



**COUNCIL MEETING – OCTOBER 21, 2020
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed October 16, 2020</u>				
C1	Frank Stadler, dated October 5, 2020	44	2	Committee of the Whole
C2	Sylvia Millstein, dated October 6, 2020	45	4	Committee of the Whole (Public Meeting)
C3	Sarmad Abo Al-Soof and Youliya Younan, Doe Trail, Woodbridge, dated October	45	5	Committee of the Whole (Public Meeting)
C4	Liviu Serbu, Redfinch Crescent, Woodbridge, dated October 5, 2020	45	5	Committee of the Whole (Public Meeting)
C5	Vera Torgovnikov, dated October 6, 2020	45	5	Committee of the Whole (Public Meeting)
C6	Kathryn Moyle, Director of Corporate Services Township Clerk, King Township, King Road, King City, dated October 6, 2020	45	3	Committee of the Whole (Public Meeting)
C7	Sadhendra Jaiswal, dated October 6, 2020	45	5	Committee of the Whole (Public Meeting)
C8	Massimo and Mary Sturino	45	5	Committee of the Whole (Public Meeting)
C9	Kiran Qureshi, dated September 29, 2020	45	5	Committee of the Whole (Public Meeting)
C10	Carla Kijurina, Dolce Crescent, Woodbridge, dated September 29, 2020	45	5	Committee of the Whole (Public Meeting)
C11	Anne Ferrante, dated September 27, 2020	45	5	Committee of the Whole (Public Meeting)
C12	Paul, dated September 30, 2020	45	5	Committee of the Whole (Public Meeting)
C13	Mike Molnar, Wheatfield Drive, Woodbridge, dated October 4, 2020	45	5	Committee of the Whole (Public Meeting)
C14	Mati, dated September 30, 2020	45	5	Committee of the Whole (Public Meeting)
C15	Mohammad Kia, Dated September 29, 2020	45	5	Committee of the Whole (Public Meeting)

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

**COUNCIL MEETING – OCTOBER 21, 2020
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C16	Nina Chnek, Dolce Crescent, Woodbridge, dated September 28, 2020	45	5	Committee of the Whole (Public Meeting)
C17	Iryna Kryvtsun, dated October 7, 2020	45	5	Committee of the Whole (Public Meeting)
C18	Mark McConville, Humphries Planning Group Inc, Pippin Road, Vaughan, dated October 8, 2020	45	3	Committee of the Whole (Public Meeting)
C19	Douglas Irwin, dated October 9, 2020	45	5	Committee of the Whole (Public Meeting)
C20	Ruth Schachter, dated October 13, 2020	45	5	Committee of the Whole (Public Meeting)
C21	Elle Volanis, dated October 15, 2020	45	5	Committee of the Whole (Public Meeting)
C22	Susan Sigrist, dated October 5, 2020	44	2	Committee of the Whole
<u>Distributed October 19, 2020</u>				
C23	Acting Director, Policy Planning and Environmental Sustainability, dated October 16, 2020	45	5	Committee of the Whole (Public Meeting)

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Please note there may be further Communications.

**COMMUNICATION – C1
Council – October 21, 2020
Committee of the Whole
Report No. 44, Item 2**

From: fstadler@crusaderasset.com <fstadler@crusaderasset.com>
Sent: Monday, October 05, 2020 12:22 PM
To: Clerks@vaughan.ca
Subject: [External] Committee of the Whole October 6th, 2020 request for deputation

To the Clerk,

Kindly include my deputation per my enclosed form regarding Agenda Item #6 Part 2; "RIZMI"

I am very pleased the city has come to the realization of the sensitive ecological issues with the Rizmi subdivision plan and are pleased that there are holds on various parts of phase 1.

However, I am not supportive of any part of phase 2 of this subdivision development and provided confidential evidence that phase 2 should NOT go forward due to the highly problematic 2019 EIS (a requirement of the MZO). As noted in the 2018 EIS, there are significant woodlands, endangered species, and other significant ANSI (an area of scientific interest) features.

1. With that said, I am asking that ALL conditions remain in place and are not removed until they are fully satisfied. I am asking that Councillors and senior staff do not interfere with this process.
2. It is unacceptable and it would be a breach of duty if the Record of Site Condition had not been completed before this development is voted upon. There is a sign seen from Dufferin on the Rizmi property that says "dump site." The piles of concrete, crushing, associated carcinogens, and other materials dumped there is an issue in terms of processing health risks are paramount for our community.
3. My expectation is that a proper park be constructed, and that it not be on top of a storm management container. Also, that storm management containers must be properly studied at sites where they are appropriate and not in sensitive ecological areas, like the Oak Ridges Moraine, close to the TransCanada pipeline. This development is clearly on the Oak Ridges Moraine and should not be a site to experiment with very steep embankments on both sides and future houses, road, and other hard surfaces leading to very significant runoff, due to what are now 5 year storms (not 100 year storms). There are significant wetlands in the area that will be adversely affected due to the extension of Kirby road, so making sure that storm management ponds are properly constructed and large enough to meet the drainage needs for this valley corridor and the hard surface development

is essential.

