Grove Road. The limited visitor parking spots will lead to parking violation around the areas.

Our comments are also based on the "*Woodbridge Centre Secondary Plan*" study which was approved by the Ontario Municipal Board on February 24, 2015 - **ONLY 5 years ago!!** A lot of analysis and efforts went into the policy to develop a guide for the intensification and development of this area, while maintaining the healthy neighborhoods and distinct characteristics, and retaining a green and sustainable city.

We were surprised to see that the builder already submitted an application with a design of driveway connection through our private property to the main road prior to receiving our consent as required. Sometimes we wish the developers and builders would incorporate ethical values and demonstrate empathy in their business practices!

We trust the City of Vaughan will do the right thing by following the vision of a strong, caring and safe community, by building a place where everyone can thrive by living sustainably and respecting each other.

Thank you for allowing us to voice our concerns in this matter.

Sincerely yours
Stephen Tsui

COMMUNICATION – C36
ITEM 5
Committee of the Whole (Public Hearing)
September 22, 2020

From: Stephanie D'Addese [REDACTED] >
Sent: Monday, September 21, 2020 10:24 AM
To: Clerks@vaughan.ca
Subject: [External] NOTICE OF OBJECTION - File: OP.20.004 Z.20.011. Application and Proposed Amendments Pine Grove Road & 8337, 8341, ,8345, 8353 and 8359 Islington Avenue

Hello,

My name is Stephanie D'Addese and I reside at [REDACTED] Riverside Drive in Woodbridge.

I received a notice of application for Official Plan Amendment File OP.20.004 (Zoning BLA Z.20.011) for properties located at 8337, 8341, 8345, 8353 and 8359 Islington Avenue in the hamlet of Pine Grove.

Please accept this letter as my formal OBJECTION to the noted application for Official Plan and Zoning amendment for the subject properties.

I am strongly objecting to the subject development proposal for the following reasons:

1. I strongly believe the development is in direct violation of the current Woodbridge Centre Secondary Plan (WCSP) developed and approved by the City of Vaughan and the OMB in 2015. It is a comprehensive plan designed to guide development in Woodbridge and the Islington Corridor. **The subject application is completely out of compliance with the WCSP for the following reasons:**

- a. The WCSP specifically designated the subject land to "Low-Rise Residential 2" with a maximum building height of 3.5 stories. The subject application for a 7 storey building is **DOUBLE the allowable height, is completely out of compliance with the WCSP and would be completely out of character with the surrounding neighbourhood.**
- b. Section 4.2 of the WCSP – Land Use Policy Specific to the Islington Avenue Corridor. The subject land fall within this

*defined area outlined in Schedule 5 of the WCSP and have been zoned LRR-2 with the following zoning restrictions. **The subject application in NOT in compliance with these restrictions and would be completely out of character with the surrounding neighbourhood.***

4.2.2 Residential Policies

Low-Rise Residential

1. The policies of Volume 1 of the VOP 2010, Section 9.2.2 Land Use Designations – Low-Rise Residential, shall apply to areas designated Low-Rise Residential.

Low-Rise Residential (2)

2. In areas designated on Schedule 2 as Low-Rise Residential (2), the following policies shall apply:

a. Low-Rise Residential (2) areas shall consist of buildings in a low-rise form with a minimum height of two-storeys and a maximum height of 3.5-storeys.

c.

2. I strongly believe a development of this nature will pose a serious risk to public safety, as it relates to an increased volume of traffic. I have noticed a significant increase in traffic, not only along Islington Avenue, but within my direct neighbourhood over the last few years. This development will only increase that traffic as an increasing number of vehicles will be using Riverside Drive as a throughway between Pine Valley and Islington Avenue. I have reached out to Mark Ranstoller, Senior Traffic Technologist with the City of Vaughan, back in November 2018 to voice my concerns related to public safety and vehicular traffic within my neighbourhood. The volume of traffic and the speed at which these vehicles travel along the neighbouring streets of this proposed development is already concerning and these issues will only worsen with a 7-storey development.

3. Environmental concerns to local wildlife: The level of noise and disruption to local wildlife due to an increasing volume of traffic (which has been increasingly steadily over the last 35+ years that I have been living in the neighbourhood) is also quite concerning. Not only will the noise related to construction be disturbing to the local wildlife, but the long-term disruption due to noise related to increasing vehicular traffic is most concerning. There has already been evidence of a decrease in the presence of local wildlife due to the increasing noise levels by vehicles along Islington Avenue and the surrounding neighbourhoods, as well as increasing levels of pollution.

I would kindly ask the Chair to consider my comments during the September 22, 2020 Committee meeting, particularly as they relate to the appeal by Pristine Homes to modify the current Woodbridge Centre Secondary Plan (WCSP). I am urging the Planning department to maintain/enforce the current WCSP and strongly advise against allowing the redesignations/amendments requested by Pristine Homes. I OBJECT to this application and the City of Vaughan should reject this application in its entirety.

Unfortunately, I am unable to attend this meeting, but I can be reached by email or on my mobile at [REDACTED]

Best Regards,
Stephanie D'Addese

JAN-SIL PROPERTIES LIMITED

September 21, 2020

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

COMMUNICATION – C37

ITEM 4

**Committee of the Whole (Public Hearing)
September 22, 2020**

Dear Mr. Coles:

**RE: OPA File OP.19.016/ZBA File Z.19.040
Chabad Lubavitch of Southern Ontario
8001 Bathurst Street (Block 40, Plan 65M-3182)**

We are in receipt of a Notice of Public Hearing concerning the above-referenced property and an application to amend the Vaughan Official Plan and rezone the subject lands to permit the development of a tiered three to twelve storey residential building with 125 units. By way of background, Jan-Sil Properties Limited are the developers of the lands immediately north of the Chabad Lubavitch site on Flamingo Road.

As part of the development of our lands, Jan-Sil Properties constructed the roads, sanitary, storm and water services for the overall area and incurred considerable expense in doing so. As in all instances where adjoining lands benefit from services provided and constructed by others, there is an obligation to share in the proportionate costs of such services which directly benefit the other party. In this instance, the Chabad Lubavitch property and the current proposal to intensify the use of the lands will benefit from these works, and accordingly they should be required to contribute towards these costs.

We note that Jan-Sil Properties Limited owns a small parcel of land at the southeast corner of Flamingo Road and Bathurst Street (Block 154, Plan 65M-3195) which appears to be included as part of the Chabad Lubavitch site and associated applications. The disposition and treatment of these lands needs to be appropriately addressed by the applicant before the application is approved.

We additionally note through the staff report that efforts are being made with York Region to explore a right-in/right-out driveway access from the site onto Bathurst Street. We believe this is critical since funnelling all traffic to a singular access on Flamingo Road will create conflicts with access/egress from the existing driveways of the single family homes located on the north side of Flamingo Road. The City should undertake all efforts to support the applicant in securing the second driveway access onto Bathurst Street.

In summary, Jansil Properties requests the following matters be addressed by Chabad Lubavitch in order to resolve its concerns with the proposed applications:

1. That Chabad Lubavitch be required to pay their share of benefitting proportionate costs of services front-ended by Jan-Sil Properties, either in advance of the applications proceeding or as a condition of approval;

**7501 Keele Street, Suite 100, Vaughan, ON L4K 1Y2
T. (905) 761-8200 / F. (905) 761-8201**

JAN-SIL PROPERTIES LIMITED

2. That the disposition of the lands owned by Jan-Sil Properties identified as Block 154, Plan 65M-3195 be addressed prior to the applications proceeding; and,
3. That the applications be revised to incorporate a right-in/right-out driveway access onto Bathurst Street, at the south end of the property.

While we are unable to participate in the upcoming Public Hearing concerning these applications, we trust these comments will be taken into consideration and appropriately addressed in any future staff reports.

We request that we be notified of any further meetings of Committee or Council concerning these applications, and that we be advised of any formal decisions in writing.

Sincerely,

JAN-SIL PROPERTIES LIMITED



**Luch Ognibene, RPP
Vice-President, Land Development
Jan-Sil Properties Limited**

cc. O. Apanisile, City of Vaughan Planning
F. Suppa, City of Vaughan Engineering

**7501 Keele Street, Suite 100, Vaughan, ON L4K 1Y2
T. (905) 761-8200 / F. (905) 761-8201**

COMMUNICATION – C38
ITEM 5
Committee of the Whole (Public Hearing)
September 22, 2020

From: [REDACTED] >
Sent: Monday, September 21, 2020 10:53 AM
To: Clerks@vaughan.ca
Cc: [REDACTED]
Subject: [External] Official Plan Amendment File: OP.20.004, Zoning By-Law Amendment File: Z.20.011

Hello Ma'am, Sir,

We, Raheleh Niati and Shahab Mirbagheri the owners of property at [REDACTED] Riverside Dr., Woodbridge, ON, [REDACTED] disagree and oppose with the application from Pristine homes (Pine Grove) Inc regarding Official Plan Amendment File: OP.20.004, Zoning By-Law Amendment File: Z.20.011 for the following reasons:

Applicant wants to build seven story buildings with 122 units instead of six single detached residential for the area which is very close to the conservation area/Humber river and also located in a narrow section of Islington Ave. This Project with the current design will overpopulate the area and most importantly will damage the nature since humber river conservation area will be the closest green area to the site. Considering the existing residential/buildings in the area and also other approved construction sites in the area we believe the narrow section of the islington avenue between Langstaff road and Willis road will not be able to handle the traffic in the area which is already congested.

We have talked to all of our neighbours at riverside drive and they all agree with us that the current application submitted to the City is against the public interest.

Regards,
Raheleh Niati
Shahab Mirbagheri

From: Elissa Voronoff [REDACTED]
Sent: Monday, September 21, 2020 11:44 AM
To: Clerks@vaughan.ca
Subject: [External] Public Hearing Dated September 22, 2020 - Agenda Item: Z.19.040/OP.19.016
Importance: High

Good morning, City of Vaughan,

As a concerned resident of this community, I am submitting this note to voice my concern about the above-noted application.

I strongly believe that that this application has been proceeding through various stages and zoning requirements on inaccurate information. When the Chabad Flamingo Synagogue was initially built on a small corner of land within an already built subdivision, it was built with the allotted parking space allowances as required at the time. Several years ago, the size of the synagogue increased substantially, cutting into a large portion of the original parking lot without adding more spaces. This caused a substantial increase to street traffic throughout the neighbourhood, including parking on both sides of the streets on specific days of the week, more specifically, every Friday night and Saturday, every Jewish holiday, every time there is a private function at the synagogue. Each time this traffic builds in relation to this building complex, it makes driving through the streets dangerous as cars are only able to pass through one direction at a time with limited line of sight to see if a car is coming toward you. It also makes it difficult to visit with any residents in the area as there is no parking space left in front of or near people's houses in the area.

We were informed that a traffic study was completed by the applicant to determine if traffic flow would be of concern. I suggest that the information acquired may have been inaccurate since the study was performed during a long weekend in the middle of the summer, a time when many residents in the area are away on vacation and synagogue attendance likely at an annual low. If such a study had perhaps been handled over a 6 month period, monitoring weekend traffic flows, the end-result might be largely different than that of one summer long-weekend report.

While I agree that increasing affordable housing in the City of Vaughan will have a positive effect, I believe that the location of this particular application does not make sense for this community. There are many other open land areas within the City of Vaughan, and trying to add in this large amount of new housing on such a small piece of land within an already existing community will not have a positive outcome for the taxpayers and homeowners of this community.

Sincerely,

Elissa Voronoff

■ Newport Square

Thornhill, ON ■

■



Elissa Voronoff

Senior Law Clerk

O: 289.472.5094

PRISTINE HOMES (PINE GROVE) INC.
8337 – 8359 ISLINGTON AVENUE



HUMPHRIES PLANNING GROUP INC.

EXISTING CONTEXT

Legal Description:

Parts Lots 1, 2, 3, 4, 5, 6, Plan M1111

Municipal Address:

8337 – 8359 Islington Avenue

Site Area:

Gross: 0.46 Ha

Net: 0.39 Ha (excluding road widening)

Lot Frontage:

100.7 m (330 ft) – Islington Avenue

32.0 m (105 ft) – Pine Grove Road

Existing Use:

Six (6) low-rise residential dwellings/lots

Road Widening:

Region is requesting a 6.5 m road widening along Islington Ave.

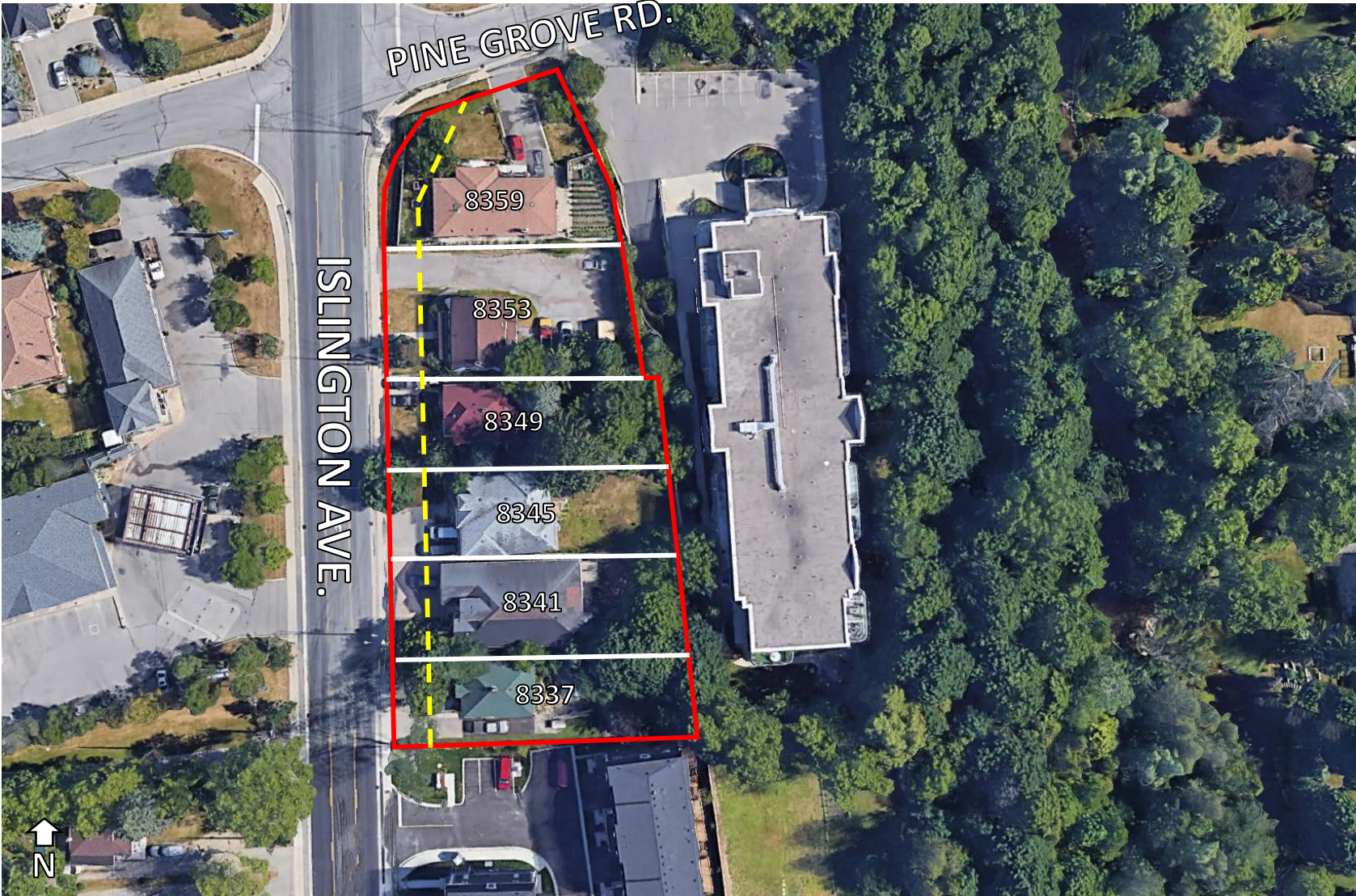


Figure 2: Property Map (Google Earth 2020)

SITE LOCATION & AREA CONTEXT

★ EXISTING BUS STOP

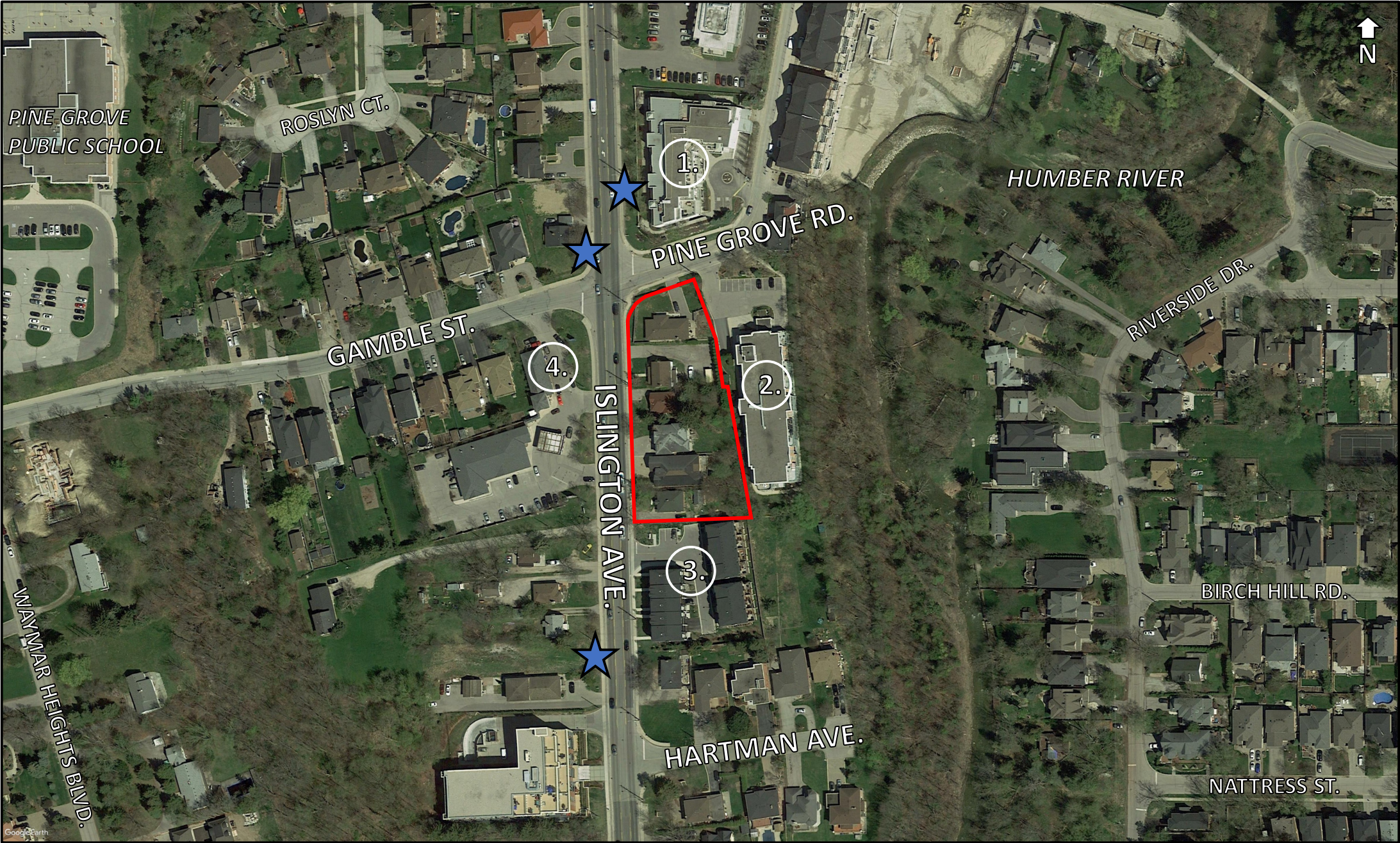


Figure 1: Location Map (Google 2020)

IMMEDIATE LAND USES

1. NORTH: 250 PINE GROVE ROAD



3. SOUTH: 8331 ISLINGTON



2. EAST: 245 PINE GROVE ROAD



4. WEST: 8331 ISLINGTON AVENUE



POLICY FRAMEWORK

■ Provincial Policy Statement Review (2020)

- Subject Lands are located within a “Settlement Areas”, as described in Section 1.1.3
- Patterns of Land Use within “Settlement Areas” are based on densities and a mix of land uses which efficiently use infrastructure/public facilities.
- Promote intensification for transit-supportive development, accommodating supply and range of housing.
 - Islington Avenue is a “Major Arterial (Regional) Road” per Schedule 9 of the VOP 2010 and is served by York Region Bus Route 13
 - Existing YRT bus stop located on the northwest corner of Islington Avenue and Pine Grove Road (less than 50m away)

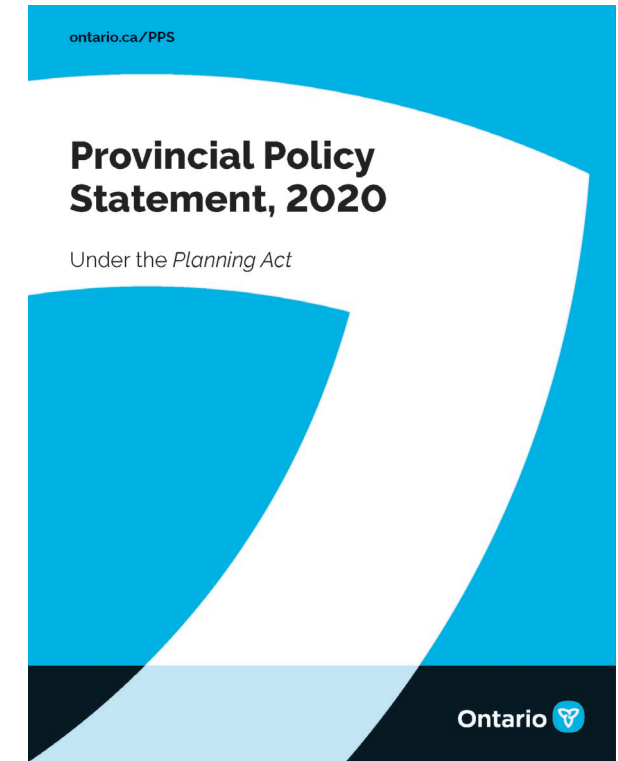


Figure 3: Provincial Policy Statement 2020 (Ontario 2020)

POLICY FRAMEWORK

- **A Place to Grow – Growth Plan, August 2020**
 - Vast majority of growth is directed to settlement areas that have; a delineated built boundary, existing or planned municipal servicing, and support complete communities
 - Subject Lands are located within the “Built-Up Area”, per Schedule 2 – A Place to Grow Concept
 - Growth and intensification is encouraged within delineated built-up areas with existing or planned transit/public service facilities
 - The proposal supports the achievement of a ‘complete community’ by introducing a compact and efficient form of development which contributes to greater range of housing types to accommodate the needs of various housing size and incomes in the City of Vaughan.
 - Section 2.2.3(3) of the GGH requires that all municipalities implement strategies to achieve the minimum intensification targets within the “Built-Up Area” which is approximately 50% of all residential development.



