VAUGHAN

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – OCTOBER 6, 2020

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Please note there may be further Communications.

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – OCTOBER 6, 2020

COMMUNICATIONS

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Please note there may be further Communications.

COMMUNICATION – C1
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

From: Giovanna [redacted] >
Sent: Monday, September 14, 2020 5:18 PM
To: Clerks@vaughan.ca
Cc: Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: [External] Re: Notice of public hearing committee of the whole (File OP.20.008, File Z.20.016)

Greetings,

We are emailing you from the household of [redacted] Zachary Place **re: Notice of public hearing committee of the whole (File OP.20.008, File Z.20.016)**

Our unanimous deputation is that we do not agree with the plans provided to us via mail as we feel it would be a disruption to our residential property for various reasons pertaining to volume and accessibility.

We also feel that the guidelines need to outline the negative impacts this will have on the infrastructure and traffic volume which already exists.

A retail development would be much more beneficial and lucrative for the residents and the city of Vaughan. We feel that there is not enough retail developments in this area and adding more residential properties would be problematic from and engineering, accessibility, and business perspective. Lastly, we don't feel that it would be fair for a fee to be placed on residents in order to make an appeal on the above so we hope that you can waive that and consider our written opinion on the matter.

Please advise on the next steps, the current status on things, as well as the protocols on the live council taking place on Tuesday October 6th at 7pm, any additional information on who will be there and what to expect before we participate would be greatly appreciated.

Thank you

Kind Regards,

Giovanna and Pina [redacted]

T: [redacted]

[redacted] Zachary Place Woodbridge ON, [redacted]

From: BS[redacted]>
Sent: Tuesday, September 15, 2020 2:44 AM
To: Clerks@vaughan.ca
Subject: [External] zoning FILE Z20-016 , FILE op.20.008- DISAGREE

Good afternoon
I have property on that location : Weston Rd and Major Mackenzie.
I don't like to have many condo high density residential & commercials in my location at all. I am not expecting that.
It will affect the safety and increase my auto insurance rate + property tax terribly. My kids will get more risky on that building. It makes location more complicated and many worst consequences of many building associations : drugs, thrift, violence. We don't want our location to become 2nd victims as Jane and Finch.

I disagree with joining and amending the plan at all.

Thanks
Jenny

--
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From: Karelia Saravia [redacted]>
Sent: Saturday, September 19, 2020 12:24 AM
To: Clerks@vaughan.ca
Subject: [External] File Op.20.008 and Z.20.016

Hello,

Following your mail communication regarding these files, I would like to make a written submission to oppose to this request

Indeed it would be beneficial for the community to have a seniors living residence in the area, and I support that idea.
I strongly oppose to redesignate the area to High rise-mixed use though

The area of weston and major mac is an already very busy area since it takes a lot of traffic that drives into/from 400 highway.
Specifically the weston intersection which is the first main road as you go west of the 400.

On top of that, there is also high transit due to business that are located within that intersection, with main plazas, supermarkets, drugstores, restaurants, etc. With many people driving from the west of Weston, pine valley, kleinburg that come to do shopping in this area.

Let's also not forget about canada wonderland that is super close, and that attracts hundreds of people every year specially during the summer months. All that high traffic already impacts weston and major mac

So proposing to build high rise residential in this area will make the lives of us residents even more chaotic.

Do get the senior residences in (very needed), and perhaps some 2/3 floors building... but no high rise.

The files mention about 1265 units in total. Assuming 2 people per unit, you have 2530 new residents in that corner of weston and major mac only... plus all the vehicles that those families will likely have!!!

Note: I would like to be notified of the council decision about this file please

Thanks
Karelia Saravia

From: Ashok Awal [redacted]>
Sent: Monday, September 21, 2020 11:34 AM
To: Clerks@vaughan.ca
Subject: [External] Notice of Public Hearing

Hi,

Ref: Official Plan Amendment File : OP.20.008
Zoning By-law Amendment File Z.20.016

I received a Notice of public Hearing from your office for construction of a Multistoried building in my neighbourhood. on 3600 Major Mackenzie Drive, and weston Road corner.
I **strongly oppose construction of such high buildings at this locations** .
We always appreciate City effort to develop empty land but any construction of multiple units and highrise in our neighbourhood already oppose many time as we got this house in Vaughan and this neighbourhood due to open ness of area and no high rise constructions which was earlier also opposed when Lormel wanted to construct a 12 storeys condo. apartment on weston and retreat corner.. In my opinion a 4 to 6 storey building will be fine for any residential purpose in this area but not more than 6 storey recommendation only 4 storey. We don't want the area to be over crowded and remove open ness of this area by constructing12 storey building.
I strongly oppose this application and deny this project.

Ashok & Reema Awal
[redacted] **Retreat Blvd , Vaughan**
[redacted]

-----Original Message-----
From: bhavana patel [redacted]
Sent: Monday, September 21, 2020 12:09 PM
To: Clerks@vaughan.ca
Subject: [External] Offial plan amendment file OP.20.008,Zoning by law amendment file# Z.20.016

Hello To whom it may concern:
I Bhavana Patel and Paresh Patel
Resident of Woodbridge
[redacted] Lindbergh Dr
[redacted]
We have an objection of building 24 storeys and 12 storeys on the northeast corner of major Mackenzie and Weston Dr. It will block the view of the area. It will be very crowded area due to all these construction.
The value of our property will go low! We are not agreeing for these high-rise construction. We are raising our voice against Major Weston Centres Limited.
Thanks
Bhavana Patel
Paresh Patel

Sent from my iPad

From: Howard Binder [redacted]>
Sent: Tuesday, September 22, 2020 10:18 AM
To: Clerks@vaughan.ca
Subject: [External] FILE OP.16.006 & Z.20.019

Dear City of Vaughan,

Our neighbourhood, Bathurst/Clark/Centre St - is swollen with people and traffic. We are battling to preserve a modicum of peace and quality of life in this district - run rampant with development.

We strenuously oppose the additional creation of such massive towers in the Promenade region. The volume of traffic, humankind and attendant environmental concerns will further add to the amelioration of our quality of life. A 30 story and 28 story residential building are simply too tall. This is a suburb and not a city centre.

Please do whatever you can to limit the height of these massive buildings that are proposed by the rapacious Torgan Group.

Where does it end my friends?

We are counting on YOU to help us - the beleaguered "little people" of Vaughan.

Sincerely,

HOWARD AND TERRI BINDER
[redacted] Campbell Avenue
Thornhill, ON

COMMUNICATION – C7
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

-----Original Message-----
From: Natalie Conte [redacted]>
Sent: Sunday, September 27, 2020 9:17 PM
To: Clerks@vaughan.ca
Cc: Caputo, Mary <Mary.Caputo@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Concerned residents re: OP.20.008 & Z.20.016, Major Weston Centres Ltd.

Good evening,

This email is to communicate the discontent of Vellore Village residents regarding the possibility of low-rise and high-rise apartments being constructed at the intersection of Weston Rd. and Major Mackenzie Drive. We strongly OPPOSE this plan, as it will exponentially increase traffic and congestion on our roads, will make the major intersection even more unsafe for pedestrians, and will put further pressure on our local schools.
Vellore Village residents moved to this community for its suburban, family-oriented and calm atmosphere. This plan is unacceptable and is not suitable for our community. Apartment buildings are not what residents here want. We hope that the City of Vaughan makes the right decision and DENIES this plan.

Regards,

Natalie & John-Paul De Francesco

COMMUNICATION - C8
ITEM 5
Committee of the Whole (Public Meeting
October 6, 2020

From: Lisa Flynn [redacted]
Sent: Sunday, September 27, 2020 8:11 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; Sherman A1 Adams [redacted]
Subject: [External] Hearing Tues. Oct 6th: Amendment File OP.20.008; Zoning By-law Amendment File Z.20.016

We are **opposed** to this amendment and proposed development by Major Weston Centres Limited for 3600 Major Mackenzie Drive.

The proposal to add six (6) towers High Rise Mixed Use on that property is excessive and will create an egregious concentration of persons and vehicular traffic. At most, this area must remain mid-rise in keeping with the existing developments in the surrounding area.

Further, we are concerned the capacity suggested in this development will further **detrimentally** impact the traffic along Major Mackenzie and Weston Road. The new hospital on Major Mackenzie is set to open next year. We have yet to see (but anticipate) greater traffic due to large number of staff as well as visitors to the hospital.

We are thankful for the hospital but see no need for this grossly overdeveloped proposal by Major Weston Centres Limited.

Please vote "No" to this amendment.

Sincerely,
Lisa Flynn and Sherman Adams
[redacted] Doe Trail, Woodbridge [redacted]

COMMUNICATION – C9
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

From: Gio[redacted]>
Sent: Monday, September 28, 2020 2:03 PM
To: Clerks@vaughan.ca
Subject: [External] 19 Isaiah Drive Household - Re:Subsection 34 (11) of Planning Act, R.S.O. 1990, c P. 13 as amended

Greetings,

I am emailing you on behalf of the household at [redacted] Isaiah Drive Vaughan ONtario [redacted] / Rosa [redacted] re: Subsection 34 (11) of Planning Act, R.S.O. 1990, c P. 13 as amended
Notice of public hearing committee of the whole (File OP.20.008, File Z.20.016)

I do not agree with the plans provided to us via mail as we feel it would be a disruption to our residential property for various reasons pertaining to volume and accessibility.

I also feel that the guidelines need to outline the negative impacts this will have on the infrastructure and traffic volume which already exists.

A retail development would be much more beneficial and lucrative for the residents and the city of Vaughan. We feel that there is not enough retail developments in this area and adding more residential properties would be problematic for seniors and accessibility.

Please advise on the next steps, the current status on things, as well as the protocols on the live council taking place on Tuesday October 13th at 9am.

Thank you

Kind Regards,

Rosa [redacted]

[redacted]

[redacted] Isaiah Drive Vaughan Ontario [redacted]

-----Original Message-----
From: D Massaro [redacted]
Sent: Tuesday, September 29, 2020 8:51 AM
To: Clerks@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] SmartCenters 6 towers at Major Mac / Weston

Good morning. In lieu of gathering to discuss, I wanted to state that I am opposed to these new towers going up in our peaceful neighbourhood. I feel that it would worsen the quality of our life, adding to congestion, and detract from the generally positive landscape of our neighbourhood.

Thank you for hearing these opinions.

From: Cristina Alves [redacted]>
Sent: Monday, September 28, 2020 8:47 PM
To: Clerks@vaughan.ca
Subject: [External] High Rises at Retreat (Major Mac) and Weston rd

I am a resident of Vaughan and have lived in the area since 2000.

I am not very please to hear of possible high rises going up in this intersection.

The traffic and congestion is already horrific. And the hospital just down the street hasn't even opened yet.

This matter needs to be looked at more closely and carefully.

I understand that Vaughan would like yo grow and expand and also have more affordable living but congesting our land and roads is definitely not this answer. Not in this location.

Thank you

Ms Cristina Alves.

Get Outlook for Android

From: Anna Tedesco-Bruce [redacted]
Sent: Tuesday, September 29, 2020 2:43 PM
To: Clerks@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] STOP Smart Centres Towers at Weston & Major MacKenzie
Importance: High

Hi, I appreciate your time in reviewing this email. I am writing to OPPOSE the development of towers at Weston & Major Mackenzie in our community.

As a community member and tax payer who has lived in Vaughan (Kleinburg/Woodbridge) area for over 20 years, this is extremely disappointing to hear. We chose to move to this area so long ago for maintaining the historic beauty, including nature, and minimal congestion in comparison to Toronto area. This has proven as a wonderful area for my family and future for my children, and hope that this project will not move forward out of concern for significantly congesting the area. We have already noticed a significant change in traffic with the building that has occurred to date, impacting commutes and adding stress to the time it takes to travel in the area. The development of these towers would most definitely contribute further congestion and stress to the community members.

Thanks you for your time,

Anna Tedesco-Bruce
Kleinburg Resident

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COMMUNICATION – C13
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

From: Michael Khan <Michael.Khan@Rotman.Utoronto.Ca>
Sent: Tuesday, September 29, 2020 3:00 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] 6 Towers at Major Mackenzie and Weston

Dear Ms. DeFrancesca,

I just wanted to express my family's concern with the above mentioned project. We already have a lot of traffic congestion and we moved to Vaughan to get away from city high rise buildings. I trust you will do what is in your power to prevent the construction of these towers.

Thanks,

Michael Khan

Michael H. Khan, BCom, CPA, CA, MBA, CISA, CGEIT, CITP
Associate Professor, Teaching Stream
Accounting Area

t. 416 978 7583 **c.** 647 272 5491 skype. michael.khan.utoronto.ca

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Here's where it changes.

COMMUNICATION – C14
ITEM 4
Committee of the Whole (Public Meeting)
October 6, 2020

From: legalspc@raccogroup.com <legalspc@raccogroup.com>
Sent: Tuesday, September 29, 2020 5:19 PM
To: Clerks@vaughan.ca
Cc: legalspc@raccogroup.com
Subject: [External] The Torgan Group - Public Hearing - 6 October 2020

The Brownridge Ratepayers Association will participate by making an electronic deputation.
The issues are the same that we have been raising for years, since the property owner indicated interest to change the area.
Some of the issues are:

1. Density
2. Hight
3. Ownership of the internal road.
4. Need to build the internal road at City standards.
5. Park area.
6. Significant pedestrian walking improvements.
7. Connection with the existing & future developments to the south & to the north.
8. Eliminate the potential disturbance to the existing residents during the future construction.

Please confirm receiving this email.

Sincerely,
Mario G. Racco
President - BRA

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COMMUNICATION – C15
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

From: Antonio Gallo <[redacted]>
Sent: Friday, September 25, 2020 11:21 AM
To: Clerks@vaughan.ca
Cc: Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: [External] Deputation File #: OP.20.008 & Z.20.016

Good morning,

I am sending this email to express my intention to make a formal deputation for File #: OP.20.008 & Z.20.016. If possible, I would also appreciate a chance to speak at the committee meeting on October 6th. Below I have outlined a number of reasons why the following proposal by Western Centers Limited should be denied.

1. The subject area of land in question is originally zoned for commercial use and not high density residential condominiums. It is for this reason that these condominium developments should NOT be considered.

2. As it stands, this community already experiences an increased amount of traffic congestion,

as most business and residents use both Weston Rd, Major Mackenzie and Hwy 400 to enter and exist the area. Constructing high density condominium towers will essentially bring an influx of people to the area, thus hindering the ability for individuals and traffic to flow efficiently.

3. The addition of condominiums to the area also places a great deal of strain on our physical environment. Additional buildings and residents will create an increase of pollution in the area. Given that walk-ability score in the area is already relatively low, many residents have to rely on an automobile to access businesses they visit daily. (i.e. grocery stores, coffee shops, convenience stores). This will be the same for individuals who would be living in condominiums. Therefore, a high density development is counter-productive for this current intersection/community as it creates a landscape that is hostile to pedestrians.

4. The construction condominiums to the area do not promote a space that is aesthetically pleasing and create an eye-sore for existing residents. As it stands, this proposal will position condominiums right on the door steps of existing residential housing. This creates an unsightly view for many residents in the community.

5. At the moment there are no high-rise condominiums along Major Mackenzie from Hwy 27 to Keele St. Most of the residential homes in this area are single family dwellings. A high rise condominium development in the area will be uncharacteristic for our community.

If you have any questions, or require additional information please feel free to send me an email or give me a call.

Regards,

Antonio Gallo

[redacted]

COMMUNICATION – C16
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

From: Kurn Sharma [redacted]
Sent: Tuesday, September 29, 2020 8:55 PM
To: Clerks@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>
Cc: [redacted]
Subject: [External] Re: Plan Amendment FIle OP.20.008

Re: Part of west half of Lot 21, concession 5 (Part 11, Plan 65R-37024)

Attn: Mr Todd Coles

CC: Local Councillor, Ward # 3

Dear Madam/Sir:

We received ' Notice of Public Hearing' regarding development at 3600 Major Mackenzie Drive (File # OP.20.008 & Z.20.016).
Wel want to register our opposition to this plan.

The proposed buildings have in total 1265 units in 6 buildings which number itself is appalling. This will create an unbearable stress on the existing infrastructure in our locality, which is only part of the problem.

We can expect increased traffic problems in this area with exponential increase in numbers of vehicles which will originate or will be bound to these buildings. With 4 out of 6 buildings being proposed as residential units, the exponential increase of population density, the need for more

schools will arise in the area as current schools will struggle to accommodate the prospective kids coming from these new high rise residential buildings. Also more policing will be required to counter unlawful situations that may arise.