4. Finally, as the last duly elected President of the Maplewood Ravines Association our execution continue to believe that the subdivision development should have 250 units of compatible lots similar to units in Maplewood Ravines ranging from at least 60 to 80 foot frontages. We also think that building this subdivision should be delayed and contingent upon completing the Kirby extension and a full Dufferin EA that includes the area between Teston north to Kirby.

Kind regards,
Frank Stadler
President



<http://www.crusaderassetmanagement.com>

■ Laurentian Boulevard
Maple, ON
■
Land Line: ■
Cellular: ■

**COMMUNICATION – C2
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 4**

From: Sylvia Millstein [REDACTED] >
Sent: Tuesday, October 06, 2020 8:50 AM
To: Clerks@vaughan.ca
Subject: [External] Notice of Public Hearing Committee of the Whole - Official Plan Amendment File OP.16006 Zoning By-law Amendment File Z.20.019

To Whom It May Concern,

I received the Notice of Public Hearing for applicant 1529749 Ontario Inc. (The Torgan Group) and I would like to oppose the above-noted application.

Due to urban sprawl and extensive traffic congestion, it would not be in Vaughan's best interest or to the community-at-large. I am concerned that this could effect our water, air and general wellbeing. If this Notice is approved, it will also increase air pollution and traffic congestion.

I would like to request Notice of Council Decision via e-mail.

Thank you.

Sylvia Millstein

From: sarmad abo alsoof <saboalsoof@hotmail.com>
Sent: Tuesday, October 06, 2020 8:03 AM
To: Clerks@vaughan.ca
Subject: [External] 3600 Major Mackenzie Drive, northeast corner of Major Mackenzie Drive and Weston Road

Dera Sir/Madam,

We, the residence at [REDACTED] Doe Trail - Woodbridge, received the Notice of Public Hearing with regard to the above development's application submitted by 'Major Weston Centres Limited' and would like to express our opinion to Oppose and Stop this application due to the major impact this huge development on our Community.

Best Regards

Sarmad Abo Al-Soof
Youliya Younan

[REDACTED] Doe Trail
Woodbridge, Ontario [REDACTED]

From: liviu serbu [REDACTED] >
Sent: Monday, October 05, 2020 7:12 PM
To: Clerks@vaughan.ca
Subject: [External] NOTICE OF PUBLIC HEARING COMMITTEE OF THE WHOLE to be held on Tuesday, October 6, at 7:00 p.m.

To:
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A1T1
clerks@vaughan.ca

**Re: NOTICE OF PUBLIC HEARING
COMMITTEE OF THE WHOLE**
Official Plan Amendment File OP.20.008
Zoning By-law Amendment File Z.20.016
(Hearing to be held on Tuesday, October 6, at 7:00 p.m.)

WRITTEN COMMENT OF DISCONTENT

The undersigned Liviu Serbu and family resident at [REDACTED] Redfinch Cres. Woodbridge, ON, [REDACTED], please review and take in consideration **our discontent** in regards with the intention of the applicant "Major Weston Centres Limited" to obtain permission for development of 2 seniors living residence buildings and other details as described in the "notice" mentioned above, for a total of 1265 units (descriptions provided in the attachment associated with the notice).

The main reasons are in direct and undeniable connection with the increasing number of the residents at the specified location which will result and not limited, to:

- Overloading of the commercial and public service facilities in the adjacent zone (already under capacity for safe and reasonable public service);
- Overloading of the public roads, drives and parking lots converging to the existing community, commercial and service public facilities as well as the traffic fluency degradation for a safe and orderly operation in the adjacent zone;
- Overloading the parks and recreation facilities (already insufficient) in the adjacent area for a safe and efficient utilization.

I hope that the city council will make the right decision in the benefit of the current citizens and it will not fall to the traditional "pressure" of the investor's techniques.

Liviu Serbu

**COMMUNICATION – C5
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

From: Vera [REDACTED] >
Sent: Tuesday, October 06, 2020 9:39 AM
To: Clerks@vaughan.ca
Subject: [External] re: Official Plan Amendment File OP.20.008

With respect to the Official Plan Amendment File OP.20.008, I'm not supporting this project. My biggest concern is a traffic volume that will increase, especially when the new hospital will be open.

Thank you.
Vera Torgovnikov.



King Township
2585 King Road
King City , Ontario
Canada L7B

Phone: 905.833.5321
Fax: 905.833.2300
Website: www.king.ca
Email: ServiceKing.ca

October 6, 2020

Margaret Holyday, Senior Planner
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
VAUGHAN ON L6A 1T1

via email: Margaret.holyday@vaughan.ca

Dear Ms Holyday,

**RE: Comments for Planning Application
Zoning By-law Amendment (Temporary Use)
Reference File Z.20.018 – 2109179 Ontario Inc. (3501 King Vaughan Rd.)**

On behalf of the Corporation of the Township of King, staff would like to provide comments for consideration pertaining to the temporary use Zoning By-law Amendment and Site Development applications (Files Z.20.018 and DA.20.029) which are being heard by your City Committee of the Whole on Tuesday, October 6, 2020 to permit the continued use of an existing portable dry batch concrete production plant and to add an accessory use consisting of the processing and storage or recycled concrete for an additional temporary period of three (3) years.