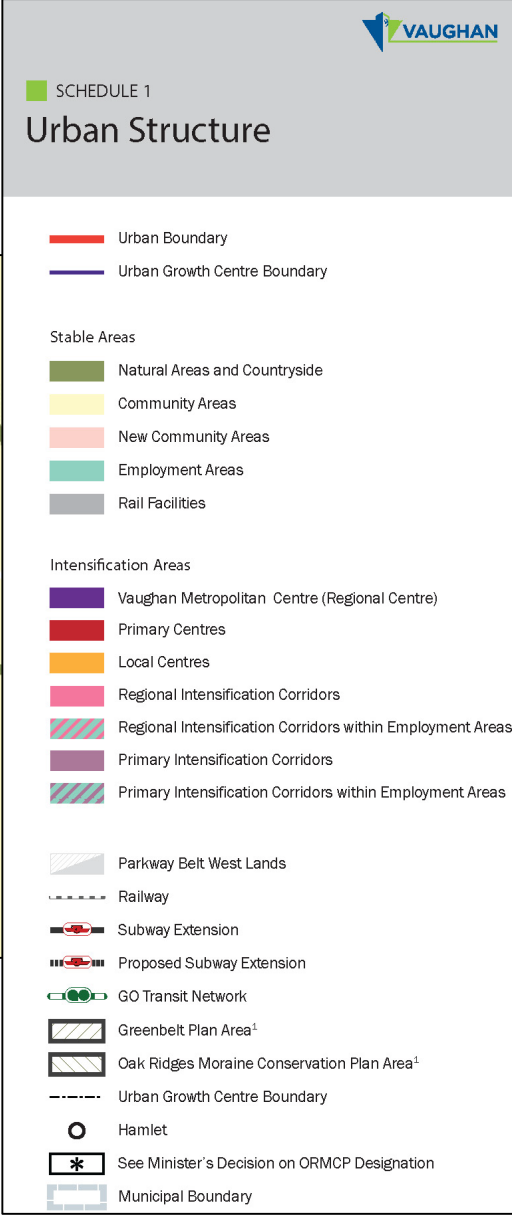
Figure 4: A Place to Grow 2020 (Ontario 2020)

- **Vaughan Official Plan (2010)**
 - Subject Lands are located within a “**Community Area**”, per Schedule 1 – Urban Structure.
 - Subject Lands are located within the **Woodbridge Centre Secondary Plan**, per Schedule 14-A – Areas Subject to Secondary Plans.
 - Section 2.2.3.3 states “Limited intensification may be permitted in Community Areas per the land use designation on Schedule 13 – Land Use”



Figure 5: Vaughan Official Plan 2010
(City of Vaughan 2019)

★ SUBJECT LANDS



POLICY FRAMEWORK

■ Woodbridge Centre Secondary Plan

- Subject Lands are designated “Low-Rise Residential (2)”, per Schedule 2 – Land Use.
- “Low-Rise Residential (2)” designation permits:
 - Townhouse;
 - Stacked Townhouse;
 - Low-Rise Buildings; and
 - Public/Institutional Buildings
- Subject Lands are permitted a Maximum Building Height of 3.5-Storey and Maximum Building Density of 0.5 FSI.

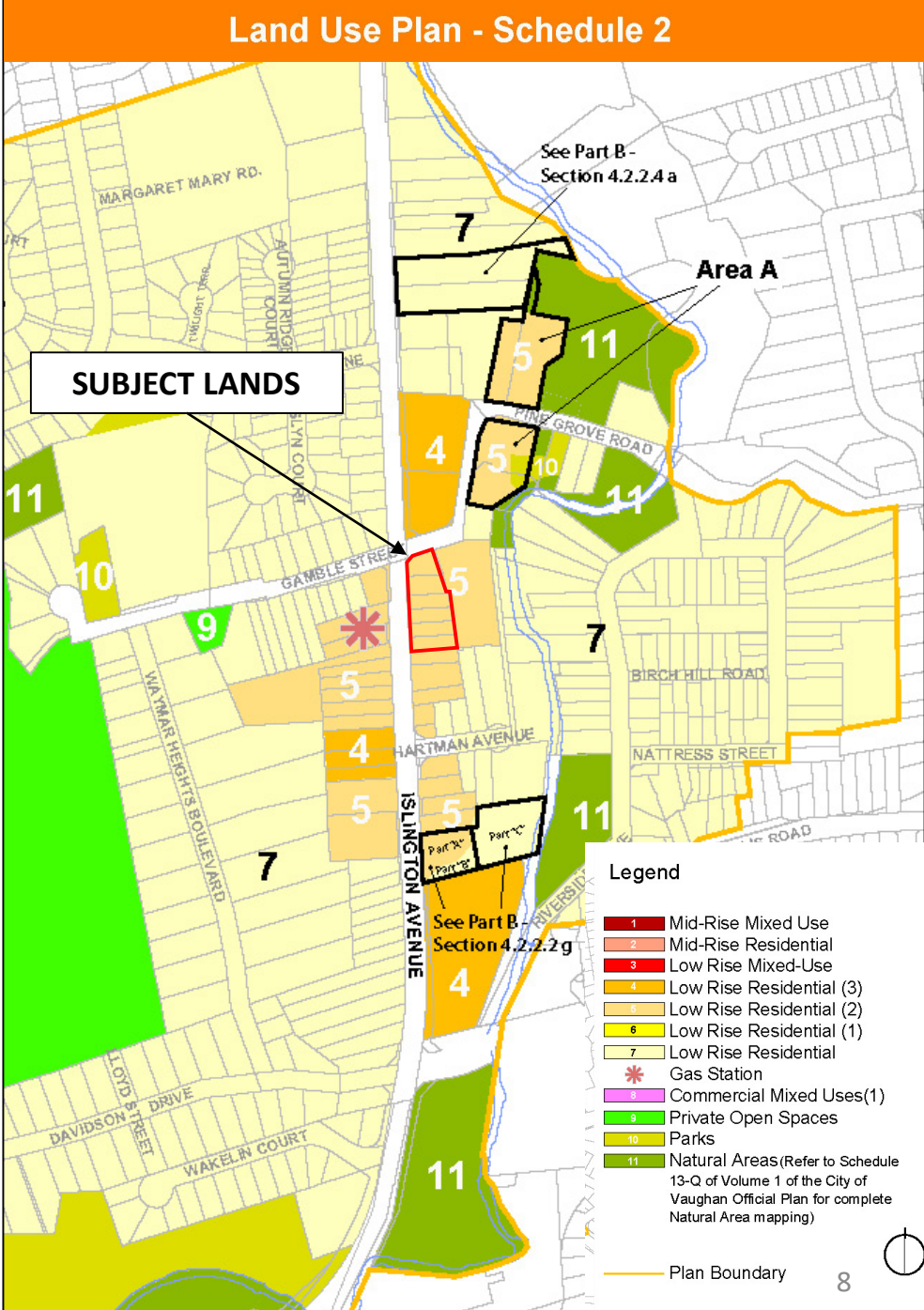


Figure 6: Vaughan Official Plan 2010 (City of Vaughan 2019)

POLICY FRAMEWORK

City of Vaughan Zoning By-law 1-88

- Subject Lands are zoned “Single Family Detached Dwelling (R2)” Zone.
- The ‘R2’ Zone limits forms of development and land uses on the Subject Lands to single detached dwelling and home occupation on lots having a minimum frontage of **15 m** and a minimum lot area of **450 sqm**.
- The surrounding lands are zoned **RM2, RA3, C3**.

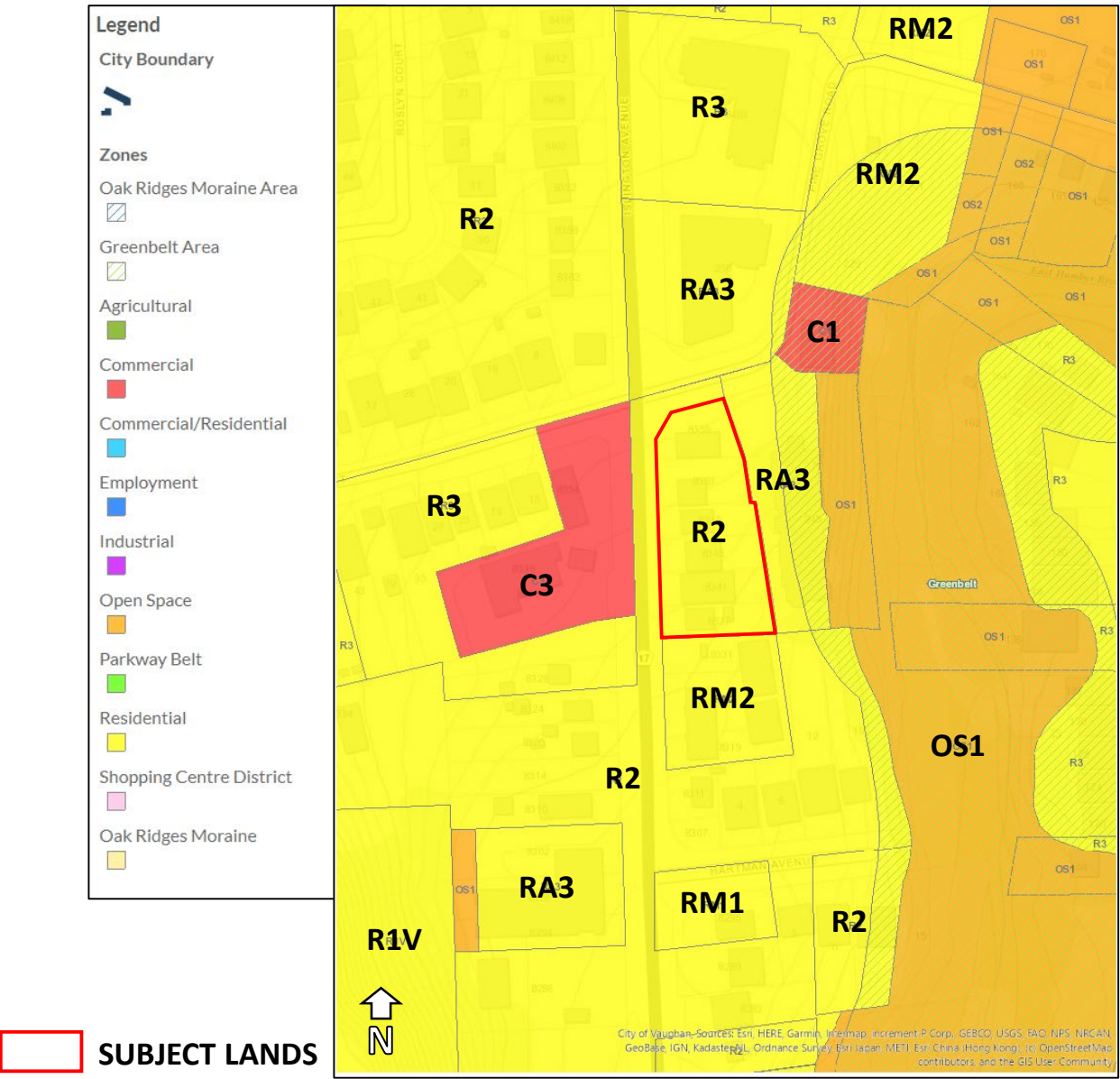


Figure 7: City of Vaughan Zoning By-law 1-88 (City of Vaughan 2014)

DEVELOPMENT PROPOSAL

- 7- Storey Residential Condominium Building containing:
 - 122 residential units (32 one-bedroom and 90 two-bedroom units)
 - 2 levels of underground parking
- Building Area (Footprint): 1,629 sqm
- Total Gross Floor Area (GFA): 10,377 sqm
 - FSI (Net): 2.63
 - FSI (Gross): 2.24
- 2,047 sqm of Amenity Area on site
- 162 Parking Spaces
 - 131 Private Spaces (1.00 spaces per unit)
 - 36 Visitor Spaces (0.25 spaces per unit)
 - 76 Bicycle Spaces (Short term: 0.1 per unit / Long Term: 0.5 per unit)

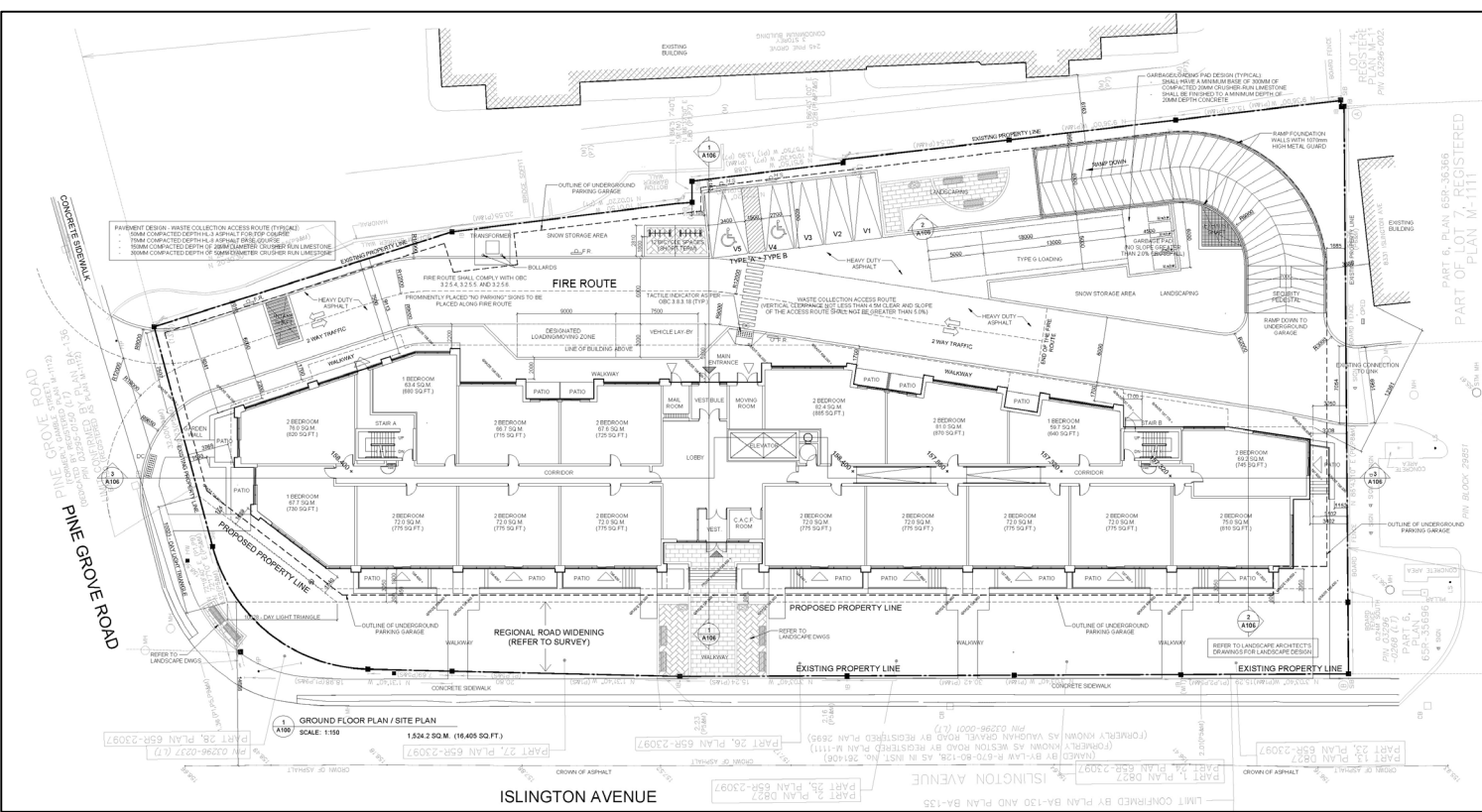


Figure 8: Site Plan / Ground Floor Plan (SRN Architects 2020)

- Vehicular Access will be provided from Pine Grove Road and connected to the development to the south.

NORTHWEST RENDERING (ISLINGTON AVE & PINE GROVE ROAD)



Figure 9: Northwest Rendering (SRN Architects 2020)

SOUTHWEST RENDERING (ISLINGTON AVE)



Figure 10: Southwest Rendering (SRN Architects 2020)

GROUND FLOOR PLAN

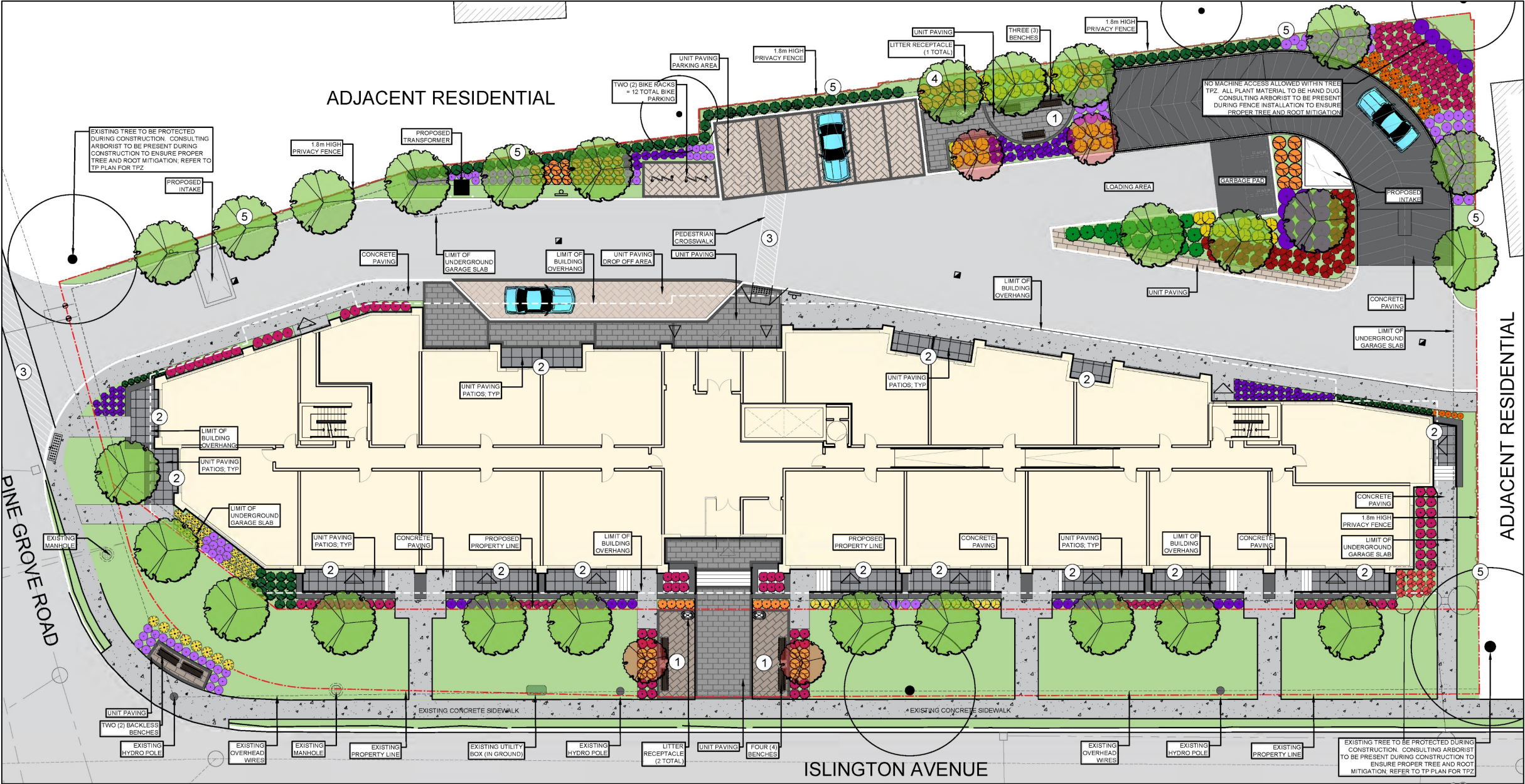


Figure 12: Landscape Plan (Landscape Planning 2020)

7TH FLOOR PLAN (AMENITY SPACE)

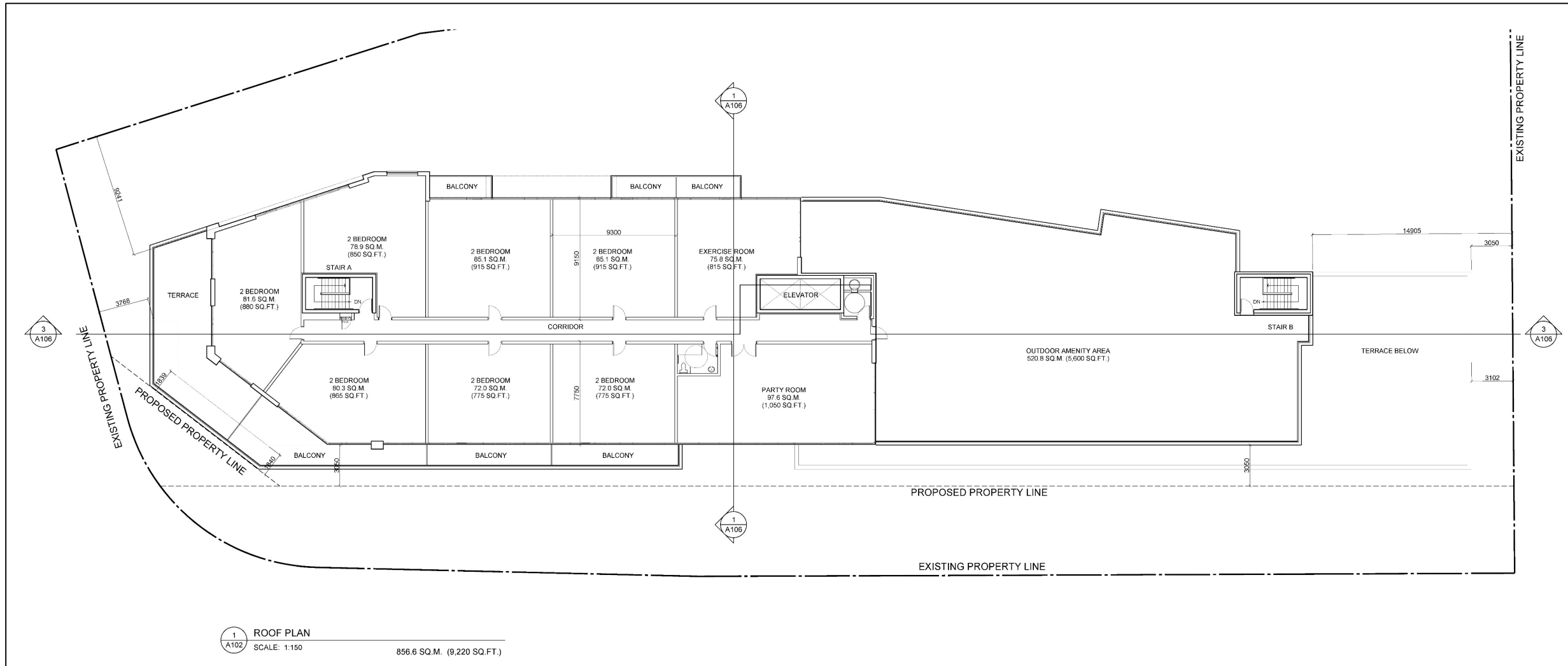


Figure 14: 7th Floor Plan (SRN Architects 2020)

