

**COMMITTEE OF THE WHOLE (1) – DECEMBER 1, 2020**

**COMMUNICATIONS**

**Distributed November 27, 2020**

**Item**

- |   |   |
|---|---|
| C1. Memorandum from the Deputy City Manager, Infrastructure Development, dated November 27, 2020. | 1 |
| C2. Mr. Mark Inglis, dated November 27, 2020.   | 3 |
| C3. Ms. Laura De Faveri, dated November 27, 2020.   | 3 |

**Distributed November 30, 2020**

- |  |                    |
|--|--------------------|
| C4. Mr. Alex Xia, dated November 27, 2020.   | Presentation<br>#1 |
| C5. Mr. Chris Adamkowski, dated November 27, 2020.                                       | 3                  |
| C6. Peter and Carol Gould, dated November 28, 2020.                                      | 3                  |
| C7. Ms. Kathryn Angus, Kleinburg & Area Ratepayers Association, dated November 30, 2020. | 3                  |
| C8. Ms. Susan Rosenthal, dated November 30, 2020.  | 4, 5 & 6           |
| C9. Mr. Michael Mravyan, dated November 30, 2020.  | 3                  |
| C10. Mr. Lito Romano, dated December 1, 2020.  | Presentation<br>#2 |

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Please note there may be further Communications.

**DATE:** November 27, 2020  
**TO:** Mayor and Members of Council  
**FROM:** Nick Spensieri, Deputy City Manager, Infrastructure Development  
**RE:** **COMMUNICATION – Committee of the Whole (1) December 1, 2020**

**Item 1**

**GB (SEVEN VAUGHAN) LIMITED PARTNERSHIP (MELROSE) OPA  
FILE OP.19.009 ZBA FILE Z.19.024 DRAFT PLAN OF SUBDIVISION  
FILE 19T-V004 SITE PLAN FILE DA.19.075 2851 HWY 7 VICINITY OF  
MAPLECRETE ROAD AND HWY 7**

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**Recommendation**

The Deputy City Manager, Infrastructure Development recommends:

1. THAT Recommendation #1 d) of Item No. 1 of the Committee of the Whole Report dated December 1, 2020, with respect to the tower floor plate size permissions, be deleted and replaced with the following:
  - d) An increase to the maximum permitted tower floor plate size from 750 m<sup>2</sup> as follows:
    - i. Tower A: 972 m<sup>2</sup> on level 6 only and 815 m<sup>2</sup> on levels 7 to 34 and;
    - ii. Tower B: 852 m<sup>2</sup> on levels 4 to 8, and 810 m<sup>2</sup> on levels 9 to 24.
2. THAT Recommendation #2 b) of Item No. 1 of the Committee of the Whole Report dated December 1, 2020, regarding Section 37 contribution requirements, be deleted and replaced with the following:
  - b) permit the bonusing for increased building height and density for the proposed development on Block 1 as shown on Attachments 5 to 16 in return for the following provision of off-site community benefits totaling \$1,414,135.00 pursuant to the policies of VOP 2010 and the VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act:
    - i. \$1,000,000.00 related to enhancements to the Edgeley Park and Pond located in the vicinity of Jane Street and Highway 7;

- ii. \$414,135.00 towards a reserve for a future cultural/community hub located within the VMC.

## **Background**

Since the preparation of the report titled “GB (SEVEN VAUGHAN) LIMITED PARTNERSHIP (MELROSE) OPA FILE OP.19.009 ZBA FILE Z.19.024 DRAFT PLAN OF SUBDIVISION FILE 19T-V004 SITE PLAN FILE DA.19.075 2851 HWY 7 VICINITY OF MAPLECRETE ROAD AND HWY 7”, being Item 1 of the December 1, 2020 Committee of the Whole (1), the applicant has revised their architectural plans which require minor increases to the tower floor plate sizes and an increase to the overall project gross floor area (GFA) to accommodate for the building’s mechanical equipment to meet building code requirements.

Specifically, the tower floor plate sizes have been increased by 5 to 6 m<sup>2</sup> and the overall GFA has been increased from 54,816.72 to 54,900.00 m<sup>2</sup>, representing an uplift of 83.28 m<sup>2</sup>. As a result, the Section 37 contributions for this proposal has been increased from \$1,399,000.00 to \$1,414,135.00, representing an additional \$15,135.00 in exchange for the additional density.

## **Conclusion**

The VMC Program recommends that Council approve the amendments to Recommendations 1 d) and 2 b) as they are considered minor adjustments to the development. These amendments are consistent with the policies of the Provincial Policy Statement 2020, conform to the Provincial Growth Plan (“A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019), the York Region Official Plan and the VMCSPP and will facilitate Site Development File DA.19.075.

## **Prepared By**

Jessica Kwan, VMC Senior Planner, ext. 8814  
Amy Roots, VMC Senior Manager, ext. 8035  
Christina Bruce, Director, VMC Program, ext. 8231

Respectfully submitted,



Nick Spensieri  
Deputy City Manager, Infrastructure Development

Copy to: Todd Coles, City Clerk

**C2**  
**Communication**  
**CW (1) – December 1, 2020**  
**Item # - 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](mailto:Bellisario, Adelina)  
**Subject:** FW: [External] Portside  
**Date:** November-27-20 2:30:20 PM  
**Attachments:** [10568 Islington public comment Nov 26 2020.pdf](#)

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**From:** mark inglis <[REDACTED]>

**Sent:** Friday, November 27, 2020 2:16 PM

**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>

**Cc:** Kathryn Angus <[REDACTED]>; Peter Gould <[REDACTED]>; Laura De Faveri <[REDACTED]>; Mark Tatone <[REDACTED]>

**Subject:** [External] Portside

Please find attached a letter regarding the proposed Portside development on Islington Avenue. Please include this in the agenda for the Committee of the Whole next week.

