



March 1, 2021

**COMMUNICATION – C3  
COUNCIL – March 10, 2021  
Committee of the Whole (Public Meeting)  
Report No. 9, Item 1**

City of Vaughan  
2141 Major MacKenzie Drive West  
Vaughan, ON L6A 1T1

**Attention:** Rebecca Roach, Planner, Development Planning Department  
Todd Coles, City Clerk

**Re:** Office Plan Amendment File OP.20.010  
Zoning By-Law Amendment Z.20.01  
Owner: 2232394 Ontario Inc.  
Ward 2 – Vicinity of Woodbridge Avenue and Kipling Avenue

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Dear Ms. Roach,

The owner has submitted applications for Official Plan Amendment, Zoning By-Law Amendment approval to facilitate the proposed development of the Subject Lands of 30 stacked townhouses, 9 street townhouse units, 2 semi-detached units and a 4-storey mixed use apartment building comprised of 14 residential units and with at grade retail.

Based on our review of the available application materials, we have several concerns related to the proposed development.

- The proposed development property is located immediately adjacent to and shares a property line on the east and west to existing employment uses. The adjacent lands are zoned "M2 General Industrial Zone" by Zoning By-Law 1-88 which permit industrial and open storage areas. The uses permitted in an M2 Zone are autobody repair shop, building supplies establishments, contractors' yard, scrap paper storage, sorting and bailing and truck terminal. In addition, any uses permitted in an M1 Zone such as: club or health centre, day nursery, office building, parks and open space, public garage, retail sales accessory to an industrial use, service or repair shop, wayside pit and wayside quarry.
- The proposed development is irresponsible and has consequences for the personal privacy as well as the peaceful enjoyment of future residents. It is incomprehensible that an application proposing to amend Zoning By-law 1-88 to rezone the Subject Lands from "M3 Transportation Industrial Zone" and "M2 General Industrial Zone" to "RM2 Multiple Residential Zone" along with the site-

specific exceptions, to permit the Development would be supported or considered in a general industrial zone.

- The proposed 4-storey mid-rise mixed use apartment building comprised of 14 residential units and with at grade retail. The retail units will be located at grade along Woodbridge Avenue with four on-street parking spaces along the street and five spaces in the below ground parking that will be shared with visitors to the apartment units. The proposed four on-street parking spaces along the street will diminish the westbound view and poses a safety risk for pedestrians and vehicular traffic.
- The proposed development includes a private laneway (condominium) along the western edge of the development that will provide access from Woodbridge Avenue to the mixed-use building, the residential units and eventually link to the existing development to the northeast and Kipling Avenue. This proposed private laneway will be within close proximity to three additional access points – one driveway is located immediately to the east of the subject property accessing the C3 existing commercial use and two driveways are located immediately to the west of the subject property accessing the M2 existing employment uses. This access from Woodbridge Avenue to the private laneway which by design will be located off the sharp bends in the road would cause safety issues and is unacceptable.
- The proposed development is adjacent to the Toronto Grey and Bruce Railroad and station. The Toronto Grey and Bruce Railroad was the first railway to service Woodbridge and was built in 1871 just west of Kipling Avenue with a train station located south of Burton's Lane. It carried passengers, freight, timber, farm produce and mail to and from Toronto. This railway and station changed the face of Ontario in the late nineteenth century, yet few people know it exists. We must preserve and restore this historical landmark as the building is a reflection of our city's history and culture.

We respectfully suggest that the time to stop the succession of patchwork spot official plan amendments and zoning applications is now. The applicant's amendments is not sustainable or likely to result in a well planned, harmonious neighbourhood.

A better, more thoughtfully planned Kipling is worth the time and energy to create. We hope that City of Vaughan members of Council and staff agrees.

Should you require anything further regarding this matter please do not hesitate to contact us.

Sincerely,



Nick Pinto  
President  
**The WWA, Inc.**