BUILT/APPROVED/PROPOSED DEVELOPMENT ALONG ISLINGTON AVENUE

1. Existing 5-storey Residential Condominium Building (**8201 Islington Avenue**)
2. OMB approved 6-storey Residential Condominium Building (**8275 Islington Avenue**)
3. Proposed 4-storey Townhouse Dwellings (**1 Hartman Avenue**)
4. Existing 5-storey Residential Condominium Building (**8302 Islington Avenue**)
5. Existing 3-storey Townhouse Dwellings (**8331 Islington Avenue**)
6. Existing 3-storey Residential Condominium Building (**245 Pine Grove Road**)
7. Existing 4-storey Residential Condominium Building (**250 Pine Grove Road**)
8. Existing 3-storey Long-Term Care Facility (**8403 Islington Avenue**)
9. Existing 3-storey Stacked Townhouses (**165 – 229 Pine Grove Road**)
10. Existing 3-storey Townhouse Dwellings (**8441 – 8469 Pine Grove Road**)

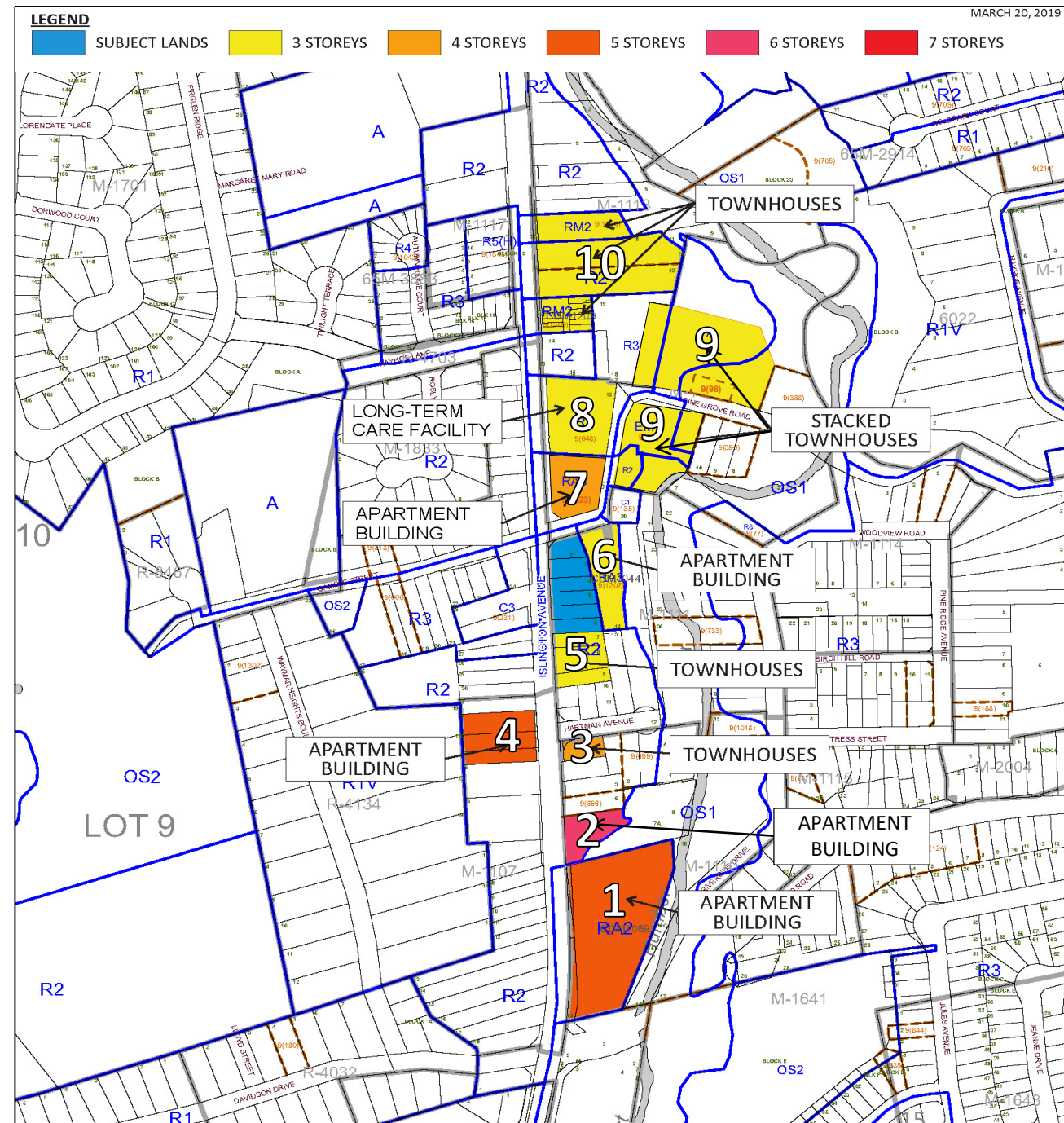


Figure 15: Development Context Map (Humphries Planning Group Inc. 2019)

BUILT/APPROVED BUILDINGS ALONG ISLINGTON AVENUE

250 PINE GROVE ROAD



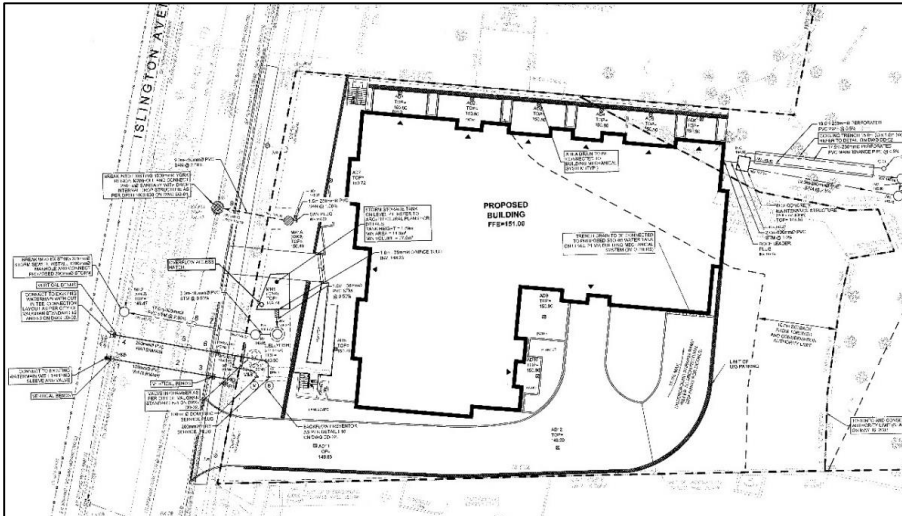
- 4-Storey Condominium Apartment (51 units)

8302 ISLINGTON AVENUE



- 5-Storey Condominium Apartment (82 units)

8275 ISLINGTON AVENUE



- 6-Storey Condominium Apartment (74 units) approved by the OMB in Sept. 2018

8201 ISLINGTON AVENUE



- 6-Storey Condominium Apartment (149 units)

STUDIES COMPLETED

- Functional Servicing & SMW Report prepared by Valdor Engineering, revised July 2020;
- Phase 1 Environmental Site Assessment, prepared by Soil Engineers Ltd., dated May 18, 2018;
- Geotechnical Investigation, prepared by Soil Engineers Ltd., dated October 2018;
- Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated October 2018;
- Noise Feasibility Study, prepared by HCG Engineering Ltd., dated March 4, 2020;
- Arborist Report, prepared by The Urban Arborist, dated March 2, 2020;
- Urban Design Brief, prepared SRN Architects, revised July 27, 2020; and,
- Traffic Impact Study, prepared by JD Northcote, revised July 27, 2020.

THANK YOU

COMMUNICATION – C41

ITEM 3

Committee of the Whole (Public
Hearing)

September 22, 2020

STATUTORY PUBLIC HEARING

8188 Yonge Inc.

Applications for Zoning Bylaw Amendment
and Site Development

September 22, 2020

Presented By:

Malone Given Parsons Ltd.

SITE LOCATION













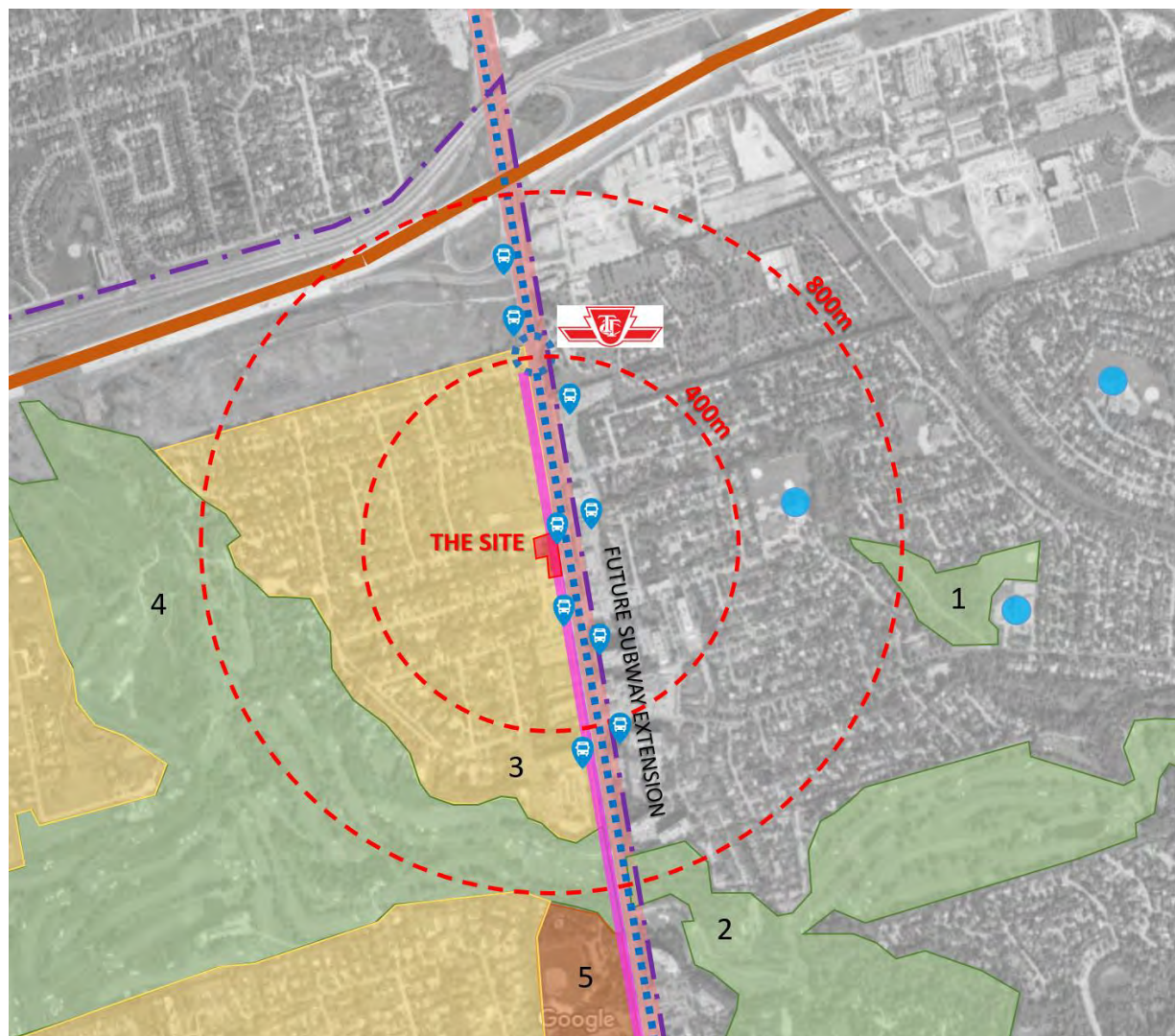
Subject Lands



Municipal Boundary

CONTEXT ANALYSIS

-  Highway 407
-  Yonge Street
-  Community Areas
-  Regional Intensification Corridors
-  Local Centres
-  Natural Areas & Countryside
-  Future Subway Extension
-  Schools
- 1 Royal Orchard Park
- 2 Ladies Golf Club of Toronto
- 3 The Thornhill Club
- 4 Uplands Golf & Ski Club
- 5 Thornhill Park Tennis Club
-  City of Vaughan – Municipal Boundary
-  Bus stops



PLANNING CONTEXT

CURRENT:

Yonge Steeles Secondary Plan:

- *Low Rise Residential*
(5 Uplands Ave.)
- *Mid Rise Residential*
(8136-8188 Yonge St.)
- Max. FSI: 3.4
- Max. Height: 10 storeys

PROPOSED: No Change



ZONING BY-LAW AMENDMENT

CURRENT:

Zoning By-law 1-88:

- *R1V Old Village Residential Zone*
(5 Uplands Ave.)
- *C1 Restricted Commercial Zone*
(8136-8188 Yonge St.)

PROPOSED:

Zoning By-law 1-88:

- *RA3 Apartment Residential Zone*
(with site specific zone standards)

The map shows a street grid with Uplands Avenue at the top, Helen Avenue at the bottom, and Yonge Street on the right. A specific area, labeled 'RA3-XXX' and 'Subject Lands', is outlined with a thick black border. This area is located between Uplands Avenue and Helen Avenue, and to the west of Yonge Street.

THIS IS SCHEDULE '1'
TO BY-LAW _____ - 2020
PASSED THE _____ DAY OF _____, 2020

NOT TO SCALE

FILE No. Z _____
LOCATION: LOTS 6, 7 & 9, AND PART OF
LOTS 5 & 8, CONCESSION 8
APPLICANT: 8188 YONGE INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

THIS IS
SCHEDULE 'A' - _____
TO BY-LAW 1-88
SECTION - (_____)

SITE PLAN

Building Statistics:

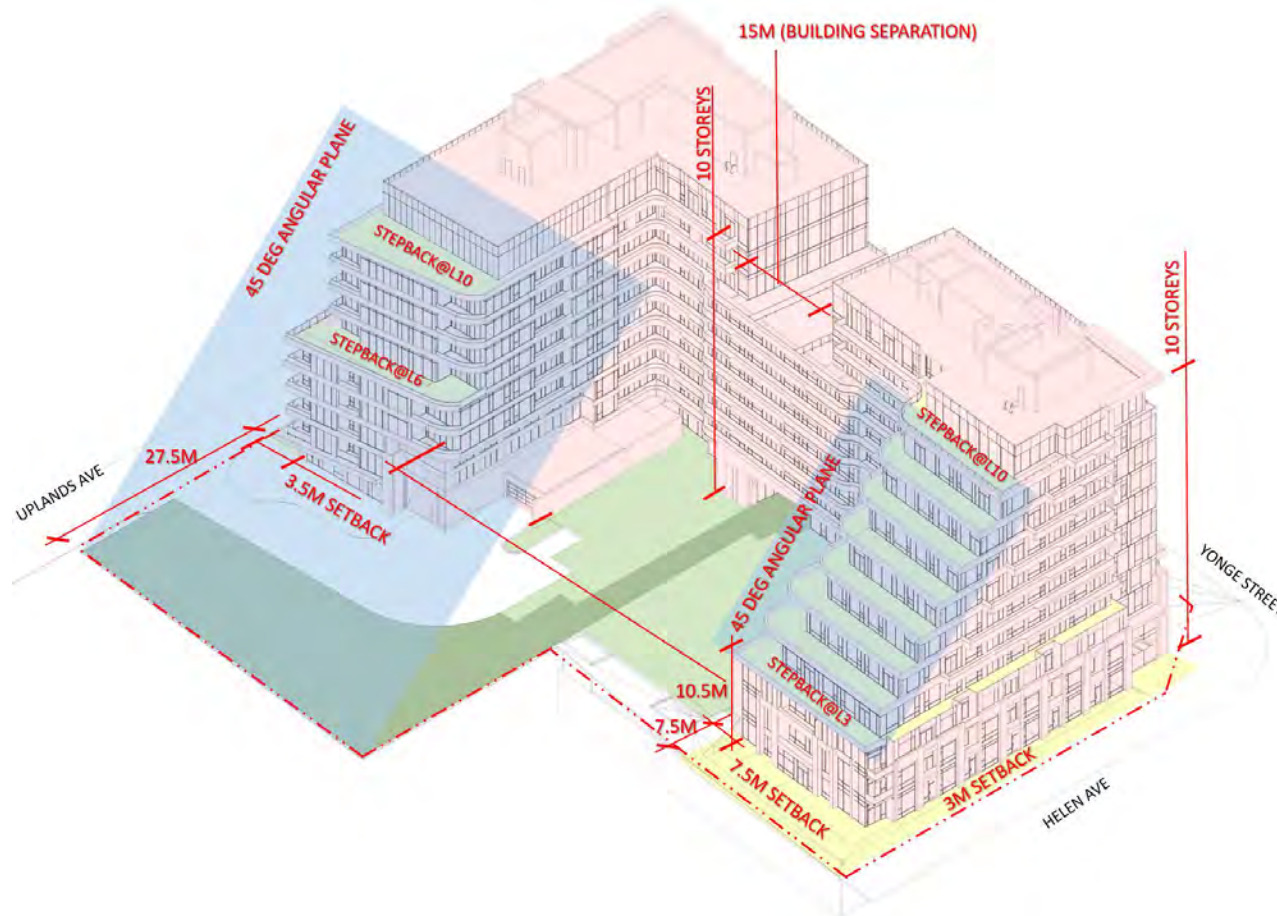
- 10 storey mid-rise condo
- 281 dwelling units
- Interior & exterior amenity space
- Underground resident & visitor parking
- Dedicated bicycle parking
- Green roofs

Site Statistics:

- Site Area: 0.75 ha
- Frontage on Yonge St., Helen Ave. & Uplands Ave.
- 3.4 FSI



45 DEGREE ANGULAR PLANE



- SETBACK / STEPBACK
- PROPERTY LINE
- ANGULAR PLANE
- OUTDOOR AMENITY
- POPS & MID BLOCK CONNECTION

VIEW WEST FROM YONGE ST.



VIEW FROM YONGE / HELEN



MID-BLOCK CONNECTION



VIEW EAST FROM REAR YARD



AMENITY AREAS



Privately Owned Public Space + Mid Block Connection



Mid Block Connection Portal



Outdoor Pool



Outdoor Amenity at L6

PRIVATELY OWNED PUBLIC SPACE





STATUTORY PUBLIC HEARING

8188 Yonge Inc.

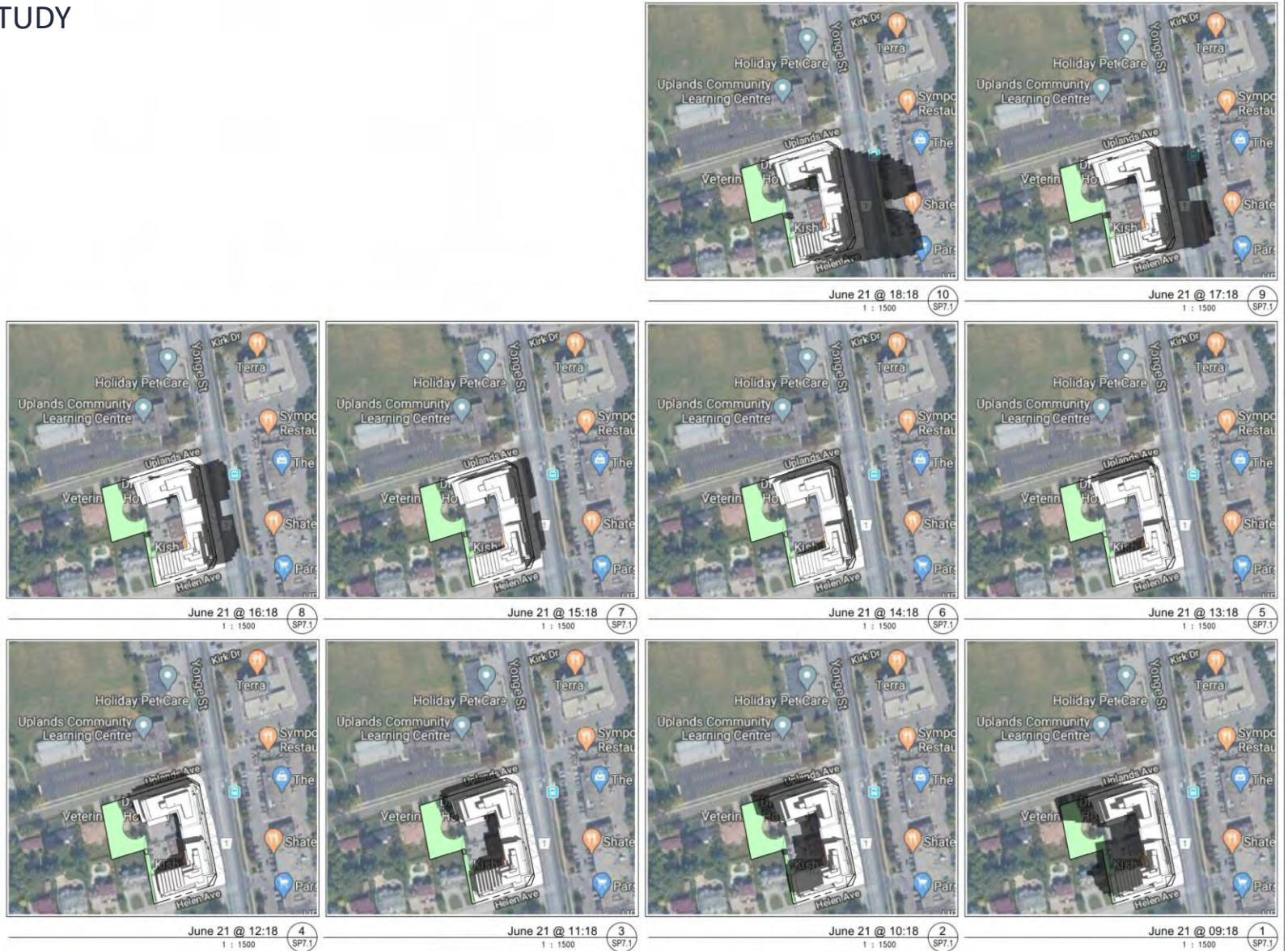
Applications for Zoning Bylaw Amendment
and Site Development

September 22, 2020

Presented By:

Malone Given Parsons Ltd.