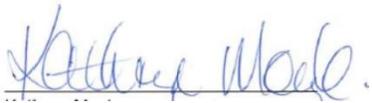
Comments submitted are based upon significant traffic and safety risks impacting the Hamlet of Laskay on Weston Road, due to directly related fully loaded dump trucks from the applicant's operation (which is continuing even though the bridge to Jane Street has re-opened). The applicant/operator has advised the Township that this route (Weston Road through Laskay) is being used by their drivers and that they must accelerate down the hills to enable the loaded, heavy trucks to make the steep inclines on Weston Road in the area of Laskay. The Township, in addition to area residents and local ward Councillor, considers this an extremely unsafe practice and unsafe travel route for these trucks to travel through such a small, rural, residential community.

Should Committee consider future approval of this application, the Township of King is respectfully requesting consideration of imposing certain conditions, as follows:

- a) That the City of Vaughan and Region of York develop and identify a specific truck route of all directly related vehicles from this operation; and
- b) That the developed truck route AVOID the Hamlet of Laskay, in an effort to divert the traffic and operational safety risks that are occurring on a daily basis, directly related from this operation; and

- c) King encourages City of Vaughan/Region of York to actively monitor and enforce all operations that do not meet existing site plan agreement conditions or other terms entered into with the Region of York; and
- d) That these comments be considered by the Development Planning Department and shared with the Township of King in advance of addressing these issues within the final technical report to be considered at a future Committee of the Whole meeting.

Yours truly,



Kathryn Moyle
Director of Corporate Services
Township Clerk

cc. City of Vaughan City Clerk, Todd Coles Todd.Coles@vaughan.ca
Councillor David Boyd, Ward 2, King (dboyd@king.ca)

**COMMUNICATION – C7
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

From: sadhendra jaiswal [REDACTED] >
Sent: Tuesday, October 06, 2020 11:22 AM
To: Clerks@vaughan.ca
Subject: [External] Public Hearing for Application of high rise 10-24 storeys

Hi,
We are resident of Vaughan and We object the purpose of Application and do not wish those proposed buildings to be permitted.

Thanks for valuing our request.

Sadhendra Jaiswal

**COMMUNICATION – C8
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

Goode evening Councillor DeFrancesca,

I am writing to voice my objection to the construction of the six towers at Weston Road and Major Mackenzie Dr. West in Vaughan. We have been residents of Vellore Woods for over 10 years. The local traffic is already extremely dense and it is very difficult to drive through during rush hour. In addition our quiet side streets have also become through lanes for traffic trying to get to the 400. This has made it very unsafe for our children who ride their bikes and play in the streets with neighbors. The additional amount of traffic and congestion that would come with the residents of these buildings would make it even more dangerous and difficult significantly increase traffic.

We are strictly opposed to a structure of this size being built in this neighborhood and we're confident that yourself, the other councilors and the Mayor will continue to do what's right for the residents of Vellore Village and Vaughan.

Thank you for your representation and support!

Massimo and Mary Sturino
[REDACTED]

COMMUNICATION – C9
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5

From: [REDACTED]
To: [DeFrancesca, Rosanna](#)
Subject: [External] Proposes developments at Weston and Major Mackenzie
Date: Tuesday, September 29, 2020 8:31:34 PM

Good evening Ms. DeFrancesca,

My name is Kiran Qureshi and I've resided in the area of Weston and Major Mackenzie for the past 13 years. It's come to my attention that Ozner and Smartcentres have proposed a total of 8 highrises in that intersection (including a 20 and 24 storey building). I hope you can appreciate that Weston and Major Mac is not appropriate for a high-rise filled intersection like VMC.

Although I regularly receive your newsletters, I did not see any mention of the proposed developments. I apologize if I missed it.

In any event, as councillor can you please keep the neighborhood apprised as to when the applications are being heard and any updates as I do not see any notices posted regarding the planned smartcentre development, and only heard of the Ozner application from Facebook.

This is a very important issue to the residents of the neighborhood and I am concerned that there will not be enough consultation.

Last time around, several years ago, my husband and I attended at City Hall with respect to Ozners first application. There was a significant turn out of concerned residents. However this time things appear to be proceeding under the radar due to the online platform, which is very silencing to legitimately concerned parties.

I thank you in advance and sincerely hope that you will look out for the best interests of your constituents.

Best regards,

Kiran Qureshi

[REDACTED]

**COMMUNICATION – C10
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

From: [REDACTED]
To: [DeFrancesca, Rosanna](#)
Subject: [External] STOP SmartCenters 6 Towers
Date: Tuesday, September 29, 2020 6:48:22 PM

Hello Rosanna,

I wish to voice my opposition regarding the proposed 6 towers on Weston & Major Mackenzie Dr W.

We do not wish for these towers to be built, as there is already too much traffic in this general area.

Thank you,

Carla Kijurina
[REDACTED] Dolce Cres
Woodbridge

**COMMUNICATION – C11
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

From: [REDACTED]
To: [DeFrancesca, Rosanna](#)
Subject: [External] Stop SmartCentres!!!
Date: Sunday, September 27, 2020 5:11:14 PM

Good afternoon Rosanna,

Please receive this email as GRAVE concern for the proposed SmartCentres Towers on the NORTH EAST Corner of Weston Rd & Major Mackenzie Dr. These 6 towers and retirement/elderly dwelling pose a huge threat to the infrastructure and value of the existing communities residing on each of the 4 corners. We have spent much time trying to establish our home in this community, this proposal will compromise the quality, safety and living for all Vaughan residents in the Cold Creek, Vellore Village and Vellore Woods communities. This is unacceptable. Please SPEAK WITH us and STAND WITH us as we put a STOP to SMARTCENTRES.

