

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – SEPTEMBER 14, 2021**

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**Please note there may be further Communications.**

## **COMMITTEE OF THE WHOLE (PUBLIC MEETING) – SEPTEMBER 14, 2021**

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## COMMITTEE OF THE WHOLE (PUBLIC MEETING) – SEPTEMBER 14, 2021

### COMMUNICATIONS

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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – SEPTEMBER 14, 2021**

**COMMUNICATIONS**

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**COMMUNICATION C1****ITEM NO. 1****COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)****September 14, 2021**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Major Mackenzie and Fossil Hill  
**Date:** Monday, August 30, 2021 10:53:36 AM

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**From:** Paul [REDACTED]  
**Sent:** Friday, August 27, 2021 6:28 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Major Mackenzie and Fossil Hill

I am writing in regard to an official plan amendment, rezoning and site development proposal on Major Mackenzie and Fossil Hill (files OP. 21. 001, Z. 21. 002, and 19T-21V001).

As a member of the community who lives in close proximity to this land, I am in complete disagreement with this proposal.

When we purchased our home, we researched the proposal of the land around us including the land in question, and purchased our home based on what was planned to be built there. It is completely unfair to change the proposal when people purchase their home based on what is expected, approved and planned to be there and then to have it completely changed into something else.

The proposal causes many problems such as congestion; not just congestion with traffic which is already very congested but also community congestion. The amount of shops and cars are turning our residential community, which consists of many young families, into a busy and dangerous place. It is no longer a quiet, safe community to raise children. Our schools are also congested and this proposal will only continue to overcrowd our schools and further deteriorate our community. We bought our homes to get away from the busy, dangerous and congested city of Toronto but these proposals and numerous condo buildings are turning Vaughan into Toronto. Instead of looking to destroy our community, why not choose to enhance it? We need more green spaces for children and people to roam not high-rise buildings with overcrowding number of people. Not only will the overcrowding destroy our community but just the sight of it will as well. It is a great eyesore to those of us who look out our window only to see views blocked from large buildings.

It is very sad that such a proposal to destroy our community is even being considered, especially during a time like this. It is despicable to think that anyone is taking advantage of the pandemic for financial gain. You cannot consider this when we are locked down and unable to attend meetings and speak our minds-our democratic right. In fact, I look forward to either watching or reading the minutes of this meeting that discusses and votes on the proposal so I, along with other community members, can know which of our 'representatives' elected in their position actually represented the concerns of their voters or the concerns of the money hungry corporations.

Thank you

**COMMUNICATION C2**  
**ITEM NO. 5**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to proposed one 6 story and Rutherford Road  
**Date:** Monday, August 30, 2021 10:57:30 AM

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**From:** Saeid Javdani [REDACTED]  
**Sent:** Friday, August 27, 2021 4:02 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition to proposed one 6 story and two 12 story residential apartment building at 3660 Rutherford Road

Hi,  
My name is Saeid Javdani; I reside at [REDACTED] Hawkview Blvd.

I am writing to express my opposition to the proposed development of one 6 story and two 12 story residential apartment building at 3660 Rutherford Road:  
Official Plan Amendment File OP.11.012  
Zoning By-law Amendment File Z.11.043

Having recently moved to the neighbourhood, my wife and I were attracted by the quiet, established, family-centric neighbourhood. There are very few areas in the City which can boast both excellent walkability and access to all amenities and peaceful natural surroundings. We intend to live here for many years, raising our children, and enjoying all that this area has to offer.

Receiving word of the proposed build was troubling, to say the least. And the more I learned about it, the more I felt that this project is completely out of sync with the neighbourhood around it.

Two 12-storey, one 6 story containing 328 dwelling units would completely dominate the otherwise small, single-family homes around it.  
The area would be overwhelmed by cars and crowd and there would not be enough space to walk in the neighborhood or enter the neighborhood without that hassle of congested streets. Not sure current amenities, parks, schools, grocery stores,... would be able to meet the needs.

I am aware of others in the area who share my concern in the neighborhood.

While I can very much appreciate that this type of development contributes to a thriving future for our city, I would ask for the following considerations:

Instead of building 12 or 6 story buildings, I suggest 2 or 3 story buildings that fits the current structure and hopefully would not disturb the life of people in the neighborhood.