Currently, we are a peaceful upscale community in an area north of Major Mackanzie and on both sides of Weston, we can expect that this status will be compromised once you allow mixed use residential apartment buildings and residential apartment buildings in this area.

Inadvertently, we can also expect that the semi detached or particularly detached house prices around these high rises will be negatively impacted. This can have a cascading impact as people who don't want to have a property near high rises, will be forced to sell it and move farther.

Eventually, the whole community will be disturbed if these buildings are constructed.

Siting these reasons, we as residents of the community are strongly opposed to constructions of these buildings in the area of Major Mackenzie and Weston Road.

Therefore we strongly urge you not to approve this development plan.

Sincerely,

Residents of Lormel Gate Street & Vellore Park Street, Woodbridge

Kurnesh Sharma
[redacted]
Moe Dichari
[redacted]
Frank

Gopal Sharma
[redacted]

-----Original Message-----
From: chao zhang [redacted]>
Sent: Tuesday, September 29, 2020 10:18 PM
To: Clerks@vaughan.ca
Subject: [External] Public Hearing: Major Weston Centres Limited

Dear Sir / Madam,

RE: Major Western Centres Limited

3600 Major Mackenzie Drive
Paper of west half of Lot 21, Concession 5.
(part 11, Plan 65R-37024)

As a family residing in Vellore Village, we are writing to oppose the applications from Major Weston Centres Limited to develop the high-rising residence buildings at the northeast corner of Major Mackenzie Drive and Weston Road.

These high-rising residence buildings, if permitted and finally built, will result in:
(1) significant landscape changing in this area where low-rising residence houses have been zoned and built.
(2) significant traffic jam in Major Mackenzie Drive to Highway 400 where we now usually spend tens of minutes to reach Highway 400 during the morning rush hours.

Cathy / Chao, a Vellore Village Family

To Whom It May Concern: RE Zoning Bylaw Amendment File Z.20.018-2109179 Ontario Inc

We vehemently oppose another Temporary Use Extension of Maple Ready Mix and a temporary crushing application. As homeowners/taxpayers of Vaughan, we feel disrespected by Maple Ready Mix, and by the City of Vaughan. We are coming up to 100 years that our family farm has been here. We cannot enjoy our property. It's unacceptable to leave us living in this unhealthy environment, we feel like we're in the middle of the Concrete Plant.

I attended a meeting July 16th, 2019, Bylaw stated that 2 temporary uses were permitted, this is the 3rd application, it should not be allowed. Its times this Plant moves to an industrial site, with municipal water source, not depleting the sensitive Greenbelt and Residents water source.

Temporary Use –VOP does not permit Concrete Plant under official use

The last time this company came forward for extension of temporary use, we were not informed by Planning Staff; as we were not within this archaic rule of 150m. Due to lack of this courtesy of being told this was coming before Council; we were never given the chance to speak. To make matters worse, any complaints we had sent to Bylaw were not included for Council's decision.

If this is a temporary batching plant only, why do we see truckloads of aggregate being shipped out and loads of concrete debris shipped in? Why does their website advertise selling aggregate? More evidence of non-compliance to rules and regulations. Why is all manner of other Companies being allowed to operate at times on site? What is temporary?

During the King Vaughan bridge rebuild, we felt held hostage by hundreds of their trucks driving by here from 2:30 am to midnight. No one took into consideration our home, the impact of all these heavy industrial vehicles going by here day and night.

At a past City of Vaughan stake holder meetings, Staff identified this area and their 9.16 ha site as Prestige Area/Office, with a natural park feature, in the Official 2010 Plan.

Plant Site – Zoning is Agricultural, Concrete Batch Plant not a listed usage.

We read submitted papers by the Plant stating it has no effect on the environment. Having grown up next to this once beautiful and vibrant farm, I would argue otherwise. Before the concrete plant arrived, a river flowed most of the summer and definitely all spring and fall. A beautiful river gulley, wild flowers, bees, a harmonious natural environment flourished. They have built a massive processing structure, massive hydro and lightening system, the Concrete Plant site grows extensively yearly. In our opinion this is not a temporary batch plant. We ask you when do you stop calling it temporary or portable?

Trucks

In a few short years, they have gone from approx. 20 Concrete trucks, to **now having 80+ Concrete trucks, 3 Bulk Cement tankers, several Company labelled aggregate truck, plus the contracted long-haul aggregate trucks/dump trucks, and suppliers such as chemical tankers.**

Each Concrete truck, enters and exits the plant many times throughout the day, plus the bulk cement trucks, aggregate trucks – this is overwhelming to our lives. The trucks make excessive noise, spew out lots of carbon exhaust, seemingly break down, as drivers are barely able to get the truck to the corner of Weston Rd and up the hill of King Vaughan Road. Our driveway has been blocked by these trucks. In the past, drivers have stopped right in our driveway to do their circle check or truck repair.

The drivers have barked at our dog; a girlfriend has loitered by our driveway waiting to hop back in the exiting truck. They honk their horns, aggressive driving as they approach our home/driveway, living approximately 30m from hill site line, how could they stop in time if I was backing out? We feel harassed. They throw their coffee cups and debris out on our lawn and driveway. In the past, a concrete truck ended up in the ditch. Our house sits 6 feet from the road on two sides. Drivers frequently turn the corner coming east onto King Vaughan swinging widely into the west lane, into our driveway, they knock over the wooden bollard posts at the corner. We constantly have to endure intense exhaust, burnt tire smell, oil leaks. The exhaust has damaged/burned trees and bushes on our property.

Road

King Vaughan Road just recently became a Regional Road. For years, it was a City of Vaughan Road. There has always been a year-round weight restriction, I questioned constantly how all the heavy trucks and aggregate trucks were allowed? Regardless, Maple Ready Mix is a City of Vaughan business. **They have been given permit by York Region to enter and exit the Plant by using King Vaughan Road and Jane Street only, to-date they have not been compliant in following this rule.** You need to protect us from the business. City of Vaughan Bylaw and Regional Councillors/Mayor for the Region must all take the time to write new policy and say no to any further temporary permits of operation of any kind; to protect us as residents. Never mind destroying the valuable road resource, costing all of us valuable tax dollars.

Spillage and Slurry

Many times, during the last 2 years' trucks would leave concrete spillage on the road. We've reported this to York Region, Ministry of Environment, Councillors and Bylaw Dept. We're very concerned as it spilled into the ditch very close to our property and well. This slurry also enters ditch waterways. One evening a driver spent more than half an hour scooping the spilt slurry from the corner of King Vaughan Road, going South on Weston Road approximately 200m. He had a 5-gallon pail, after a while he began to sweep and shovel the mixture into the ditch. This could enter wetlands, a provincially significant wetland, wood lot, farm fields, and residences. All the homes to the South are on wells. **We're terrified, is wet concrete a toxic contaminate, potentially causing many long-lasting health issues? In our opinion this agricultural farm field next to the Humber river is no place for a Concrete Plant.**

Dust/Contaminants

In reading on concrete batch plants, it's stated its important to design slump stands to avoid trucks driving through slurry and dragging it out into the environment. Is this being done at the site? If so, is it still portable? During working hours, there are constant massive amounts of

dust continually blowing about the building, at times across the fields, along their lane way and along the road. They would have to keep spraying water every 10 minutes on all dry days. **If they are using well water, we're concerned they will be severely depleting the area, Humber river and Residents, we need our water.**
The trucks driving by here, carry a swirling mass of dust, dragged from the plant, especially during high volume heavy truck traffic from the location. With the predominance of SE winds, moving the huge stock piles of aggregate blows dust our way, when not worked dust can be seen blowing.
This spring when intense crushing was going on day after day, we'd step out of the house to immediately be coughing and choking. I've sent emails to Bylaw, Councillors, Regional Councillors and MOE.
In general, our property is covered in dust and carbon exhaust from their trucks and operation. Our chairs, windows, lights, all blackened by a soot like grime. It even makes its way into the house.
Who can assure us none of the dust contains silica or other potentially harmful contaminants? **Is particulate matter that blows a major health concern? PM 2.5 can affect your lungs, irritate your eyes, does this occur when walls of dust like a cloud are seen? We see this frequently, you feel the dry heated irritation from dust when breathing. In our opinion, you cannot develop white belt lands surrounding this plant. It would be detrimental to families and children or employees of businesses.**

Environmental Impacts – it's your responsibility to Protect Us
What type of waste containment do they have? Who monitors this? We hope it is not a self-monitoring system. Please ensure the natural environment is preserved, prevent potential pollutants getting into the soil and surrounding area. Say NO to any permits.
We question what effect all the particulate matter that blows from this plant has on the flora and fauna. What effect does it have on the farmed grains, which are potentially used for human and animal consumption?

Noise
It seems the plant is aware of noise studies taking place, as it will not run grinding sounds on that day. This happened in March 2020. Another day, the noise suddenly stopped, 20 minutes later a man arrived doing his sound reading. One hour after he left, it all started up again. Try to carry on a conversation sitting on our verandah, our lawns, back paddock or garden when trucks are gearing up and down, braking, idling or starting up at the corner. It just cannot happen! So, you flee indoors. The noise is a bit dulled but still a hideous jaw clenching drone. Our home was built in the 1800's, it was not meant to protect you from that horrendous non-stop noise.
We suffer through some sort of aggregate handling 2 to 3 times weekly, starting afternoons to around 11pm to midnight. All one can hear is a droning, hum, jack hammer sounds, jet engine sound – as if it is taking off. Presently, almost every day from Monday to Saturday we're woken by an high-pitched hum, droning sound 6 am to 7:30am and later.

Hours of Operation

When they had applied for and were granted their prior temporary status, the Planning Department documents hours of 9am -5pm, Monday – Friday and occasional Saturdays. **These recommendations never made it into the Bylaw.** This has been a huge error, they are now operating 2:30 am – midnight Monday-Friday and every Saturdays 2:30 am – 6pm or later, rare occasional Sundays. Their websites state all sorts of hours. **Say no to further operations, let us have some peace! Don't let this happen again.**

Bylaws – Concrete Batch Plant not a listed Permitted use in lands zoned agricultural

There should be severe penalties for not abiding by the hours, rules and regulations of operation, in the form of fines. There should be "teeth" in your bylaws. My neighbourhood has turned into the "Wild West". This seemingly attracted other companies opening up on King/Vaughan Road, do they have permission and abide by the Bylaw? **Bylaw should not be amended to allow a Concrete Plant in Agricultural land temporary or otherwise and no crushing operation. When do you stop calling this location portable and temporary?**

Respect- it's time to show us respect we've not been given

We want **conditions set by York Region Council and City of Vaughan Bylaw that regardless of any upgrades to the King Vaughan Road, Companies existing here with heavy trucks empty or loaded must always enter and exit via Jane Street - No Exceptions**. Fines must be issued if they enter or exit via Weston Road and King Vaughan Road.

Write or rewrite bylaws which have immediate and lasting impact to stop this plant operation! Bylaw physically needs to show a presence. Stop the noise, dust, any other heavy industrial irritation, and trucks not using authorized route. Bylaw must take immediate action night or day. If you write good bylaws, you can step in at any time with any company. Take the time to write rules and regulations, do a thorough review process before putting into law. Bring it before Council for review. Widen the area of notification in rural areas to stop anything like this plant occurring in the future.

No noise, even if it is not glass shattering, which seems to be the only concern these days. Prolonged hums, droning, jack hammering, revving up engine jet sounds, and giant car wash sounds, banging sounds are unacceptable. Crushing operation noise would be unbearable.

Finally, we ask for each of you to drive by, sit and observe the site unannounced on several occasions. Although they have removed extreme amounts aggregate piles at this time. See the dust, the volume of trucks, all the trucked in aggregate. Think about how affected we are and what you would do if you lived next to this site. Be our voice, protect us, say NO to any further permits to operate at that site or anywhere in this area.

With Regards,

Alexandra Ney & Family
[redacted] King Vaughan Road, Woodbridge[redacted]

COMMUNICATION – C19
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

From: Afrooz Cianfrone [redacted]
Sent: Thursday, October 01, 2020 2:43 PM
To: Clerks@vaughan.ca
Subject: [External] WRT - Public Consultation - Official Plan amendment File OP.20.008 & Zoning By-law Amendment FIle Z.20.016

Hello,
I am writing to Oppose to the applications filed for building of " High rise, mixed-use" and the amendment to the zoning by-law as per file Z.20.016. The proposal is to build these new buildings and change the zoning in order to allow for the construction projects to happen. The area of Major Mackenzie and Weston Road is already a very busy commercial and residential area. The traffic in this area is already not handled well and according to the population. Building additional high rises will significantly add to the population of the area. As resident sin the area, I am strongly against this plan and would like to see a park built there instead. This area is lacking green space and cannot be developed further than it is. It is not environmentally sustainable, The traffic would be quadrupled and the chaos in the grocery stores in the surrounding area would be even worse.

The City has not showed us and proved to the residents that the approval of this plan is beneficial to our neighborhood. As a tax payer and resident of Vaughan I would like to see parks and trails built to help the mental health of this generation! Especially at a time where people need the space to breathe. The City of Vaughan should be working in favor of us -residents- not the developers who have never cared about the health and well being of the general public.

I would like to hear about the result of the public hearing.
Afrooz Cianfrone

-----Original Message-----
From: Karen Yip [redacted] >
Sent: Thursday, October 01, 2020 8:59 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] No more high rises in vaughan!

I'm a resident of Vaughan, and am opposed to the towers proposed at Weston and Major Mac!

Goodmans LLP

Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: (416) 597-4136
mnoskiewicz@goodmans.ca

October 2, 2020

Our File No.: 171939

COMMUNICATION – C21
ITEM 4
Committee of the Whole (Public Meeting)
October 6, 2020

Via Email (clerks@vaughan.ca)

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

Attention: Council Members

Dear Sirs/Mesdames:

Re: Official Plan Amendment and Rezoning Applications By 1529749 Ontario Inc. (the Torgan Group), 7700 Bathurst Street; City File Nos. OP.16.006 and Z.20.019; Preliminary Comments by Promenade Limited Partnership

We are solicitors for Promenade Limited Partnership ("PLP"), the owner of the Promenade Shopping Centre site, municipally known as 1 and 180 Promenade Circle. PLP is hereby providing comments on the above-noted applications by The Torgan Group (the "Applicant").

Background re: Promenade Phase 1 Development

On June 12, 2019, City of Vaughan Council adopted Official Plan Amendment No. 46 and enacted By-Law No. 105-2019 to permit the Phase 1 redevelopment of the Promenade Shopping Centre site, with 30 and 35-storey residential apartment buildings connected by a 7-storey podium with at-grade retail and a 26-storey mixed-use building comprised of office, hotel and retail uses (the "Promenade Phase 1 Development").

On September 29, 2020, Vaughan Council enacted By-Law No. 125-2020, to remove the Holding Symbol ("H") for the Promenade Phase 1 Development lands. As part of this H removal process, it was determined that downstream sanitary sewer improvements are not required for the Promenade Phase 1 Development. PLP was nonetheless required to provide a letter of credit in the amount of $455,000 as security for a financial contribution towards the ultimate servicing strategy for the Promenade Secondary Plan service area, which may include the Applicant's lands.

Comments on The Torgan Applications for 7700 Bathurst Street

Official plan amendment and rezoning applications have been submitted by 1529749 Ontario Inc. (The Torgan Group) for 7700 Bathurst Street, at the southwest corner of Centre Street and Bathurst

Street, and adjacent to and abutting the Promenade Shopping Centre site. The applications seek permission for a Phase 1 development consisting of a 30-storey mixed-use building and a 28-storey residential apartment building connected by a 1-storey lobby and a 2-storey medical office and commercial building (the "Torgan Phase 1 Development").

At this time, PLP has no immediate concerns with the proposed density, height and uses of the Torgan Phase 1 Development. However, PLP does have concerns with the proposed servicing for the Torgan Phase 1 Development . The Applicant's lands currently have limited sanitary capacity and the proposal to utilize private services within PLP's lands would dramatically affect PLP's future development plans.

The Functional Servicing Report (FSR) for the development indicates that sanitary servicing is proposed to be accommodated by the existing 250mm sanitary pipe on Promenade Circle. The report also notes that there are "known sanitary sewer capacity issues in the downstream sanitary sewer network".

The existing 250mm sanitary sewer within Promenade Circle is a private sewer owned by PLP. There is no registered easement or cost-sharing arrangement in place that entitles The Torgan Group to utilize this existing sewer for its Phase 1 development, or for its current use for that matter.