Let me flag the appendix which indicates the nature of the existing site - the development will change the character of the north end of the Village, yet council members went to lengths to salvage one or two trees at Montage and fined developers for tree removals north of Kellam Street. I could find no information related to their requirements to replace the trees. Please also refer to ISA standards for Plant Appraisal. But the most obvious planning misfire is the context or adjacency which is not addressed. The trees on the adjoining property will be irreparably damaged, yet these established trees will be that which will help with the adjacency of multiples to single family residential land uses. The building set close to the north property line will dwarf and shadow the residence north of it - again a problem of adjacency.

--

Mark Inglis

[REDACTED]  
[REDACTED]  
[REDACTED]

November 26, 2020

Hon. Maurizio Bevilacqua, Mayor, Council and City Planners  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mayor, Council, and City Planners,

**RE: APPLICATIONS FOR AN OFFICAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**  
**OWNER: Portside Developments (Kleinburg) Inc.**  
**File Nos.: Z.17.018 + Related Files DA.17.042**

We are homeowners at ■ Main Street, Kleinburg. This letter expresses our concern about the application for amendments to the Official Plan and Zoning Bylaws for the property located north of the RBC and south of Lester B. Pearson Street.

Our concerns are as follows:

**1. Size, Scale and Design:**

- i) The proposed structure is more than the size of the recommended maximum as set out in the Official Plan and By-laws based on Floor Space Index;
- ii) The proposed structure exceeds the maximum building height as set out in the Official Plan;
- iii) The proposed structure intrudes regulated setbacks, in particular causing shadowing and visually imposing on the house/property at the corner of Lester B. Pearson/Islington;
- iv) The property is a heritage designated property and therefore special consideration should be taken to preserve its natural and built heritage, notwithstanding its review;
- v) The 3m high retaining walls designs have not been shown. The need for the retaining walls indicates that the geographic character of the site will demonstrably change, altering the land character of the site and the north entry to the village of Kleinburg.
- vi) The building on this proposal is larger than the size of the buildings on neighboring properties showing no sympathy for adjacent properties as set out in the OP;
- vii) The proposed structure exceeds the maximum height as set out in the OP, again dominating the one-storey structures on both sides and across Islington Avenue (adjacency compromised);
- viii) The proposed structure intrudes regulated setbacks as per our By-Laws. The north setback is particularly objectionable, creating shadowing of the adjacent residential property; and,
- ix) In addition, car maneuvering will create noise and light pollution for adjoining neighbours.
- x) The north setback will impact over 50 adjacent trees both on and near the property line by removal, damaging roots and shading their growth. The adjoining landowner(s), whose trees will be removed, should be compensated for the tree loss in accordance with the International Society of Arboriculture standard Trunk Formula Method assessment practices. - The Appraised Value of a landscape plant is based on the cost of replacing a plant of the same or a comparable species and size in the same place. - ISA Guide For Plant Appraisal. Although the proponent will be required to replace the trees

(in excess of the landscape requirements of the site planning process), there is no space for planting on the site. How will this be addressed?

2. **Parking & Traffic:**

- i) The Development fails to provide adequate parking contrary to Bill 1-88 that anticipates single family residential;
- ii) Increased vehicular traffic will in turn intensify noise issues, safety concerns regarding pedestrians and children, congestion, and strains on infrastructure, while the drawings provided on the Vaughan.ca website show no sidewalks on Islington; and,
- iii) Traffic calming speed bump is in front of this property - It will need to be recognized or enhanced for safety, given the greater number of traffic movements derived by this intensification. Increased vehicular traffic will in turn intensify noise issues, safety concerns regarding children, congestion and strains on infrastructure.

3. **Negative Impact on Flora & Fauna:**

- i) The Development threatens the entire tree canopy on the property together with the trees on its neighboring properties - the proposed development requires excavation of over 90% of the lot, along all four property lines, which will directly threaten the entire tree canopy in this area. Winds have increased on adjacent properties and sun infiltration has caused an increase of the heat island effect.
- ii) Similarly, the village character, its greenness, will be affected similar to what happened at the rear of properties north and south of Kellam Street, for properties fronting on Islington Avenue.

4. **Community Benefit:**

- i) The Development provides limited community benefit. The success of living in the Village of Kleinburg is premised on a walkable community connected to its adjoining valleys. The removal of trees and change to the physical geography of the village will forever detract from the previous village personality.

It would be appropriate for the proponent to show the context of this project with the adjoining properties. This could be done by including the buildings to the south and north of the properties on the elevations, or to create a separate drawing that shows the project in perspective in the Kleinburg context. The proponent should show, in aerial perspective, what the site will look like compared to a drawing or oblique Google Earth image showing the new development in context and removed tree cover. I attach a Google Earth image of the site.

We believe that it is in the City of Vaughan's best interest to take active measures to enforce the well-established Official Plan and Heritage Plan for the area.