Respectfully submitted,

Saeid Javdani

■ Hawkview Blvd

**COMMUNICATION C3**  
**ITEM NO. 5**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

**From:** Anna DAmico [REDACTED]  
**Sent:** Thursday, August 26, 2021 2:16 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Maurizio Bevilacqua; Access Vaughan - VOL  
**Subject:** [External] Official Plan Amendment File OP.11.012 ~ Zoning By-law Amendment File Z.11.043

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

[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)

[accessvaughan@vaughan.ca](mailto:accessvaughan@vaughan.ca)

**RE: Official Plan Amendment File OP.11.012 ~ Zoning By-law Amendment File Z.11.043**  
**APPLICATION: WEST RUTHERFORD PROPERTIES LTD.**

**Dear Clerk,**

As an original homeowner on Hawkview Blvd., I strongly oppose and dispute the development application proposal.

Location: 3660 Rutherford Road. Part of Lot 16, Concession 5.

**These are factual reasons:**

In the year 1999-2000, the area was promoted as the Vellore Woods sub-division, making it a beautiful environment, free of congestion and a wonderful area to bring up your family. We endured a problem with all the traffic from homes north, homes west and homes in our own subdivision exiting to Rutherford from Vellore Wood Road, to get easier access to the 400 HWY.

In 2010-12, additional townhomes were built on the south side of Hawkview Blvd., making the area traffic congestion a BIGGER problem. Those townhouses have single car driveways with sidewalks, causing the families to park more than one car on the streets, boulevards and on their lawns. (It takes myself and others in local area quite a bit of time just to get out of our own driveways). Most of those townhomes are rented. The lawns & home maintenance has made the area look run down on top of all the traffic.

Our sub-division cannot endure anymore!

The area is already over populated and that lot 16, once a farm has been sitting empty for over 15 plus years. 328 apartment families plus 7 townhome families in addition to what we have been dealing with already for the last 10 years is going to be a major problem. We do not want more families in this designated area. Let's make the right decision for the locals.

Our tax paying community has come together to oppose this application. We cannot have the value of our homes depreciate due to this proposed development. More families, more congestion, more problems.

Instead of 7 townhomes with garages in the back, we would approve 2 or 3 townhomes that would fit in nicely as per the existing homes, with driveway exiting on Hawkview Blvd.

**No more than that!**

3 more cars adding to the traffic congestion that comes into our sub-division to avoid the lights at Rutherford & Weston Rd going to Hwy 400 is more than enough. Or a PARK for our families, since our Vellore Woods Village has been taken away from us. Give us a little something that brings some beauty back to our sub-division. Maybe/ a possibility of placing more business condos with a wall, which exits on Rutherford.

Our residential community voice matters. Kindly help to make the right decision plan for the tax paying families who live on Hawkview Blvd. and surrounding area.

Sincerely,

**Anna D'Amico**

Plus Hawkview Neighbours

**COMMUNICATION C4**  
**ITEM NO. 5**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

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**From:** Paul Lawson [REDACTED]  
**Sent:** Tuesday, August 31, 2021 3:31 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Re: Proposed Development of 3660 Rutherford Rd.

I'm utterly astonished that you would even consider this proposal !! Knowing how restricted the traffic is currently on Hawkview Blvd is , I can't even comprehend what an additional 328 dwelling units would do to the current traffic scenario here .Probably a traffic study was done recently  
In the Vellore Woods/ Rutherford Intersection and due to less traffic here ( due to the covid situation ), it has given a false report on what we face everyday trying to make a left hand turn from Vellore on to eastbound Rutherford. I can only imagine what an additional 328 units would do to this scenario !!  
I believe this 328 unit proposal would absolutely ruin the existing area!

Paul Lawson  
[REDACTED] Johnswood Crescent  
Woodbridge.

Sent from [Mail](#) for Windows

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Notice of application to City of Vaughan Major Mackenzie & Fossil HILL site development  
**Date:** Thursday, September 02, 2021 11:46:15 AM

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**From:** Elene Selevko [REDACTED]  
**Sent:** Thursday, September 02, 2021 11:29 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Judy Jeffers <Judy.Jeffers@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Lisa Tedesco [REDACTED]; Access Vaughan - VOL <accessvaughan@vaughan.ca>  
**Subject:** [External] Notice of application to City of Vaughan Major Mackenzie & Fossil HILL site development

Hello:

Please note that **a lot of correspondence (including Community petition) regarding this development have been sent to your office in March.** The current proposed development has not been changed since March. Therefore, please take into consideration all previous communications.

Please consider our strong "NO" to the proposed application of site development at Major Mackenzie & Fossil Hill.