SHADOW STUDY JUNE



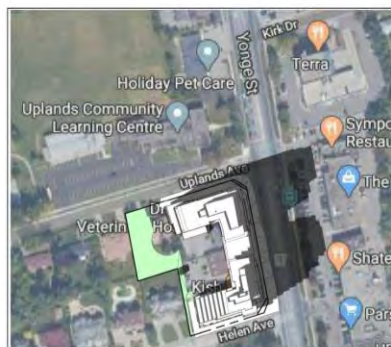
SHADOW STUDY MARCH / SEPTEMBER



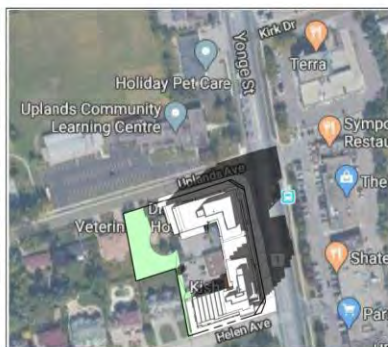
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1 : 1500 (10) SPT.2



March/September 21 @ 17:18
1 : 1500 (9) SPT.2



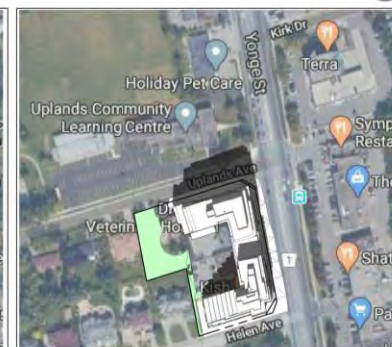
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March/September 21 @ 15:18
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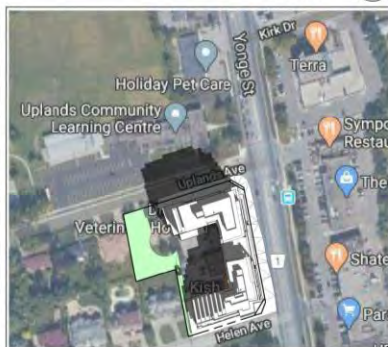
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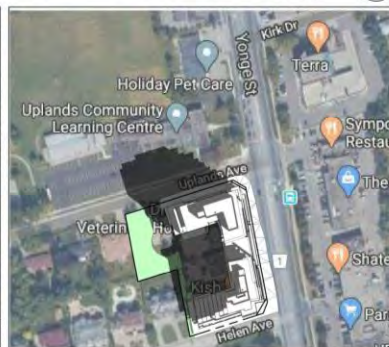
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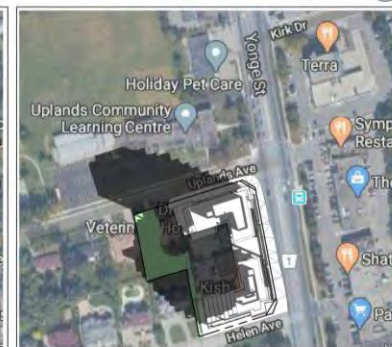
March/September 21 @ 12:18
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March/September 21 @ 11:18
1 : 1500 (3) SPT.2

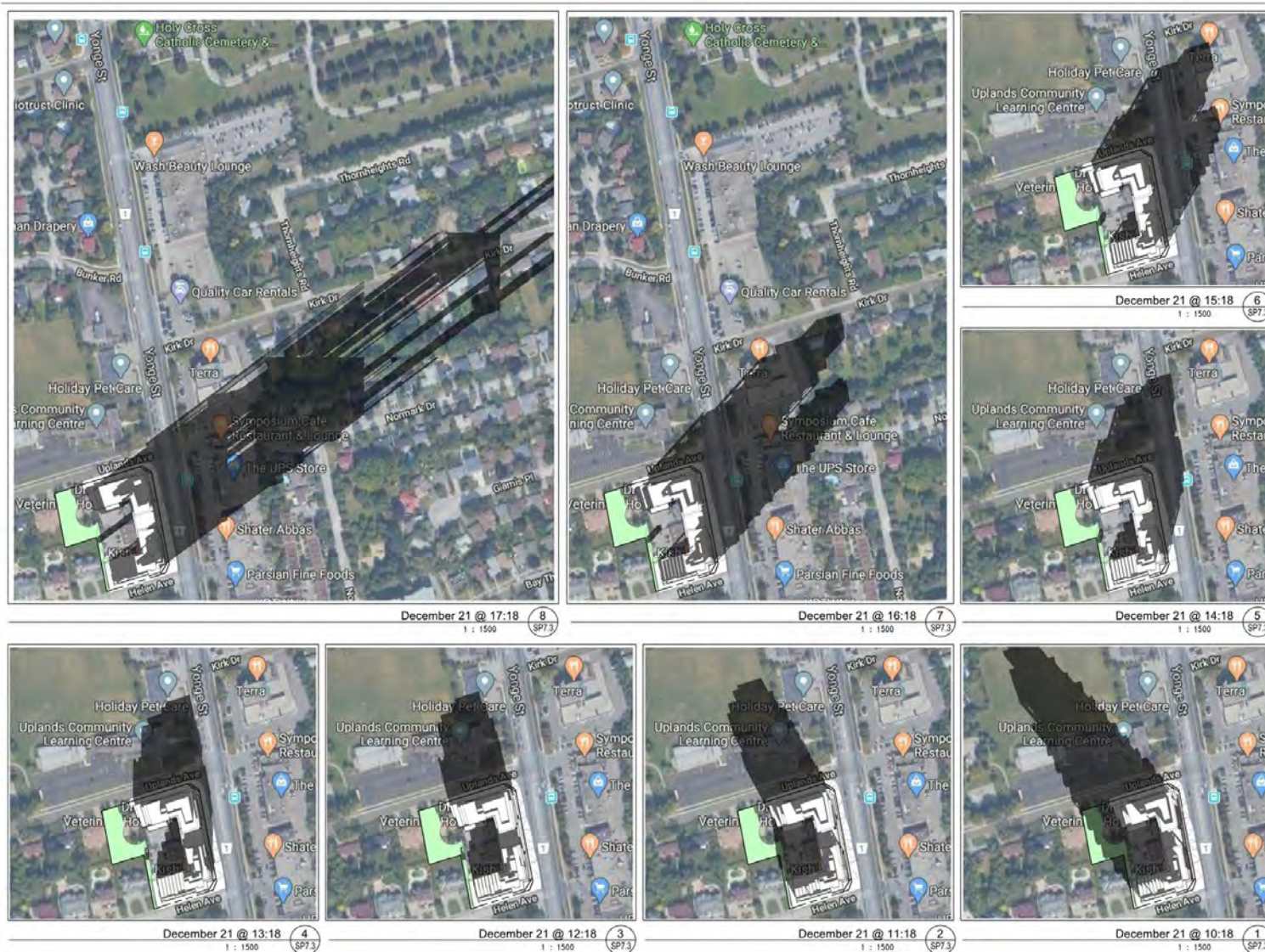


March/September 21 @ 10:18
1 : 1500 (2) SPT.2



March/September 21 @ 09:18
1 : 1500 (1) SPT.2

SHADOW STUDY DECEMBER



ELEVATIONS

West Elevation



East Elevation



ELEVATIONS



North Elevation



South Elevation

VIEW FROM YONGE / UPLANDS



VIEW FROM HELEN AVE.



VIEW FROM YONGE ST. /
UPLANDS AVE.



VIEW FROM UPLANDS AVE.



PRIVATE AMENITY



Terrace Units Facing West









Bird Eye View To Uplands Ave







CONTEXT ANALYSIS

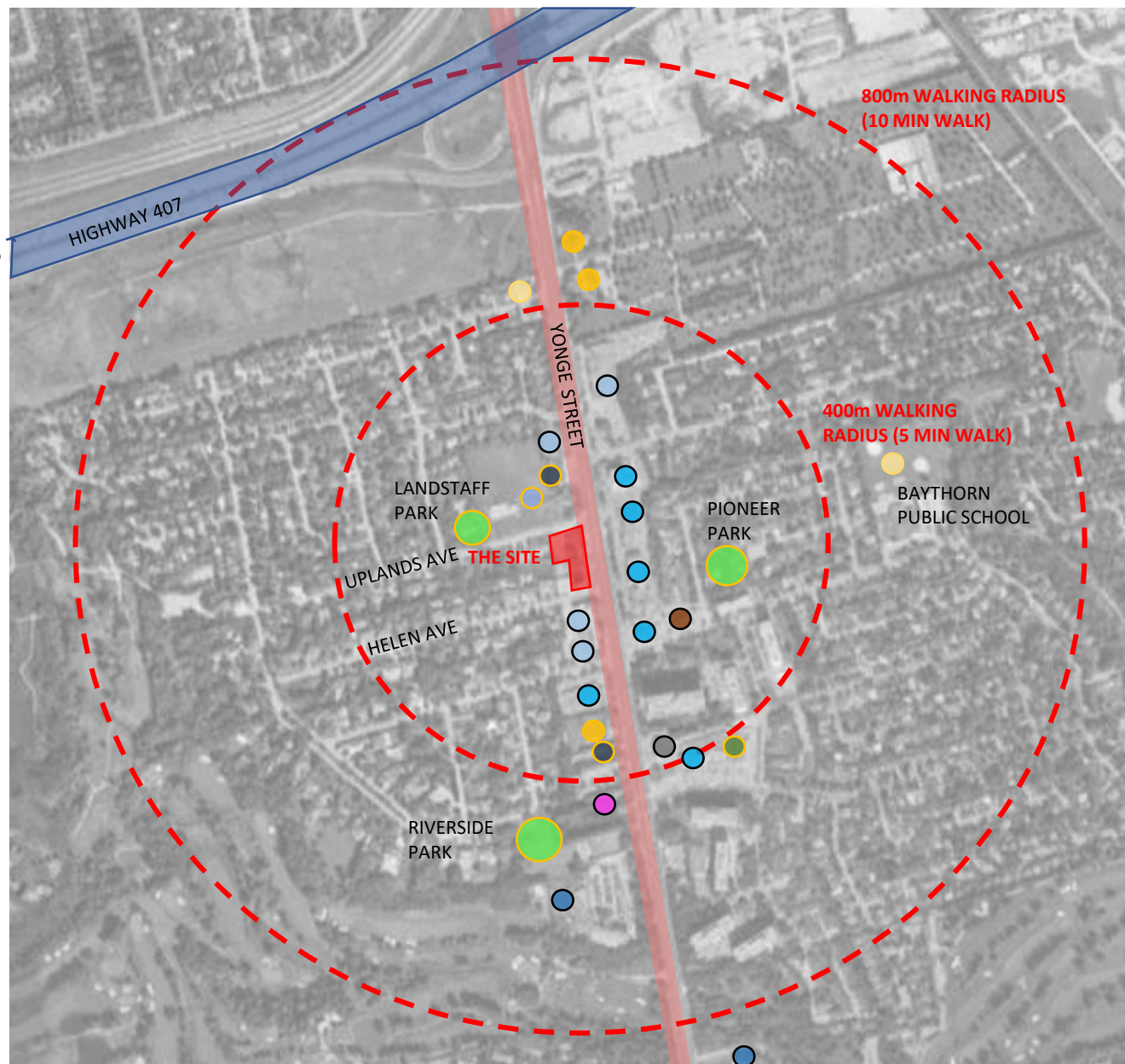
WALKING RADIUS & PROXIMITY

PROXIMITY TO LIFESTYLE AMENITIES

-  Coffee shop/restaurant/ Pub
-  General retail
-  Place of worship
-  Recreational clubs
-  Convenience store
-  Bank

PROXIMITY TO BASIC AMENITIES

-  Funeral homes
-  Grocery/ supermarket
-  Community learning centre
-  Park
-  Schools/ Institutions
-  Clinic/ Pet care





WESTON
CONSULTING
planning + urban design

COMMUNICATION – C42
ITEM 4
Committee of the Whole (Public Hearing)
September 22, 2020

STATUTORY PUBLIC MEETING

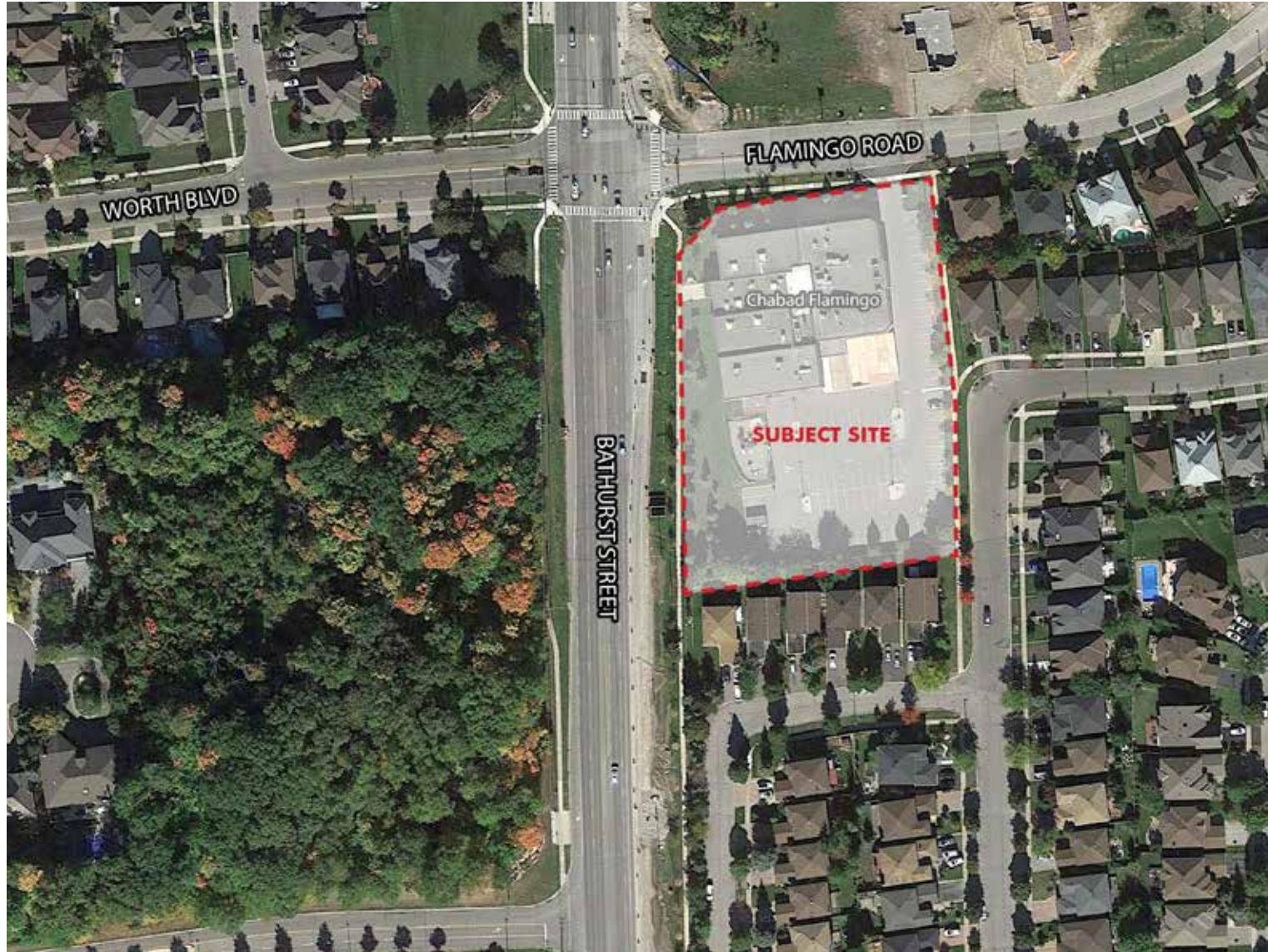
8001 BATHURST STREET

SEPTEMBER 22nd, 2020
VIRTUAL MEETING

OFFICIAL PLAN AMENDMENT (FILE NO. OP.19.016)
ZONING BY-LAW AMENDMENT (Z.19.040)



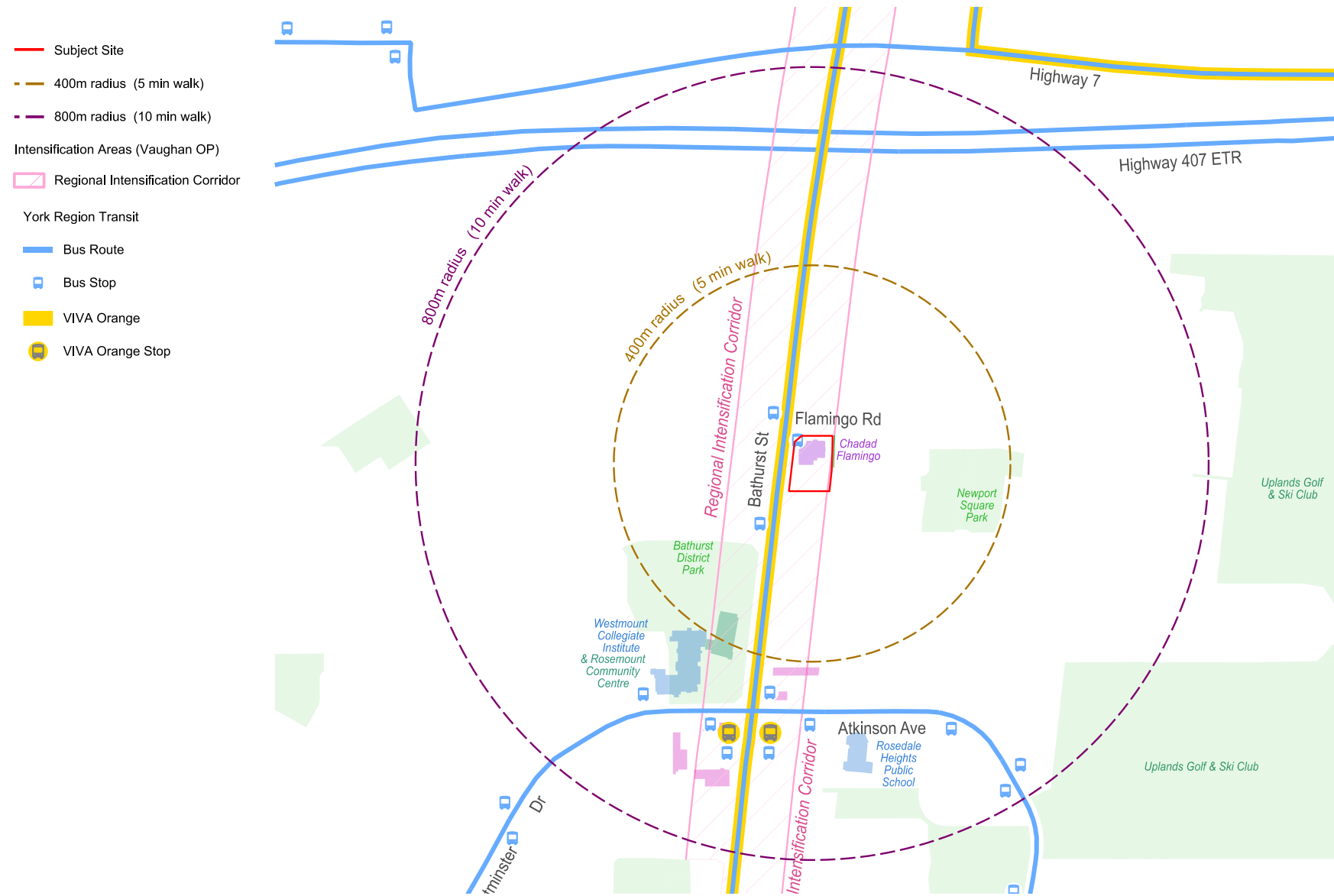
Subject Lands



*Air Photo of the Subject Site
Prepared by: IBI Group*

- Site area - 2.2 acres
- Frontage of 76 m along Flamingo Road
- Frontage of 100 m along Bathurst Street
- Significant grade change from Bathurst street to the east portion of the site
- Existing Synagogue has approximate GFA of 4,151.4 m²
- Existing vehicular access from Flamingo Road
- Approximately 90 existing parking spaces
- Existing pedestrian path is located directly adjacent to subject property on the east side

Urban Structure and Transit



- The subject property is located along a **Regional Intensification Corridor**, in close proximity to a Primary Centre and 450 metres to a VIVA Orange Stop.
- Intensification Corridors are a primary location to accommodate growth and provide a mix of uses, heights and densities supportive of higher order transit.
- There are two bus stops located adjacent to the subject property; one on the west side of Bathurst Street and one on the north corner of the subject property at Bathurst Street and Flamingo Road.
- The VIVA Orange, and YRT bus routes connect the site to various destinations including the Seneca King College campus in King City, the Promenade and the Richmond Hill Bus Terminal, and higher order transit systems along Yonge Street and Highway 7.