Yours truly,



Mark and Lorraine Inglis,  
Main Street, Kleinburg



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](mailto:Bellisario, Adelina)  
**Subject:** FW: [External] Opposition to amend the Official Plan and Zoning By-Law at 10568 Islington Avenue  
**Date:** November-27-20 3:05:59 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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It may of sent twice, my computer lost connection

**From:** Laura De Faveri [REDACTED] >  
**Sent:** Friday, November 27, 2020 2:52 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>  
**Cc:** Kathryn Angus <[REDACTED]>; Peter Gould <[REDACTED]>; Mark Tatone <[REDACTED]>; Mark Inglis <[REDACTED]>; Chris Adamkowski <[REDACTED]>; Minatech9 <[REDACTED]>; Frank Abreu <[REDACTED]>  
**Subject:** [External] Opposition to amend the Official Plan and Zoning By-Law at 10568 Islington Avenue

Dear Mayor, Council, and City Planners,

I am writing to you to discuss the proposed development at 10568 Islington Avenue, which has submitted an application to amend the Official Plan and Zoning By-Law from "R1 Single Family Detached Dwelling" Zone to "C11 Mainstreet Commercial" Zone.

I am concerned with such an amendment. The city block that the proposed development sits on is a unique block of the village of Kleinburg, which includes the home of the former prime minister Lester B. Pearson, and is **DIRECTLY** backed by residential properties. This is very different from the development that has gone up in Kleinburg thus far.

Currently, the commercial properties on the East side of Islington also back onto residential properties (Napier Street, John Street, and Kellam Street) but all the commercial buildings are existing heritage buildings that are relatively small, with footprints averaging 200 sq. metres, and are on relatively large lots. They tend to be close to the street, leaving deep rear yards between Islington Avenue commercial buildings and the residential properties to the East. The depth of the yards creates a buffer between the commercial activity on Islington Avenue and the residential uses behind them.

This is in **stark contrast** to the developments on the West side of Islington Avenue, where the properties back up only onto the Doctor's House Parking Lot and the unbuildable valley wall.

This new proposal at 10568 Islington Avenue is **vastly** different from the other developments in town as this will be the **ONLY** development of such size and magnitude to back directly onto existing

residential properties.

As stated in the Kleinburg-Nashville Conservation District Plan and Guidelines, the re-developments on the West Side of Islington Avenue are amiss in scale, precedent, and detail. The buildings and their landscape dominate the street and as Mr. Carter (who wrote the District Plan and Guidelines) indicates, they are "wrong" for the site and the damage done by these re-developments to the historic village character of Kleinburg is greatly exacerbated by the landscape and streetscape elements installed. Please avoid making this mistake again!

There are other issues with the proposed development:

Garbage disposal will also be an issue. There will be 3 large garbage receptacles (2 proposed at 10568 Islington Ave and 1 proposed at 30 Nashville Road) that will back **DIRECTLY** onto existing residential backyards. This poses a problem in many ways including loud noises from garbage trucks collecting waste from the large metal bins, odour and rodent issues.

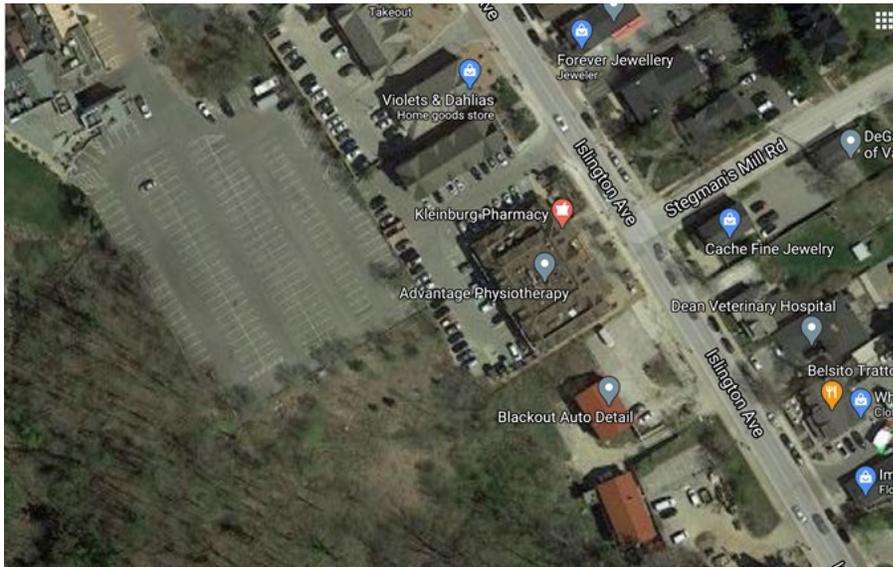
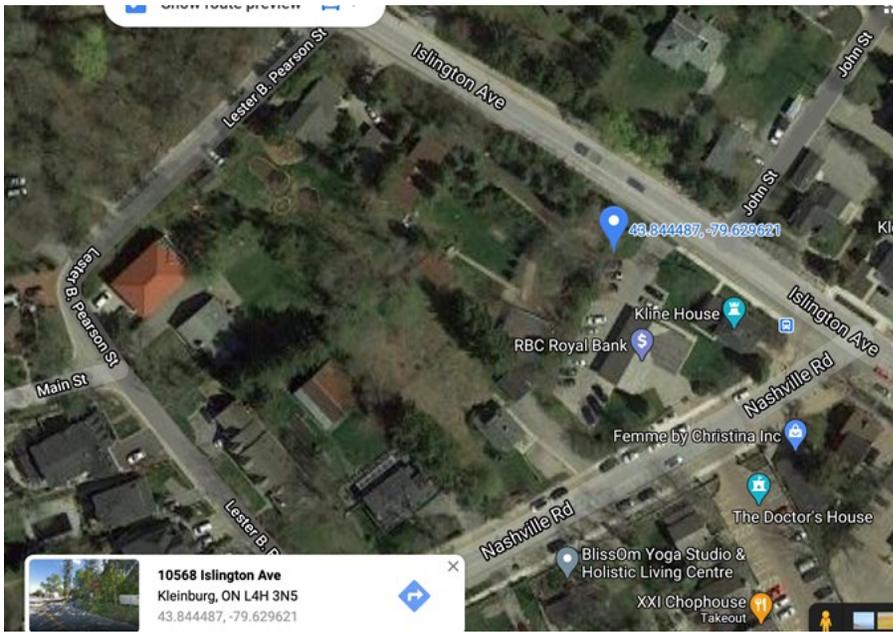
The proposed development also requires the removal of 56 mature trees! ... 56! That in itself is a travesty.