Anne Ferrante

**COMMUNICATION – C12
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

From: [REDACTED]
To: [DeFrancesca, Rosanna](#)
Subject: [External] STOP SmartCenter 6 towers
Date: Wednesday, September 30, 2020 10:15:08 PM

Dear Councillor,

Please do not let this project happen. We already have too much problem with the traffic in our area. Please do what you can to stop it.

Regards
Paul

Sent from my iPhone

COMMUNICATION – C13
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5

From: [REDACTED]
To: [DeFrancesca, Rosanna](#)
Subject: [External] SmartCenters 6 Towers
Date: Sunday, October 4, 2020 6:31:38 PM

Hi Rosanna I am writing to you from [REDACTED] Wheatfield Drive to voice my opinion on the 6 Tower project. I was born and raised in Toronto and watched how the city had sold out to politicians making poor decisions by building up and taking away all the heritage the city had..... Look at all the crime we have now in Toronto, Mississauga and Brampton; all city's that are over populating too quickly. I moved to Woodbridge 6 years ago to get away from a all glass landscape and to enjoy the Heritage and culture it brings. I look around today and I see proposed sites for condos ect. PLEASE STOP THE 6 TOWER PROJECT. You will be driving out good people, adding congestion and traffic and we don't need the crime like the surrounding city's have. You are our elected councilor we voted you in to be our voice. Please stand behind the concerned residents and help us stop the area we live in from building up.. Thanks for the ear..

Mike Molnar

Sent from my Bell Samsung device over Canada's largest network.

**COMMUNICATION – C14
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

From: [REDACTED]
To: [DeFrancesca, Rosanna](#)
Subject: [External] Notice of public hearing
Date: Wednesday, September 30, 2020 8:47:49 AM

Hello!

We are totally against this project. The roads are congested and busy as it is with the new towers it will be insane. We do not support this project at all.

Thanks
Mati

--

Sent from [REDACTED] for mobile

**COMMUNICATION – C15
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

From: [REDACTED]
To: [DeFrancesca, Rosanna](#)
Subject: [External] Stop
Date: Tuesday, September 29, 2020 9:07:33 AM

Good Morning Rosanna,

Please STOP 6 Towers on Weston Rd and Major MacKenzie Dr. W

Thanks,

MK

**COMMUNICATION – C16
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

From: [REDACTED]
To: [DeFrancesca, Rosanna](#)
Subject: [External] STOP building 6 towers on Weston and Major MacKenzie
Date: Monday, September 28, 2020 11:33:43 AM

Hi Rosanna,

I'm Nina Chenk, my address is: [REDACTED] Dolce Cres, Woodbridge, [REDACTED].

I'm voting AGAINST building 6 Towers on Weston Rd. and Major MacKenzie Dr. W. This would destroy our lively living area.

Please, count my voice.

Regards,
Nina Chnek

**COMMUNICATION – C17
Council – October 21, 2020
Committee of the Whole (Public Meeting)
Report No. 45, Item 5**

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

From: Iryna Kryvtsun [REDACTED] >
Sent: Wednesday, October 07, 2020 8:27 PM
To: Clerks@vaughan.ca
Cc: Alex Vitushkin [REDACTED] >
Subject: [External] Notice of Public Hearing

Dear Sir/Madam,

We Iryna Kryvtsun and Oleksandr Vitushkin are writing in regards of Notice of Public Hearing Committee of the Whole.

We strongly disagree with the possible construction of new High-Rise and Mid-Rise buildings that might take place at 3600 Major Mackenzie Drive and Weston Road.

Please contact us may you have any questions. Our phone numbers are: [REDACTED] Oleksandr, [REDACTED] Iryna.

Sincerely yours,
Iryna Kryvtsun.

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

October 8, 2020
HPGI File No.: 9225

King Township
2585 King Road
King City, Ontario
L7B 1A1

Attn: Kathryn Moyle
Director of Corporate Services, Township Clerk

**Re: King Township Comments for Planning Application
Zoning By-law Amendment (Temporary Use)
Reference File Z.20.018 – 2109179 Ontario Inc. (3501 King Vaughan
Rd)**

On behalf of the applicant of the above noted application, 2109179 Ontario Inc., Humphries Planning Group Inc. is providing this letter in response to the King Township letter provided to the City of Vaughan and dated October 6, 2020 (the "Letter").

The applicant/operator has not advised that the trucks associated with the operation at 3501 King Vaughan Road take a route through the Hamlet of Laskay going northbound on Weston Road as described in the Letter. Since the drafting of the Planning Justification Report the applicant and Region have had discussions regarding traffic moving west toward Weston Road and the owner has committed that all concrete trucks use the eastbound Jane Street route, including time sensitive trips for jobs to the west. All heavy truck traffic is directed through Jane Street with the only exception being the empty cement powder trucks using Weston Road only to go south for a safer turning radius with a left turn at that location compared to a right turn onto Jane Street going southbound. No heavy trucks go through Laskay from the operation at 3501 King Vaughan Road. The empty cement powder trucks leaving the site are below the weight load restriction of 5 tonnes per axle when empty and once again only go southbound. The applicant adheres to all Regional Road restrictions including the condition that all heavy trucks above the weight load restriction must use the Jane Street route.