Natural Areas

- Parks
- Private Open Spaces

Agricultural

- Rural

Low-Rise Residential

- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional

New Community Areas
Theme Park and Entertainment
Parkway Belt West Lands
Infrastructure and Utilities
Lands Subject to Secondary Plans (See Schedule D)

Roads
Railways

Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area

- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside

Hemlock:
See Minister's Decision on OIMCP Designation
Municipal boundary

Bathurst Street

Subject Property

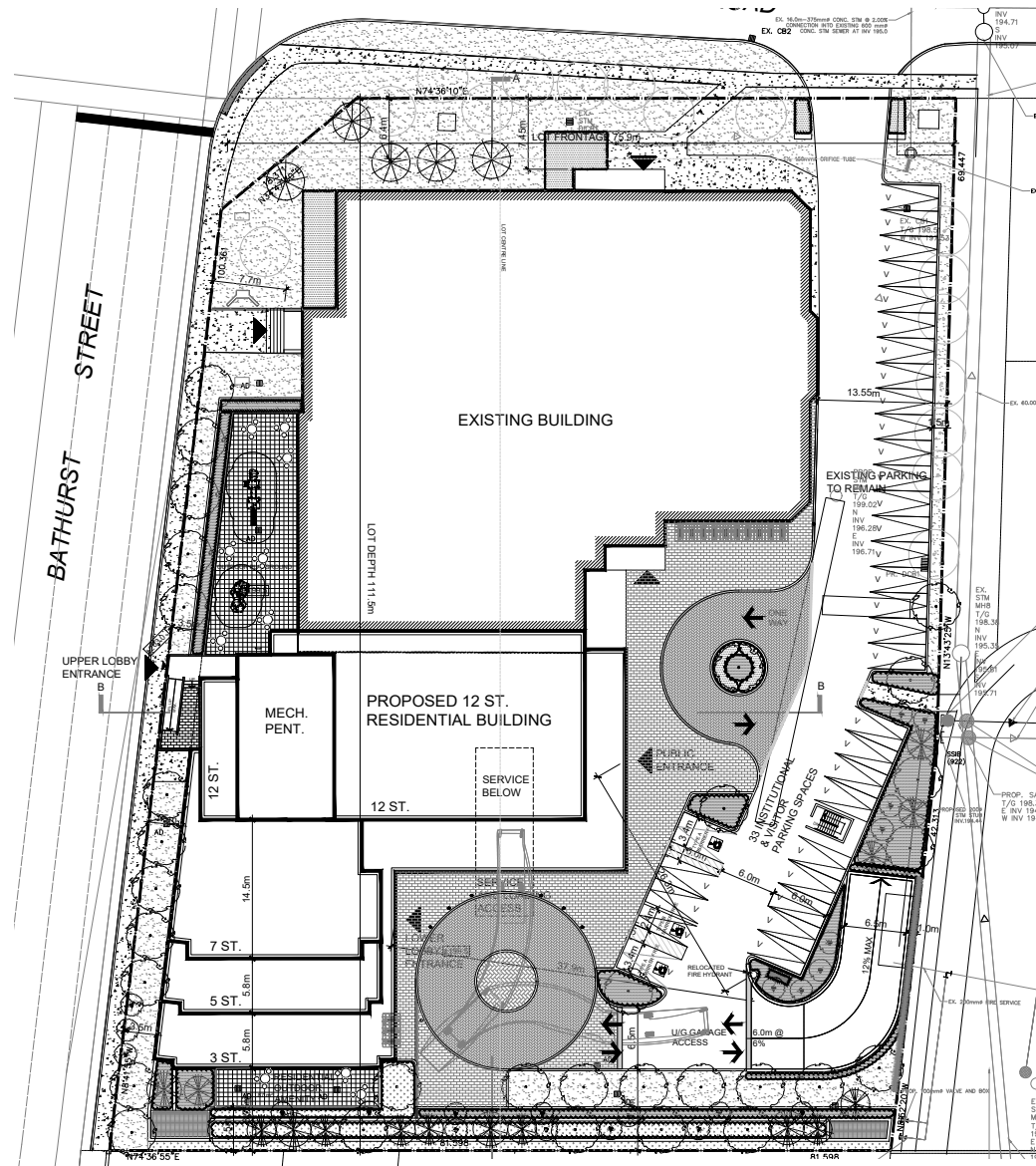
Zoning Codes:

H ₃ O _{1.25}	H ₂₂ D _{4.75}	H ₄ D _{1.5}	H ₂₅ D _{4.35}
H ₃ O _{1.25}	H ₂₂ D _{4.75}	H ₂₅ D _{4.35}	H ₂₅ D _{4.43}
H ₁₆ D _{2.0}	H ₁₈ D _{2.0}	H ₁₂ D _{3.5}	
H ₄ D _{1.5}	H ₁₆ D _{2.0}	H ₁₆ D _{2.0}	
H ₄ D _{1.5}			

[illegible]

- The subject property is zoned *R2 Residential Zone*.
- Zoning By-law Amendment was submitted (December 2019) to rezone the subject lands to the RA3 zone with site specific exceptions.

Original Development and Site Plan



Conceptual rendering northeast view

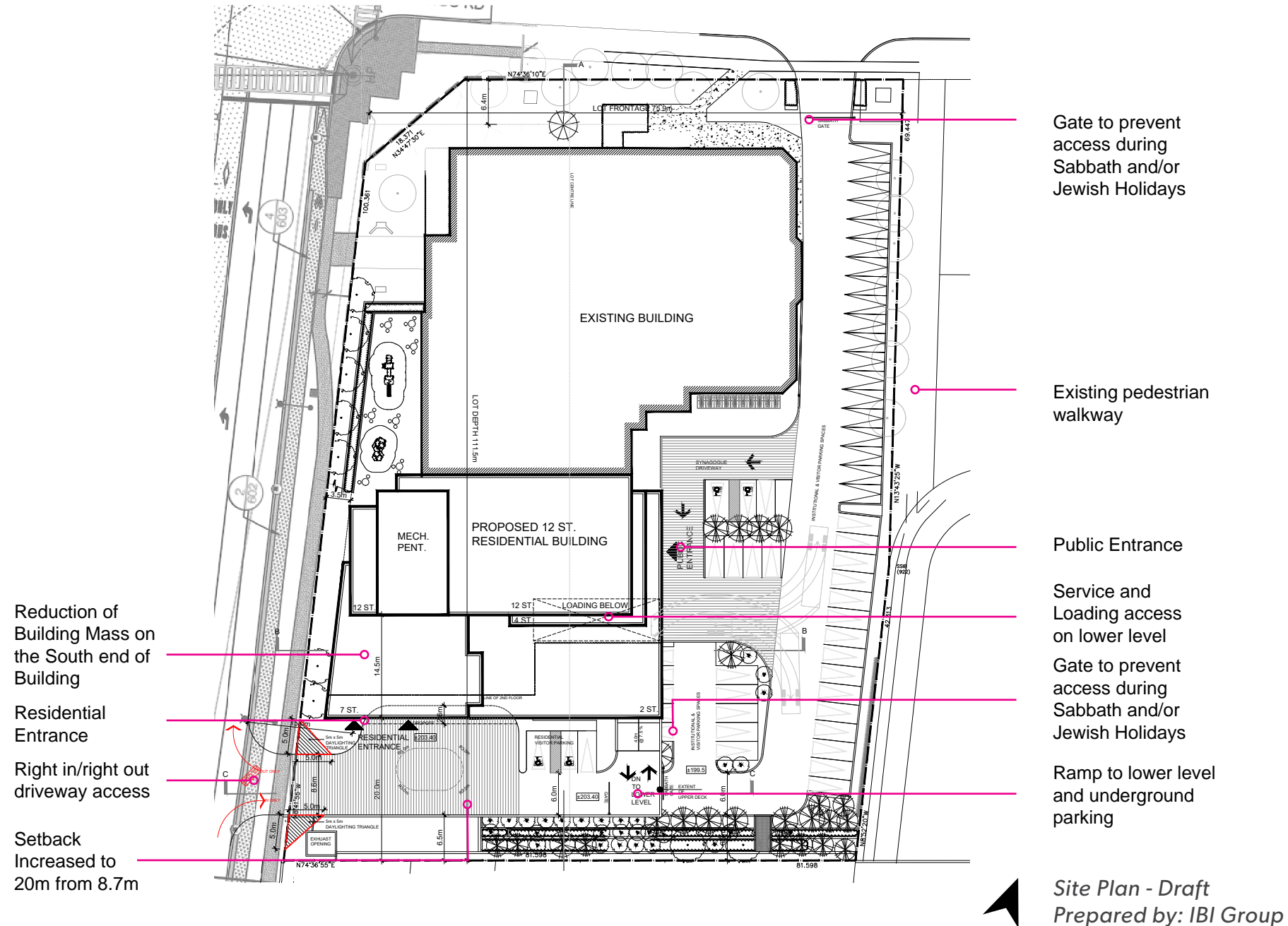
- The proposed development is for a 12-storey residential apartment building that extends from the existing Synagogue towards the south property line.
- The residential building originally proposed 125 units with a density (FSI) of 1.83.
- The building was terraced at the 3rd, 5th and 7th storeys to provide appropriate transitioning with the surrounding area.
- The building was setback 8.75 metres from the neighbouring residential properties to the south.
- The existing access from Flamingo Road was to be maintained with a private driveway that extended along the east side of the site.
- 2 levels of underground and surface parking were provided for a total of 237 spaces.

Site Plan and Rendering of the Development
Prepared by: IBI Group

Public Consultation

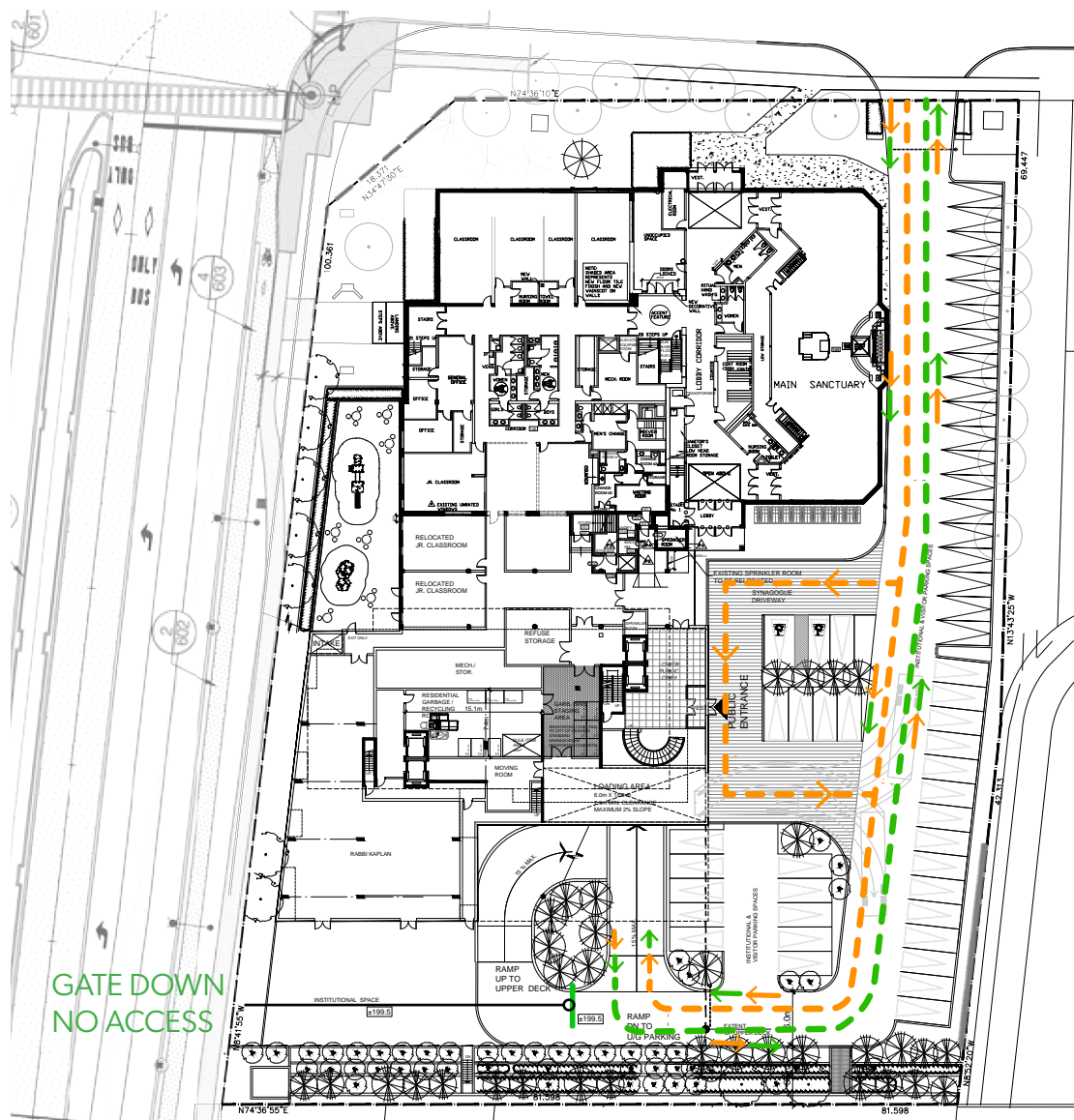
- Virtual Community Open House on June 4th, 2020 (previously scheduled for March 24th, 2020)
- Follow-up Virtual meeting with representatives of the community on July 21st, 2020

Revised Draft Site Plan

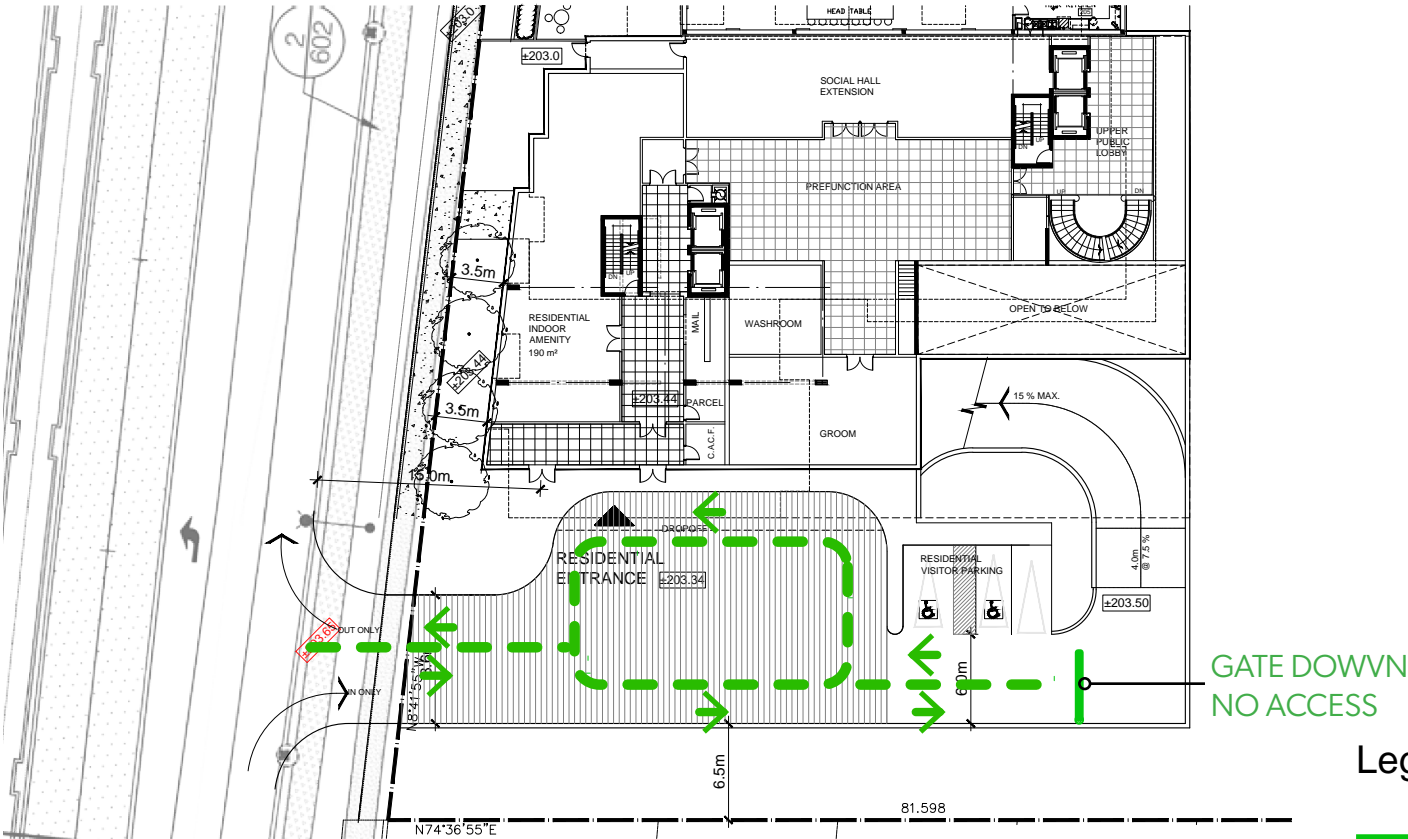


- The revised site plan proposes 92 units with a density (FSI) of 1.74.
- The terracing at the south end of the building is now at the 7th storey. The building still provides for a 45 degree angular plane as measured from the south property line reducing the overlook issues with the residential neighbourhood to the south.
- A terrace has been added on the 3rd floor along the east end of the building.
- The setback from the residential building component and the south property line is 20.0m.
- Existing Flamingo Road driveway access to be maintained. A right in/right out access to Bathurst Street is proposed reducing the building mass at the south.
- Proposing a total of 231 parking spaces, 141 spaces to be shared between visitors and institutional use.

Site Access and Vehicular Circulation (Regular Day)



Ground Floor Plan - Access from Flamingo Road

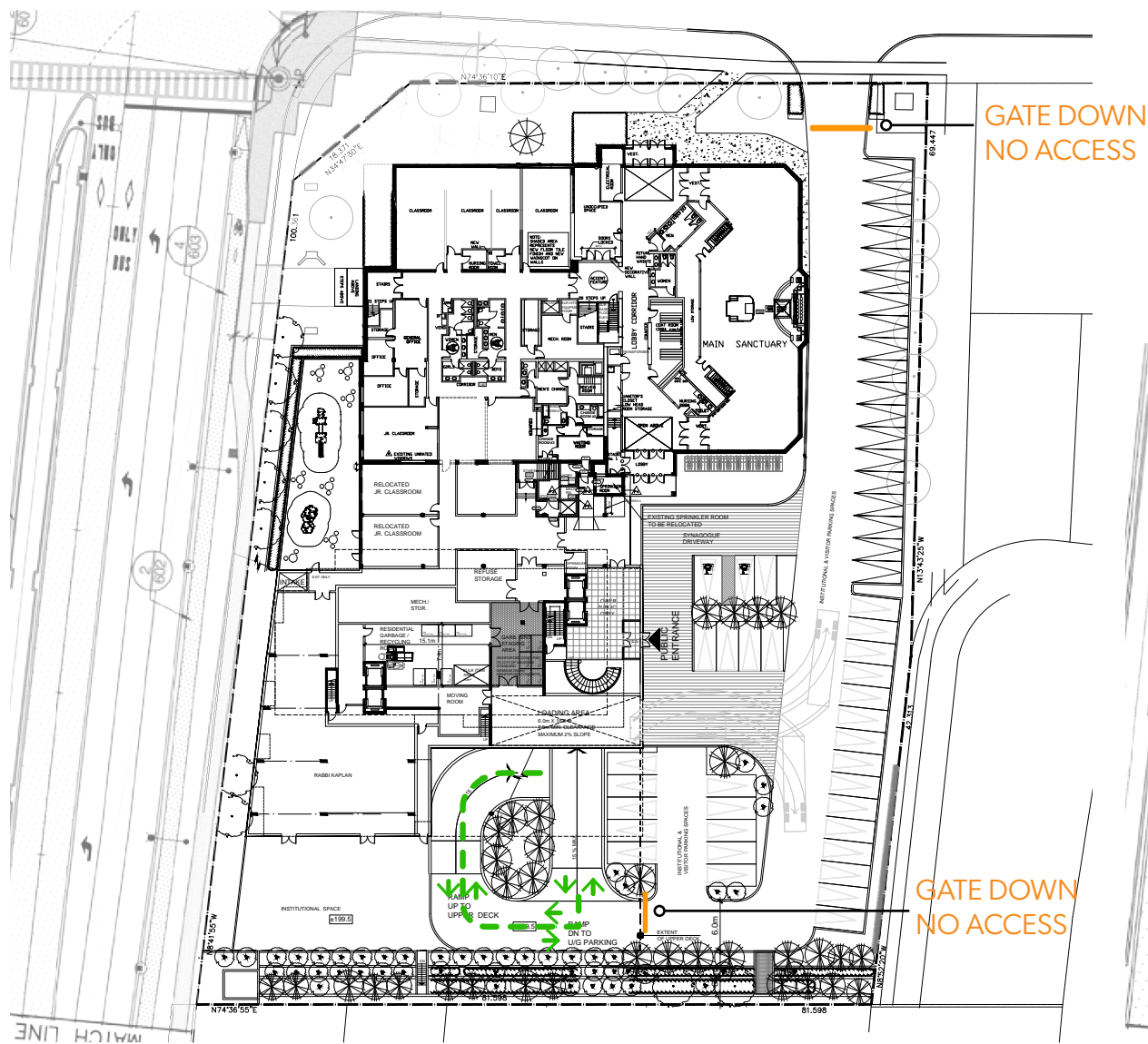


2nd Floor - Access from Bathurst Street

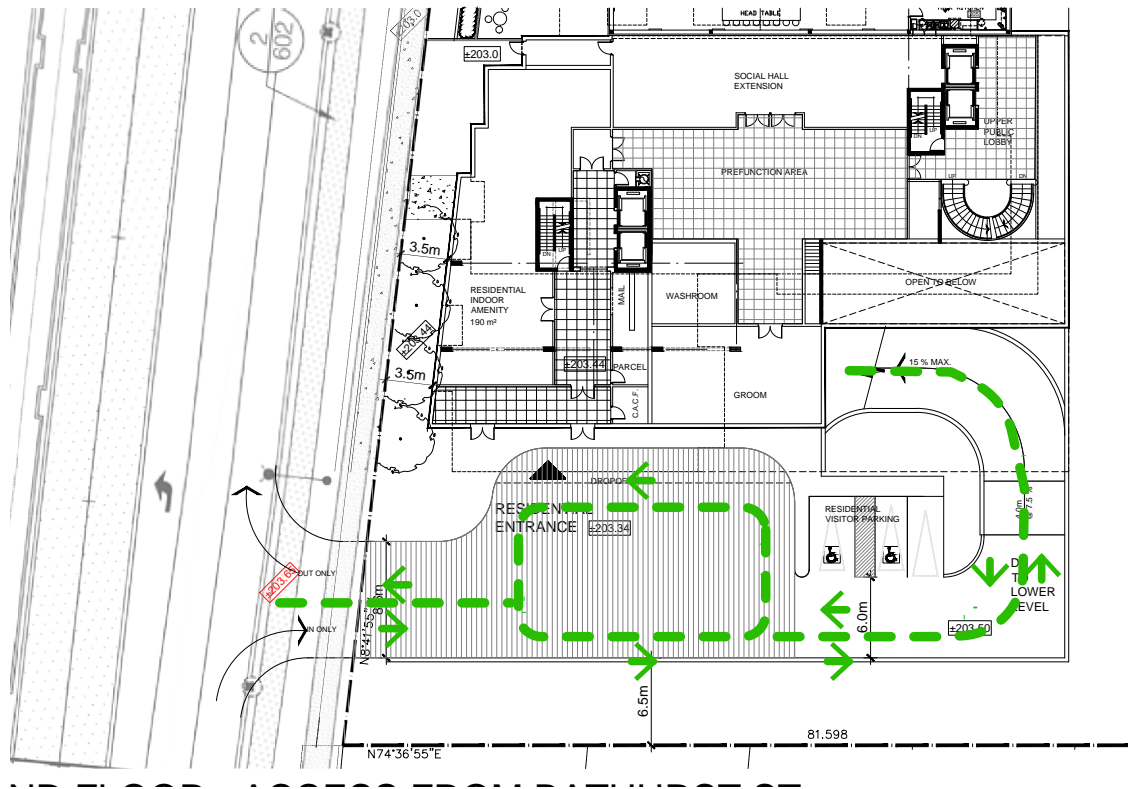
Legend

- Condo Access
- Synagogue Access

Site Access and Vehicular Circulation (Sabbath/Jewish Holidays)