**Names:**  
Elena Selevko;  
George Selevko

**Address:** [REDACTED] Alexie Way, Woodbridge, L4H 3V4

We say "**NO**" to the proposed development because for the following reasons:

- Increased Traffic flow at Fossil Hill & Major Mackenzie in the morning. In regular circumstances **Fossil Hill** at Major Mackenzie Intersection **experiences jams and difficulties in the flow** in the morning hours because Fossil Hill along with Lawford Rd serving 5 local schools (Tommy Douglas SS, St Veronica CS, Fossil Hill PS, St. Jean de Brebeuf Catholic High School, Guardian Angels Catholic Elementary School, Johnny Lombardi Public School). The new development with potential 400 units and 6-storey commercial areas will add unbearable burn and create unmanageable situation especially in the morning hours at Fossil Hill Rd & Major Mackenzie. Fossil Hill Rd is not capable to serve potential traffic increase associated with proposed development.
- **Increased Traffic** will lead to **unsafe situation for all kids** in our neighborhood in the morning hours. All City investments into community infrastructure (parks, school, libraries, roads) have been done with assumption to create safe and kids friendly environment.
- The proposed development **IS IN CONTRARY WITH CURRENT OFFICIAL PLAN and ZONING.** This site is designated for COMMERCIAL USE only. There was no any mentioning **regarding high-rise residential** at the time when neighborhood was planned and created. Our neighborhood has been planned as a low-rise residential area with some

commercial sites.

Please let us know about upcoming meetings.

Regards,  
Elena and George Selevko



**COMMUNICATION C6**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** sherry meng [REDACTED]  
**Sent:** Saturday, September 04, 2021 12:22 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Re: for file OP.21.001,Z.21.002

To whom may concern:

I don't support the idea of above application. The 12 storey building is too high for this low rise community. Compare to the 3 storey townhouses on the corner of east south or east north of Fossil hill road and major Mackenzie, and the high school on the north west corner. The 12 storey building looks way off in the community, and doesn't look good on the city plan. It is a bad plan.

Meanwhile, it will cause too much traffic jam, because of the high population from high rise condo, plus the parents drop off kids to school.

The low rise townhouse or commercial buildings are the best choices for this lot.

I am not able to attend the meeting, I live in [REDACTED] Alexie way, that is my opinion.

Thank u,

Sherry

**COMMUNICATION C7**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** waqas shahid [REDACTED]  
**Sent:** Wednesday, September 08, 2021 10:20 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Judy Jeffers <Judy.Jeffers@vaughan.ca>; Aisha Malik [REDACTED]; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>  
**Subject:** [External] Notice of Public Meeting for OP.21.001, z.21.002, 19T-21V001 + DA.21.001

To the City of Vaughan,

We would like to enter the following comments for Tuesday's September 14, 2021 meeting regarding the subject line topic.

Recently, we received a disturbing letter from Vaughan's Development Planning Department letting us know that the plans to build a 12-storey building on the corner of Major Mackenzie & Fossil Hill Road have been revived again. We as residents of [REDACTED] Alexie Way are firmly against any such development. Our neighbourhood is made up of 2-storey homes and a few commercial plazas and there are no multi-story buildings in sight. To have these massive buildings standing right in our backyards is not why we moved from Toronto to Vaughan.

As the city planning committee assess this application, please consider the following questions:

- Fossil Hill and Sibella are already very narrow streets. Every morning streets are clogged with cars trying to drop off kids at the school across the street. What will 200 additional units do to the traffic?
- What will this building do to the sunlight that homes get today?
- What will it do to the future value of our homes when they have a 12 storey building standing in our backyards?
- What will happen during construction? A building this size will need heavy equipment and will have underground parking. After the Major Mackenzie extension project, we will now have to put up with noise and vibrations from a far bigger project.
- What does this building do to the aesthetics of the area? I see no such examples of large buildings amongst low-rise houses.
- Why not develop the land by building more homes, commercial stores etc.? Why have people from 12-storeys of units peering into our backyards and homes?
- We understand that Vaughan is a growing city and it needs high rise buildings but there are lots of places where a building can be stood up. There is already a building at Major Mackenzie and Pine Valley and another building there will be just fine, however, interestingly townhouses are being built next to it!!

Overall, we are surprised that such an application was even submitted. We are counting on you to make the right decision here. From our end, we will always oppose such a project just like others will, including our city's honourable Mayor and Councilors if such a building was proposed in their respective backyards.

Regards,  
Waqas Shahid & Aisha Malik  
[REDACTED] Alexie Way, Woodbridge

**COMMUNICATION C8**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Andy Ioannou [REDACTED]

**Sent:** Wednesday, September 08, 2021 1:30 PM

**To:** Clerks@vaughan.ca

**Subject:** [External] Amendment File OP.11.012, Amendment File Z.11.043, 3660 Rutherford Rd

To Whom it may concern,

We would like to express our opposition to the approval of the application submitted by West Rutherford Ltd for the amendment of the Official Plan and Zoning By-law of the land located at 3660 Rutherford Rd.