Before approving the Torgan Phase 1 applications, the City should ensure that there is a servicing approach for the development that does not rely on private services owned by PLP, or alternatively confirm that The Torgan Group has secured the necessary easements and cost-sharing arrangements from PLP that could potentially enable it to utilize the private services and other infrastructure within Promenade Circle. The City should also secure an appropriate financial contribution from The Torgan Group towards the ultimate servicing strategy for the Promenade Secondary Plan service area.

Please provide us with copies of any future notices or decisions with respect to the Torgan Phase 1 applications.

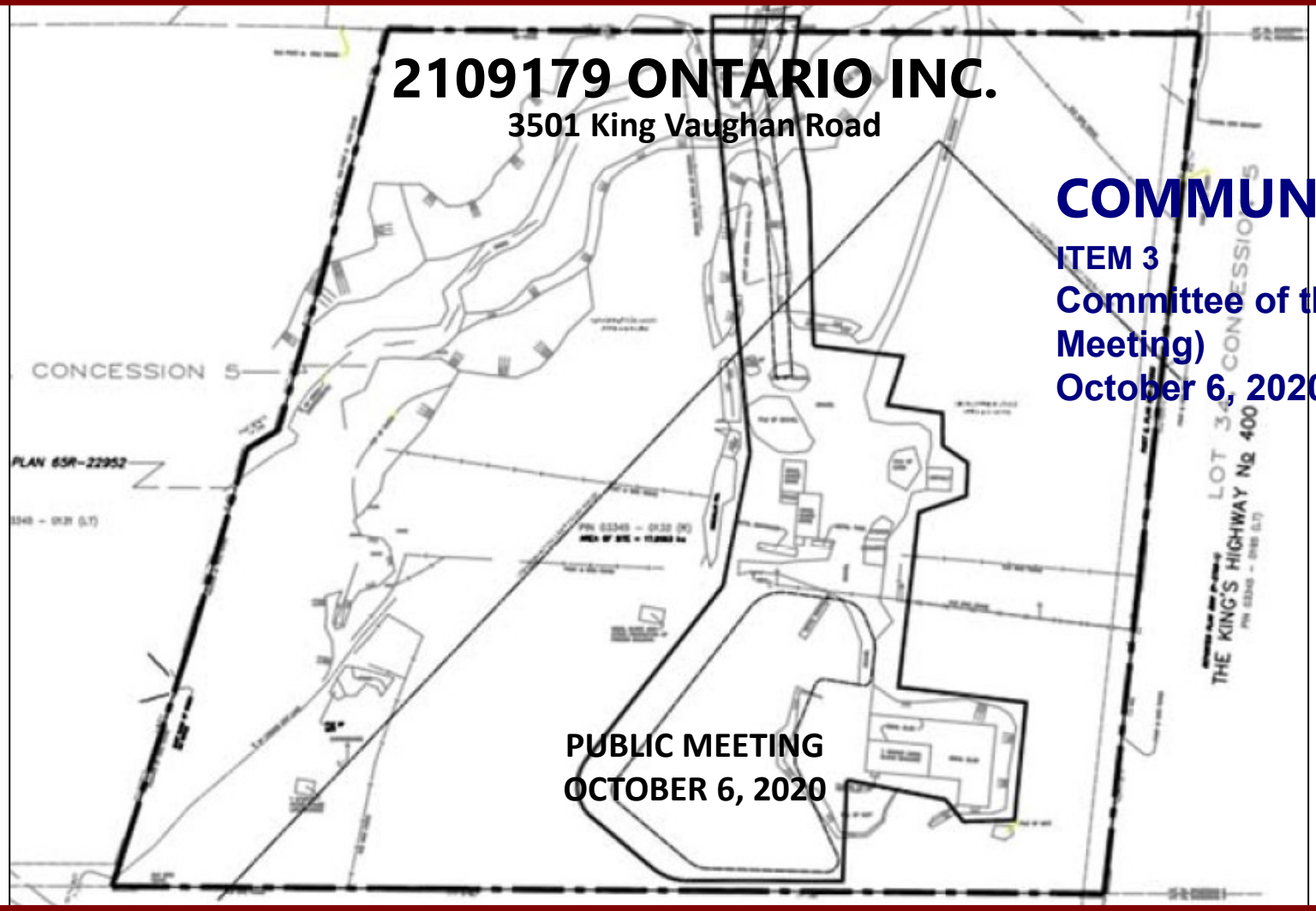
Yours very truly,

Goodmans LLP

Mark Noskiewicz
MN/nb
GOODMANS\7093852

2109179 ONTARIO INC.

3501 King Vaughan Road



COMMUNICATION – C22

ITEM 3
Committee of the Whole (Public Meeting)
October 6, 2020

PUBLIC MEETING
OCTOBER 6, 2020

HUMPHRIES PLANNING GROUP INC.

SITE LOCATION & AREA CONTEXT

Figure 1: Location Map (Google 2020)

SITE PLAN AMENDMENT

- Existing Site Plan approved for the concrete batching plant.
- Site Plan Agreement registered on title May 14, 2020.
- The plant generally operates Monday to Friday between 6am and 6pm, Saturday from 6am to 3pm, and closed Sundays.
- Site Plan Amendment has been submitted.
- Increase in material storage area for a concrete stockpile area to facilitate concrete waste recycling process.

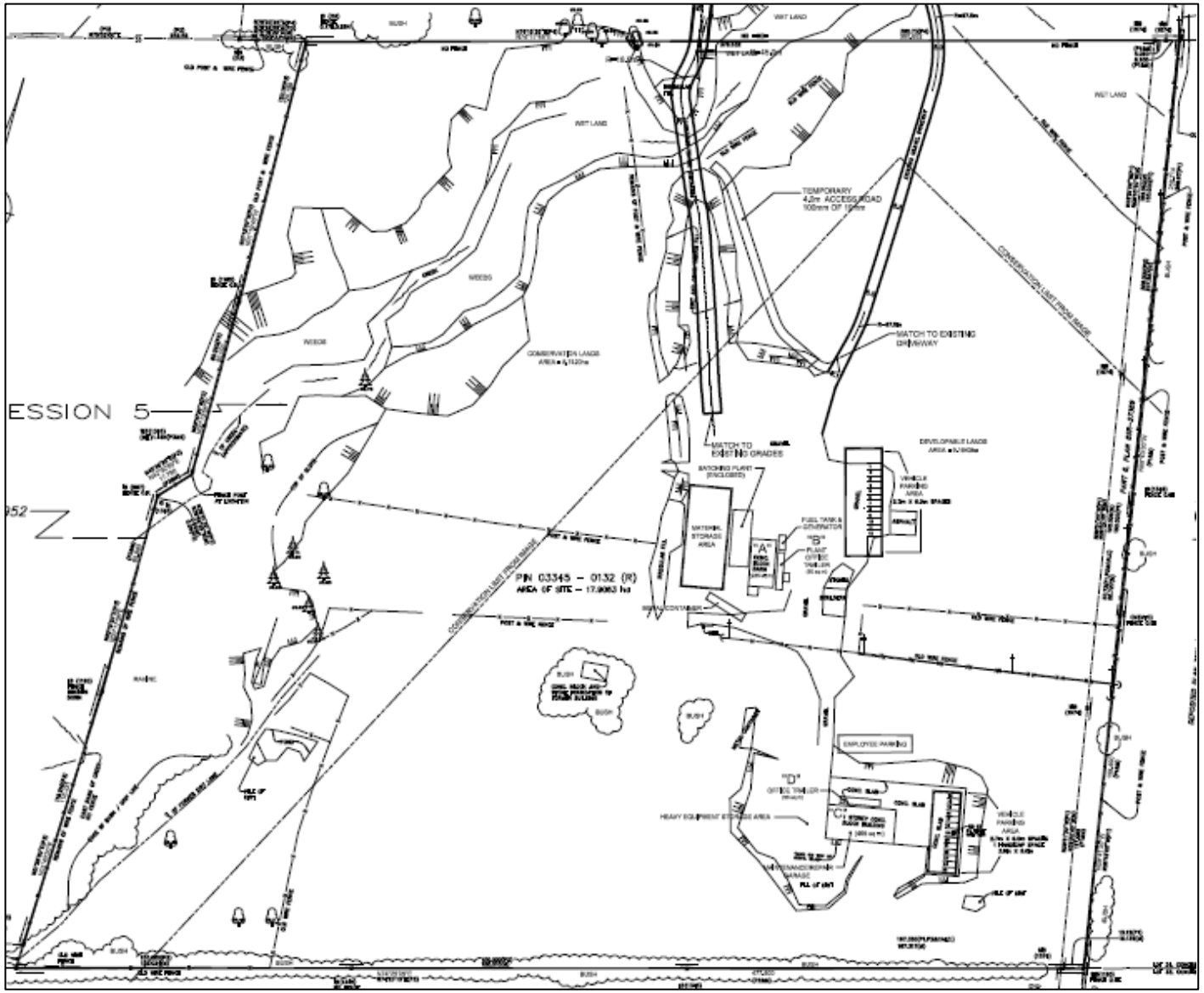


Figure 2: Existing Approved Site Plan

CONCRETE PROCESSING & RECYCLING

- Concrete waste consists of left-over concrete from deliveries associated with the operation and is unloaded in the material storage area in a stockpile.
- The concrete recycling process is done once a year and it consists of crushing the storage pile of spent/recycled concrete with portable crushing equipment.
- The crushed spent/recycled concrete is then picked-up by an outsourced company which completes the recycling process off-site.
- The storage and processing of recycled concrete is an accessory use to a Portable Plant operation, because it is “naturally and normally incidental, subordinate to and devoted exclusively to” the main use, and indeed is an integral part of the Plant process.
- Zoning By-law extension explicitly includes the accessory uses “the storage and processing of recycled concrete.”

Figure 3: Concrete powder silo located on property

TEMPORARY USE ZONING BY-LAW AMENDMENT (TUZBLA)

- Original TUZBLA approved by OMB on February 28, 2013.
- Existing site-specific TUZBLA By-law 082-2018.
- The proposed TUZBLA is appropriate for the continued use.
- The proposal is not anticipated to have any negative impact on the long-term development of the property for the intended uses as envisioned in ROPA 52 and OPA 637.

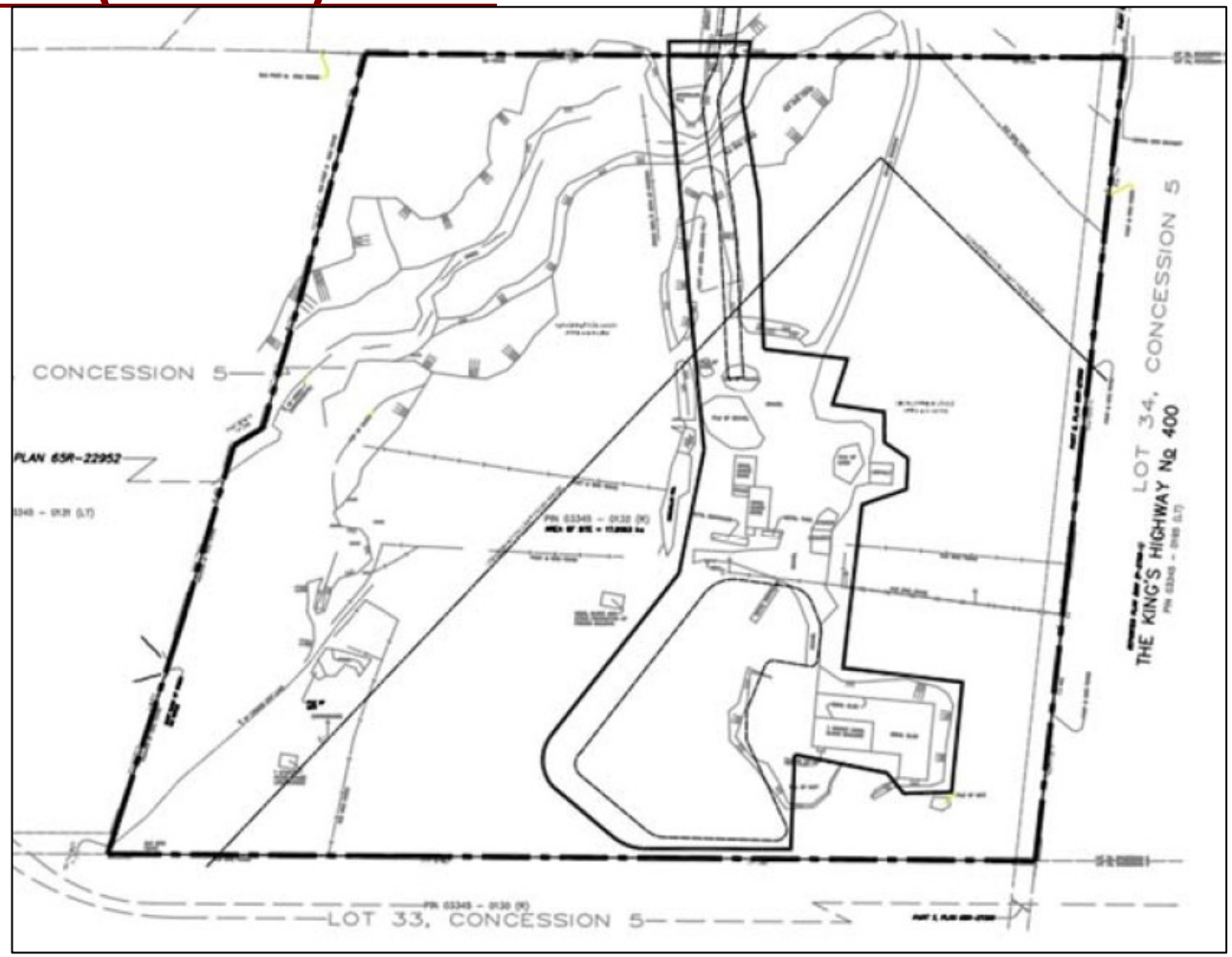


Figure 5: Schedule 1 Excerpt, Draft Zoning By-law, prepared by Humphries Planning Group Inc

GTA WEST STUDY

- There is no longer a limit to the number of extensions for TUZBLA's under the Planning Act.
- The Property is within the GTA West Study area and the Study is still underway.
- As a result, the lands are frozen, which does not allow for permanent Prestige Employment uses to move forward at this time.
- TUZBLA extension at this time and is therefore appropriate and permitted through OPA 637 and VOP2010.

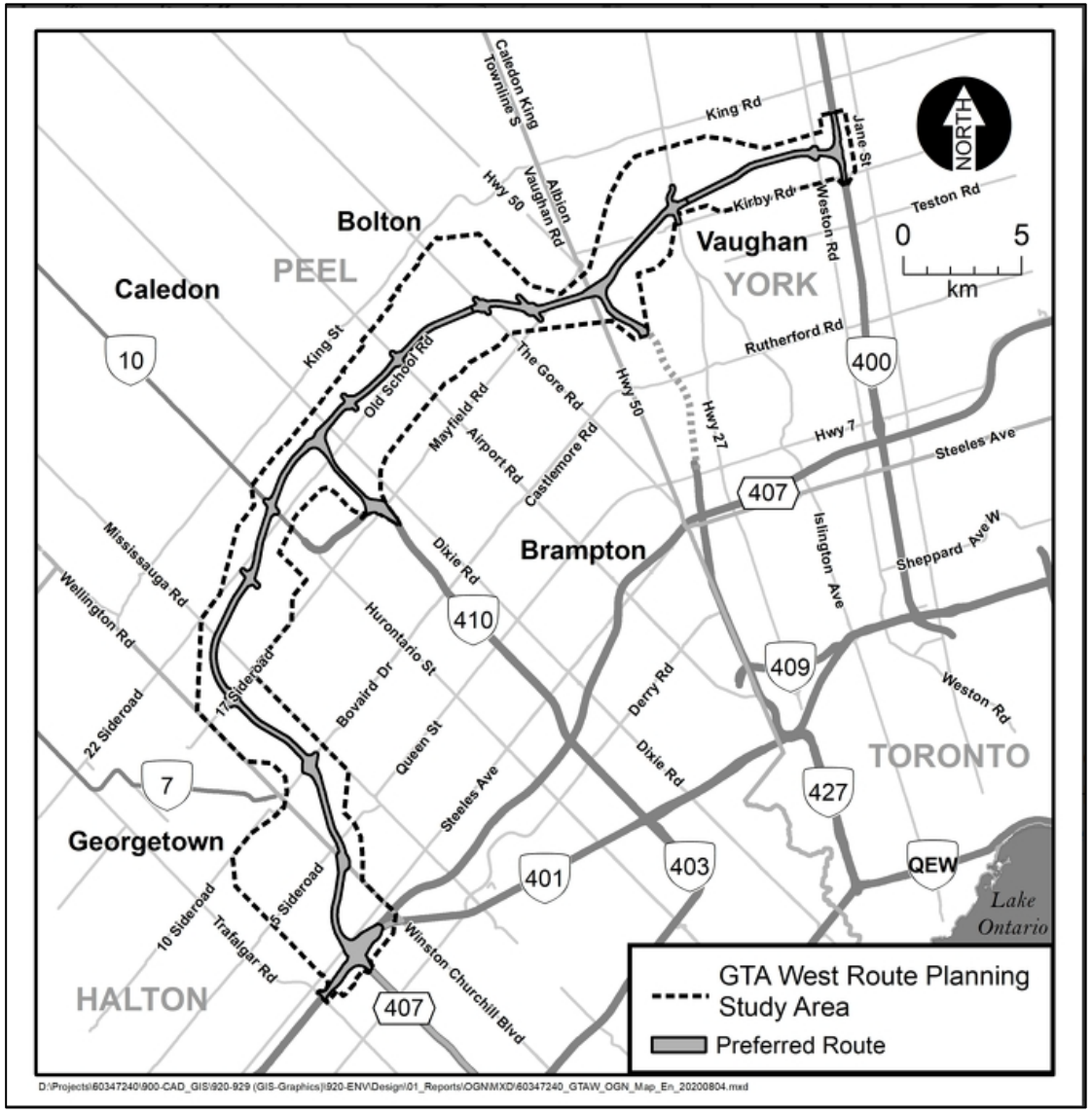


Figure 6: Map of GTA West Route Planning Study Area

IN RESPONSE TO STAFF REPORT

- In regard to the Employment Land Conversion matters:
  - The area of land for the employment conversion request made by Vaughan 400 North Landowners Group Inc does not include lands adjacent to HWY 400 and would in no way affect permitted temporary uses per the policies provided in OPA 637.
- In regards to the public comments listed:
  - Many comments are factually incorrect: Jack hammer sounds are from the Highway 400 reconstruction that is ongoing, not the operation and the plant does not operate at night.
  - There is a general misunderstanding of the issues: No aggregates being sold from the site and cement powder trucks transport the materials required in the concrete batching. In this regard we have Will Maria, Senior Project Manager with GHD who will be making his own deputation to expand on this.