Therefore, the fully loaded trucks described in the Letter are not associated with the operation on the property and such claim is unfounded. There are several other operations that use heavy trucks along King Vaughan Road on the east and west side of Weston Road that may be utilizing Weston Road. Further, the

October, 2020

Page 2 of 2

applicant adheres to all Regional Road restrictions and has pursue appropriate exemptions where necessary.

We trust that this letter provides clarity to the statements outlined in the King Township letter. Should you have any questions, do not hesitate to contact the undersigned at extension 246.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'MR McConville', written in a cursive style.

Mark McConville MCIP, RPP, M.Sc.Pl.
Associate Planner

cc. Margaret Holyday, Senior Planner, City of Vaughan
City of Vaughan City Clerk, Todd Coles
Councillor David Boyd, Ward 2, King
Michael Melling, Davies Howe LLP
Client

delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited". "Ce courriel et tout fichier transmis avec lui sont confidentiels et destinés uniquement à l'usage de la personne ou de l'entité à laquelle ils sont adressés. Ce message contient des informations confidentielles et est destiné uniquement à la personne nommée. Si vous n'êtes pas le destinataire nommé, vous ne devez pas diffuser, distribuer ou copier ce courrier électronique. S'il vous plaît aviser l'expéditeur immédiatement si vous avez reçu cet email par erreur et supprimer cet email de votre système. Si vous n'êtes pas le destinataire prévu, vous êtes informé que la divulgation, la copie, la distribution ou la prise de toute action sur le contenu de ces informations sont strictement interdites ».

From: Ruth Schachter [REDACTED]
Sent: Tuesday, October 13, 2020 9:29 AM
To: Clerks@vaughan.ca
Subject: [External] Planning Committee meeting scheduled for 9 am Oct. 13th.
Importance: High

Re; Highrise proposed for Weston Rd. and Maj. Mackenzie

The above meeting was supposed to be taking place as I type this.
It was supposed to be live for the public.
It isn't accessible.

This is an extremely important matter for any of us living in this area and
extremely annoying and frustrating to not be able to know what is going on.

Could you please let me know how to get to participate, listen to etc these meeting.

Thanks and awaiting your reply,

Ruth Schachter

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

From: Elle Volanis [REDACTED]
Sent: Thursday, October 15, 2020 8:45 AM
To: Clerks@vaughan.ca
Subject: [External] File: Z.11.042

I hope the city of Vaughan recognizes that residence who bought north of Major Mackenzie bought with the intent to escape high rise locations. The placement of a high rise in our neighbourhood not only creates unnecessary congestion but alters the look and decreases the value of homes that are over 1.5m.

I've lived in Vaughan my entire life and currently live at the corner of Weston and Chatfield. This will drive long time citizens out of Vaughan. We have already been considering moving to East Gwillimbury.

Fighting traffic in this area is already bad.

Woodbridge only has 3 streets that don't get cut off. Major Mackenzie, Rutherford and Hwy 7. (Teston cuts at dufferin. Langstaff gets cut by train tracks).

Two high rise with 379 units in that lot is not sustainable and is a ridiculous proposal by the builder. Commercial intent for that lot is the only thing that's fitting and suitable in the south east corner of Weston and Retreat Boulevard.

From: Susan Sigrist <[REDACTED]>
Sent: Monday, October 05, 2020 9:44 PM
To: Clerks@vaughan.ca
Subject: [External] Meeting Oct. 6, 2020 Rizmi FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004

Rizmi Development - Dufferin & Kirby
Tues. Oct 6, 2020 1pm
Council Chamber 2nd. Flr, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan Ontario

RIZMI HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 11333 DUFFERIN STREET VICINITY OF DUFFERIN STREET AND KIRBY ROAD

We are happy that the city finally realized the ecological issues with the Rizmi subdivision plan and are pleased that **there are holds on various parts of phase 1.**

We are **not supportive of any part of phase 2** of this subdivision development and provided confidential evidence that phase 2 should **NOT** go forward due to the highly problematic 2019 EIS (a requirement of the MZO). As noted in the 2018 EIS, there are significant woodlands, endangered species, and other significant ANSI (area of natural and scientific interest) and ESA (environmentally significant) features.