We oppose the application to amend the Official Plan and Zoning By-Law and ask counsel to evaluate the unique location of the subject property and the vulnerability of the residents who have invested in the village and aim to maintain the quaintness that makes the village unique. **Overdevelopment of this kind is unacceptable. Having by-laws changed to fundamentally alter the charm of the city, and benefit only the developer, is unacceptable. There are rules in place to protect the community and the village and we need these rules and by-laws to be followed and respected. We need to stop overdevelopment of Kleinburg on inappropriate lands and build responsibly. There are ways to develop responsibly and this is not it!** We hope that we can have your support at the meeting being held on December 1st discussing this development at 10568 Islington Avenue and reconsider the proposal to change the zoning from R1 Residential to C11 Mainstreet commercial. Let us stand up for the village and preserve Kleinburg, while we still can.

Sincerely,

Laura De Faveri

Please note: the photos below depict the subject lands. The first shows the proposed development backing **DIRECTLY** onto residential properties. The second photo shows the existing multi-use residential building on Islington that do NOT back on to any residential properties. This is to emphasize the inappropriateness of allowing rezoning at 10568 Islington Avenue.



marker

recycling

Reuse plastic instead of throwing it away.

Instead of wasting plastic, we keep it.

We keep it.





DEAR VAUGHAN





IS IT POSSIBLE





BY ANY CHANCE IN THE WORLD





THAT YOU CAN PLACE A BIN





AT EVERY COMMUNITY CENTER,





LIBRARY, AND PUBLIC FACILITY?





THIS BIN HAS A SIMPLE PURPOSE.





TO COLLECT EVERY  
SINGLE USED MARKER





PEOPLE PUT INSIDE OF IT





SO THAT THEY CAN BE  
RECYCLED.





IS THIS POSSIBLE BY ANY  
CHANCE?





marker

recycling

Reuse plastic instead of throwing it away.

Instead of wasting plastic, we keep it.



We keep it.



HERE IS WHY:

405,000  
markers saved.

IF EVERYONE IN VAUGHAN  
RECYCLED JUST 1 MARKER A YEAR...

From going to  
**odorous** landfills...



Winding up  
in **oceans**



and

Being mistaken for  
food by a  
**seagull**



Because 1  
marker per  
person  
means...

1315 gallons of fuel.



Or 5000  
liters of fuel!

THAT'S AWESOME.

If all 29 cities in the GTA did this...

86,000  
liters

of fuel

can be  
made!

This number is  
achieved with 1  
marker per person.

The average car  
needs 56 liters of  
fuel to be full.

THIS IS MARKER  
RECYCLING.

**5.1 MILLION**

THE AMOUNT OF GRAMS  
WORTH OF PLASTIC SAVED  
IF EVERYONE IN  
MISSISSAUGA RECYCLED 2  
MARKERS A YEAR.

**IT**  
SUPPORTS LOCAL  
AND WORLDWIDE  
ECONOMIES

**400 MILLION**

HOW MANY WHITEBOARD  
MARKERS ARE THROWN  
AWAY EACH YEAR IN THE  
UNITED STATES.

**RECYCLING**

IS UNBELIEVABLY  
EASY TO ACHIEVE  
BECAUSE OF  
MODERN  
TECHNOLOGIES AND  
SKILLS.

**850,000**

THE AMOUNT OF  
MARKERS EASILY  
SAVED PER YEAR IN  
MISSISSAUGA.

**COUNTLESS**

NEW PLASTICS ABLE  
TO BE MADE INSTEAD  
OF BEING WASTED.



If you think it's awesome that 86,000 litres of fuel can be made with 6 million markers.

Then you'll like hearing this...

The hard work has been done for us by



They shred!

They grind!

They pelletize!



Then, the plastics can be melted and then remade into brand new recycled plastic materials.

That's ALL that needs to happen. That's it.



# TWO STEPS.

Please reconsider!

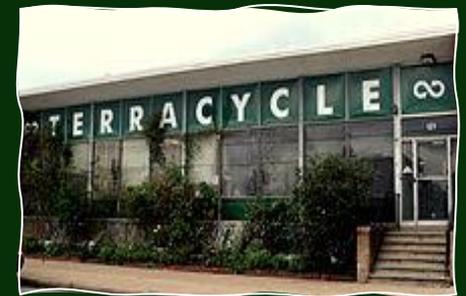
# TWO steps.

1.



We collect the  
markers.

2.



Teracycle recycles them.



The environment.

The economy.

Animals

Environmental  
Businesses

1+ MILLION  
MORE  
THINGS.

Plants

A strong  
marker industry

Less mining  
and landfill  
sites  
worldwide

Teaching value  
to students.

Recycling  
Awareness

Future  
generations

Increased  
Jobs

More plastic  
availability  
for longer





Facts and numbers



Facts and numbers

Did you know  
that each year...

Plastic:

2.5 MILLION

grams of valuable polypropylene.

SAVED.

The cost:

5.3 THOUSAND DOLLARS.

if public paid for every box.

FOR EVERY  
FACILITY.

Average person  
(Who buys recycled plastic).