TIS

Based on the Traffic Impact Study conducted:

- total site traffic generated can be accommodated at the existing intersections;
- recommended that cement powder truck routes leaving the site be directed to King Vaughan Road/Weston Road intersection as there are no turning issues.

King Vaughan Road: two lane east–west City rural road with a width is 6.5 to 7.0 metres and a posted speed of 80 km/h. There is a posted 'Load Restriction In Effect - 5 tonnes per axle' with a 'Year Round' tab sign in the eastbound direction from the Weston Road intersection. There is no posted load restriction in the westbound direction from Jane Street.

TRUCKS

- Trucks leaving the facility travel eastbound on King-Vaughan Rd toward Jane Street and all trucks arriving at the property come from Jane Street – with one exception.
- Two types of trucks coming from site:
  - Cement Powder Trucks (pneumatic bulk tanker trailer) – length is approximately 80ft., 3 axles on the truck and 4 axles on the trailer (total 7). Weighs 16500kg empty and 42500kg fully loaded.
  - Concrete Truck –length is approximately 25ft. And has 4 axles. Weighs 13000kg empty and 36100kg fully loaded.

Cement Powder Truck

Concrete Truck

- The one exception: Weston Road is utilized only for cement powder trucks leaving the Property that cannot safely make the southbound right turn at Jane Street.

- When empty both the Cement Powder Trucks and the Concrete Trucks are below the Load Restriction of 5 tonnes (5,000kg) per axle, at 2,357kg and 3,250kg per axle respectively. Out of consideration for the neighbours Concrete Trucks leaving the operation, still utilize the Jane Street route even though they are below the weight load restriction in place by the Region

CEMENT POWDER TURNING DIAGRAM – SAFETY ISSUE

- Swept path analysis of the Cement Powder trucks confirms that the trucks have difficulty safely making the eastbound right turn going southbound from King Vaughan Rd to Jane Street.

- This is a safety issue due to the truck moving into the opposing traffic lane to execute the turn.

- As a result, Cement Powder trucks do not take this route leaving the site.

CEMENT POWDER TURNING DIAGRAM

- Swept path analysis of the Cement Powder trucks shows that the westbound left hand turn onto Weston Rd going southbound can be executed safely.
- Due to the safer turning movement the Region is aware of the Cement Powder trucks using this route.
- Also, the Cement Powder Truck is empty when taking this route and is below the Region Load restriction that is in place.

THANK YOU

62 ADMINISTRATION RD

CITY OF VAUGHAN

COMMUNICATION – C23
ITEM 1
Committee of the Whole (Public Meeting)

October 6, 2020

PROPOSED ZONING BY-LAW AMENDMENT

FILE Z.20.020

Public Hearing

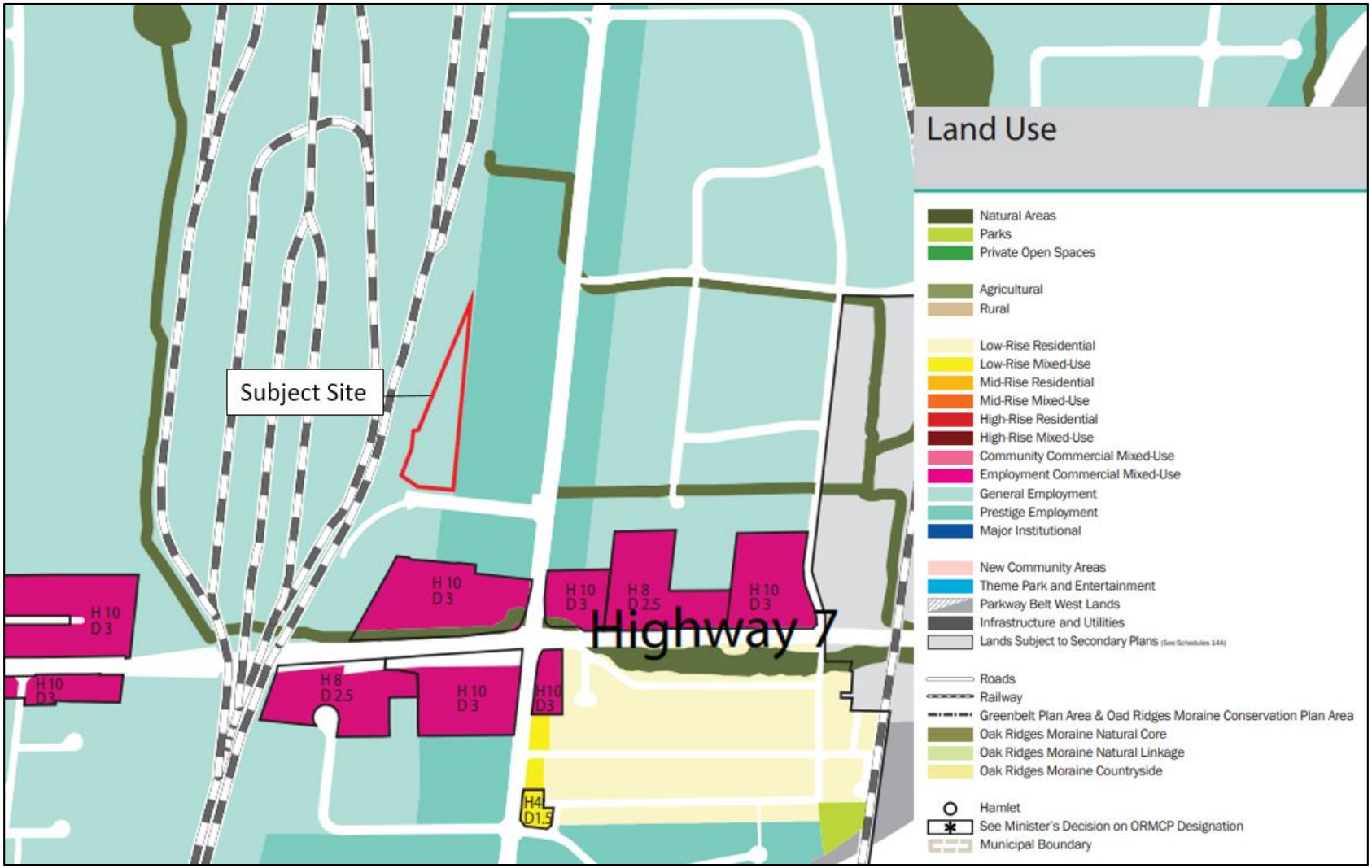
Site Area: 5.49 ha (13.57 acres)

Existing Building: 10,553 sq. m

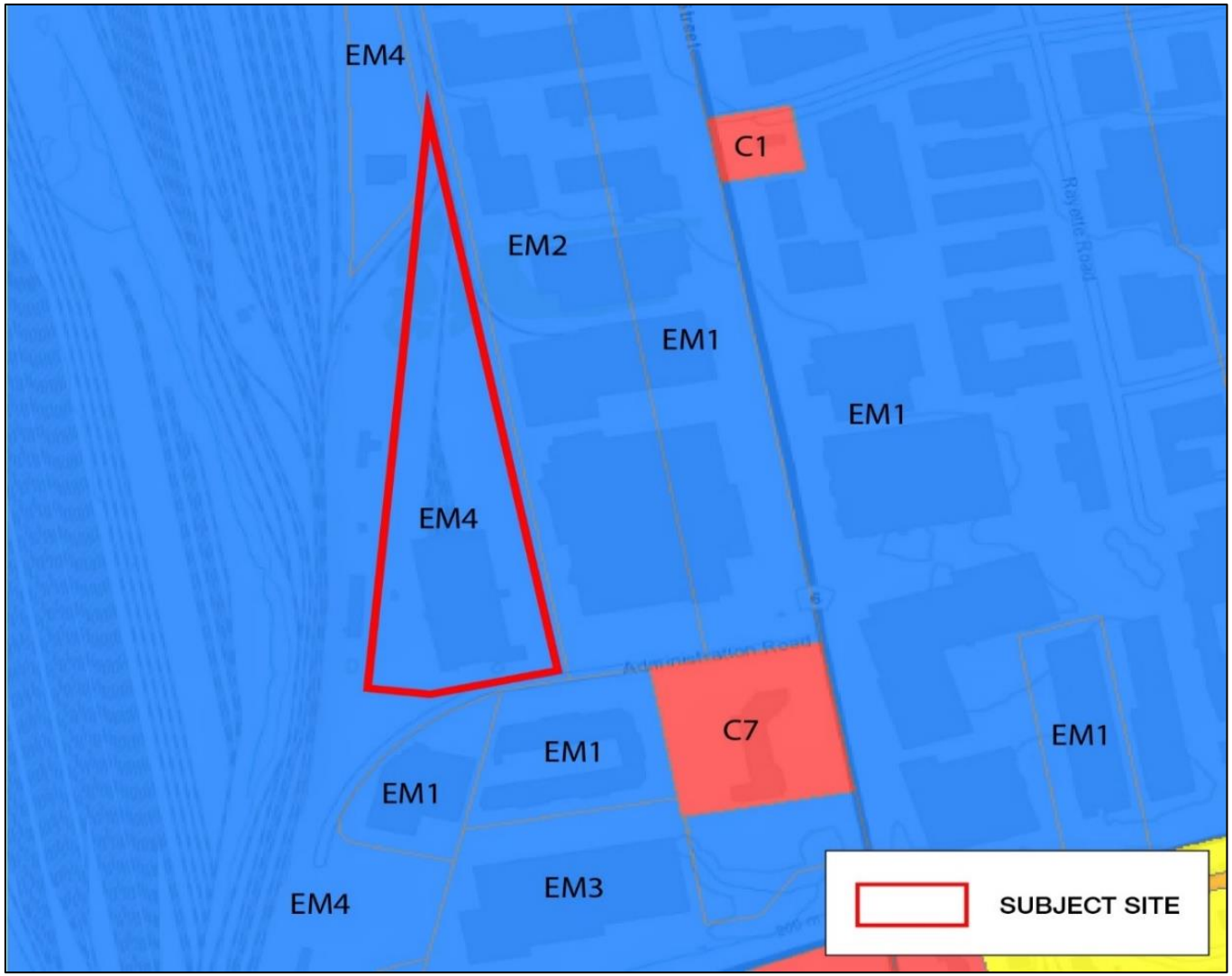
Current Use: Commercial trucking & distribution operation

Surrounding Uses: Industrial/employment uses, CN Rail MacMillan Yard

Subject Site



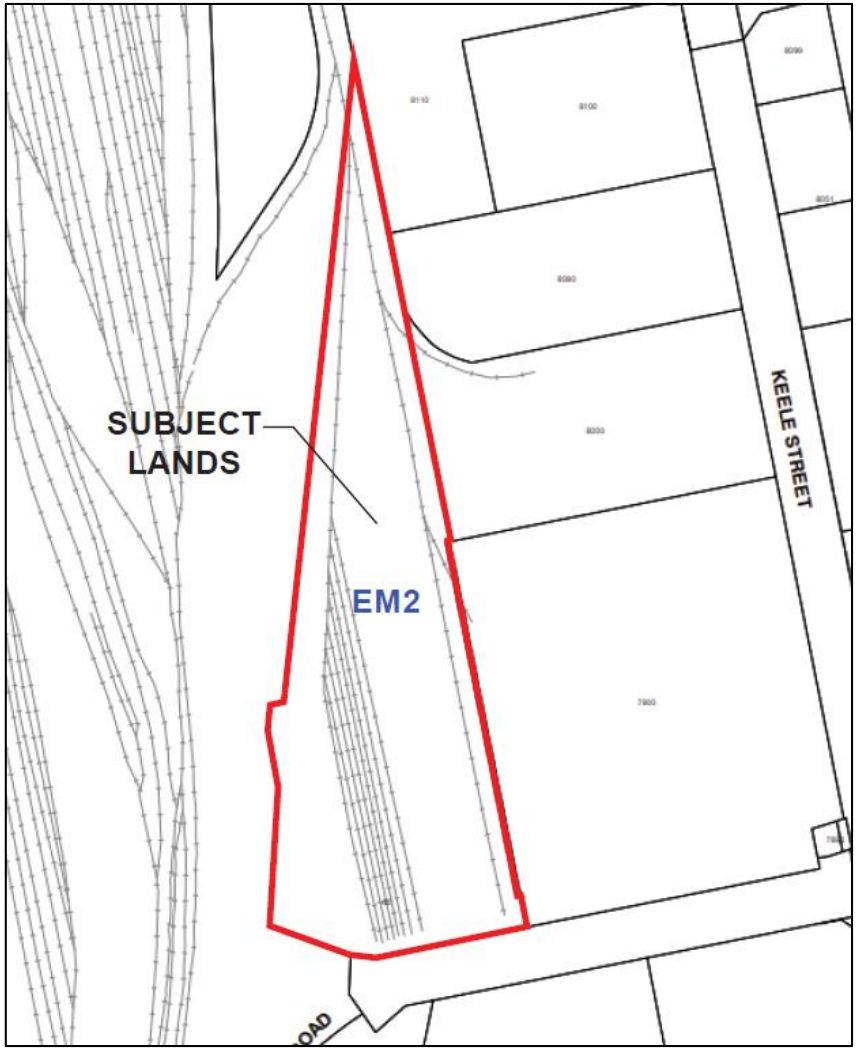
Vaughan Official Plan – Land Use



Zoning By-law 1-88 Mapping

EM1 ZONE	EM2 ZONE (PROPOSED)	EM3 ZONE	EM4 ZONE (EXISTING)
• Employment Use • Accessory Retail & Office Sales to an Employment Use • Banquet Hall • Bowling Alley • Business and Professional Offices • Club, Health Centre • Convention Centre, Hotel, Motel • Funeral Home • Car Brokerage • Office Building • Recreational Uses • Service and Repair Shop • Public garage legally existing	• All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre and Personal Service Shop • All Season Sports Facility • Autobody Repair Shop • Building Supply Outlet • Car Brokerage, including trucks • Club or Health Centre • Contractor's Yard • Equipment Sales/ Rental Establishment • Meat Packing and Processing • Public Garage • Scrap Paper Storage, sorting or Baling • Service or Repair Shop, including repair of heavy equipment • Truck Terminal • Accessory Outside Storage	• All uses Permitted in an EM1 Zone • Building Supply Outlet • Catalogue Sales • Convention Centre • Retail Warehouse • Retail Nursery • Swimming Pool, Recreational Vehicles Leasing/ Rental/ Sales	• Airport • Landing Field • Railway Classification Yard including accessory office, warehousing, distribution and repair facilities • Intermodal Yard and uses accessory thereto