The area surrounded by Rutherford Rd, Weston Road, Major Mackenzie Rd and Hwy 400 ( A.K.A. Vellore Woods) is already experiencing heavy traffic congestion and it takes a long time for residents to access HWY 400 on the East and other major roads on the North side, South and West side of the neighborhood during rush hours in the morning and afternoon. Not to mention that Weston Road between Rutherford Rd and Major Mackenzie Rd has become a race track in the last two years with races taking place during the evening hours and the weekends by young adults operating illegally modified cars (loud exhaust systems, modified engines and wheels, etc.), We have been living here for 21 years and we have witnessed traffic, noise and pollution increasing year by year. We don't have any crime statistics but we are sure that crime increases as well.

Things are going to get a lot worst with the addition of 328 dwelling units and 7 townhouse units at 3660 Rutherford Rd. This means, at a minimum , 335 cars will contribute to the traffic jam and pollution every day. And the situation will get a lot worst and dangerous if the city of Vaughan proceeds with the approval of the amendments submitted by 9465 Weston Limited for the lands located, not too far from this location at 9465 Weston Rd (Files OP.21.011, Z.21.018, 19T-21V004) which will add another 155 townhouses and 15 single family detached homes in the same area.

Please stick to the original plans and don't allow these amendments to change the landscape of one to the prestige pockets of the City of Vaughan. Instead, invest in solutions that will reduce pollution and traffic effectively (better roads, more parks/trees, etc. ) thus improving the quality of life for the Vaughan residents. Don't "push" the residents to move to greener and safer places. We are counting on you to do the right thing and guide us to a better and greener future. Don't make the area look like Toronto downtown. You owe it to your residents that believed in a bright future at the City Above Toronto - The City of Vaughan!

Thank you for your time and consideration!

Best Regards,

Andy & Sofia Ioannou

[REDACTED] Moraine Drive,

Woodbridge, ON



**COMMUNICATION C9**  
**ITEM NO. 3**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

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**From:** vinder gill [REDACTED]  
**Sent:** Wednesday, September 08, 2021 1:34 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Woodbridge Park Limited File #OP.21.012 & Z.21.019

Hello,

I am the current townhouse owner where this building 25 is being imposed. I am very against this building as this area is already very congested and for some of the existing townhouse units the sun is going to be blocked. We also already have so much crime here. The roads are already very small on the existing townhouse complex and parking is a big issue there already. There should already be big parking lot which was never considered when the townhouse project was built.

Would really appreciate it if this permit that was submitted by Woodbridge Park Limited for a 25 storey building can be stopped. All residents here are very upset by this.

Thank you  
Raj Gill

**COMMUNICATION C10**

**ITEM NO. 3**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Mandeep Kushan [REDACTED]  
**Sent:** Saturday, September 11, 2021 1:16 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Concerns regarding new construction plan at Woodbridge Park Limited - 5390 Steeles Ave W

Hello ,

Good Day,

I am writing you this email to show my concern about construction plans at Woodbridge Park Limited at 5390 Steeles Ave W which I received in my mail. The details as follows

1. When the Sierra builder was selling the townhouses here they said the space is reserved for a good park. Now, when all townhouses get sold they cut the park into half and submit a new application to the city to make Building A ( Proposed 25 Storey residential)
2. The road Saintfield drive is already too tight for us and now the builder wants to make another 25 storey building for more condos/Residential houses. So, where do we go?
3. The architectural plan of townhouses are so tight that we don't have any open space here
4. The plan is going to cover the Woodbridge Vista Care Community which is nor fair with vulnerable people.

So, it is requested to advise the builder not to cut the park into half to make building A and reject this plan. If he wants to make any building B (4-storey) at the back only then it's okay.

Thank You,

Mandeep Kushan

Notice of Public Meeting Committee

September 12, 2021

RE: Plan OP.21.001, By-law Amendment Z.21.002, File 19T-21V001, Application DA.21.001

Dear Office of the City Clerk,

I would like to submit my concerns regarding the application DA.21.001 for the counsel meeting on September 14, 2021

Based on the characteristics and demographics of our neighbourhood, what we really need and what is lacking is a green-space where families can spend quality time.

A space that can be enjoyed year round by the residents of Coranto Way, Fossil Hill Rd, Sibella Way, Alexie Way, Via Toscana and Muscadel Rd and surrounding streets.

The property would require very little modification by the city to create a dynamic space that could be used for years to come.

Presently the site has existing lighting on the exterior boundary, only interior lighting would be needed.

