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To: [Bellisario, Adelina](#)
Subject: FW: Letter of Objection re application Z.20.006 and DA.20.010
Date: May-28-21 1:28:08 PM
Attachments: [Submitted JUNE 2021 objection to application Z.20.006 and DA.20.010.pdf](#)
[COMPARATIVE TABLE OF PROPOSED BYLAW AMENDMENTS Z.20.006 and DA.20.010.pdf](#)

From: Dr. Angela Mailis <angela.mailis@thepwc.ca>
Sent: Friday, May 28, 2021 1:26 PM
To: Clerks@vaughan.ca
Cc: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ciampa, Gina <Gina.Ciampa@vaughan.ca>
Subject: [External] Letter of Objection re application Z.20.006 and DA.20.010

I am unable to attend the June 1, 2021 meeting where application Z.20.006 and DA.20.010 will be discussed (due to very short notice and inability to reschedule half day of patients).

I would appreciate if my letter and the attachment is circulated to the members of the committee.

Please acknowledge receipt

Angela Mailis MD, MSc, FRCPC(PhysMed)

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Vaughan, May 28, 2021

I wish to file an objection to the application **Z.20.006 and DA.20.010**, to be discussed on June 1, 2021. I had objected to the original application in the June 23, 2020, meeting for reasons explicitly described in my letter and deputation.

The applicants propose a revised plan to rezone the subject land on 2291 Major Mackenzie Street by creating 3 residential townhomes on Jackson street and retaining an old heritage building on Jackson/Major Mackenzie.

The current “RM2 Multiple Residential Zone” zoning, does not permit the Development. The applicants propose to rezone the Subject Lands to “RT1 Residential Townhouse Zone” in conjunction with numerous site-specific zoning exemptions.

I carefully reviewed the previous exemptions of By-Law 1-88 requested last year vs those requested this year. I outline those in the following attached table by highlight in in green those exemptions that require major revisions.

IN SUMMARY, the applicants continue to require major exemptions of the By-Law 1-88 in:

- Minimum Lot Area of 162m² reduced to 102 m² (**37%** reduction)
- Minimum Lot Depth of 27 m reduced to 16.7 m (**38%** reduction)
- Maximum Rear Yard of 7.5 m reduced to 1.2 m (**84%** reduction)
- Minimum Interior Garage Width of 5.5 m reduced to 3.4 m (heritage dwelling) (**38%** reduction)
- **NEW** Minimum Exterior Side Yard from 4.5 m to 0.4 m (**91%** reduction)

Surprisingly, the last year's By-Law requirement for exactly the same set of townhomes has been altered to require 9 instead of 12 parking spaces. The applicants had proposed 4 and now propose 8. **I wonder, when did the By-law change and why?**

Besides the requested exemptions of so many By-Law standards governing the Subject Lands, the Development poses a **serious safety risk**, in particular to the patients of the Medical facility I own and direct, the Pain and Wellness Centre, located at the intersection of Major Mackenzie and Jackson street (address: 2301 Major Mackenzie Dr W), with our parking lot and exit facing Jackson and exactly opposite to the proposed Development, as I have stated last year.

To understand the safety issues facing us, one must understand the nature of the medical practice and the type of patients we see. The Pain and Wellness Centre was founded in 2014 as a community-based academic clinic, affiliated with the University of Toronto, and the only community pain clinic in Ontario endorsed by the Ontario Ministry of Health and Long Term Care. It looks after patients with chronic pain, employs a staff of 20, and sees patients referred from the GTA as well as the province of Ontario. The Pain and Wellness Centre is not only a clinical service provider but an educational and research facility. About 25% of our patients are over 65 years of age and many have difficulties walking or balancing. They park either in our parking lot, or on Jackson street for 2-3 hours if there is available street parking.

With the creation over the past 2 years of the 45 townhome-complex on Jackson already in place (*with only 7 parking spaces for visitors*), the street is literally clogged by townhome visitors, including our own parking lot. **As of this year, we had to install a gate that locks overnight to protect our parking from numerous townhome tenants and visitors that used to park there.**

Additionally, Jackson street serves as an escape route from the always severely congested Major Mackenzie. Cars turn to Jackson to escape to Keele via Church street, more often than not, at high speed.

The proposed 3-townhome complex has driveways all facing the East side of Jackson. The 3-townhome cars will be backing onto Jackson in an effort to exit the townhomes, further creating serious risk for collision with oncoming turning vehicles from Major Mackenzie or even parked cars at the West side of Jackson.