1. With that said, we are asking that **ALL conditions remain in place** and not be removed until fully satisfied. **We are asking that Councillors and senior staff to not interfere with this process.**
2. We find it **appalling that the Record of Site Condition has not been completed before this development is being voted on.** There is a sign seen from Dufferin on the Rizmi property saying “dump site.” The piles of concrete from demolition sites, crushing, and associated carcinogens, and other materials dumped over the last approximate ten years is an issue in terms of **future and longterm health risks to residents** in our community. Have any **records** been maintained with confirmation that the materials disposed in this dump site were clean and **contamination free**, with **proof** of materials sample **testing records** from accredited testing labs and **random follow-up testing**? This would include for example **concrete that was covered with lead based paints** in the past.
3. Our expectation as a community is that a **proper park be constructed, and not on top of a storm management container.** Also, that **storm management containers must be properly studied at sites where they are appropriate and not in sensitive ecological areas, like the Oak Ridges Moraine, close to the TransCanada pipeline.** This development is clearly on the Oak Ridges Moraine and should not be a site to experiment with very steep embankments on both sides and future houses, road, and other hard surfaces leading to very significant runoff, due to what are now 5 year storms (not 100 year storms). **The city has a long history of pandering to developers at taxpayers’ expense. In short, there are significant wetlands in the area that will be adversely affected due to the extension of Kirby road, so making sure that storm management ponds are properly constructed and large enough to meet the drainage needs for this valley corridor and the hard surface development is essential.**

4. I have a great concerns that this development has not been designed to current standards of low impact design, and a sustainable, livable, active community with park facilities that are accessible to all residents. This would include a community that balances and blends with the special features of land in this area - ANSI, ESA, PSW, not destroying these features to “fit” as many homes as possible in the area.

5. I encourage a development plan that will enable the achievement of Net Zero homes by 2030. This includes street and home layouts that accommodate renewable energy such as solar PV on roofs.

6. Finally, we think the subdivision development should have **250 units of compatible lots similar to units in Maplewood Ravines ranging from at least 60 to 80 foot frontages**. We also think that building this subdivision should be **delayed and contingent upon completing the Kirby extension and a full Dufferin EA that includes the area between Teston north to Kirby**.

Susan Sigrist
Maple resident

DATE: OCTOBER 16, 2020

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: TONY IACOBELLI, ACTING DIRECTOR, POLICY PLANNING AND ENVIRONMENTAL SUSTAINABILITY

RE: COMMUNICATION – COMMITTEE OF THE WHOLE (PUBLIC MEETING) – OCTOBER 6, 2020 – ITEM 5

**MAJOR WESTON CENTRES LIMITED OFFICIAL PLAN AMENDMENT
FILE OP.20.008 ZONING BY-LAW AMENDMENT FILE Z.20.016 - 3600
MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE
DRIVE WEST AND WESTON ROAD**

Purpose

The Policy Planning and Environmental Sustainability department is responding to a resolution passed at the October 6, 2020 meeting of the Committee of the Whole (Public Meeting) to determine the feasibility of undertaking a Secondary Plan for an area centered at Major Mackenzie Drive and Weston Road.

Report Highlights

- Options for land use studies are provided
- Staff request additional time for investigation of options for land use studies and to seek feedback from stakeholders

Recommendation

1. THAT Council direct staff to further explore the options for possible land use studies to guide development in the Vellore Centre as a Local Centre in the Vaughan Official Plan 2010.

Background

In response to the Official Plan Amendment application of Major Weston Centres Limited at the October 6, 2020 meeting of the Committee of the Whole (Public Meeting), Council approved Recommendation #2:

That a communication be provided by staff to the Council meeting of October 21, 2020, with respect to implementing a secondary plan in this area

The quadrants at the intersection of Major Mackenzie Drive and Weston Road are designated Mid-Rise Mixed-Use with maximum heights ranging from 6 to 12 storeys and densities ranging from 1.581 FSI to 2.0 FSI as shown on Schedule 13 in the Vaughan Official Plan 2010 (VOP 2010).

Major Mackenzie Drive and Weston Road is a Local Centre in the VOP 2010

The lands at Major Mackenzie Drive and Weston Road are identified as a Local Centre on Schedule 1 – Urban Structure and noted as the Vellore Centre in Figure 6 – Intensification Areas in Chapter 2 of VOP 2010. Policy 2.2.1.1 describes Local Centres having a mixed-use focus for their respective communities, in a manner that is compatible with the local context. Policy 2.2.5.7 further directs that Local Centres shall be planned to:

- *develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and affordable housing*
- *be predominantly residential in character but include a mix of uses including retail, office and community facilities intended to serve the local population and attract activity throughout the day*
- *be the preferred location for locally-delivered human and community services*
- *be the focal points for expression of community heritage and character*
- *develop at densities supportive of planned or potential public transit, taking into account the local urban fabric of each Local Centre*
- *have a fine grain of streets suitable for pedestrians and cyclists, with appropriate internal links, such as sidewalks and greenways, through the Local Centre and links to the surrounding Community Areas*
- *include well designed public open spaces that are either landscaped parks, or public plazas or both in a manner that is appropriate to the local context*
- *encourage a pedestrian-friendly built form by locating active uses at grade*
- *be designed and developed to implement appropriate transition of intensity and use to surrounding neighbourhoods, and/or separation from adjacent Employment Areas.*

There is a range of existing built form, approvals and development proposals in the Local Centre

The northeast quadrant of Major Mackenzie Drive and Weston Road is subject to Area Specific Policies (Section 12.6) in the VOP 2010. The Area Specific Policies of Section 12.6 generally address the urban design framework and define a Village District and a Commercial District, with a Village Promenade located within the Village District. The Village District is defined as follows:

- The Village District Area is the location of the most compact development form within the subject lands. It is intended to be an area of grade related mixed-use

retail commercial and office development, combining high order retail uses and eating establishments. Residential uses appropriately integrated into the area are also permitted.