I suggest a combination park/walking park and children's playground area that contains a dog run area, a splash pad and a picnic area.

The Park should be named and in memory of the National Day for Truth and Reconciliation which is being commemorated as of September 30, 2021.

I envision the outer edge of the park would be track for walking, the inner grounds would contain the children's park, the park/picnic area and the dog run area.

The initial setup and minimal maintenance would be the only costs for the city. The benefit would be a move cohesive improvement for the existing area

The current proposal of the multi-resident housing would not be a good fit for our neighbourhood.

The charming characteristics of our neighbourhood and community have already been compromised with the development of the mixed used plazas that have been built along along Major Mackenzie between Fossil Hill Road and Weston Road.

The amount of vehicle and pedestrian noise at all hours of the day can only be described at best as bothersome. Jutland Street and Coranto Way have already become a short cut for people trying to get on to Major Mackenzie. Have you ever been blocked in your own driveway with a line up of cars using your street to get on a major artillery road? This is our existing reality.

The amount of vehicle traffic in our area has more then tripled since the completion of both plazas. If any traffic studies exist, they will confirm these numbers.

My next concern is rampant disregard of city by-laws, cars parked on the street at all hours of the day. There have been multiple instances of emergency and maintenance vehicles who have been unable

to navigate the streets because vehicles are parked on both sides of the street. Home owners have removed grass from in front of their homes to park additional vehicles I have personally had furniture delivery companies call me to tell me they could not drive their vehicle down the street to delivery my furniture and that they would have to reschedule the delivery or me to meet them where they are parked to retrieve the goods. These obstacles would only be exacerbated with the addition of another business-residential building and the increased number of people and vehicles.

In addition, by-law enforcement is non existent in our area. I have called and emailed numerous times about vehicles blocking sidewalks, overflowing refuse cans and drivers speeding along Fossil Hill and Coranto Way. Our concerns are rarely addressed as is.

We do not see any benefits, rather only drawbacks to this proposal. Proceeding, would only serve to diminish the few remaining benefits of living in this neighbourhood

Please do not drive our property values any lower.

Sincerely,

Vanessa & Frank  
■ Coranto Way  
Vaughan Ontario



**COMMUNICATION C12**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Voula Cicchelli [REDACTED]  
**Sent:** Sunday, September 12, 2021 4:58 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 3660 Rutherford Road Zoning

Hi there

I am an occupant in the area and I am opposed to this new block of homes being considered in the area. The traffic is so congested as we speak with the home owners as it.

Hawkview right now is only a 1 car through street as everyone tends to park on the street and during regular car flow, you can't even have one car in each direction. How is this going to work when you add 325+ cars in the area?

There is only 1 access as well to the highway so the traffic will be pushed back past St Emily Catholic School.

Also there is another 250+ homes being built on Comdel and that will also cause congestion in the area.

How is this all going to work on Hawkview Blvd for all the additional homes and less road to travel on?

This is going to make things so much worse for the residents.

--

Thank you,

Voula Cicchelli

**COMMUNICATION C13**

**ITEM NO. 3**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Paula Krystina [REDACTED]  
**Sent:** Sunday, September 12, 2021 8:12 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition to Highrise Proposal at 5390 Steeles Avenue West

To Whom it May Concern,

I am a homeowner in Woodbridge Park I am strongly opposed to the both the official plan amendment file OP.21.012 and the zoning by-law amendment file Z.21.019, which includes the construction of two proposed structures, most notably a 25 story high rise building at 5390 Steeles Ave. West.

First and foremost, the construction of these buildings will cause unnecessary congestion throughout the community. This townhouse complex only has one road in and out, and the streets are narrower than the current standard to accommodate the parking bays. Roads should be able to safely accommodate all users, which it already cannot do even before these proposed buildings are added. The addition of a high-rise building would greatly compound this already concerning problem.

The complex shares the end part of Gihon Spring with Woodbridge Vista Care Community. This area is already quite congested; the road is very short and the set of lights is also short, as well as very poorly timed. Already without the proposed apartment building, waiting for the light to change can cause cars to back up during busy hours. Adding hundreds of homes and vehicles will compound the problem largely and become even more challenging for me and the other homeowners in this complex to attend to my daily tasks including going to and from work. It also can cause obstructions to the Woodbridge Vista Care Community building, both in terms of their view and access. The extra traffic and congestion would make it harder for visitors and emergency services to access it.

In addition, there are many children in the area who play outside and increasing traffic increases the risk to these children greatly. Not to mention that this building is directly beside the park where they all play, also creating safety issues.