20% HAPPIER.

because of

**SUSTAINABLE HAPPINESS.**

EARTH:

THRILLED  
BECAUSE

14,580 kg worth of Carbon Dioxide

4,860 kilograms of petroleum

180,549,000 kilojoules of energy

and 437,000 litres of water

are saved  
each year.

All these things because of 1 MARKER per PERSON in VAUGHAN.



Now, have you made your decision on whether you want marker recycling or not?



- Now, have you made your decision on whether you want marker recycling or not?

I really hope you have!

But, if you haven't...



It's hard to see the benefits in your head!

But

you

will.

If you try.

If you try. Scout's Honor.

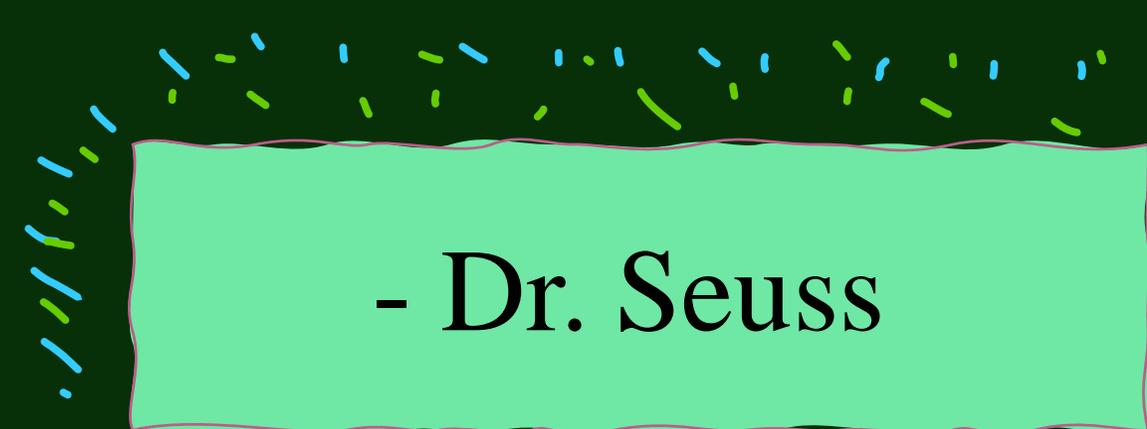
IF YOU TRY.





And so.

"Unless someone like you cares a whole awful lot,  
nothing is going to get better. It's not."



- Dr. Seuss



30,000 pounds more plastic were dumped into oceans in the past 5 minutes.



Please Please Please Please

Remember one thing.

“Until we, or at least we, the citizens of Vaughan, willingly choose to recycle our markers, that is when we deserve to use them.

Do you not think that we should try?





Why are we allowing ourselves to waste potential?





Afterword.

Just 45 more seconds!





A cardboard box and people who have a desire to help is all it takes.

All it takes to make this a dream come true.

For the planet. For nature. For the people.

For me.



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Belisario, Adelina](mailto:Belisario, Adelina)  
**Subject:** FW: [External] Opposition to amend the Official Plan and Zoning By-Law at 10568 Islington Avenue  
**Date:** November-30-20 8:59:44 AM

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**From:** Chris Adamkowski [REDACTED] >  
**Sent:** Friday, November 27, 2020 6:13 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>  
**Cc:** Kathryn Angus [REDACTED] >; Peter Gould [REDACTED] >; Mark Tatone [REDACTED] >; Mark Inglis [REDACTED] >; Minatech9 [REDACTED] >; Frank Abreu [REDACTED] >; Laura De Faveri [REDACTED]  
**Subject:** [External] Opposition to amend the Official Plan and Zoning By-Law at 10568 Islington Avenue

Dear Mayor, Councillors, and City Planners,

As I look through the notes that my friends and neighbors have sent regarding this proposal, one particular question comes to mind that I would like to ask of you:

What makes Portside Developments so special?

I can't think of a commercial development along Islington avenue in historic Kleinburg that is three stories. As I walk through our historic village, I see one, two, and some 2.5 storey structures... but no three storey structures. Yet I hear our city council is poised to approve this three storey proposal, which would require a height variance, which amounts to special approval. What makes Portside Developments so special?

Over the last few years, I have attended a number of meetings at the city of Vaughan where members of this council have enthusiastically stood up for the protection of trees. My understanding is that this proposal calls for cutting down 56 trees, many of which are mature. That sounds like a lot. Looking at the drawings, I don't see how these will be replaced, which the code requires. Yet city council seems to stand behind this proposal. What makes Portside Developments so special?

Lastly, especially when your neighbor is morphing **from a single family dwelling to a domineering commercial structure including an additional 16 residential units**, one would hope to have as much physical separation as possible, and at least the full setback distance that the building code dictates. Yet this plan ignores those setback distances, being closer to property lines than the code allows. This plan requires special approval in the form of a variance. What makes Portside Developments so special?

Portside Developments is not special. I hope decisions are not made to treat them as such. Adding Development to Kleinburg is a great thing and, when done well, we will all benefit. However, development should not mean breaking rules that govern how our village grows. I ask that our Mayor, our Councillors, and the city planners side with the neighbors, promote growth within the rules, and develop our very special... and finite... resource that is Kleinburg

village, in a responsible way.

Sincerely,

Chris Adamkowski

PS. Also to note. This objection does not technically break a rule... however, I also find the placement of the garbage collection for the 16 (!) residential units that are being proposed, at the point closest to the existing residential neighbors, to be in particularly poor taste.