The lands in the northeast quadrant are 2.55 hectares and municipally known as 3600 Major Mackenzie Drive. They are currently undeveloped and were the subject of a report to the October 6, 2020 meeting of the Committee of the Whole (Public Meeting) to:

- redesignate the lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”, with a maximum building height of 24-storeys and a Floor Space Index (‘FSI’) of 4.1 times the area of the lot and site-specific amendments to the Urban Design policies
- permit a Seniors Supportive Living Building use with 185 units per hectare and a maximum building height of 12-storeys and site-specific urban design policies

The northwest quadrant is zoned by By-law 1-88 Section 9(1351) that allows for two residential apartment buildings up to 12 storeys, block townhouse and block semi-detached buildings, and two commercial buildings. This follows the approval by the Ontario Municipal Board in November 2011 of implementing Official Plan Amendment #712 and Zoning By-law 234-2010. The proposed development was the subject of a report to the Committee of the Whole (Public Hearing) on April 29, 2014 for Draft Plan of Subdivision File 19T-14V001.

The southwest quadrant is zoned 'A' Agriculture and the southeast quadrant is an existing low rise commercial development.

The area is defined as Vellore-Urban Village 1 in OPA 600

Vellore-Urban Village 1 is described in OPA 600 and built form was to be guided by a detailed tertiary plan. The Vellore Village Centre as described in OPA 600 includes the four quadrants of the intersection of Major Mackenzie and Weston Road and is intended to be comprised of a Village District and Commercial District. OPA 600 is superceded by VOP 2010.

The Vellore Village District Centre Secondary Plan, approved in 2003, provides policy direction for a Village Core centered at Major Mackenzie Road and Weston Road, with generally a Low Rise Residential designation surrounding the Village Core

The Vellore Village District Centre Secondary Plan was approved in 2003 in accordance with the direction in OPA 600 to develop a tertiary plan for the area. The main land use designations include ‘Low-Rise Residential’ and ‘Village Core’. Most of the low rise residential development identified in the Vellore Village District Centre Secondary Plan

has built out at this time. As such, the current Vellore Centre, as a Local Centre in VOP 2010, is coincident with the Village Core as shown on Attachment 1 of the Vellore Village District Centre Secondary Plan. Select policies from the Secondary Plan are provided below that are relevant to the build out of the Local Centre.

- *It is an objective of this Secondary Plan to establish a grid of roads as early in the development process as possible ... development approvals will require that all identified road rights-of-way be dedicated to the City.*
- *The long-term development of the Vellore Village District Centre will be based on the main street model rather than shopping centre model of an urban centre.*
- *A crucial element in the establishment of the Vellore Village District Centre and its long-term success, will be its establishment as a hub for local transit facilities serving the Vellore community, and linked to inter-regional and regional transit services.*
- *This Secondary Plan has taken a policy approach that:*
 - *encourages development by allowing a wide variety of uses;*
 - *provides flexibility to achieve the desired form, scale and intensity of development over time, in keeping with the needs of the market and the residents of the Vellore community;*
 - *secures at the initial stage of development, the required road rights-of-way and parkland needed to accommodate the future needs of the District Centre as envisioned in this Plan;*
 - *allows for phased development that fully achieves the desired urban character of the District Centre; and,*
 - *establishes elements of the urban design character at the initial stages of the Plan by providing street-related uses.*
- *Policy 6.2.1.f) refers to a ring road for the Village Core, "The modified 'ring road' is to be provided approximately 230 metres to the north, south and west of the Major Mackenzie Drive and Weston Road intersection, and is to enable traffic flow through and around the Village Core area while minimizing traffic infiltration on the local roads in the Low-rise residential areas. The detailed design and geometries of the 'ring-road' will need to be addressed as part of development applications. Alternative road alignments and designs may need to be considered to address operational issues."*
- *Policy 7.2.c) encourages that, "The existing MTO Maple Patrol Yard on the south side of Major Mackenzie Drive, west of Weston Road, is encouraged to relocate as soon as possible and practical. Its development in the form envisioned by this Plan is important to the creation of a mixed use, pedestrian-friendly retail shopping environment."*

Lands in the vicinity that are subject to Site Specific Policies do not alter the policy context

Areas subject to Site Specific Policies in the vicinity of Major Mackenzie Drive and Weston Road include the Vaughan Healthcare Campus (13.6) and NW Corner of Cityview Blvd and Major Mackenzie Drive (13.27).

Major Mackenzie Drive is a Regional Rapid Transit Corridor

York Region identifies Major Mackenzie Drive as a Rapid Transit Corridor east of Weston Road and as a Transit Priority Network west of Weston Road. The following description is provided in the York Region Transportation Master Plan of November 2016 regarding the Major Mackenzie Rapid Transit Corridor:

- The central section of Major Mackenzie Drive, from Jane Street to Leslie Street, is part of the Viva Network Expansion Plan with curbside stations being constructed starting in 2018. The central section connects the Jane Street rapid transit corridor and the Leslie Street rapid transit corridor. The central section should be extended to Woodbine Avenue to also connect with the potential rapid transit corridor on Woodbine Avenue. Two areas of constraint along this corridor are the sections east and west of Keele Street (Maple) and east of Yonge Street (Richmond Hill).