Specific to the apartment building proposed, 25 stories is just far too excessive. The height of the proposed building destroys my view that I paid a lot of money for. I did not invest this money to stare out my window and see the giant side of a building, as my townhouse windows face towards the park and proposed area. It would also block out the sun completely, which again is a detriment to myself and my home (my greenspace and plants).

Ultimately, allowing a by-law amendment which permits the building of high-rises will only pave the way for more high-rise buildings to be developed in the neighbourhood which creates traffic and congestion, which impacts community safety and creates a strain on our infrastructure and resources.

Thank you for your time,

Paula Szkaley

█ Allward St., Woodbridge Park

**COMMUNICATION C14**  
**ITEM NO. 5**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

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**From:** Vaughan Zh [REDACTED]  
**Sent:** Sunday, September 12, 2021 9:13 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Neighborhood Deputation - 3660 Rutherford Road Official Plan and Zoning By-law Amendment OP.11.012 & Z.11.043

Dear officer,

First of all, thank you for your time and patience to read this email.

Presenting here are partial residents at Vellore Woods who received the notice of a public meeting regarding the above building proposal. Some of us have been living here for over decades and we love this neighborhood. However, when we received the notice, we were all shocked by this proposal and spent sleepless nights over it.

After 3 nights (this is the maximum time that I can spend considering it's summer and back-to-school time) of conversation with neighbours, other than a couple of neighbours who are tenants or out-of-home, a total of 76 house-owners joined the conversation. 73 are against the proposal and 3 are neutral, representing 96% and 4% respectively. Therefore, 73 of us are together submitting the letter of our comments and signatures.

The concerns are that:

1. The vacant land is such a small area to hold 3 buildings and a row of townhouses, in total 335 dwelling units. It is so packed and will look aesthetically unpleasant from the street.
2. Aside from the unpleasant look, all the neighbors will be unhappy, every day. Nearby neighbourhoods are all 2-storey and 3-storey houses. Having 12-storey and 6-storey buildings in the middle of these houses will make other residents feel very uncomfortable. Who will be happy to see high-rise buildings right next to his/her yard? The City of Vaughan is not like Downtown Toronto.
3. The current traffic capacity is at its maximum. During rush hour, it's already a challenge driving towards the main street. Now imagine how bad it will be with an extra 335 families. Meanwhile around this vacant land there are small roads, Hawkview Blvd & Vellore Woods Blvd. It will be too crowded, and much more time will be spent on commuting.
4. Environmental pollution. While there is already a large amount of cars on the road, the construction of these apartment complexes will create even more carbon dioxide emissions, which is the primary greenhouse gas linked to climate change. According to the Canadian Government's website regarding emissions impacts resulting from vehicles idling, each litre of gasoline used creates 2.3 kilograms of carbon dioxide. With hundreds of extra vehicles, this would damage the air quality, release more dangerous emissions into the air, and additionally contribute to climate change as well.

The neighbourhood does understand the landowner runs businesses and businesses need to make money. Unfortunately the neighbourhood cannot accept this proposal since it will harm our quality of life.

**COMMUNICATION C15**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Hussein EL-Masri [REDACTED]  
**Sent:** Monday, September 13, 2021 2:12 AM  
**To:** Clerks@vaughan.ca  
**Cc:** ELVIRA CARIA [REDACTED]; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] West Rutherford Properties Ltd application File OP.11.012 and File Z.11.043  
**Importance:** High

Office of the City Clerk  
City of Vaughan

I, the undersigned, resident of [REDACTED] Lichen Court, is strongly opposing the publicly posted proposal of the above mentioned project . Should the City Council be considering approval of this proposal, I highly recommend they carefully examine the following concerns:

1) Hawkview Boulevard, Vellorewoods Boulevard & Comdel Boulevard will no longer be considered as a quiet side streets, but instead used as another access road for an even bigger problem in an already congested city.

2) In speaking of congestion, this proposal (if approved) will contribute negatively to the already major pollution issue we are dealing with as a city. Adding more dwellings (especially in the massive quantity proposed in such small square footage) means 335 plus more vehicles, which means horrific daily traffic and more emissions, equating to more pollution.

3) As a responsible tax payer and proud member of the Vellore village community, I did not purchase a "HOME" 21 years ago, adjacent to a small farm with lush greenery, so that one day a developer can construct an eye souring buildings and disrupt our safe, beautiful and peaceful neighbourhood.

4) I am not opposed to housing development in the vacant land , on the contrary, it is the type of development that is being proposed that I am opposing., the developer should consider alternative planning, to maintain the integrity of the existing neighbourhood houses like building single detached homes or townhouses that compliment the existing homes instead of the proposed apartment buildings.