Employment Zones



Proposed Site Statistics

ZONE PROVISION	REQUIRED (EM2)	EXISTING
EM2 Zone		
Minimum Lot Frontage (m)	34	172.22
Minimum lot Area (m²)	3,000	54,941.96
Minimum Front Yard Depth (m)	6	9.22
Minimum Interior Yard Width (m)	6	31.7 (E)
Minimum Interior Yard Width (m)	6	28.7 (W)
Minimum Rear Yard Depth (m)	12	440.39
Maximum Building Height (m)	15	< / = 15m
General Provisions		
Minimum Landscaping Buffer (m)	3	5.50
Minimum Landscaping Coverage (%)	5	17.47
Number of Parking Spaces	162	169
Parking Space Dimension (m)	2.7 x 6.0	2.6 x 5.6
Outdoor Storage	Shall be completely enclosed	This provision does not apply

Proposal

Transportation Impact Study

- Trip generation & parking analysis based on the most conservative land use in the EM2 Zone
  - In a worst case scenario, trips generated not anticipated to have a significant impact on the traffic operation in the study area
  - The most conservative amount of parking spaces can be accommodated on site

Planning Justification Report

- Conforms to / is consistent with governing policy framework

Servicing & Stormwater Management Practices Memo

- The existing municipal servicing infrastructure will continue to sufficiently service the site

Supporting Studies

Conclusion

- Conforms to / is consistent with Provincial, Regional & City policy
  - Supports employment land objectives at all levels of policy
- Represents a more appropriate zone for the current use
  - Not currently used for a transportation function
- Increases the marketability of the building for a broader range of tenants and users and enhances Vaughan's competitiveness

COMMUNICATION – C24
ITEM 4
Committee of the Whole (Public Meeting)
October 6, 2020

WESTON CONSULTING
planning + urban design

STATUTORY PUBLIC MEETING

7700 BATHURST STREET
TORGAN GROUP

OCTOBER 6TH, 2020
CITY OF VAUGHAN

VAUGHAN CITY HALL, COUNCIL CHAMBERS
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS
OP.16.006 & Z.20.019

Subject Property

Aerial View of Subject Property

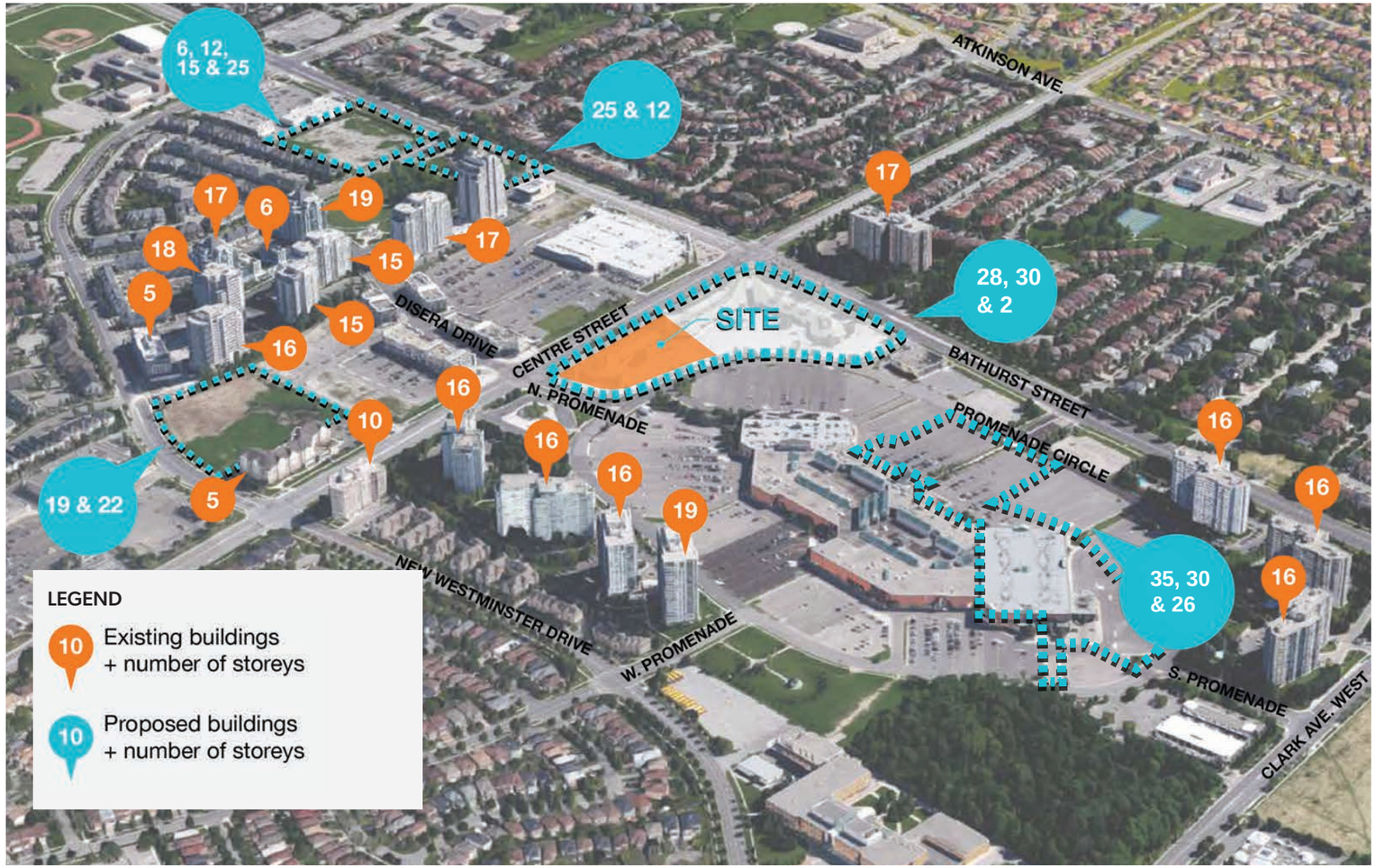
- The subject property forms the western portion of the lands located at 7700 Bathurst Street.
- The lands in their entirety are irregular shape and has a total land area of approximately 3.3 hectares (33,000 square metres).
- The site is currently occupied by three single storey commercial and retail buildings where the feature portion of the buildings is two storeys at the Centre Street and Bathurst Street intersection. The remainder of the site is occupied by at-grade parking to service the retail and commercial establishments.
- Phase 1 has a total land area of 0.93 hectares (9,295.24 square metres).
- The subject property has variable topography and is generally higher at the north east portion and gradually slopes downward in a westerly direction through the site to be at grade with Promenade Circle.

Surrounding Context

Surround Context of Subject Property

- The subject property is bound by two major arterial roads and surrounded by major retail and commercial establishments as well as surrounding residential uses.
- North:
  A large scale commercial establishment exists to the north of the subject property along with smaller scale retail/ commercial uses and at grade parking.
- East:
  A high-rise residential building is located to the east of the subject property with some at-grade parking.
- South:
  Promenade mall is located to the immediate south of the subject property.
- West:
  The York Region Transit and VIVA Promenade Terminal bus station is located immediately west of the subject property.

Surrounding Development



City of Vaughan Schedule 13, Land Use Plan

- Within a greater area context, the subject property is surrounded by the proposed and approved developments.

  A. 1 & 180 Promenade Circle, Blocks 1, 2, 3, 4 and 10 (Promenade Limited Partnership) – Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications

  B. South side of Clark Avenue & West of Bathurst Street (Wycliffe Clark Limited) – Zoning By-law Amendment, Site Plan Approval, Draft Plan of Subdivision and Draft Plan of Condominium

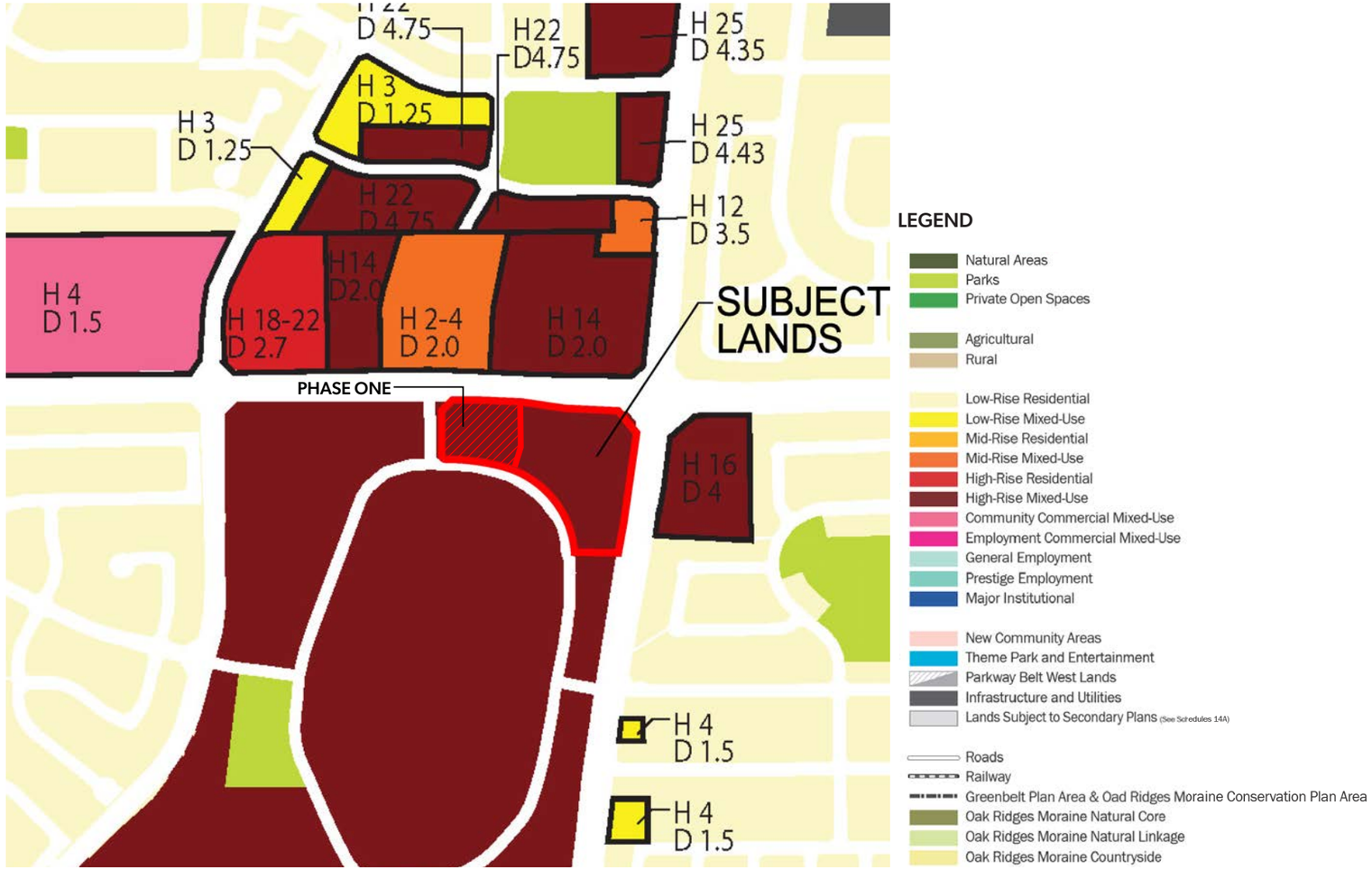
  C. 927 Clark Avenue West (Reena Battle Centre) – Site Plan Approval

  D. 2 Beverley Glen Boulevard (Baif Developments Limited) – Official Plan Amendment and Zoning By-law Amendment

  E. 7890 Bathurst Street (Liberty Developments) – Official Plan Amendment, Zoning By-law Amendment and Site Development

  F. 784 Centre Street (Blue Water Ranch Developments Inc.) – Zoning By-law Amendment and Site Plan Approval

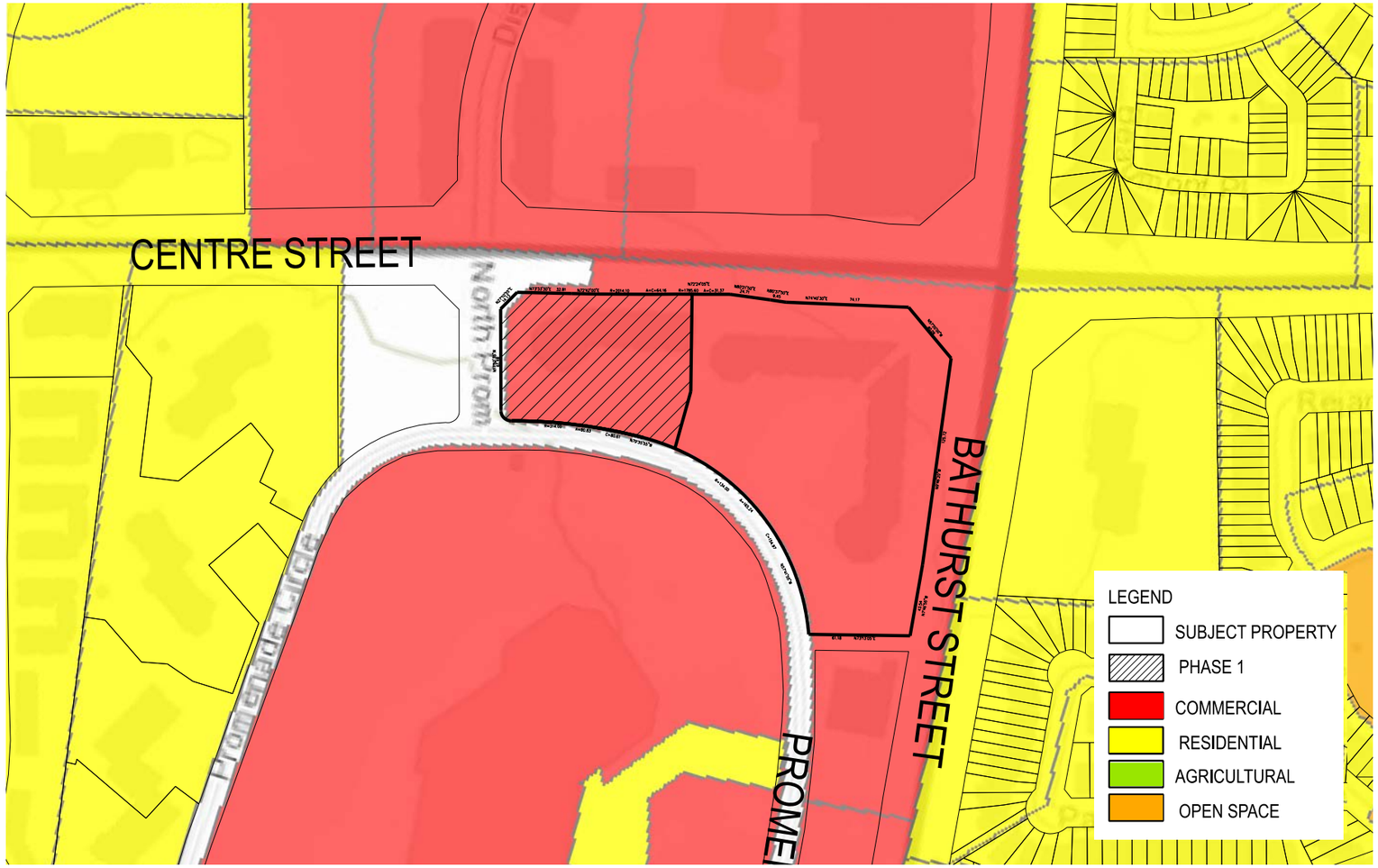
Planning Framework - City of Vaughan Official Plan, 2010



City of Vaughan Schedule 13, Land Use Plan

- The subject property is designated as within a *Primary Centre* and *High-Rise Mixed-Use*.
- The proposed development generally conforms to the current Vaughan Official Plan policies, with the exception of height and density permissions. An Official Plan Amendment application has been submitted to facilitate the proposed development.

Planning Framework - City of Vaughan Zoning By-law 1-88



Current Zone per Zoning By-law 1-88

- Lands are zoned *C2 – General Commercial*
  - Permits commercial uses, including and among others, eating establishments, office uses, pharmacies and retail stores
- A Zoning By-law Amendment to City of Vaughan Zoning By-law 1-88 was submitted to facilitate the proposed development.