- **Chris Adamkowski**
- Head of Industry | Financial Services
- [REDACTED]
- [REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](mailto:Bellisario, Adelina)  
**Subject:** FW: [External] Opposition to Portside Development Proposal at 10568 Islington Ave., Files Z.17.018 & DA.17.042  
**Date:** November-30-20 9:03:59 AM

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**From:** Carol Gould [REDACTED] a>  
**Sent:** Saturday, November 28, 2020 2:40 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>  
**Cc:** Kathryn Angus [REDACTED]; Carol Gould [REDACTED]; Mark Tatone [REDACTED]; Laura De Faveri <[REDACTED]>; Chris Adamkowski [REDACTED]; [REDACTED]; Mark Inglis [REDACTED] >  
**Subject:** [External] Opposition to Portside Development Proposal at 10568 Islington Ave., Files Z.17.018 & DA.17.042

Honourable Mayor , Council and City Planners,  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON

Dear Mayor, Council and City Planners

Re: Applications for an official plan amendment and zoning by-law amendment

Owner: Portside Development (Kleinburg) Ltd.

File #'s: Z.17.018 and related files DA.17.042

We are homeowners at [REDACTED] Islington Ave., and border on the proposed development at 10568 Islington Ave.

We, our neighbours, and K.A.R.A. strongly object to this second proposal by Portside Developments, which flaunts the V.O.P. and K.N.H.C.D. Plan.

Our major objections are:

**A. BUILDING SCALE**

- 1). Structure vastly exceeds the floor space index. At 2,175 sq.M, it surpasses the V.O.P. maximum of 1,498 sq.M by a factor of 50%! Unacceptable!
- 2) The required front and rear yard setbacks are not met.
- 3) The building height of 12M exceeds the 9.5 M maximum (on a loophole).
- 4) At 3 full storeys, and on a bench land overshadowing the adjacent property and Islington Ave., it presents a large, overbuilt mass.

5) With a 2.4 M side setback against our property, there is no acceptable transitioning.

#### B. LANDSCAPE

1) The proposal calls for clearcutting all trees in the development.

2) Because the overbuilt structure and surrounding parking area take up virtually the whole property, there are now only two small planters and a 1.5 M narrow perimeter ribbon available for planting. Plastic flowers maybe?

3) 3 M high perimeter retaining walls and deep excavations for underground parking would kill trees on bordering lands. By our count, we would lose 52 small trees and 12 medium and large trees on our side of the property line.

4) The complete loss of all trees on the development and bordering property lines mean the loss of all visual and sound separation.

#### C. LOSS OF HERITAGE HOUSE

1) The proposal calls for the demolition of an 1870's Georgian vernacular house--one of the oldest in Kleinburg.

2) By the assessment of Portside's heritage report agent, the house was "identified as a non-contributing property in the K.N.H.C.D. Plan". The Heritage Vaughan Committee needs to walk back that judgment.

3) The house is in good restorable shape. City of Vaughan needs to conduct its own unbiased assessment.

4) To permit the demolition of this house is sleepwalking into a precedent that will allow developers to destroy any heritage house on Kleinburg's main streets.

5) Retaining and restoring the house would reduce the main building's S.F.I. to an acceptable level and give suitable transition to neighbouring properties.

We respectfully request that Vaughan Council reject Portside's proposal in its current form at the Dec 1 meeting.

Yours truly,  
Peter and Carol Gould

**C7**  
**Communication**  
**CW (1) – December 1, 2020**  
**Item # - 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](mailto:Bellisario, Adelina)  
**Subject:** FW: 10432 Islington Avenue and 10568 Islington Avenue  
**Date:** November-30-20 9:05:33 AM  
**Attachments:** [10568 Islington Avenue.docx](#)  
[10432 Islington Ave.docx](#)

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**From:** Kathryn Angus <[REDACTED]>

**Sent:** Monday, November 30, 2020 4:12 AM

**To:** Council@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>

**Subject:** [External] 10432 Islington Avenue and 10568 Islington Avenue

Good morning Honourable Mayor, Council and City Planners: please find attached two letters to the City with regards to the above-noted proposed developments for the Village of Kleinburg. In both instances we are raising serious concerns that we hope will be appreciated and respected.

Regards

Kathryn Angus, President,

Kleinburg & Area Ratepayers Association

November 28, 2020

Honourable Mayor, Council and City of Vaughan Planners

2141 Major Mackenzie Drive,

Vaughan, Ontario L6A 1T1

Dear Mayor, Members of Council and City Planners:

Re: Portside Development (Kleinburg) Ltd.

10568 Islington Avenue

File # Z.17.018 and related files DA.17.042

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The Kleinburg and Area Ratepayers Association (K.A.R.A.) does not support the above-noted application for an Official Plan Amendment and Zoning By-Law Amendment as it falls short on a number of items which are well represented in the Vaughan Official Plan and the K.N.H.C.D.

1. The height of the building exceeds the 9.5 metres allowed and at three-storeys, this would be a significant deviation from the Official Plan requirement, setting an irreversible precedent in the village.
2. All by-law setbacks should be adhered to and this application does not meet the requirements.
3. This proposal calls for the clear cutting of 57 mature trees, an irreversible and irresponsible violation of Official Planning Objective 12.4.1.1 xv: "to encourage protection of significant trees."
4. We must maintain the FSI of A 0.6 and recognize the traditional pattern of development in every adjacent property, that being a single-detached building much less than the maximum FSI of 0.6.
5. The excavation of 90% of this site and entire grade fails to 'recognize the unique environment features which give the Village its Special Character.

To summarize KARA would like to go on record that it does not support this proposal as it falls short on items which are well represented in the official planning, and does not preserve the built and natural

heritage of the village. The following of Official Plan goals is most critical and we request Council to manage and preserve these important goals which are clearly outlined in the relevant documents.