Ground Floor Plan - Access from Flamingo Road

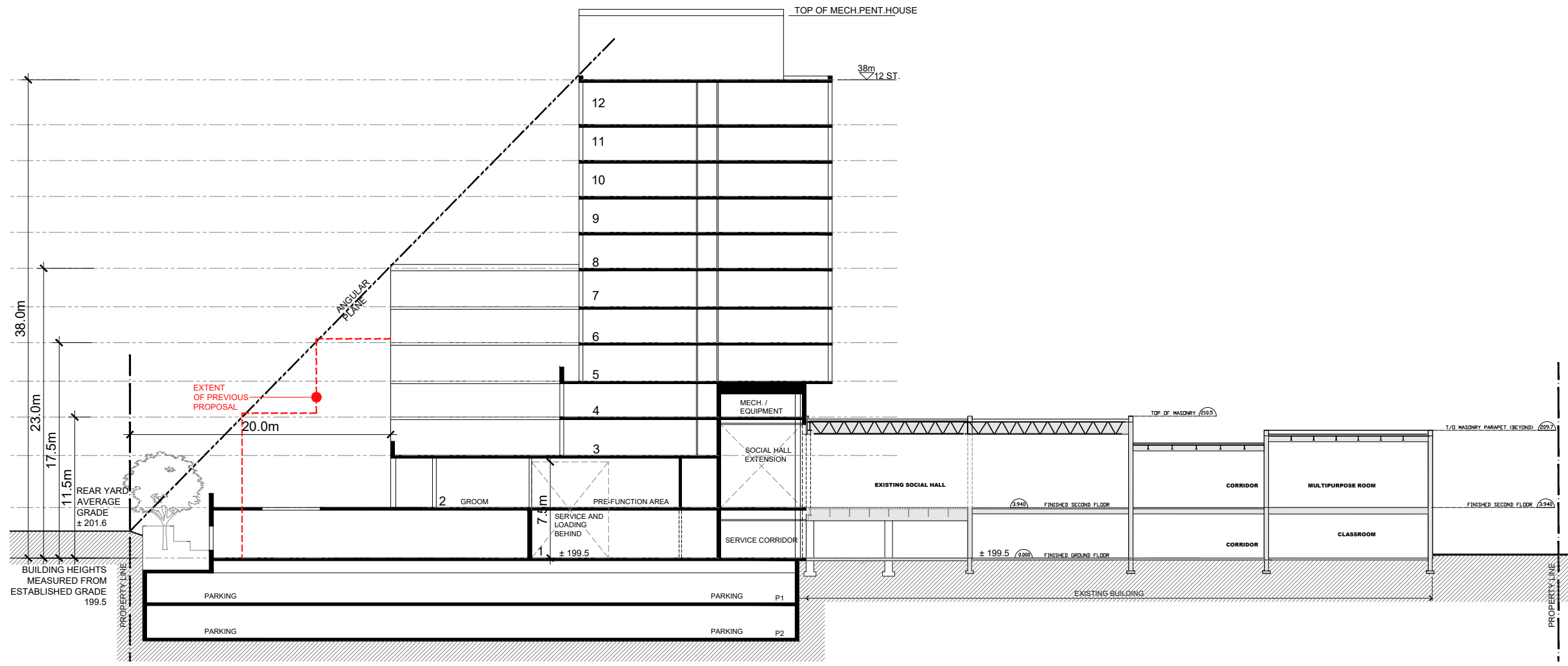


2nd Floor - Access from Bathurst Street

Legend

- Condo Access
- Synagogue Access

Angular Plane



Angular Plane Section
Prepared by: IBI Group

Revised Development



Conceptual rendering northeast view

*Rendering of the Development
Prepared by: IBI Group*

3D View of the Revised Development



3D View - northwest



3D View - southeast

*Rendering of the Development
Prepared by: IBI Group*

Landscape Plan



- Vehicular circulation is limited to the south and east sides of the site reducing its impact on the public realm along Bathurst Street.
- The arrival plazas are extended pedestrian areas providing connections and access to building entrances as well as preparatory spaces.
- Landscape buffers along with setbacks and angular plane considerations provide proper transitioning to the neighbouring residential area.
- Surface parking, loading and the underground ramp are landscaped and buffered from the neighbouring property lines.

Landscape Plan
Prepared by: MBTW










Thank you Comments & Questions?

Sandra Patano and Jenna Thibault
Weston Consulting

Sandra Patano
905-738-8080 Ext. 245
spatano@westonconsulting.com

Jenna Thibault
905-738-8080 Ext. 309
jthibault@westonconsulting.com

Supporting Studies and Drawings

Report/Study/Drawing	Author	
Site Plan and Architectural, Sun Shadow Study	IBI Group	
Archaeological Assessments	Archaeological Assessments Ltd.	
Functional Servicing and Stormwater Management Report, Traffic Impact Study, Parking Justification Study	C.F. Crozier and Associates	
Phase I Environmental Assessment, Soil Chemical Testing Report	Terraprobe Inc.	
Landscape Plan, Arborist Report, Tree Assessment Plan	The MBTW Group	
Geohydrology Assessment, Geotechnical Report	McClymont & Rak Engineers Inc.	
Preliminary Pedestrian Level Wind study	Theakston Environmental Consulting Engineers	
Environmental Noise Feasibility Study	Valcousits Canada Ltd.	
Planning Justification Report and Urban Design Brief	Weston Consulting	

:

From: Allan Kagal [REDACTED]
Sent: Monday, September 21, 2020 11:07 AM
To: Clerks@vaughan.ca
Subject: [External] deputation

Hello please note that I am against ANY construction Bathurst and Flamingo for the following reasons:

1. Increase traffic on Highcliffe: People will use Highcliffe as an alternate route. During construction of the Viva lanes, it took almost half hour during peak times just to leave the neighborhood!
2. Safety: There were countless accidents due to the construction of the Viva lanes. I was involved in 2 minor accidents
3. The Neighbourhood is not zoned for a highrise
4. Overall security of the neighbourhood as will be discussed by others in the oral disposition.

Thank you

--

Dr. Allan Kagal
Rheumatologist Vaughan Rheumatology Centre
Mackenzie Health

COMMUNICATION – C44
ITEM 2
Committee of the Whole (Public Hearing)
September 22, 2020

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

From: marv fajertag [REDACTED]
Sent: Monday, September 21, 2020 11:54 AM
To: Clerks@vaughan.ca
Subject: [External] Re: Deputation Of Concerned Parties (YRSCC 1053) re Notice Of Public Hearing , Committee of The Whole, CITY OF VAUGHAN , Sept. 22, 2020 7 pm Re Agau Development

City of Vaughan
C/O Office of the City Clerk
Major Mackenzie Drive

Dear Sir/Madam

i am writing further to the written presentation recently filed with your office by YRSCC 1053 Condominium Corporation objecting to the above-noted Agua Development Proposals scheduled for review by Vaughan City Council's Committee of the Whole on Sept. 22, 2020. In that filing YRSCC 1053 Condominium Corporation President Flavio Pagliero designated myself as the Corp's spokesperson (via electronic deputation) to make an oral presentation to City Council at the stipulated date and time objecting to the Developer's proposed By-Law & Zoning Amendments . I am officially advising that I intend to make those representations. In addition, I am respectfully requesting that the Corporation be provided with a complete written record of Council's decision in respect to the Developer's Applications

Thank you for your anticipated interest and cooperation.

Sincerely

Marvin Fajertag

CC - Board Of Directors, YRSCC 1053

Sent from my iPhone

Survey of Neighbours of Chabad - Flamingo

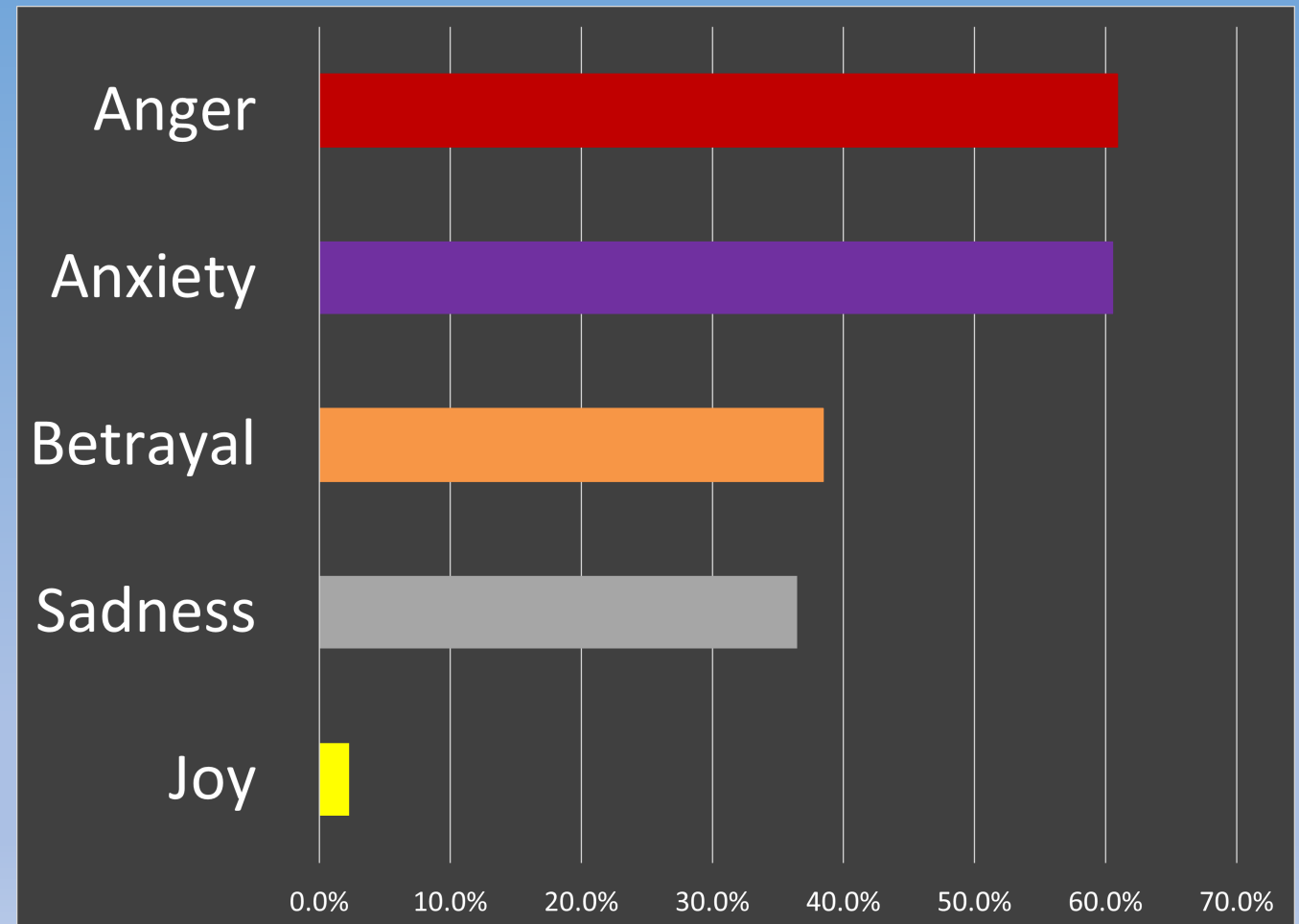
Intellivantix, Inc.

<http://www.intellivantix.com>

Principals: Mira Victoria Perry &
Renan Levine

When you think about the proposed 12-story apartment building construction, which of the following emotions do you feel?

Select all that apply.



Who completed the survey

- **307 Respondents**

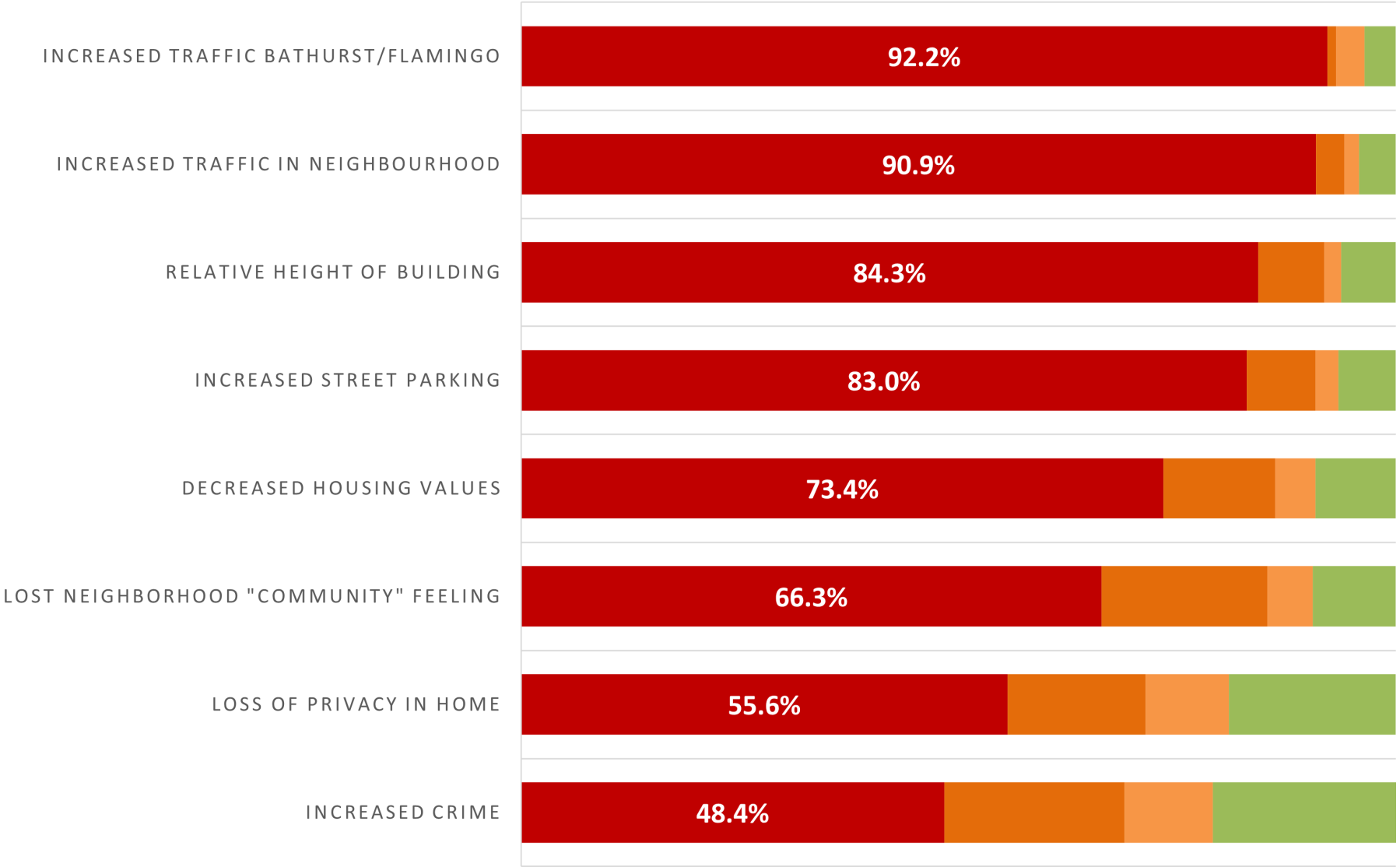
- 96% live in L4J, including 97 residents of Flamingo, Highcliffe & Trafalgar
- 90% regularly drive through intersection of Bathurst & Flamingo
- 168 (55%) expect to be able to see the proposed construction from their property

- **Included many participants in the Chabad-Flamingo Community**

- 121 (40%) have donated to synagogue
- Almost half reported having attended services or events at the synagogue in the past 12 months.

PROJECT CONCERNS

Very concerned Somewhat concerned A little concerned Not concerned



What construction would you support?

Select all that apply

None	52%
Semi-detached housing	24%
Townhomes or linked homes	22%
Nothing exceeding the height of the current structure	33%
4-6 stories	8%
7-10 stories	2%
More than 10 stories	5%
Other	7%

Support for Select Construction Standards

Limit construction to weekday business hours.	81%
Prohibit on-street parking of construction vehicles	79%
Require use of a flagman	77%
Prohibit dumpsters/portable toilets within view	71%
Require use of wheel-wash	66%
Prohibit access from Highcliffe Dr.	65%
Prohibit on-street parking of synagogue attendees	62%

Additional Findings

- 65% believe construction / synagogue + residential building will increase risk of attack.
- 70% disagree that there is a need in the neighborhood for rental housing.
- Support for construction sensitivity to environment & SNAP criteria.
 - Ex. 57% support construction meeting LEED Platinum building standards

COMMUNICATION – C46

ITEM 4

Committee of the Whole (Public Hearing)

September 22, 2020

Survey of Neighbours of Chabad Flamingo

Q1. What are the first three digits of your postal code?

Answer Choices	Responses	
L4J	96.4%	296
L4C	1.6%	5
L4K	1.0%	3
L6A	0.7%	2
Other (please specify)	0.3%	1
Answers		307

Q2. To help us better understand your responses, please mark all that apply:

Answer Choices	Responses	
I regularly drive through the intersection of Bathurst and Flamingo (including left and right turns).	88.9%	273
I regularly drive on Flamingo Rd. and/or Highcliffe Dr.	78.5%	241
Members of my family regularly walk or play along Flamingo Rd. and/or Highcliffe Dr.	58.6%	180
My home is on Flamingo Rd., Highcliffe Dr., or Trafalgar Sq.	31.6%	97
From my property, I will likely be able to see a high or mid-rise building on the Chabad property.	54.7%	168
None of the above	1.6%	5
Answers		307

Q3. The proposed construction includes a 12 story building and 237 parking spaces. How concerned are you about the following:

	Very concerned		somewhat concerned		A little concerned		Not concerned		Total
The height of the proposed building relative to other buildings in the neighbourhood	84.3%	257	7.5%	23	2.0%	6	6.2%	19	305
Increased vehicle traffic in and around the neighbourhood	90.9%	279	3.3%	10	1.6%	5	4.2%	13	307
Increased traffic congestion at the Bathurst intersections (Flamingo and Atkinson)	92.2%	283	1.0%	3	3.3%	10	3.6%	11	307
Loss of "community" feeling in the neighbourhood	66.3%	203	19.0%	58	5.2%	16	9.5%	29	306
Increased crime associated with the building	48.4%	148	20.6%	63	10.1%	31	20.9%	64	306
Increased street parking	83.0%	253	7.9%	24	2.6%	8	6.6%	20	305
Decreased housing values	73.4%	224	12.8%	39	4.6%	14	9.2%	28	305
Loss of privacy (in your home/on your property)	55.6%	169	15.8%	48	9.5%	29	19.1%	58	304
Other General Concerns									55
									Answers
									307

Q4. Which of the following are a concern for you during construction? Select all that apply.

Answer Choices	Responses	
Construction noise during regular weekday business hours	70.0%	215
Construction noise outside of regular weekday business hours	74.3%	228
Dirt and dust from construction site floating through the neighborhood	82.4%	253
Runoff from construction site	52.4%	161
Increased traffic in the neighborhood during construction	90.9%	279
Social behaviour of construction workers (smoking, leering/whistling at women, etc.)	38.4%	118
Disrupted access to sidewalks	75.2%	231
Disruption to neighbourhood roads during construction	86.3%	265
House vibrations during digging	47.6%	146
Damage to vehicles from construction debris	54.4%	167
None of the above	4.9%	15
Other and Comments		21
Answers		307

Q5. In the event of construction which of the following standards would you like to see adopted? Mark all that apply.

Answer Choices	Responses	
Limiting construction to regular weekday business hours.	81.1%	249
Requiring use of a flagman to improve safety and traffic flow while construction vehicles enter/exit the property.	76.9%	236
Requiring use of wheel-wash to clean construction vehicles when exiting the construction site.	66.1%	203
Prohibiting access to the construction site from Highcliffe Dr.	64.8%	199
Prohibiting on-street parking of construction vehicles on Flamingo Rd. and Highcliffe Dr. during construction.	79.5%	244
Prohibiting dumpster/ disposal/ portable toilets within view of existing homes.	71.0%	218
Prohibiting on-street parking of synagogue attendees/ visitors during construction.	61.6%	189
None of the above.	3.9%	12
Other (please specify)	6.2%	19
Answers		307

Q6. In the last two years, Chabad Flamingo experienced alleged anti-Semitic attacks on its property and just in the last month has increased its security initiatives. To what extent do you believe the increased flow of people associated with construction and housing puts the synagogue and its attendees at greater risk for attacks?

Answer Choices	Responses	
Very likely	47.6%	146
Likely	17.6%	54

Neither likely nor unlikely	20.9%	64
Unlikely	5.9%	18
Very unlikely	8.1%	25
Answers		307

Q7. The Toronto and Region Conservation Authority recently designated the neighbourhood around Chabad Flamingo as a SNAP community, an initiative intended to accelerate environmental improvements, improve community health, etc. Considering this designation, please select the environmental attributes you think would be important for any Chabad construction plan to include.

Answer Choices	Responses	
Building conforms to construction's highest environmental standards (LEED Platinum)	57.1%	165
Solar power	39.5%	114
Geothermal climate control (temperature-stable underground air for heating/cooling)	37.7%	109
Grey-water and run-off reuse	37.0%	107
Integrated smart technology for energy conservation	49.8%	144
Zero water run-off	48.4%	140
Building orientation to optimize solar heat and ventilation	38.4%	111
Building techniques to harness solar heat	37.4%	108
Green building materials	52.9%	153
Certified zero carbon building	44.6%	129
Green roof	45.0%	130
Native landscaping	40.1%	116
Permeable pavement	37.4%	108
In-unit on-demand hot water systems	32.5%	94
Motion sensing lighting	42.9%	124
Designated above ground Zipcar parking	20.8%	60
Zero light pollution	49.1%	142
Community garden	51.9%	150
Outdoor play space	53.3%	154
None of the above	10.4%	30
Other (please specify)	6.9%	20
Answers		289

Q8. The Chabad Flamingo proposal is for the construction of a 12-story apartment building. What, if any, construction would you support on the property? Select all that apply.