I propose that the applicant work closely with our Ratepayers Group as they are fully aware of our concerns, to come to an amicable solution that will protect Vellore village from any future projects like this one, as well benefit the community, developer, and the city.

Thank You,



**Hussein EL-Masri**  
**President & C.E.O.**  
*Almaas Food Safety Plus*  
Phone: [REDACTED]  
Cell: [REDACTED]

**COMMUNICATION C16**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Juanita Ramirez [REDACTED]  
**Sent:** Monday, September 13, 2021 11:20 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment File OP.11.012 - Zoning By-law Amendment File Z.11.043

Dear Mr. Todd Coles,  
City Clerk

As per mailed correspondence regarding the Official Plan Amendment File OP.11.012 - Zoning By-law Amendment File Z.11.043, Part of Lot 16, Concession 5, I am writing to you to express serious concerns.

First, despite COVID-19 and ongoing lockdowns, vehicular traffic in the area has increased tremendously in recent years. As you may be aware, Moraine Dr. and Hawkview Blvd. serve as shortcuts for residents commuting from the east side of Weston Rd. to avoid the traffic on Rutherford Rd. Hawkview Blvd. is a bustling street, given that residents have parking limitations; therefore, many park their vehicles on the road, basically converting it into a one-way street most times. I live at [REDACTED] Plover Heights, and to get to Rutherford Rd. and Vellore Woods Bld., a 0.3 kilometre / 3-minute drive on a weekday morning could take 15 minutes.

Second, public transportation is not developed enough to accommodate 300 + new families in our area. We are limited to public bus transportation, having the closest GO Stations 4.6 and 5.1 kilometres away. Should public transit not be expanded to our area, more traffic and parking issues will worsen.

Lastly, I have a Daughter who attends St. Emily Catholic School and a Son attending St. Jean de Brebeuf, and my understanding is that classes surpass 20 kids. If new schools are not built in our area before approving this construction, this new construction will jeopardize the wellbeing of Students and Teachers.

Thanks in advance for sharing my concerns with the interested and involved parties, and please do not hesitate to contact me should you have any questions or concerns.

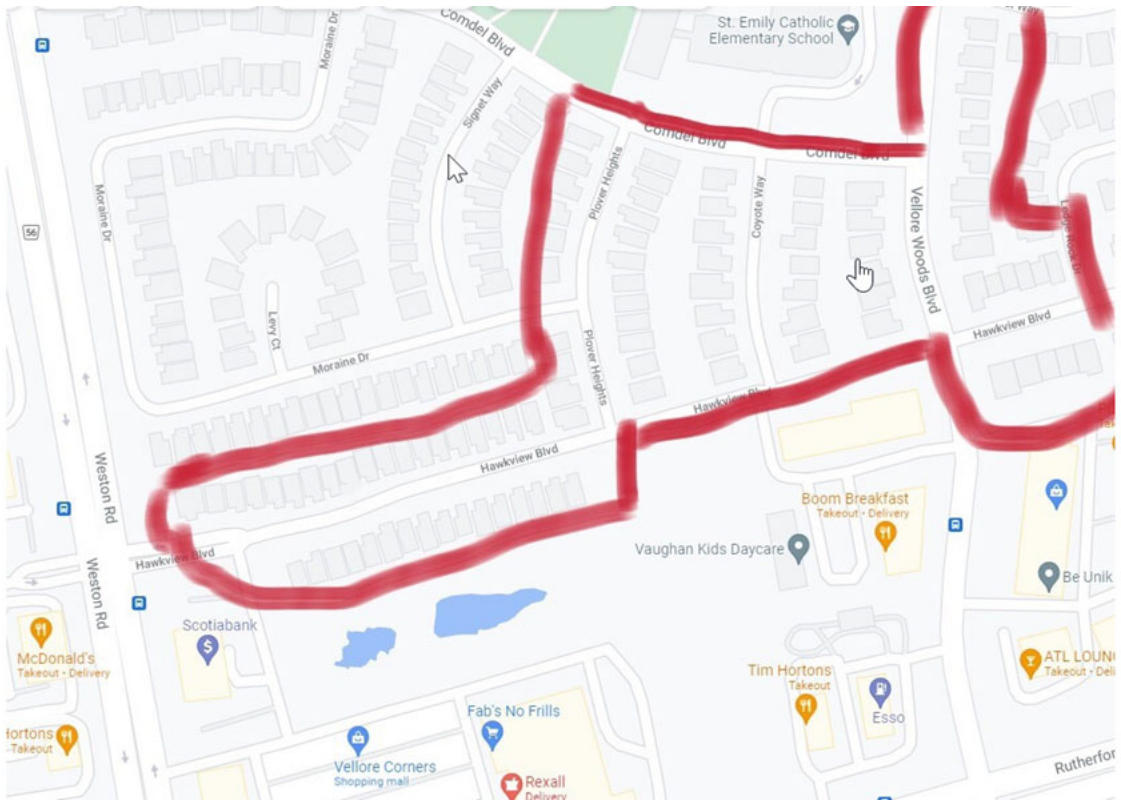
Respectfully,

Juanita Ramirez  
[REDACTED]