In closing, K.A.R.A. represents a significant number of ratepayers who seek to uphold and maintain the goals of our Official Plan and significant by-laws that help to ensure, to the fullest extent possible, that the heritage resources of the Kleinburg core are protected in accordance with the K.N.H.C.D...

Sincerely,

Kathryn Angus, President,

Kleinburg & Area Ratepayers Association

Honourable Mayor, Council and City of Vaughan Planners  
2141 Major Mackenzie Drive,  
Vaughan, Ontario  
L6A 1T1

Dear Mayor, Members of Council and City Planners:

Re: 10432 Islington Avenue

I am writing to advise you of areas of concern the Kleinburg & Area Ratepayers have regarding this proposal. We are concerned regarding the proposed amendment to the height restriction (9.5 metres), if 12 metres is allowed here, then 12 metres will be the new standard for the Kleinburg Village and the envelope will continue to be pushed beyond 12 metres. The three main concerns are: FSI, 1.15 vs 0.6; rear set back of 15.00M vs 9.79M; and height 9.71M vs 9.5M. If the rear set back is indeed allowed as there is no adjacent neighbour then this should be stated as such and that it is an isolated exception otherwise this will set a negative precedent when developers back to a resident.

The site is technically still a gas station and the previous operators of this gas station did not practice disposal practices the current gas station / mechanics are legally required to practice today. We believe that hazardous material was usually dumped in the back of the land or in illegal dumping grounds. As such, redevelopment of this property to more sensitive uses such as residential / commercial / office use will require an approved RSC (Record of Site Condition) by the M.O.E.. Our understanding is that this is a proponent driven process and when we last checked there does not appear to be any site submissions for an RSC for this site. An RSC must be contracted to a "Qualified Person", the property owner cannot act as the "qualified person" to provide an environmental report. Given that the land borders on TRCA land / Humber River, seepage from the gas station into drinking water must be addressed and remediated before any new construction is approved / undertaken. There have in the past been other parties that were interested in this property but ultimately decided against because of the remediation costs associated with the site.

With underground storage fuel tanks the TSSA should be involved / contacted. The TSSA (Technical Standards & Safety Authority) regulate the transportation, storage, handling and use of fuels in Ontario. During the last year the front part of the property was paved; however at that time KARA did not see if the fuel tanks had been removed. The TSSA would be the lead agency responsible and we would suggest that they be contacted (by the City) to inquire about the possibility of there still being fuel tanks underground.

There are ministry files related to this property including an Environmental Site Assessment and a Hydrogeological Study conducted in 2001. The city may have copies of these reports but if not they would have to be accessed through a Freedom of Information (FOI) request which can be submitted via this link <https://www.ontario.ca/government/how-make-freedom-information-request>

As much as KARA would like to see this eyesore removed, we do not think it would be appropriate to allow future residents to live over a site that is likely contaminated. Now would be the time to address any seepage into the Humber River. Given some of our experience with other contaminated sites in Vaughan, we should not assume or trust that all of this (RSC / TSSA / Environmental Assessment) will just happen. All parties need to ensure that the processes outlined above do happen and that the

proposed development has a number of merits and would replace an eyesore in the village core but the environmental issues that are tabled have to be paramount.

To summarize the above points:

1. **Building Height:** Current Application is beyond the 9.5M Height Restriction
2. **FSI:** Current Application is beyond FSI of 0.6
3. **Setbacks:** Rear setback exceeds 15M at 9.79M (this would be an unfair precedent in cases where there are neighboring properties to the rear)
4. **\*Land Contamination:** (KARA requests proper remediation methods and records be conducted, maintained and provided – KARA also request that all jurisdictions having authority in this matter (i.e. RSC,TSSA) be involved in the remediation process).

Finally KARA recognizes the potential of this as a gateway site, and maintains that this project will carry significance on the Village feel. We kindly request that staff and Council conduct a diligent review process that carries the goals and potential of the Kleinberg Nashville Heritage Conservation District Plan, while maintaining proper environmental protocol.

Sincerely

Kathryn Angus, President  
Kleinburg & Area Ratepayers Association

**C8**  
**Communication**  
**CW (1) – December 1, 2020**  
**Item # - 4, 5, &6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: DH Letter to City of Vaughan - Committee of the Whole Meeting December 1, 2020 (931784)  
**Date:** November-30-20 9:14:35 AM  
**Attachments:** [Letter to Committee of the Whole - December 1, 2020 \(01623032xCDE1C\).PDF](#)  
[image001.png](#)

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**From:** Ajman Ladher <AjmanL@davieshowe.com>  
**Sent:** Monday, November 30, 2020 8:38 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Susan Rosenthal <susanr@davieshowe.com>  
**Subject:** [External] DH Letter to City of Vaughan - Committee of the Whole Meeting December 1, 2020 (931784)

Good Morning,

Please find attached correspondence on behalf of Susan Rosenthal. Kindly acknowledge receipt of this email.

Thank you,

**Ajman Ladher**

Legal Assistant  
[416.977.7088](tel:416.977.7088) x227



Davies Howe LLP  
The Tenth Floor, 425 Adelaide Street West  
Toronto, Ontario M5V 3C1  
416.977.7088

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November 30, 2020

**By E-Mail Only to *clerks@vaughan.ca***

Mayor and Members of City Council  
City of Vaughan  
c/o Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A1T1

Dear Mayor and Members of Council:

**Re: Committee of the Whole Meeting December 1, 2020  
Agenda Items 6.4, 6.5 and 6.6  
Anatolia Capital Corp. Zoning by-law Amendment Files Z.18.025, Z.18.026  
and Z.18.027 and Site Development Files DA.18.065, DA.18.066 and  
DA.18.067 (the “Applications”)**

We are counsel to Highway 27 Langstaff GP Limited (“Rice”) the developer of the Costco Distribution Centre located in Block 59, which was completed in November 2016.