Planning Framework - Draft Promenade Centre Secondary Plan

Secondary Plan Area

- The Promenade Centre Secondary Plan is in its early stages of coordination and is planned to be finalized in the first quarter of 2021.
- We are actively engaged and participating in the Secondary Plan process, however, in advance of a draft of the Secondary Plan or an approved version, the Phase 1 lands are proceeding with site specific applications to facilitate the proposed development at this time.

Proposed Site Plan

Site Plan
prepared by Quadrangle

Development Statistics	
Phase 1 Lot Area (sq.m.)	9,295.24 sq.m.
Building Height (Storeys and Metres)	Building 1: 30 Building 2: 28 Commercial Building: 2
Parking Levels	3 levels plus a Mezzanine
Total Gross Floor Area (GFA)	50,941.50 sq.m.
Residential GFA	49,140.80 sq.m.
Non-Residential GFA	1,800.70 sq.m.
Density Floor Space Index (FSI)	5.48 FSI
Number of Residential Units	685 units
Provided Vehicular Parking	705 spaces
Bicycle Parking Provided	300 spaces
Total Residential Amenity Space (Indoor and Outdoor)	9,161.83 sq.m. (1,211.95 sq.m. and 7,949.88 sq.m.)

WESTON CONSULTING
planning + urban design

Proposed Development

View from Centre Street Looking Southeast
prepared by Quadrangle

View from Promenade Circle Looking Northeast
prepared by Quadrangle

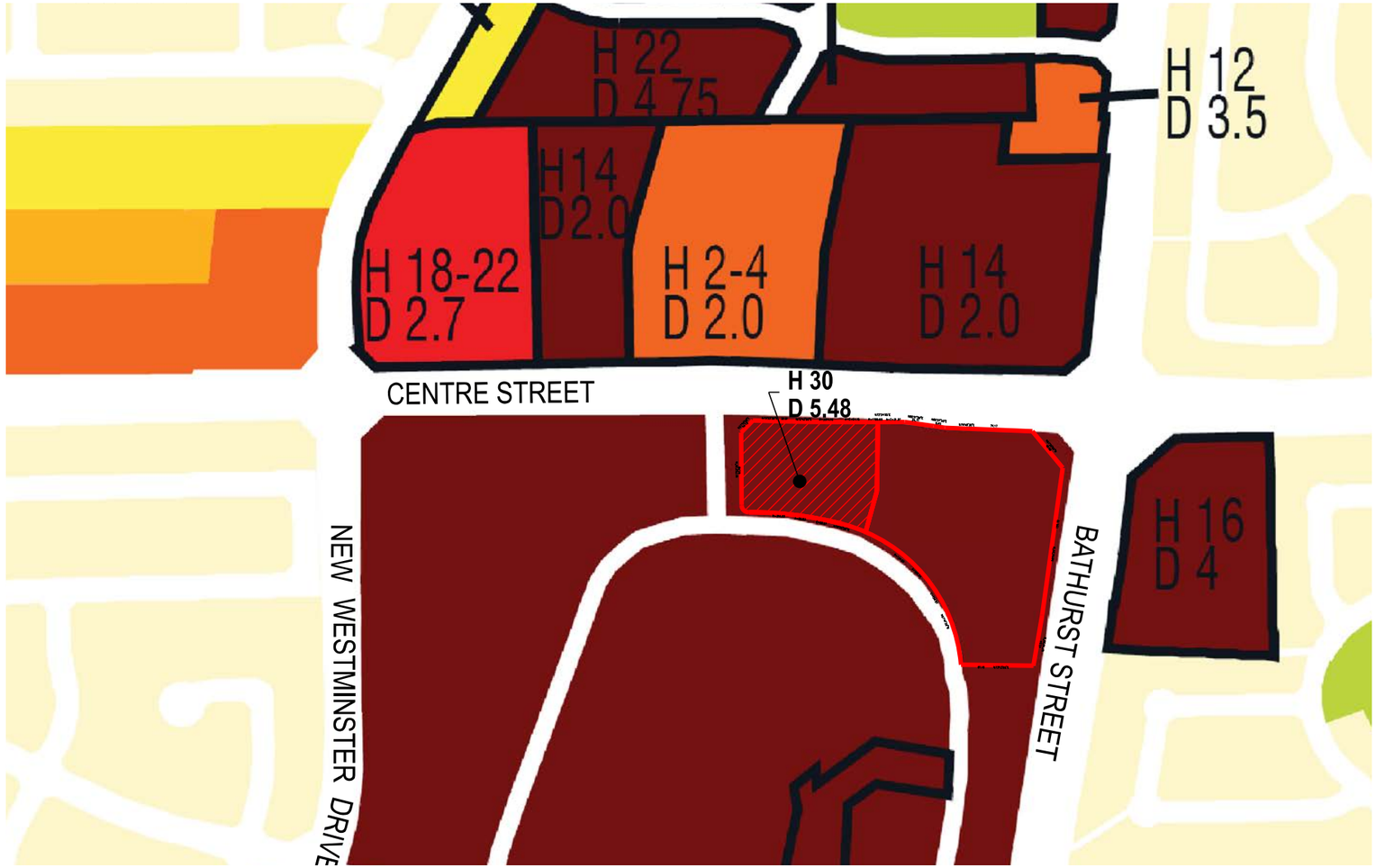
WESTON CONSULTING
planning + urban design

Proposed Landscape Strategy

Landscape Plan
prepared by Broadie and Associates and rendered by Weston Consulting

WESTON CONSULTING
planning + urban design

Official Plan Amendment

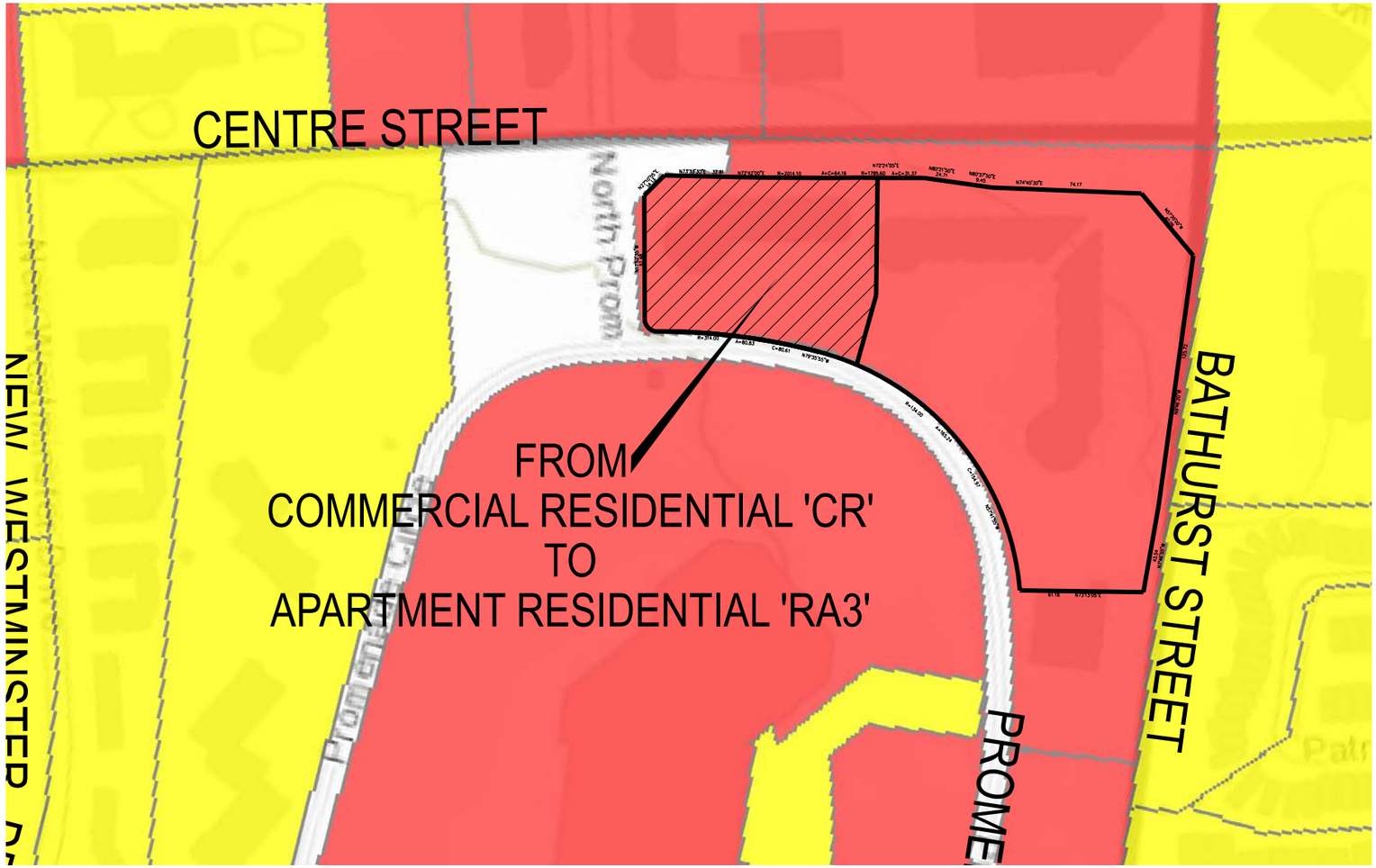


Official Plan Amendment Schedule

- The subject property is proposed to amend the Vaughan Official Plan to permit;
  - a maximum building height of 30-storeys;
  - a maximum density of 5.48 times the lot area;
  - residential uses at-grade along Centre Street and site-specific urban design standards.

WESTON CONSULTING
planning + urban design

Zoning By-law Amendment



Zoning By-Law Amendment Schedule

- The subject property is proposing to rezone the site to '*RA3 – Apartment Residential Zone*' with Site Specific Exceptions;
- Site-specific exceptions to permit the proposed heights, building setbacks, FSI, parking, and minimum amenity area.

Next Steps

View from Centre Street Looking Southeast
prepared by Quadrangle

- The application is currently under review by the following city departments and external agencies:
  - Planning
  - Urban Design
  - Engineering
  - Transportation
  - Parks
  - Region of York
  - Utilities and Services
- Comments received from the above, as well as this evening will be reviewed and where possible, addressed through a future resubmission.

WESTON CONSULTING
planning + urban design

Thank You
Comments & Questions?

Ryan Guetter
Weston Consulting
905-738-8080 ext. 241
rguetter@westonconsulting.com

Les Klein
Quadrangle Architects
416-598-1240 ext. 235
LKlein@quadrangle.ca

Sabrina Sgotto
Weston Consulting
905-738-8080 ext. 243
ssgotto@westonconsulting.com

Dev Mehta
Quadrangle Architects
416-598-1240 ext. 304
DMehta@quadrangle.ca

From: Peter Rivington [redacted]
Sent: Friday, October 02, 2020 5:08 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@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>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Z.20.018 - 2109179 Ontario Inc - 3501 King Vaughan Rd - Item 3 - 3

Reference
Z.20.018 - 2109179 Ontario Inc - 3501 King Vaughan Rd
Committee of the whole meeting Tuesday October 6th 2020

Item 3 - 3

————————
To Vaughan City Councillors,

Below is an email i sent to Margaret Holyday on behalf of Alexandra Ney who resides at [redacted] King Vaughan Road.

The email outlines my observations of the negative impact Maple Ready Mix located at 3501 King Vaughan Road, and its operations, is having on Alexandra, her elderly parents, and her property over the past number of years, up to and including the present.

Sincerely yours,
Peter Rivington

————————
Begin forwarded message:

> **From:** Peter Rivington [redacted] >
> **Date:** August 26, 2020 at 17:13:40 EDT
> **To:** Margaret.holyday@vaughan.ca
> **Subject: Maple Ready Mix File Z.20.018 & DA.20.029**
>
> Greetings Margaret,

Alexandra Ney of [redacted] King Vaughan Road requested i send you my recollections of the impact Maple Ready Mix has had, and is having on their property, and well being.

I have been a friend of hers for many years, and we are both avid amateur Photographers, and back in early 2018 due to the proximity to Alexandra's house decided to chronicle via photographs and video the tearing down and rebuilding of the King-Vaughan Bridge. As a result i was at here place quite a lot from early 2018 to the end of 2019, more-so than I am now in 2020, the virus being a part of that as well.

The greatest impact Maple Ready Mix had on Alexandra and Family, was during that period which King-Vaughan Road was closed, approximately 19 months.

The impact of the daily barrage of heavy truck traffic of various kinds (Concrete trucks, Stone Slingers, Dump trucks and many more I am not familiar with) are still a daily occurrence, but was especially egregious during the period the King-Vaughan Bridge was out and Maple Ready Mix was forced to direct All traffic past Alexandra's Farm property on the North-East corner of King-Vaughan Road and Weston Road.

The disruption was so bad we spent many hours recording Truck sounds, and taking time-lapse videos of the non-stop traffic heading both East and West, because without evidence people wouldn't understand how excessive it was, many days according to Alexandra, starting at 4am, and also many days extending well past 5pm, even some days till 1am. Saturdays as well.
Those extended working hours are still a factor.

Note: From what Alexandra said, once the bridge was back in operation, all Maple Truck traffic was to turn easterly towards Jane Street, but that has not happened.

Things got even worse, which is hard to believe, when the Region put in Stop lights at that corner because now trucks were forced to wait even longer, idling their foul smelling exhaust.
The row of Cedar trees that act as somewhat if a barrier along the road have started to turn brown and are dying from the exhaust fumes.

The trucks turning the corner off and onto Weston was also an issue given the Road Closed sign during the closure.
The asphalt would break up due to the weight of the trucks and York had to repair the road numerous times right outside Alexandras property.
Thankfully it is in good shape at this time.

The noises from the Concrete plant also carried over to Her property and were a constant bother to her and her Parents, and the sounds varied quite a bit depending on what was being done, and ranged from crushing, pounding and other such aggregate processing sounds and could be heard all hours of the day and into the night.

The dust that came off the trucks and also blew on the wind from the Concrete plant itself would cover everything at Alexandra's property, some days worse than others (prevailing winds), but a constant issue none the less.

Then there is and was the garbage being thrown on both side of the road out front of Alexandra's property which had to be a deliberate act due to the sheer volume alone, not to speak of other odd events in and about her property that had the feel of intimidation about it but can't easily be substantiated.

I had a quick look at the audio file i processed back in Aug of 2018 and although i didn't complete the analysis i did determine a conservative estimate of 53 trucks had passed Alexandra's residence in a 1 hour period.
I do have the audio files but as i mentioned it requires a fair amount of time and detailed attention to isolate individual trucks as there were lineups of them in many instances, as well as traffic moving in both directions.

I may remember more points, but it was requested that i get this to you by today and i have left that to the very last moment, so my apologies for that.

Regards,
Peter Rivington

From: Lydia Zhu [redacted]>
Sent: Saturday, October 03, 2020 6:08 PM
To: Clerks@vaughan.ca
Subject: [External] Objection to OPAF#OP.20.008 & ZBAF#Z.20.016

To whom it may concern,

As residents of Major Mackenzie Dr. and Weston Rd. area, we strongly disagree on building so many residential apartments in such a small land. The following are our reasons for our objection.

First of all, current density of population has already decreased air quality, increased noise pollution and caused traffic jam. Let alone, there are so many residential constructions happening close to the area as well.

Secondly, the facility usage almost reaches its maximum capacity, which causes longer lineup everywhere. We moved to this area 8 years ago and it took us 1.5 hours for grocery shopping average. Now, it takes 2.5 to 3 hours easily. Waiting time in walk-in clinic is even worse.

The last but not least, getting the area to be crowded increases the concern of traffic safety and living safety. We do believe keeping safe community is the high priority of the city government as well.

Therefore, we strongly suggest you decline this project proposal.

Thanks,
Lydia and Kevin

:

-----Original Message-----
From: Aileen Trescher [redacted]>
Sent: Sunday, October 04, 2020 2:29 PM
To: Clerks@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Smart Towers: Weston Rd and Major Mackenzie

I am writing to express my extreme concern and displeasure about the proposal to build several multi unit dwellings in our neighbourhood.

The population density of Vellore Village is extreme already. We do not have the infrastructure necessary to accommodate another few hundred people. Traffic is ridiculous as it is and transit is woefully insufficient.

Please stop this.

Aileen Trescher
[redacted]
[redacted]Bellini Ave, Woodbridge.

COMMUNICATION – C28
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

October 5. 2020
Vaughan city clerk
Via email: clerks@vaughan.ca

Public hearing agenda, October 6, 2020- 7 PM
3600 Major Mackenzie drive west- Major Weston centers limited. OP.20.008 and Z.20.0016.