Answer Choices	Responses	
None	52.4%	161
Semi-detached housing	24.1%	74

Townhomes or linked homes	21.5%	66
Any residential development that does not exceed the height of the current structure on the property (2-3 stories).	33.2%	102
Development of 4-6 stories	8.5%	26
Development of 7-10 stories	1.6%	5
Development of more than 10 stories	4.9%	15
Other (please specify)	6.8%	21
Answers		307

Q9. To what extent will the proposed 12 story apartment building and related construction impact the following aspects of you/your family's wellbeing:

	Very negative		Moderately negative		No impact		Slightly positive		Very positive		Total
Interest in participating in outdoor activities on your property and/ or in the neighbourhood.	45.2%	137	30.36%	92	20.46%	62	1.32%	4	2.64%	8	303
Willingness to walk or exercise in the vicinity of Chabad Flamingo	52.8%	161	27.87%	85	15.08%	46	1.64%	5	2.62%	8	305
Your financial wellbeing	44.4%	132	25.59%	76	24.24%	72	2.02%	6	3.70%	11	297
Your level of stress	54.5%	165	29.37%	89	13.20%	40	0.99%	3	1.98%	6	303
Answers											305

Q10. For the following statement, please indicate your level of agreement: Rental housing in this neighborhood is needed.

Answer Choices	Responses
Strongly agree	7.8% 24
Agree	8.2% 25
Neither agree nor disagree	14.1% 43
Disagree	23.2% 71
Strongly disagree	46.7% 143
Answers	306

Q11. In the last two years have you attended Chabad Flamingo for High Holidays?

Answer Choices	Responses
Yes	29.8% 91
No	70.2% 214
Answers	305

Q12. In the last 12 months, how often have you attended services and/or events at Chabad Flamingo?

Answer Choices	Responses
Never	52.3% 160

Less than 5 times	29.4%	90
Approximately 6-12 times per year	6.9%	21
A few times per month	5.6%	17
At least once per week	2.9%	9
Other (please specify)	2.9%	9
Answers		306

Q13. Have you ever donated to Chabad Flamingo?

Answer Choices	Responses	
Yes	39.4%	121
No	60.6%	186
Answers		307

Q14. When you think about the proposed 12-story apartment building construction, which of the following emotions do you feel? Select all that apply.

Answer Choices	Responses	
Anxiety	60.6%	186
Anger	60.9%	187
Sadness	36.5%	112
Joy	2.3%	7
Betrayal	38.4%	118
None of the above	9.5%	29
Other (please specify)	10.4%	32
Answers		307

Q15. This is the end of the survey. If you have any further comments, please add them here. Be sure to click the Submit button below.

Answered **6100.0%**

I hope this project can be stopped so as to preserve a low density residential area

No to a building in our neighbourhood

NA

My husband and I want to attend the Public Hearing in Sept. Anyone has the information?

Stop building stuff, we just want peace and stability and less money-grabbing all the damn time. Only build if it's going to shelter the needy for free.

Synagogues should be in the business for prayer not housing change our neighbourhood and squeeze another condo building. Chabad Flamingo is doing an antagonistic move by trying to go ahead with this condo building!!!!

Good work. I'll do what I can to contribute to the group working towards a successful outcome for us all.

Nonr

I have no idea if the condo proposal originated from the synagogue or from a developer in the community.

I don't understand who is actually in favour of this project located on a very small piece of land at a very busy intersection.

We treasure the single family residence neighbourhood this community has offered and building subsidized housing into our backyard is a selfish way to attract new members to Chabad Flamingo while negatively impacting the residents of this area.

On June 5, at the Zoom meeting, the rabbi spoke of wanting to improve the community through the construction of this residence. I understand that he would like to bring in younger members who may not be able to afford to live in the neighbourhood, but I am not sure how the existing community will be improved with increased congestion and parking issues, particularly on Jewish holidays and perhaps during affairs held at the centre once the improvements to the facility are completed. At this meeting he kept repeating that there will be no additional cost to his members. It feels like his idea of community are the synagogue's members, to the exclusion of the concerns of neighbours who do not share his goals. He did apologize for "springing" the news of this idea on the public, but said it was just the beginning phase. It is always easier to ask for forgiveness than permission. It feels in fact like there has been a significant expenditure of time and money to get to this "beginning phase" (architects, landscape designers, traffic analysis). As a listener, it did not feel like this was a starting point, but a complete vision

rezoning should not be allowed. this is to betray the home owners and community.

Personally, I'm interested in seeing more rental and lower cost housing in the neighborhood, to give young families a chance to start their lives here. Without initiatives like this, they'll never be able to afford even a starter home in the area.

Shame on Chabad and the local councillor

Why are the same arguments which prevented the building on net Israel not relevant here? How will the parking work in Saturday's will it be closed? Why don't they open the parking lot now on Saturdays. People drive anyway and block the street (not now obviously)

Scale of development not appropriate for the existing site.

This is not a good land use - it changes the characteristics of the neighborhood. Density is too high, it takes away green space and will dramatically increase traffic congestion.

The Bathurst/Flamingo intersection is already very busy, it just unsafe to construct high-rise building there.

Traffic on Highcliffe during any shul function makes the street nearly insurpassable. The increase in cars of visitors to tenants would make driving conditions extremely dangerous. Also, Flamingo is already a very busy street during rush hour. The added traffic would cause lots of delays.

i would love to add something but it would be totally inappropriate. On occasion parking lot is full and streets all around are jammed. Only 1 lane (almost) is available on Highcliffe and Flamingo. The only positive and this is with tongue in cheek, is that with the added vehicular traffic, it would slow down the yahoos who speed on Highcliffe

I think it's great for all of us, if we just think about it objectively

please advise whether your Group plans on delivering orally or by video one or more deputations to Council on the evening of the hearing. Please send reply with names of deputants to Joel Ginsberg LL.B.

Residents are making a mountain out of a molehill. They should care about the people who need the housing and less about their own temporary relatively minor inconvenience.

We specifically moved into this neighborhood to get away from the impact of living near a condo. We are firmly against all aspects of this project.

He wanted only a small synagogue then they doubled in size but was never a talk about high-rise building

Who is the developer ? Who is behind this proposal?

attending the 4 schools that are impacted by the increased traffic/speeding need to be our first priority. We cannot and should not sacrifice the needs and well-being of existing residents in favour of future residents.

Rabbi Kaplan is a homophobic, racist extremist. I wonder if he will be willing to rent apartments to gay couples, to black people, to muslims. I very much doubt it.

to hurt their relationship with the Chabad Flamingo administration. There is no positive way to look at this. It will greatly disturb the residents of this community before, during and indefinitely after its completion. A VERY BAD IDEA!

Very much disagree with the construction

park in Highcliffe and Flamingo. Semi or townhomes would add value to the area. A high rise may decrease the value of the homes directly around the chabad. Rental properties are needed but not at this location.

We don't want rental housing across the street from us.

The congestion felt during the bus line construction changed my lifestyle, in terms of what time I left for work or came home, and what route I took, but that was temporary. The congestion that will be created by a permanent building will not be temporary, and to be honest, I'm quite surprised that no community input was sought before these plans were drawn up, from the community leader proposing this development. Maybe we wouldn't be here today had the community been able to have a conversation about issues and concerns that a highrise would bring.

Not only will Flamingo and High Cliff be impossible to drive through, but Bathurst will be where traffic will be completely stopped. It will be a disaster. My only main concern is that Highcliffe Drive is opened as an access/exit point from the building resulting in a huge traffic congestion along Highcliffe Drive.

any through traffic or construction vehicles allowed any more on the street. Construction parking site should be designated on city land across the street. Any housing must be open to public. Everyone needs affordable housing.

I like the design and the plan and support the intensification but not if the parking lot is closed and not if Rentals and or ownership is not equitably open to all citizens.

property makes it clear that the development is motivated by greed and power.

summer and fall is more than I have ever seen in another community because we feel safe and secure. There is no need to add more unnecessary housing in an affluent neighborhood!! Leave our neighborhood alone. It's bad enough the City has already removed one play park in the Lower

None thanks

I am worried about increased traffic. Increased noise. Increased parking on Highcliffe and surrounding streets.

There are plenty of rental buildings just two blocks away.

I am extremely concerned about further high density living and the lack of resources to support it. This will impact the quality of living for the existing residents.

Relax yourself.

Not a good idea.

Bad idea

Don't do it!!!!

If this proposed construction takes place, i will be selling my home and moving

Don't construct anything in addition to the existing property conditions

I'm against the construction

No building should be permitted between housing only it is a horrible idea

I am very concerned about this project as this would create chaos during construction, and once done would block most of the day light my home received. The rooms facing north we will lose all the privacy.

This is the absolute worst idea EVER!!!

If this complex is built I will find a new congregation and donate my money elsewhere. This is absolutely absurd and will bring nothing but problems to our neighbourhood! Please don't do this!!

The plans are not for a glamorous expensive condo building. Yet it would be surrounded by multi million dollar houses. There is no positive to the neighbourhood. It's a disgrace.

I am not sure who exactly has created this survey but your agenda is quite clear. We really don't need further density in the area; who are the target renters/buyers for this property? who is building it? I know nothing about this proposed project

Listen to the residents!!! This is not an appropriate development for that site!!!

feature. The low income rental units will lower the value of our homes and neighborhood. My home will suffer if a 12 story building is erected in the parking lot. I will lose the limited afternoon sun that my property currently receives. This is extremely upsetting. A lack of consideration has been

Very surprised none of the synagogue goers were informed

We are beyond upset about this!

Re: Chabad Lubavitch residential development application at Bathurst/Flamingo

September 18th, 2020

Dear City of Vaughan Council,

Local residents both east and west of Bathurst Street are concerned about the potential increase of vehicular traffic brought on by additional residents who presumably would also own multiple private cars like existing single family home residents to go about their daily lives. To address these concerns, I suggest no more than 63 parking spaces for the 125 residential units including visitor parking. This will ensure parking will be expensive enough to significantly discourage private car ownership. The marketers of the applicant property whether targeting renters or owners as tenants must signal these expectations to the public to ensure new residents live car-free lifestyle if they wish to move to Thornhill-Vaughan. Parking garages do not address this issue and worst of all create an urban blight if above ground and could cause major storm water management issues if below grade level. Furthermore, parking garages sustain a car dependent culture that will continue to use private vehicles as their main or only source of commuting regardless of the direct costs to car owners or external costs to the environment and quality of life and enjoyment of properties by existing residents.

To encourage transit use as well as arranging of satellite parking coupled with shuttle buses on applicant's lands I suggest City of Vaughan by-law officers ticket illegally parked vehicles with extra attention during major events to ensure local side and interior streets are kept clear and safe for pedestrians, cyclists and transit users.

Hiten N. Patel

Thornhill Woods Drive, City of Vaughan, Ontario

Hello, good evening.

I'm Naomi Shacter, and I live at [REDACTED] Highcliffe Drive, and I'm here representing myself as a concerned community resident.

I have many concerns such as:

1. the amenity area is area 797 sq m as opposed to the required 4,460 metres,
2. the skewed parking calculations that don't account for the fact that parking will not be available to visitors during religious observance on shabbat and holidays, a time when many people outside the area drive to the synagogue,
3. the congested street parking as a result of the lack of synagogue parking during above said times and festivities; and
4. the issues of privacy, security and construction disruption (dirt and noise).

But for tonight's purposes I will focus on what I believe will be increased traffic congestion and a disruption to the traffic flow in and around the community, beyond the construction period.

I'd first like to point out that the traffic study submitted in December 2019 looked at road conditions on July 31, of that same year. This was in the middle of summer, before a long weekend, when many people are on vacation, and kids are out of school. That's clearly not a true representation of typical traffic flow, and in fact misleading.

The applicant's traffic study also does not adequately account for the following factors:

1. the change in traffic conditions since the Viva line was finished. This includes roadway changes that have been made, specifically to Flamingo. For example, when making a right hand turn out of flamingo, onto Bathurst, the structure is so tight now, that you cannot easily make that turn without moving into the far-left lane, which means waiting for that lane to clear before proceeding. The roadway going both ways, has also been reduced to one lane each way and/or become narrower, (with the exception of a left turning lane). This greatly impacts traffic congestion at the intersection leading to a buildup of cars waiting to leave the area, which is only further encumbered by the new traffic system.
2. how autos turning in and out of the building's one-lane driveway will impact traffic flow coming in and out of the community via Flamingo and Bathurst.
3. the increase in persons that will be accessing the component of the site that is deemed institutional for learning purposes (apart from occupants living in the buildings); and

Bathurst is an extremely busy corridor, and the site is just south of two major arteries, HWY 7 and the 407. During peak times, there is an excessive amount of congestion throughout the day. This site, I believe, will add to that. It's important to note, that this building is being presented as an apartment building with 125 rental units, but it is much more than that.

The description on the Planit sites state that floors 1 through 3 will incorporate institutional use. Based on community meetings that I've attended the applicant, although quite vague on the specifics, has referred to a component of the site as a campus implying a learning centre, more so than what there is there now. And what do campuses need... students. And how are these students going to get to and from this site? Will they drive here, be driven here, or take the bus? And what about teachers. Will they be occupants of the building, and if not, how will they be coming to work via the bus or by car. Who knows.

And there's also an expansion of the daycare that which means more children and more comings and goings to the site.

So, the number of people that this site will attract is going to increase. Whether or not that's occupants of the building or others coming to the site, is hard to determine because the applicant has been vague. However, all this together points to more cars on the road, and in the community.

And I can tell you, as a someone that lives on Highcliffe, when things get jammed up at Bathurst and Flamingo, Highcliffe becomes a thru street for people trying to get around the congestion. It wasn't so long ago that I was standing on my own front yard on one of these types of days, and my adult daughter was standing on the City side, and was almost hit by a car that came up on the curb, proceeded on the sidewalk and exited the driveway next door to us. We were both stunned and the driver just fled.

Creating more congestion at Flamingo and Bathurst is going to create more traffic frustration and unsafe driving conditions, and that's not something that is just part of the construction period; this is an ongoing issue.

I'm not a planner, but I have read through the documents as much as I can, and it seems the applicant is using the bare minimum requirements in many instances to get this project built.

I ask that the City wait to make any decision on granting this zoning and master plan change until proper traffic assessments can be done because I truly believe the traffic impact is going to be significant to the members of the community that already live here.

This is the site/parking lot
of the proposed 12-storey,
125-unit apartment building.

Highcliffe Drive



was based on the new intersection layout which includes an extended southbound left-turn lane, and the conversion of the northbound and southbound right-turn lanes to shared through/right-turn lanes. **Section 4.3** describes the reconstruction in further detail.

3.3 Traffic Data

To determine the existing conditions at the study intersection, turning movement counts were undertaken on Wednesday, July 31, 2019 by Spectrum Traffic Data Inc. (Spectrum) from 7:00 a.m. to 10:00 a.m. and from 4:00 p.m. to 7:00 p.m. The traffic count data is detailed in **Appendix D**, and the 2019 existing traffic volumes are illustrated in **Figure 5**.

The Region was consulted for turning movement counts, however the latest counts they had were from 2014, which does not comply with the two-year time frame outlined in the Region's "Transportation Mobility Plan Guidelines".

Peak hour factors (PHF) associated with the weekday a.m. and p.m. peak hours were calculated for the study intersections based on the existing traffic volumes. **Table 2** outlines the PHFs as calculated and applied to the model for the study intersections.

Table 2: Traffic Data Summary

Intersection	Peak Hour	Peak Hour Factor
Bathurst Street and Flamingo Road/Worth Boulevard	Weekday AM (8:30-9:30)	0.92
	Weekday PM (17:30-18:30)	0.98
Flamingo Road and the Site Access	Weekday AM (8:15-9:15)	0.84
	Weekday PM (17:00-18:00)	0.94

3.4 Traffic Modelling

The assessment of the study intersections is based on the method outlined in the "Highway Capacity Manual, 2000" using Synchro 9 modelling software. The intersections are assessed using a Level of Service metric with ranges from "A" to "F". A Level of Service "A" to "C" would typically be measured during off-peak hours when lesser volumes are on the roadways. Levels of Service "D" through "F" would typically be measured in the commuter peak hours when greater vehicle volumes cause longer travel times. The Level of Service definitions for stop-controlled and signalized intersections are included in **Appendix E**.

95th percentile queue lengths were derived from the average of five runs in Sim Traffic with a seeding interval of 10 minutes and a recording interval of 60 minutes.

Per the Region's Transportation Mobility Plan Guidelines, an ideal (base) saturation flow rate of 2000 vehicles per hour per lane was assumed in the Synchro modelling, and the peak hour factors were based on the existing traffic counts as noted above.

The signal timing plan for the intersection of Bathurst Street and Flamingo Road/Worth Boulevard was obtained from Viva staff and was used in the analysis of the existing conditions. The signal timing plan has been included in **Appendix F** for reference.

As summarized in **Section 3.5**, the eastbound left-turn movement experiences a volume-to-capacity ratio in excess of 1.00. This is a result of Synchro considering the westbound right-turns as opposing



Site driveway
proximity
to intersection

Reduced lane width on both sides of Flamingo Rd.

Cars can no longer turn right onto Bathurst on red if car ahead is waiting to go through the intersection, causing further traffic congestion.



700 Centre Street, Thornhill

Public Hearing

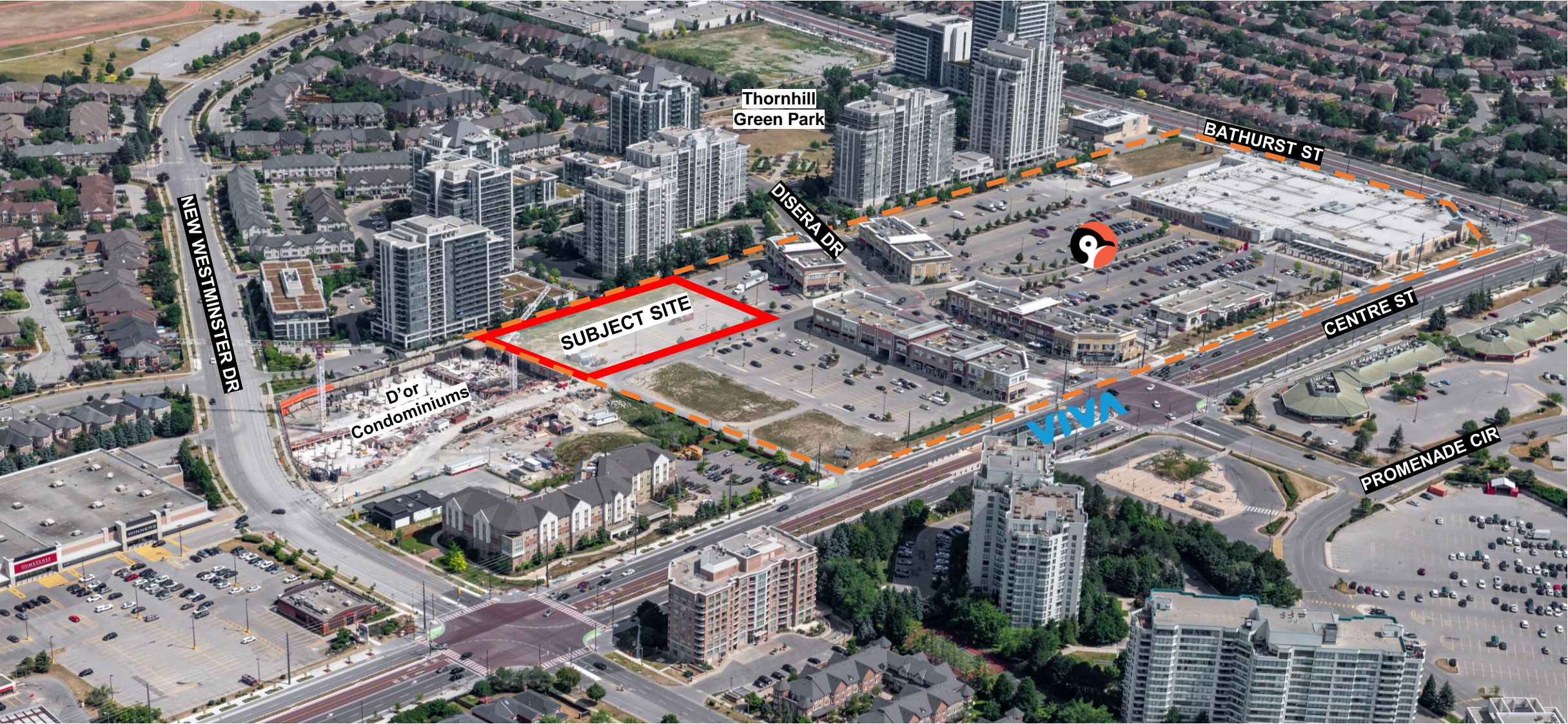
September 22nd, 2020 at 7:00 p.m.