We are writing on behalf of our client to object to the approval of the above-mentioned three zoning by-law amendment applications and site development files for lands owned by Anatolia Capital Corp.

It is our client’s position that the requirements for lifting the holding zone are beyond the City’s jurisdiction under section 34 and 41 of the *Planning Act*. The conditions of subdivision approval which must be satisfied as a condition of lifting the holding zone found in Attachment 8 for each application require, among other matters, that the Block 59 Landowners Group Inc. enter into a variety of agreements with respect to infrastructure and other requirements. A similar requirement is imposed as a condition of site plan approval for each application, requiring the Block 59 Developers Group to enter into a Spine Services agreement. There is no jurisdiction to bind a party other than the owner of the lands, to enter into and be bound by obligations in an agreement as a condition of zoning (for lifting of a holding zone) and/or site plan approval.

We also note that Attachments 6 and 7 to the staff’s report suggest that my client have a significant participation in these improperly imposed obligations. As we have previously advised, our client derives no benefit for the infrastructure and other obligations that to which these conditions purport to bind it. The Costco site is developed. All infrastructure and services needed for it, have been constructed and/or paid for as part of the approval

process for the Costco development. None of the infrastructure and other matters to be governed by the agreements contemplated in the conditions of subdivision approval are needed for the continued operation of the Costco lands and they do not benefit from such future infrastructure. Yet, as suggested in the attachments to the report, the Town appears to be requiring a contribution from my client as a condition of approval of applications unrelated to my client. My client strongly objects to any such attempt.

For the foregoing reasons, my client requests that Committee of the Whole and Council refuse each of the Applications.

Please do not hesitate to contact me should you have any questions.

Yours sincerely,  
**DAVIES HOWE LLP**



Susan Rosenthal  
Professional Corporation

SR:SR

copy: Client

**C9**  
**Communication**  
**CW (1) – December 1, 2020**  
**Item # - 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](mailto:Bellisario, Adelina)  
**Subject:** FW: [External] Opposition to amend the Official Plan and Zoning By-Law at 10568 Islington Avenue  
**Date:** November-30-20 9:30:18 AM

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**From:** sales@mimatech.ca <sales@mimatech.ca>  
**Sent:** Monday, November 30, 2020 9:16 AM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Jeffers, Judy <Judy.Jeffers@vaughan.ca>  
**Cc:** 'Kathryn Angus' [REDACTED]; 'Peter Gould' [REDACTED]; 'Mark Tatone' [REDACTED]; 'Mark Inglis' [REDACTED]; 'Frank Abreu' [REDACTED]; 'Laura De Faveri' [REDACTED]  
**Subject:** [External] Opposition to amend the Official Plan and Zoning By-Law at 10568 Islington Avenue

Dear Mayor, Council, and City Planners,

I am writing to you to discuss the proposed development at 10568 Islington Avenue, which has submitted an application to amend the Official Plan and Zoning By-Law from “R1 Single Family Detached Dwelling” Zone to “C11 Main street Commercial” Zone.

I am concerned with such an amendment. The proposed development sits on a unique block that is part of the old village of Kleinburg. The proposal will remove **56** mature trees.

It is not just mature trees, they are trees which take several dozen years to grow, and if removed they will never be replaced. This will change the landscape of our village forever.

Ask yourself, **for what?**

There are plenty of empty lots in the city of Vaughan, which are available for new developments of this kind and I believe that your mandate as an elected authority is to preserve our village from such destruction.

I hope that you will take my objection to the proposed plan in consideration before approving any such developments and setting a dangerous precedent which will ruin the charm that is Old Kleinburg village.

Sincerely,  
Michael Mravyan,  
President Mimatech Inc.

--

Mimatech Inc.  
905-264-0411  
[www.mimatech.ca](http://www.mimatech.ca)



**C10**  
**Communication**  
**CW (1) – December 1, 2020**  
**Item # - Presentation #2**



Committee of the Whole  
Review of Bylaw 066-2020 Sect 17.0(1)  
Request to allow an Urban Hen Pilot Program  
City of Vaughan

December 1, 2020



## Successful in other jurisdictions

- ❑ Brampton, Waterloo Kitchener
- ❑ Georgina and Newmarket
- ❑ City of Toronto -three year urban hen pilot program in 2018
  - ❑ Approved by Public Health
  - ❑ Virtually no complaints
  - ❑ Staff recommendation to extend
- ❑ Request from Vaughan Council
  - ❑ Request staff report on similar pilot
  - ❑ Allow current owner to keep up two hens until further direction from Council



## Why a hen Program?

- ❑ Aligns with Green Directions Vaughan
- ❑ Sustainable- compost reintroduced to garden
- ❑ Educational - eggs don't originate from a refrigerator
- ❑ Shorten links in the food chain from source to table
- ❑ Extension of community gardens
- ❑ Benefits to seniors
- ❑ Fresh, organic, free range, affordable and ethically sourced eggs
- ❑ Equitable



## How about the myths?

- ❓ Noisy? At 60 db, they are equivalent to a human conversation
- ❓ Odor ? Similar to caring for a dog or cat. Owners must practice proper hygiene
- ❓ Attract pests? Proper hygiene from owners is essential
- ❓ Disease? CDC confirms no risk of avian flu transmission to humans
- ❓ Neighbours? Can't control that. Subjective



Thank you !