The additional 3 townhomes will further add to competition for parking on the West side of Jackson posing a further threat to our own parking from overflowing tenants and visitors. Our current experience speaks to it.

Having townhome tenants and visitors parking altogether on Jackson penalizes the most vulnerable of our patients who need to park in proximity to our centre. Many pain patients cannot walk distances, particularly in winter, snow, and inclement weather. A **slip-and-fall can be fatal for an elderly person with a broken hip.**

In summary, the applicants have made small changes while they continue to require exemption in major parts of the By-Law 1-88 (including new exemption requested).

Safety issues remain serious and unchanged with the area becoming immensely congested.

Therefore, I respectfully request that the City seriously considers the merits and feasibility of the requested Development application versus risks to my patients and adverse effects to our medical facility and Jackson street in general.

A handwritten signature in black ink, appearing to read 'Angela Mailis', with a long, sweeping flourish at the end.

Angela Mailis MD, MSc, FRCPC(PhysMed)

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With table attachment

COMPARATIVE TABLE OF PROPOSED BYLAW AMENDMENTS/ Z.20.006 and DA.20.010

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements (June 2020)		Proposed Exceptions to RT1 Residential Townhouse Zone Requirements (June 2021)
a	Permitted uses	Street Townhouse Dwelling	Permit a Live/Work Unit As an additional use within The existing detached Heritage dwelling		
b	Definition of Live/ Work Unit	No definition	Live/Work Unit - Means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit above, and be limited to a Business of Professional Office, excluding the Office of Regulated Health Professional and Veterinarian		Live/Work Unit - Means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit above, and be limited to a Business of Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian
c	Minimum Lot Area	162 m ²	102 m ²		102.3 m ² Heritage dwelling and Units 1-3
d	Minimum Lot depth	27 m	16.2 m		16.7 m Heritage dwelling and Units 1-3
e	Minimum Front yard	4.5 m	4 m (for Units 1-3)		4 m (for Units 1-3)
f	Maximum Building Height	11 m	11.4 m		11.14 m (for Units 1-3)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements		
g	Minimum Front or Exterior Side Yard to an Attached Garage facing a Lot line	6 m	5.8 m (Jackson street)		----- ????
h	Minimum Exterior Side Yard	4.5 m	4 m (Jackson Street- Heritage dwelling)		0.4 m (Major Mackenzie Dr West Existing Heritage dwelling)
i	Maximum Rear Yard	7.5 m	1.2 m for units 1-3 0 m (Heritage dwelling)		----- ?????
	Minimum Rear Yard	7.5 m	----- ??		1.2 m for Heritage Dwelling and Units 1-3
j	Maximum Interior Garage Width For lots less than 11m in Width	3 m	3.1 m		3.1 m For Units 1-3
k	Minimum Interior Garage Width For Lots 12 m to 17.99m Frontage	5.5 m	3.4 m (Heritage dwelling)		3.47 m (Heritage Dwelling)
l	Minimum parking space length	6 m	5.6 m (Unit 2)		-----

m	Minimum Parking Requirements	<p>Residential 2 spaces/unit = 8 spaces</p> <p>Business or Professional Office 84.9 m² at 3.5 spaces/100 m² of GFA= 4 spaces</p> <p>Total parking required = 12 spaces</p>	<p>Residential 1 space/unit = 4 spaces</p> <p>No parking requirement</p> <p>Total parking proposed= 4 spaces</p>	<p>NEW REQUIREMENT, NOT EXISTING IN PREVIOUS BYLAW</p> <p>Street Townhouse Units: 2 spaces/unit x 3 units = 6 spaces</p> <p>Heritage Dwelling (Live/Work) Unit: Residential = 2 spaces</p> <p>Business/Professional Office 35 m² at 3.5 spaces/100 m² of GFA=1 space</p> <p>Total parking required= 9 parking spaces</p>	<p>Street Townhouse Units: 2 spaces/unit x 3 units = 6 spaces</p> <p>Heritage Dwelling (Live/Work) Unit: Residential = 1space</p> <p>Business/Professional Office 35 m² at 3.5 spaces/100 m² of GFA =1 space</p> <p>Total parking proposed= 8 parking spaces</p>
n	Minimum Landscape Area	<p>For lots with a frontage between 6 m to 11.99 m – a minimum of 33% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping</p>	<p>These provisions shall not apply</p>		<p>Minimum of 30% of the Landscaped front or Exterior Yard shall be composed of soft landscaping</p>

		The lots with a frontage of 12 m and greater – a minimum 50% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping			
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