RENDERING AT STREET LEVEL



SITE OVERVIEW

AERIAL



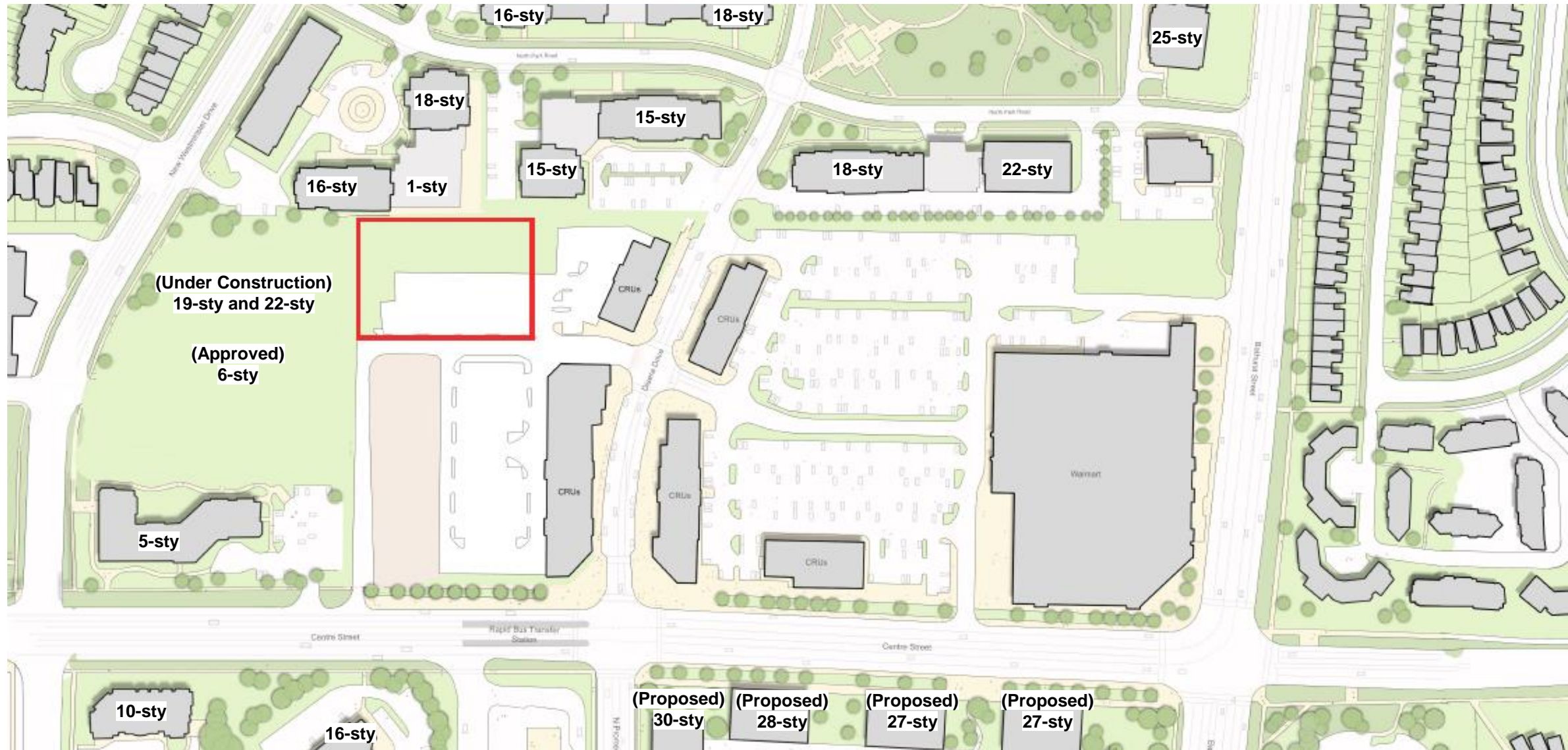
SITE OVERVIEW

AERIAL



GREATER AREA CONTEXT

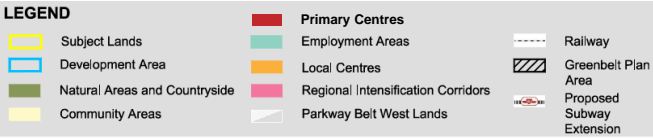
Bathurst and Centre Street



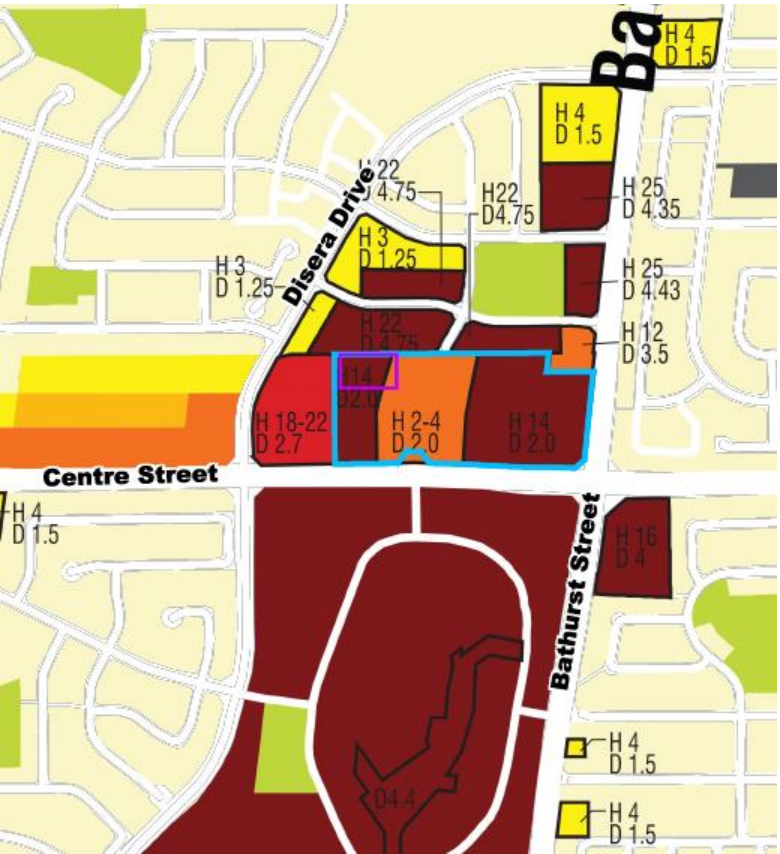
EXISTING PERMISSIONS

Bathurst and Centre Street

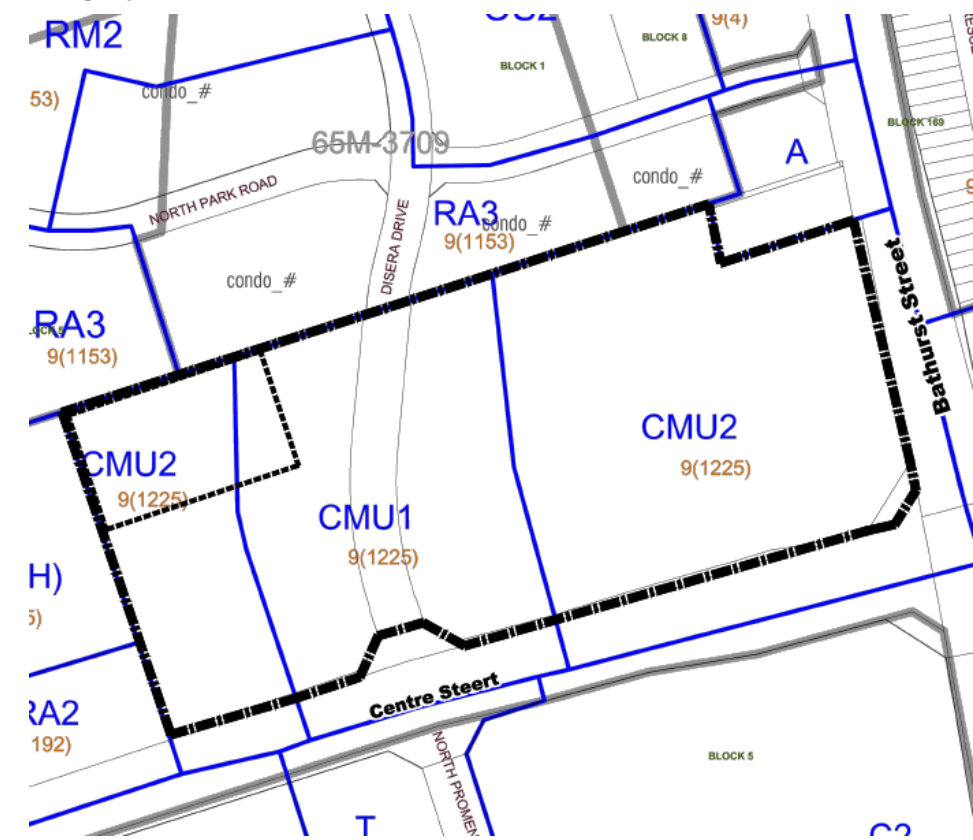
VOP Schedule 1 – Urban Structure



VOP Schedule 13 – Land Use



Zoning By-law No. 1-88



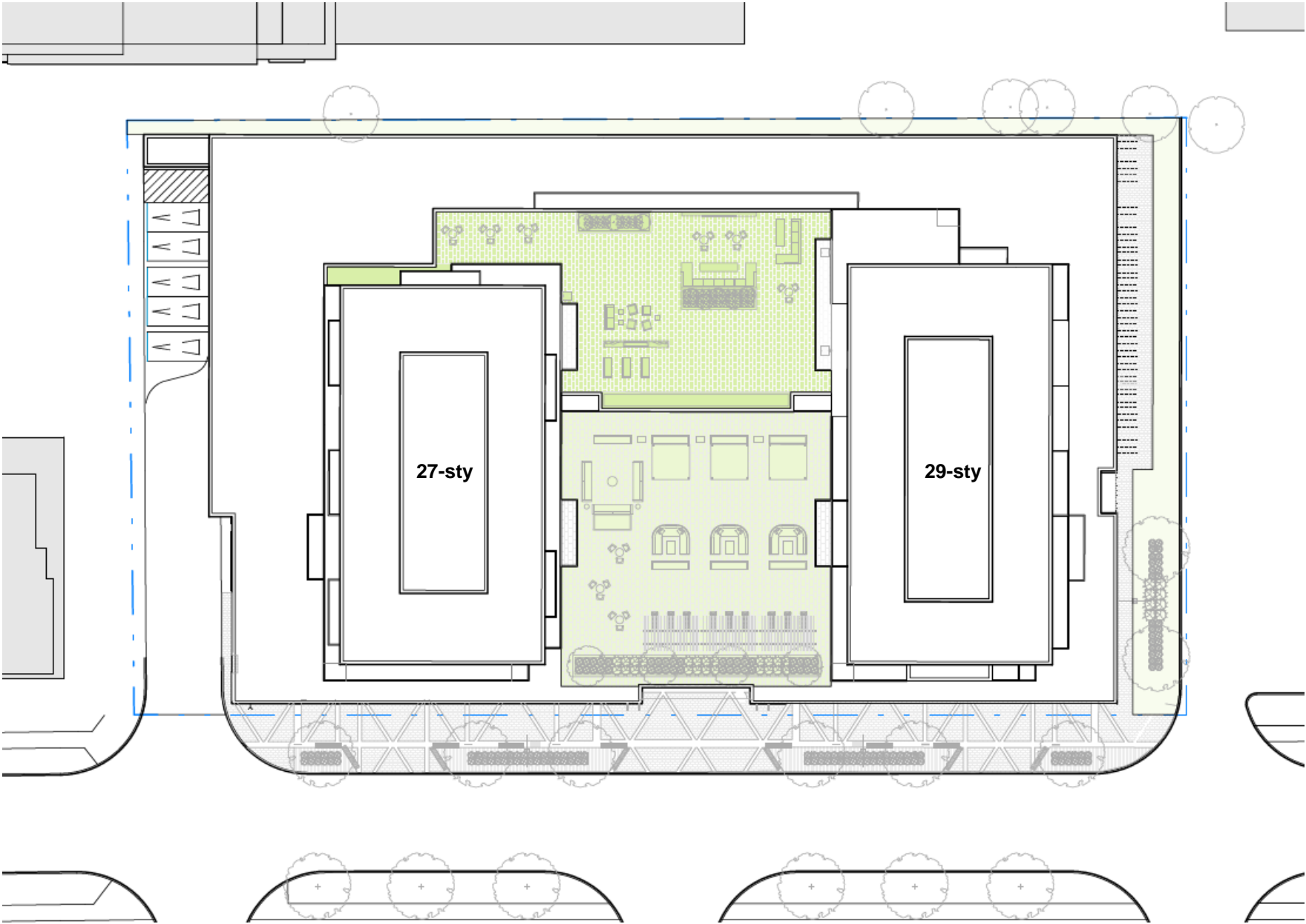
PERMITTED ON SUBJECT SITE:

- Building height of 14-storeys
- Floor Space Index (FSI) of 2.0 times the area of the lot
- Residential, retail, and commercial uses

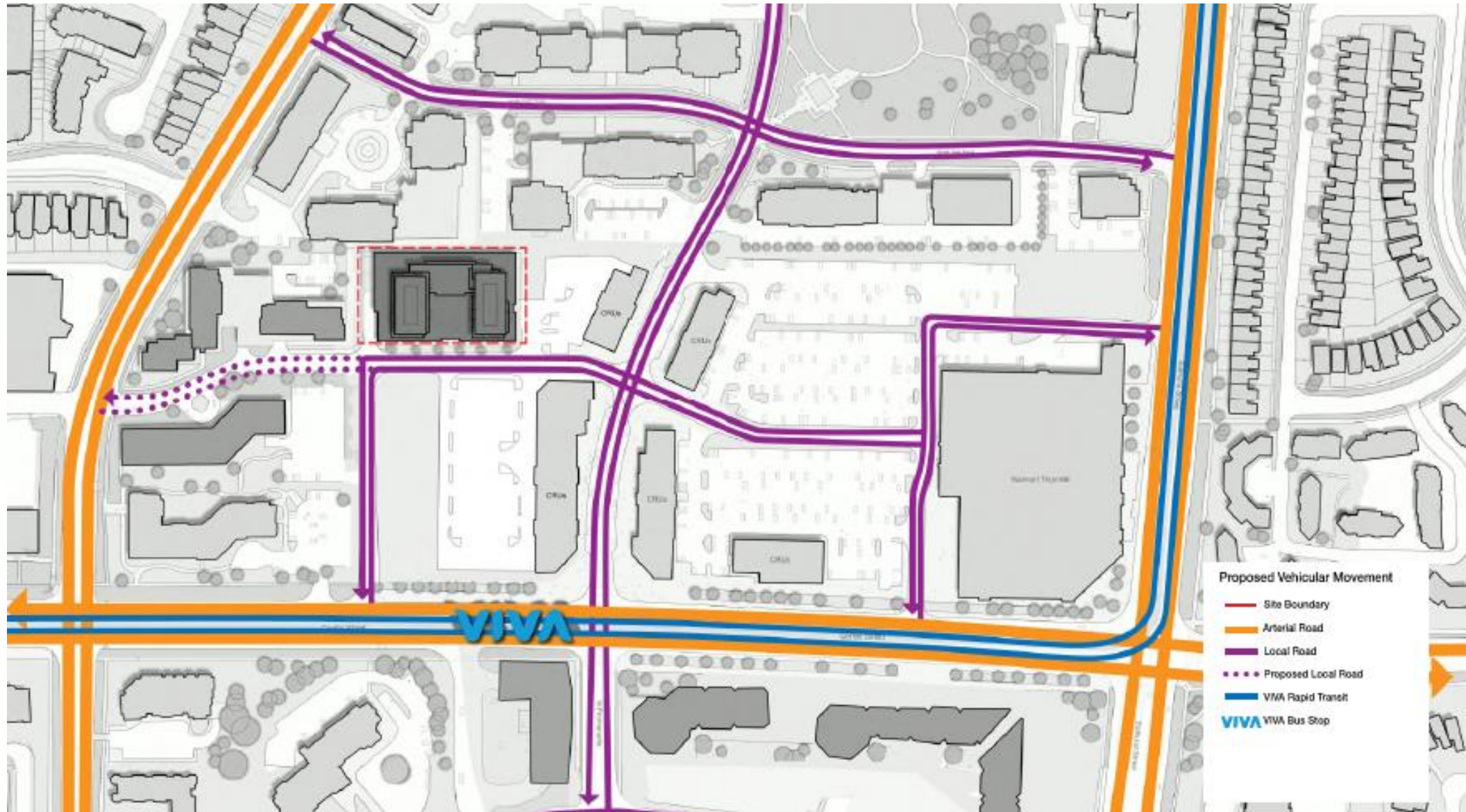
ROOF PLAN

April 22nd, 2020 OPA / ZBA / SPA

Parcel Area:	57,612 sf
Total GFA:	455,201 sf
Residential GFA:	445,930 sf
Retail GFA:	9,271 sf
Units:	630 units
Parking:	510 stalls



VEHICULAR ACCESS AND MOVEMENT



PEDESTRIAN CYCLE ACCESS AND MOVEMENT



April 22nd, 2020 OPA / ZBA / SPA

APPROVED
BUILDING

RENDERING

Sweeny&co. Architects



COLOURED ELEVATIONS

East Elevation

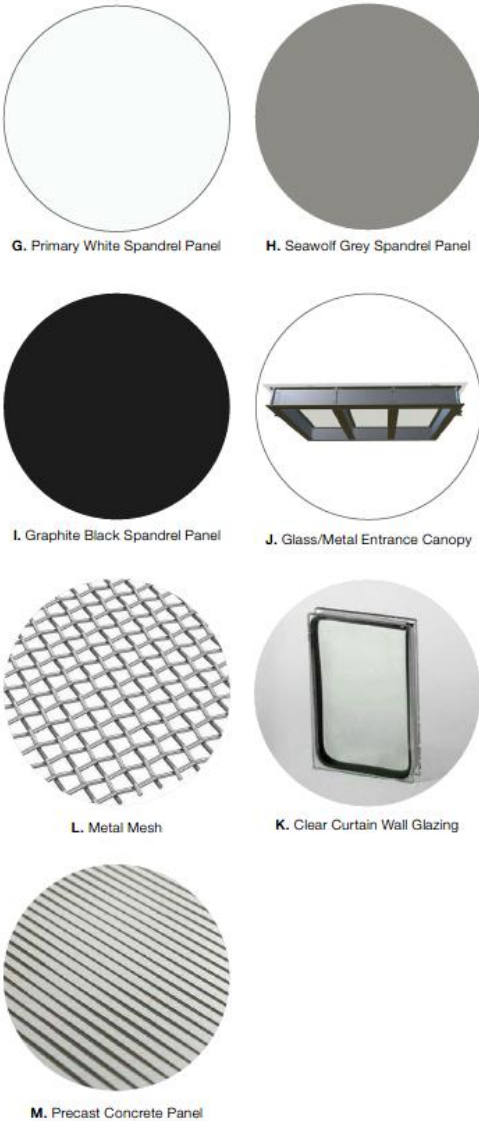
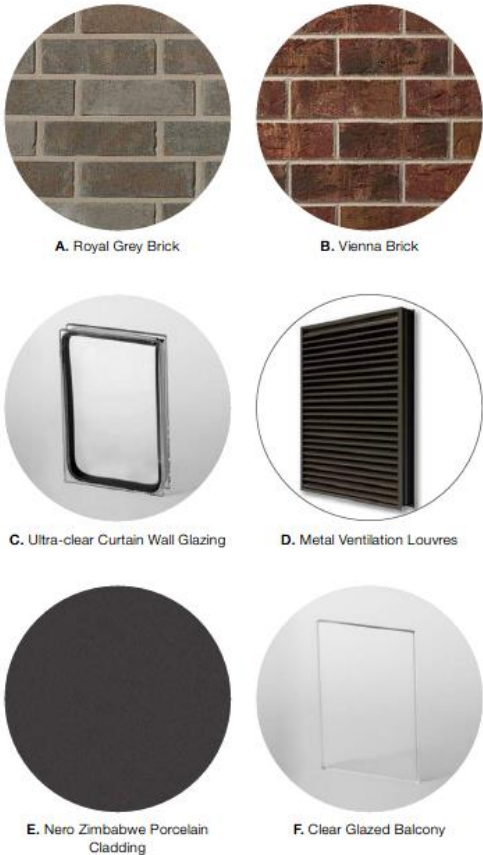


West Elevation

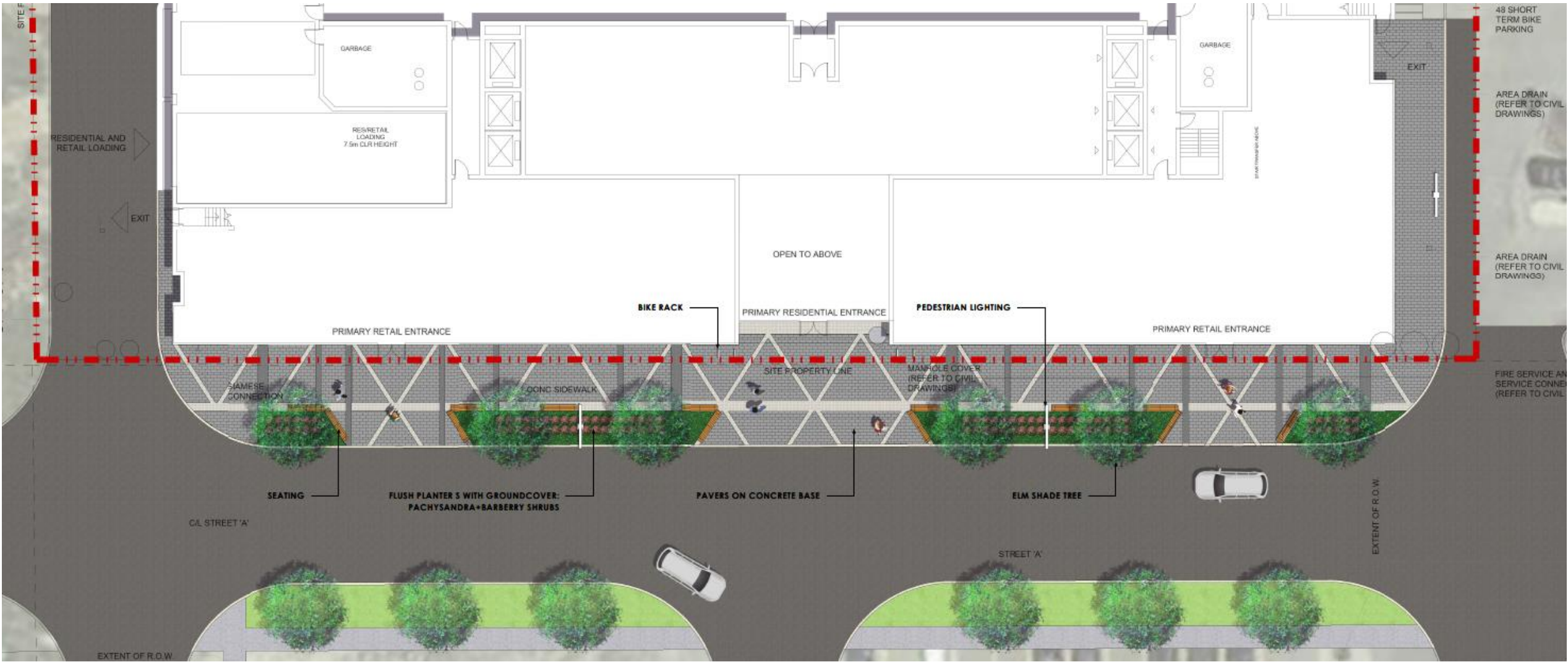


MATERIAL PALETTE

The proposed development's palette of materials.



LANDSCAPE PLAN

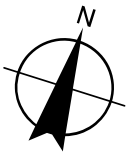


RENDERING AT STREET LEVEL





THANK YOU



MCCLEARY COURT

EM1

EXISTING
EMPLOYMENT /
COMMERCIAL USES

SUBJECT LANDS

HWY 7.

KEELE ST.

HWY 407.

HIGHWAY-7

EM1

C6

2739 HIGHWAY 7

C6

2703 HIGHWAY 7

C2

C2

EM1

2685
HIGHWAY 7 -
NORTH PORTION
EXISTING
MOTOR
VEHICLE SALES
ESTABLISHMENT
(SEVEN VIEW
CHRYSLER)

2661 HIGHWAY 7

PINECREST
MOTEL

EM2

2685
HIGHWAY 7 -
SOUTH PORTION

EM2

44
KILLALOE ROAD

EXISTING
EMPLOYMENT

EM2

EXISTING
EMPLOYMENT

EXISTING
EMPLOYMENT

EM4

PRIVATE

EM2

EM2



Subject Lands

C2, General Commercial Zone

C6, Highway Commercial Zone

EM1, Prestige Employment Area

EM2, General Employment Area

EM4, Employment Area Transportation
Zone



Context and Location Map

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
Seven View Chrysler



Attachment

FILES:
OP.20.007 and Z.20.015

DATE:
September 22, 2020

1