COVID-19 has provided the opportunity to rethink the appropriateness of higher density due to effects on peoples' life styles and well being. The benefit developers receive via higher densities come at a cost to society. This makes equal opportunity more difficult to achieve.

COVID-19 has clearly shown that poor health outcomes are more prevalent in higher densities and also that it is more difficult to make public health policy for higher densities areas. Crime is also proportional to density, which has the potential to label high densities areas with bad names that will make equal opportunities more difficult to achieve and also make public safety more costly because of more frequent police interventions. Public health issues have occurred in the past and may reoccur again.

The application, Z.20.016/ DA.20.20 is outrageous in terms of building heights and densities; this development should be restricted to building heights of no more than 12 stories and much lower densities.

The proposed development is not in a intensification corridor and higher density will increase traffic congestion in the area to an intolerable level. The requested densities near Major Mackenzie and Weston road such as the **this** application Z.20.016-DA.0.20 plus 19T-17V004 plus 19T 14-V001 plus 19T-19-V005 Plus 19T 18-V002 plus future development in the nearby area would make the whole area very congested which is not appropriate for a suburban area like this one

We are directly affected by application and oppose it in its current form..

Ronald Basso
for
Ronald, and Alessandra Basso
[redacted] Sunset Terrace, Woodbridge, Ontario

From: Mazhar Khan [redacted]>
Sent: Sunday, October 04, 2020 10:59 PM
To: Clerks@vaughan.ca
Subject: [External] Feedback FOR NOTICE OF PUBLIC HEARING

Dear Sir/Madam

I am a resident of Vellore Village and received the notice in the mail from the City regarding input about Major Weston Centres Limited project on Weston Rd and Major Mackenzie. Thank you for giving me a chance to express my opinion regarding this extremely important decision. I strongly oppose this project being built at this location. It will change whole approach, appearance, and market value of the neighbourhood from a quiet residential area to a metropolitan environment; however, I am not opposed to a 10 storey seniors' residence. Also, this intersection is already a high traffic area and by building all these towers will add a great amount of pressure on traffic and school system. Regarding Oct 5th, 2020 virtual meeting I will not able to attend but I hope this e-mail should be enough to convey my opinion. Feel free to contact me if you have any question in regards this

Mazhar Khan
[redacted]

Re: Maple Ready Mix File Z.20.018 & DA.20.029
Attention: Margaret Holyday, Senior Planner

COMMUNICATION – C30
ITEM 3
Committee of the Whole (Public Meeting)
October 6, 2020

To: Vaughan, Planning Department

From: Garry Conway,
Weston Rd., Laskay,
King Township, Ontario
[redacted]

August 26, 2020

I recently became aware of a permit application for renewal and additional activity regarding the above named files. I am writing to address my concerns with theses applications.

I have resided in a house on Weston Rd. between King Road and King Vaughan Townline for over 20 years and during that time have seen a major increase in traffic partly due to the construction of additional lanes on Highway 400. The greatest impact on my life - living there is not from Highway 400 but noise and pollution from truck traffic,. Over 90% of the trucks that pass my residence go either East or West on King Vaughan Line and terminate at businesses there. The trucks are mostly hauling gravel or returning to pick up another load. The volume of this truck traffic is far too large to be passing through a residential community. On one afternoon in early Spring this year I had occasion to work around the front yard most of the afternoon and during that time (with few exceptions) there was a gravel truck either coming or going, within my view, during the entire time that I was there.

Over the last couple of years There have been numerous personal consequences from this increase in heavy truck traffic.

Noise
Since this heavy truck traffic has increased the near continuous daytime noise permeates the walls of our house and is often very frustrating. Outside I cannot carry on a conversation in my backyard when these trucks go by.

Pollution
Two years ago I had to wash down the exterior of the house as it was covered in a black substance which could only have been as a result of the dust and diesel pollution from these trucks. There is a constant smell of diesel fuel outside and often even on the inside of the house. There have been numerous scientific studies that show the life expectancy of anyone living close to a major highway will be shorter than other people. Last year we purchased an air purifier in order to reduce these potential ill effects.

Safety
On this section of Weston Rd. there are no sidewalks and the curb is very narrow, when walking along the side of the road and when a truck goes by people have to stop and cover their eyes and turn their back on the truck because of the wind volume and resultant dust storm they create as they pass by.

For example, on an otherwise pleasant warm day this past winter I visited a neighbour who lives at the corner of Weston and King Vaughan Line and we sat on her deck facing south. Each time one of those trucks came to the corner traffic light we had to stop speaking as the truck noise was far too great to

carry on a conversation. As it was a dry day the problem was compounded by the amount of dust that result from the truck as well to the point where I began to cough.

There must be a balance between the needs of businesses and that of people who have lived in the area for decades and long before these businesses were allowed to operate. Maple Ready Mix is by far the major contributor to both noise and pollution in this area and far exceeds any reasonable level so the people who live in the area can have a reasonable home life.

This business and several others on King Vaughan Line do not fit within a number of Zoning By-Laws and /or Greenbelt legislation. This application should not be accepted on this basis along. The business permit requests far exceeds any reasonable amendment to the “Prestige Area Office/Business Campus of Vaughans\'s Official Plan.

I would also note that there are now a number of businesses on the King Vaughan Line that have opened and it appears that none of these businesses meet Vaughan's official plan either.

For the reasons stated above The permit request should be denied.

Thank you
Garry Conway

I can be reached by email at the above address.

From: "Caputo, Mary" <Mary.Caputo@vaughan.ca>
Date: Thursday, September 17, 2020 at 4:41 PM
To: "DeGasperis, Daniela" <Daniela.DeGasperis@vaughan.ca>
Subject: FW: [External] Files OP.16.006 & Z.20.019

FYI

Thank you,

Mary Caputo, **Hon. B.A., MCIP RPP**
Senior Planner
905-832-8585 ext. 8635 | mary.caputo@vaughan.ca

City of Vaughan I Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

From: Adamo, Frances <Frances.Adamo@vaughan.ca>
Sent: Thursday, September 17, 2020 3:49 PM

To: Caputo, Mary <Mary.Caputo@vaughan.ca>
Cc: Squadrilla, Dorianne <Dorianne.Squadrilla@vaughan.ca>; Germano, Derek <Derek.Germano@vaughan.ca>; Manocchio, Frances <Frances.Manocchio@vaughan.ca>; Cortese, Marisa <Marisa.Cortese@vaughan.ca>
Subject: FW: [External] Files OP.16.006 & Z.20.019

Hi Mary,

Please see below.

Thank you!

Frances

Frances Adamo
Citizen Service Representative
905-832-8585, ext. 8353 | frances.adamo@vaughan.ca

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

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Thursday, September 17, 2020 2:45 PM
To: DevelopmentPlanning@vaughan.ca
Subject: FW: [External] Files OP.16.006 & Z.20.019

From: Bernard Lapidus [redacted]>
Sent: Thursday, September 17, 2020 1:39 PM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>; [redacted]
Subject: [External] Files OP.16.006 & Z.20.019

Files OP.16.006 & Z.20.019

I do not think I will be able to make my comments about this development at the Council meeting on Tuesday, 6th. October, and hereby respectfully submit my comment for councils attention and input in their decision making.

1. I am a resident of 110 Promenade Circle
2. I am a Director of Royal Promenade II and also serve on the Shared Facilities Board, which includes 120 Promenade Circle, Royal Promenade I.
3. The above listed files apply for the construction of a 30 story(331 apartments) building and a 28 story(354 apartments), with a 3rd 2 story office and commercial building. Underground parking is provided. No mention of public parking. A total of 12 outdoor parking spots are shown.
4. These buildings, comprising a total of 685 units, means it is providing accommodation for approximately 2000 people.
5. These properties are ONLY accessible through PROMENADE CIRCLE, **a farm road**. BY sheer co-incidence it is paved.
6. This application MUST be discussed with another application to the Ontario Lands Tribunal, by the SAME Applicant for Seven(7) mixed use 27 storied consisting of approximately 1800 (One thousand eight hundred) residential units ,plus 2400 parking bays, adding a further 6000 people living on this property. This application is due to be heard on the 30th. October 2020.
7. This population of 8000 people will most probably translate into an ownership of about 6000 motor vehicles.—Inadequate Parking facilities.
8. The access to this above development is via PROMENADE CIRCLE, the above mentioned FARM ROAD.
9. On both applications no public amenities, like outdoor spaces for recreational usage are provided. The nearest open space is a postage stamp sized park, the Pierre Tredeau Park, only accessible along the very busy Promenade Circle. No public Tennis/Pickle ball courts. or soccer pitches or netball or baseball facilities are planned in the locale. This a REQUIREMENT for healthy living.
10. There are NO SAFE pedestrian sidewalks.
11. The majority of the residents, will most likely work in the city of Toronto, and its environs to the south of this development.
12. The available access to the closest railheads is Finch Station , via the YRT bus service or Richmond Hill GO train station, via the VIVA bus service. The GO trains only operate sporadically.
13. Due to the need to use a bus and then use other forms of public transport, experience has shown that people prefer to go by car.
14. Yonge Street, Bathurst and Dufferin cannot handle this extra vehicle traffic.
15. PROMENADE CIRCLE, a FARM ROAD or UNASSUMED ROAD, is NOT DESIGNED or CONSTRUCTED TO HANDLE ALL THIS EXTRA TRAFFIC.
16. The Council MUST handle the issue of PROMENADE CIRCLE, declaring it an ASSUMED ROAD and upgraded to either Provincial or Regional standards, **BEFORE** approving any further developments. Not doing this will be irresponsible.
17. Council must practise the new NORM, SOCIAL DISTANCING, for HEALTHY LIVING, in applying your minds to these applications.

Thanking You,

Yours
Bernard Lapidus
[redacted]

From: benkruja@hotmail.com[redacted]>
Sent: Monday, October 05, 2020 9:55 AM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP.20.008 Zoning By-laws Amendment File Z.20.016

Dear Madam/Sir
As a community, we have always opposed building above 3 stores, as our area is with housing only. Also, being too close to the highway, the roads in our area do not permit more cars as the traffic is already packed, especially during business days. Having 1265 new units in our neighborhood, considering 2 cars per unit, means more than 2500 cars each day in an area already too busy.
A few years ago, another developer applied to build 24 stores building at the corner between Highway 400 and Eagleview Heights and because our community strongly opposed to that project, the city of Vaughan did not allow that project to be executed. Instead, the developer was permitted to build townhouses that did not affect the overall architectural structures of our neighborhood and traffic. I do not understand why this new project should be treated differently.
Speaking with my neighbours, we all strongly disagree to this project and believe that the city of Vaughan should only allow to be build townhouses in that area.
We are confident that city of Vaughan, as always, will listen the voice of our community and will not permit buildings above 3 stores high in our area.

Regards,
Arben Kruja,
[redacted] Hawstone Rd
Woodbridge, On
[redacted]

Sent from my LG Mobile

COMMUNICATION – C33
ITEM 3
Committee of the Whole (Public Meeting)
October 6, 2020

From: Sherry Draisey [redacted]>
Sent: Friday, October 02, 2020 10:54 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@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>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: alexandra ney [redacted]>
Subject: [External] Reference file Z.20.018 - 2109179 Ontario Inc -3501 King Vaughan Rd

Please see attached letter, noting some problems with having a concrete plant near residential community. This letter was sent to your planning department in late August, but nothing much has changed.

I do pay more attention to how many concrete trucks travel along King Vaughan line, between 400 and Weston Road. There are not so many now as there were when the 400 overpass was closed, but there still are some.

Sherry Draisey
Laskay

Sent from Mail for Windows 10

Sherry Draisey
[redacted] Weston Road
King City, ON
[redacted]

August 21, 2020

Margaret Holyday
Vaughan, Ontario

I understand the cement plant on King-Vaughan line, near Highway 400 is trying to extend its stay.

Things in Laskay had improved A LOT since the bridge reopened last fall, allowing trucks to access the cement plant location via Jane Street, mostly avoiding us on Weston Road in Laskay - but there are still a few vehicles that sneak along King-Vaughan line violating on the load limit restrictiona. I see them on my daily bike ride.

Last year, the large volume of heavily loaded aggregate vehicles were causing hazardous driving conditions on the steep Weston Road valley when some of the heavily loaded trucks could not make it up the hill in Laskay (at East Humber River Valley). I saw at least 2, forced to back down Weston Road, to shift down and make it up the hill. Probably fortunate there was a police officer in area to assist, because as anyone in our area knows – no one obeys the speed limit going through Laskay, and the visibility is poor for those coming over the hill.

Last years traffic and noise was horrible – but I just kept telling myself it would end soon.

This year, most the truck traffic is not coming through Laskay, obeying the load limit signs on King-Vaughan line. But some of them still do come through. Particularly when road construction on King Road slows things down.

Our home is old, and thus very close to Weston Road. It also doesn't have air conditioning – just open windows for cooling. So that means that as trucks rush through here in early mornings, we didn't get much sleep last year. We know we can't have a pet. And we know going out for a walk or bike ride is dangerous. But we take the risk.

I know that those residents on King-Vaughan line suffer more than us. It seems unfair to position an aggregate facility near residential area; almost maximum distance possible from 400 series highway access, so they can disrupt lots of families. Cheapest rent for them I guess.

From: Rehman Mohar[redacted]
Sent: Monday, October 05, 2020 10:50 AM
To: Clerks@vaughan.ca; Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: [External] By-Law Amendment File Z.20.016

Hi,

I have received a notice of the public hearing for the building of a high rise condominium at the corner of Weston and Major Mackenzie in Vaughan.

I am against this due to the following reasons:

- It goes against the value of current properties in the area.
- Building any high-rise will bring area beauty down.
- It's against the privacy of current housings.
- This area was designed for nice houses/towns. Why not push all condominiums closer to the transit hub on HWY 7?
- It will create traffic chaos in the area as these buildings will bring 1265 units/families in such a small area.
- It will give a bad look to the area, even though builders promise to make flashy buildings with glass
- This building is not an essential building as it's purely getting built based on profit in mind.
- The buildings are not essential, community housing where we are helping low income or senior citizen
- This doesn't make sense to build any condominium in this area (Weston/Major Mac) There is no major transit or subway close-by, it's purely trying to take advantage of the city's lack of policy on high rise condominiums.

If the city lets this project go ahead then we will see condominiums in all the corners of this intersection and other vacant spaces.

Why don't we allocate an area for high rise buildings in our city plan that way citizens will know which area will be for high rise buildings.
Now any builder can go ahead and buy a few houses, demolish them, and then request the city to change the by-law to let them build a high rise.
This is a major loophole that needs to be addressed by our elected officials.

Thanks,
Amna Rehman
resident of [redacted] Lawford Road
Woodbridge

COMMUNICATION – C35
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

From: SANDRA FRANCESCONI [redacted]
Sent: Monday, October 05, 2020 11:37 AM
To: Clerks@vaughan.ca
Subject: [External] Zoning By-Law Amendment File Z.20.016 - Meeting Oct. 6th

To Whom it May Concern,

I am writing to voice my concern to change the zoning by-law to allow for the construction of 6 apartment buildings at the corner of Major Mackenzie and Weston Road.

I find it concerning for the following reasons:

1. The zoning meeting is being conducted during a pandemic and many homeowners in the are may not attend the virtual meeting where as they would attend if City Hall was open. Are the builders trying to take advantage of the current circumstances?

2. We have an overwhelming traffic issue as it is in Vaughan. Do we need to add more buildings to create more frustration?

3. Apartments mean rentals. Will this area turn into a Jane and Finch situation? This would devalue the homes in this area.

4. How can the city council even consider adding these structures and creating congestion.

5. Many of my friends do not like the Mayor as it is and this will definitely persuade them to vote out Mr. Bevilacqua.

6. Let's keep north Woodbridge and Maple a nice community with great neighborhoods and not an over-congested community with the devaluation of property.

7. I am good with the retirement residence because this does not add to traffic congestion and the properties are kept well and it will not bring in the trouble makers.

WE DO NOT WANT APARTMENTS IN OUR COMMUNITY!

Sandra Francesconi
[redacted]

COMMUNICATION – C36
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

From: Dennis Naumann [redacted]>
Sent: Monday, October 05, 2020 1:44 PM
To: Clerks@vaughan.ca
Subject: [External] Development - 3600 Major Mackenzie Drive, northeast corner of Major Mackenzie and Weston Rd

Im Voting AGAINST this because it will directly affect the sunlight of hundreds of homes in this area. It's a major eyesore.