Previous Reports/Authority

[Draft Plan of Subdivision File 19T-14V001](#), for the lands at the northwest quadrant of the Local Centre, was the subject of a Committee of the Whole (Public Hearing) on April 29, 2014.

[Major Weston Centres Limited Official Plan and Zoning By-Law Amendment Files OP.20.008 and Z.20.016](#) for lands at the northeast quadrant of the Local Centre was the subject of a Committee of the Whole (Public Hearing) on October 6, 2020.

Analysis and Options.

Transportation Network and Urban Design

The design principles and objectives set out in OPA 600 and VOP 2010 for the Vellore Centre remain relevant. The focus is to develop the communities as mixed-use, pedestrian-friendly places and allow for multi-family development. The existing and approved developments at the southeast and northwest quadrants lack public roads comprising a fine-grain street network and common amenity open spaces.

Parks, Open Space and Community Facilities

It is a goal of the City and the Active Together Master Plan (ATMP) to ensure that Vaughan residents have equitable access to parks and facilities. Based on the current distribution of recreational facilities within the area, the subject area will require a variety

of recreational opportunities in planning approaches, park designs and funding mechanisms.

Traditional parkland development currently exists and services the surrounding community. The development of a Local Centre, while more urban in character, will require urban park forms to serve areas of intensification. The Area Specific Policies for Weston Road and Major Mackenzie Drive envisages an urban square and village promenade.

Within the ATMP, the service area around this Local Centre already contains indoor community facilities at the Vellore Village Community Centre and Library and the Pierre Berton Resource Library. Although no new indoor community facilities or large parks are planned for the Local Centre, the requirement of a public urban park and open space will be required to meet the policy direction for urban squares and a village promenade.

Land Use Planning Approaches

Secondary Plans

Section 10.1 of VOP 2010 directs that “Council may pass Secondary Plans, to be included in Volume 2 of the Official Plan, to provide additional structure for the *development* of **New Community Areas, Employment Areas** or **Intensification Areas**, to provide a framework for an appropriate street and block pattern, adequate municipal servicing and infrastructure and to determine the appropriate mix, location and intensity of certain uses.” While the Vellore District Centre Secondary Plan was approved in 2003, a revised or new Secondary Plan is not warranted given:

- the geographic extent of the area limited to the immediate quadrants of an intersection
- no demand for additional servicing and community facility studies
- completed block plans for Blocks 32 West, 33 West, 39 and 40 South

Site and Area Specific Policies

The northeast quadrant of Major Mackenzie Drive and Weston Road is subject to an Area Specific Policy (Section 12.6). Policies in VOP 2010 provide for new Site and Area Specific Policies:

- 10.1.1.28. *That Site and Area Specific Policies reflect historical conditions or development permissions that were established prior to approval of this Plan but still maintain the goals and objectives of this Plan. Such Site and Area Specific Policies have been established because the existing development or development permission do not otherwise fit within the specific policy structure of this Plan.*

- 10.1.1.29. *That Council will establish, from time to time, new Site and Area Specific policies, to be contained in Volume 2 of this Plan, through the processing of development applications where it has been demonstrated that the goals and objectives of this Plan are being met.*

Further consideration of the entire Local Centre within an Area Specific Policy is warranted and will require consultation with appropriate stakeholders. As with Section 12.6 of VOP 2010, possible future Area Specific Policies for the Vellore Centre, should this approach be taken, can have a focus on transportation and urban design matters and an emphasis on ensuring the provision of public roads and local greenspaces.

Streetscape Master Plan

The City-Wide Streetscape Implementation Manual and Financial Strategy (Streetscape Manual) provides an integrated design and financial framework to manage the design and costing of streetscapes in Intensification Areas, including Local Centres, and Heritage Conservation Districts. The Streetscape Manual is a reference tool developed to guide the design, construction and long term operations and maintenance of urban streetscapes in Vaughan. The Manual emphasizes the design of the pedestrian realm in an urban context. It is recommended that any future streetscape plan for Vellore Centre follow a land use study.

Financial Impact

The financial impact will depend on the land use planning approach determined for the area. A Secondary Plan must be budgeted through the City's annual budget process. A possible modification to the existing Area Specific Policies may require a request to Council to amend an existing capital project or may be accommodated through a change work order to an existing capital project.

Broader Regional Impacts/Considerations

The Region's Municipal Comprehensive Review is underway. Any consideration of higher densities for the Local Centre will need to be reflected in the Region's Land Needs Assessment.

Conclusion

The policy and urban development context is provided in response to Council's recommendation to consider the feasibility of a Secondary Plan for all or part of the Vellore Centre. While a Secondary Plan is likely not to be warranted for the Local Centre, other options for land use and other supporting studies are identified that can guide urban development. Staff seek more time, to report back to Council on possible

options for the studies, so that additional analysis can be undertaken and including seeking feedback from stakeholders.

Respectfully submitted by

Tony Iacobelli, Acting Director of Policy Planning and Environmental Sustainability

cc. Nick Spensieri, Deputy City Manager of Infrastructure Development
Jim Harnum, City Manager