Thanks
Dennis Naumann

Sent from my iPhone
[redacted]

COMMUNICATION – C37
ITEM 5
Committee of the Whole (Public Meeting)
October 6, 2020

SMARTCENTRES VAUGHAN NORTHWEST

PUBLIC MEETING PRESENTATION

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

OCTOBER 6, 2020

SMARTCENTRES®
REAL ESTATE INVESTMENT TRUST

AGENDA

1. SURROUNDING AREA & CONTEXT
2. APPLICATION DETAILS
3. PLANNING DETAILS
4. Q&A

SITE AERIAL

N
Residential Townhome Development
(~11 Acres)
WESTON ROAD
SmartStop
(~1.5 acres)
Future Residential Development
(~3.5 Acres)
Revera (~2 Acres)
Mixed-Use Lands
(~4 Acres)
SmartCentres Shopping Centre
(~20 Acres)
DEVELOPMENT APPLICATIONS SUBMITTED ON REVERA & MIXED-USE LANDS
MAJOR MACKENZIE DRIVE

SURROUNDING AREA

- Direct access to HWY 400
- Located on two major arterial Roads
- Public transit connectivity (YRT bus route connects to Maple GO Station)
- Direct connection to future VIVA Rapid Transit Station – connects to the TTC via Vaughan Metropolitan Centre
- 1km West of the new, state-of-the-art Cortellucci Vaughan Hospital

SITE CONTEXT PLAN

Legend

- Park
- Elementary School
- Secondary School
- Canada's Wonderland
- Commercial / Retail
- Parking
- Gas Station
- Bus Stop

Major Transit Networks

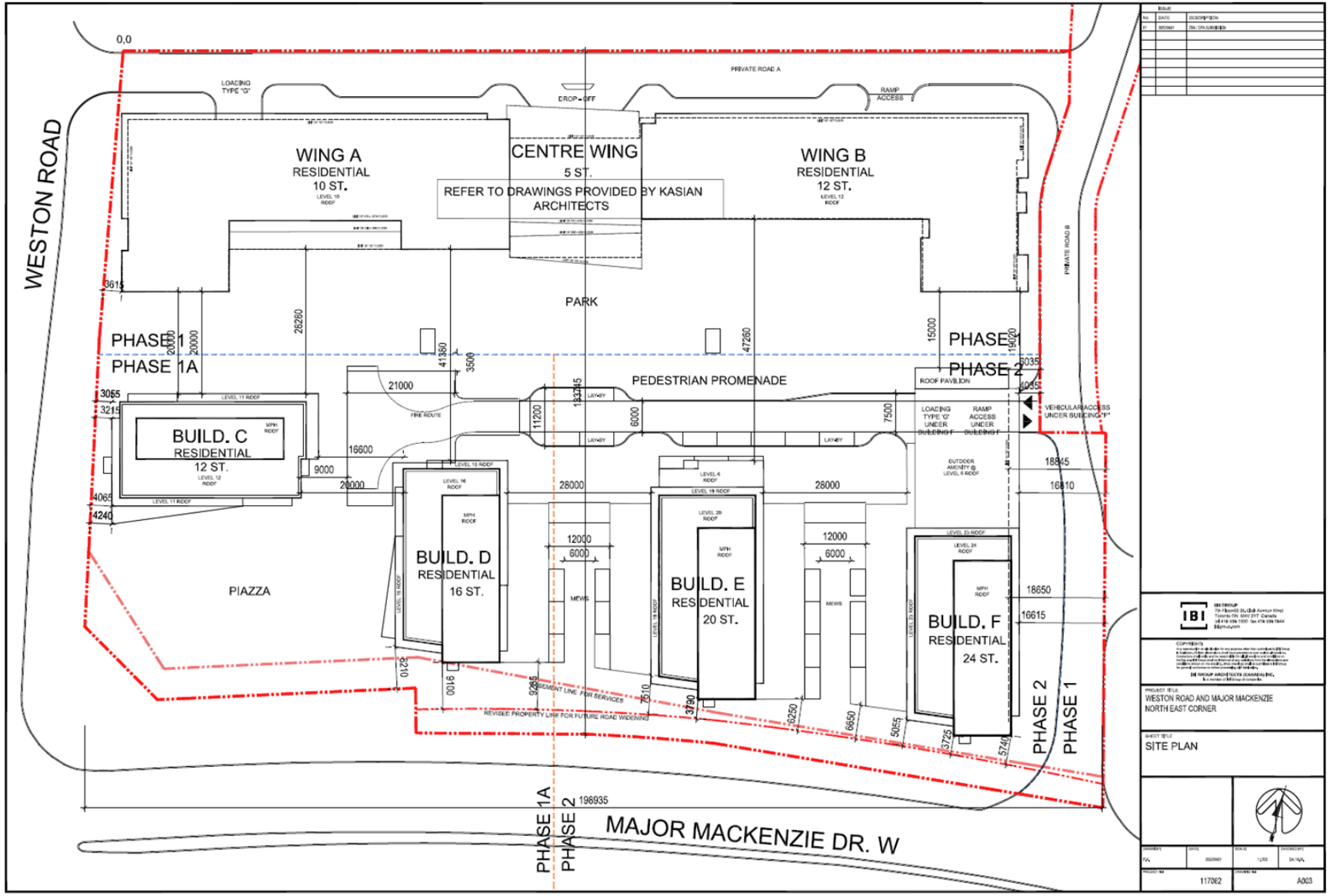
- Local Road
- Regional Transit Priority Network
- Regional Rapid Transit Corridor
- Highway Bus Service

York Region Transit

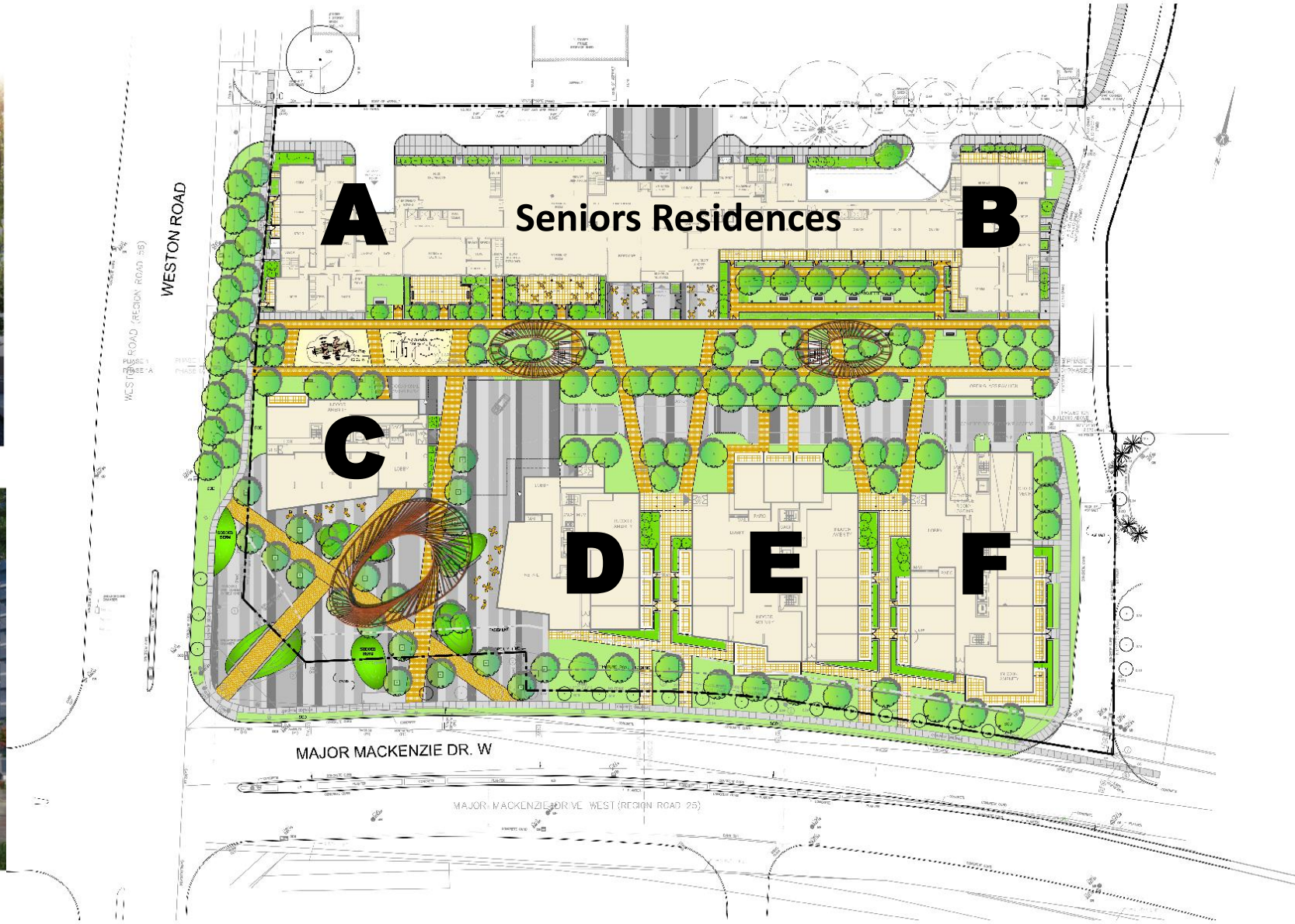
- Bus Route 4A
- Bus Route 21
- Bus Route 165
- Bus Route 165F

PROPOSED SITE PLAN

BUILDING	HEIGHTS (storeys)	# OF UNITS	SQUARE FOOTAGE
A	10	222	205,881
B	12	238	233,609
C	12	124	103,698
D	16	158	134,696
E	20	240	188,958
F	24	286	248,228



PROPOSED PLANS



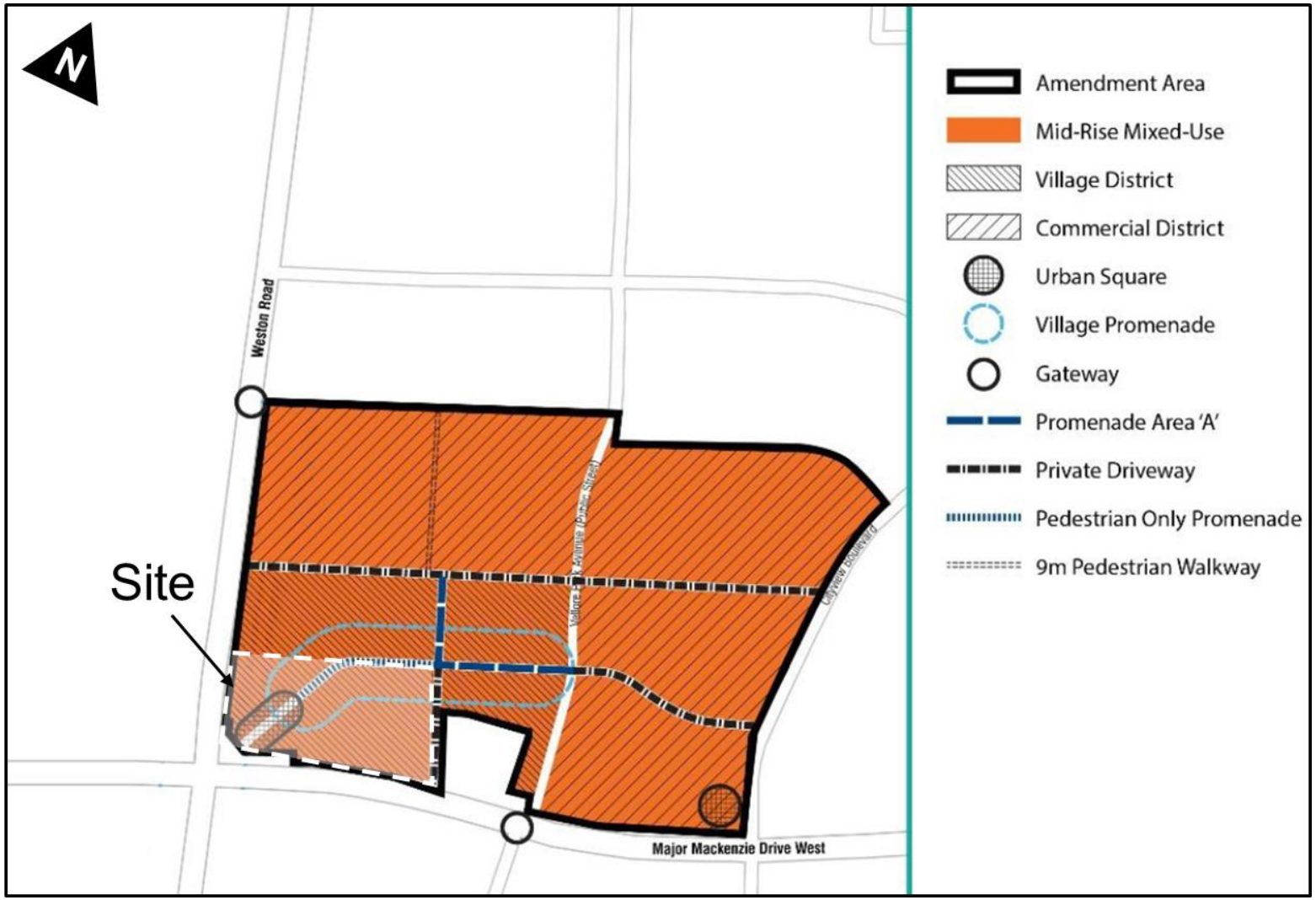
REVERA RETIREMENT RESIDENCES

- A leading owner and operator in the senior living sector, committed to helping older adults live life to the fullest.
- Owns or operates more than 500 properties across Canada, the United States and the United Kingdom, serving more than 55,000 seniors.
- Aims to provide exceptional senior living options by offering senior's apartments, independent living, assisted living, memory care, and long-term care.
- Revera is proud to be a long-standing contributor to this Region, with 1 retirement residence in Markham – Glynnwood, which employs approximately 75 employees.

LAND USE DESIGNATIONS

CURRENT LAND USE DESIGNATIONS AND AREA SPECIFIC POLICIES

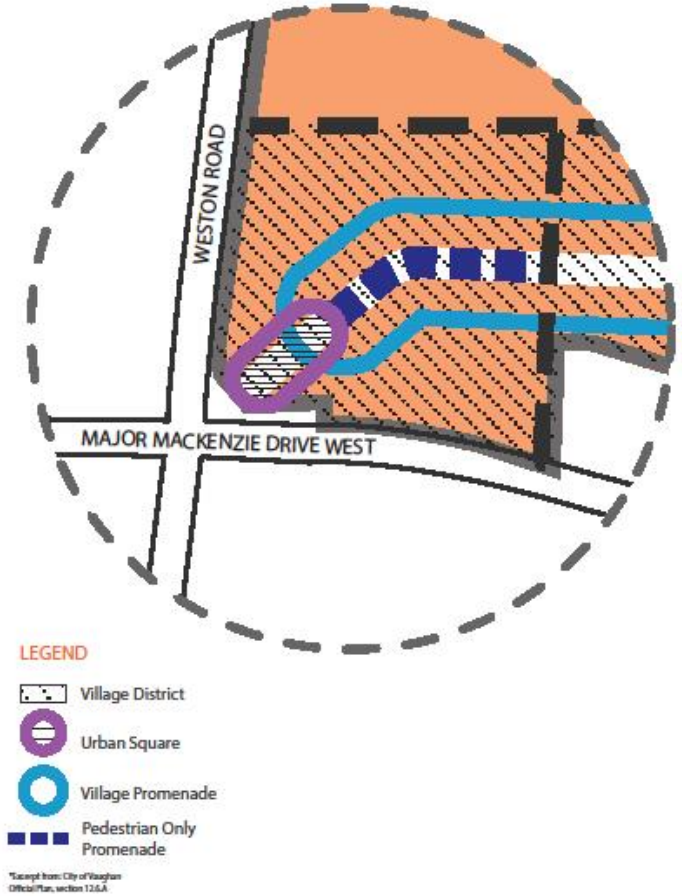
- These lands are within the local centers intensification areas and designated as 'Mid-Rise Mixed-Use'.
- The property is subject to Area Specific policies - located in the Northeast Quadrant of Major Mackenzie Drive and Weston Road Area Specific Plan.
- the Subject Lands have been further delineated as Village District.
- The lands were originally intended to facilitate a more commercial-centric development.



Schedule 14-B, VOP 2010
Area Specific Plan, Map 12.6.A:
Northeast Quadrant of Major Mackenzie Drive & Weston Road

VILLAGE DISTRICT

Schedule 14-B, VOP 2010
Area Specific Plan, Map 12.6.A:
Northeast Quadrant of Major Mackenzie Drive & Weston Road



Proposed Site Plan

THANKYOU

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