We sincerely appreciate your time and consideration for our comments. For further information, please contact mobile: [REDACTED]

Vellore Woods residents

(Attached: I. letter of comments and signature; II. participating residents map)







**Committee of the Whole (Public Meeting)  
September 14, 2021**

**RE: Item 5**

**WEST RUTHERFORD PROPERTIES LTD. OFFICIAL PLAN AMENDMENT  
FILE OP.11.012 ZONING BY-LAW AMENDMENT FILE Z.11.043 3660  
RUTHERFORD ROAD VICINITY OF RUTHERFORD ROAD AND VELLORE  
WOODS BOULEVARD**

The Office of the City Clerk has received a petition from Vellore Woods Residents residing on Hawkview Blvd, Plover Heights, Coyote Way, and Vellore Woods Blvd.

The total number of signatures on the petition are: 72

The concerns are that:

1. The vacant land is such a small area to hold 3 buildings and a row of townhouses, in total 335 dwelling units. It is so packed and will look aesthetically unpleasant from the street.
2. Aside from the unpleasant look, all the neighbors will be unhappy, every day. Nearby neighbourhoods are all 2-storey and 3-storey houses. Having 12-storey and 6-storey buildings in the middle of these houses will make other residents feel very uncomfortable. Who will be happy to see high-rise buildings right next to his/her yard? The City of Vaughan is not like Downtown Toronto.
3. The current traffic capacity is at its maximum. During rush hour, it's already a challenge driving towards the main street. Now imagine how bad it will be with an extra 335 families. Meanwhile around this vacant land there are small roads, Hawkview Blvd & Vellore Woods Blvd. It will be too crowded, and much more time will be spent on commuting.
4. Environmental pollution. While there is already a large amounts of cars on the road, the construction of these apartment complexes will create even more carbon dioxide emissions, which is the primary greenhouse gas linked to climate change. According to the Canadian Government's website regarding emissions impacts resulting from vehicles idling, each litre of gasoline used creates 2.3 kilograms of carbon dioxide. With hundreds of extra vehicles, this would damage the air quality, release more dangerous emissions into the air, and additionally contribute to climate change as well.

A copy of the entire petition document containing a total of 4 pages is on file in the Office of the City Clerk.

**COMMUNICATION C17**  
**ITEM NO. 5**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

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**From:** Mary Ciampa [REDACTED]  
**Sent:** Monday, September 13, 2021 11:47 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment File OP.11.012 3660 Rutherford Rd

I am writing with regards to files OP.11.012 and Z.11.043 (3660 Rutherford Rd.) development.

I am in opposition of this development as it affects the safety and wellbeing of the residents of the Vellore Woods.

My family and I are original owners of a home in this subdivision for 21 years. I watched the above mentioned land be stripped down of a forested area with over 20 ft trees within the first six months of living here and the lot has been vacant ever since. The area should have been left forested as was until confirmed plans of construction were made. Twenty years of trees that are a necessity of life to everyone and everything, destroyed. Deforestation is a part of climate change and every effort sound be made by developers to leave these areas unspoiled until it comes time for them to really make their money when construction commences. In the end, we can fight all we want but money always wins.

I am in opposition of this development as it impacts our safety and well-being here in the community. We have roads that were improperly planned when this subdivision was built and it is not easy to exit this subdivision on a normal day. The community has grown immensely and traffic is a problem on Rutherford Rd., Major Mackenzie, Weston Rd and of course Hwy 400. We are surrounded by all these roads and many of the people who live in this area are impacted by the traffic surrounding us. Many drivers use Vellore Woods Blvd and Hawkview Blvd as a short cut to the 400 to avoid backed-up, congested intersections of Rutherford and Weston Rd. The only bit of relief we've experienced from this traffic congestion has been due to Covid 19. A virus is what has offered some type of normalcy on our roads in this subdivision. We have a school on Vellore Woods Blvd., St Emily which also impacts traffic in this area. With the development of much more commercial plazas and a hospital in the past years, our subdivision has taken on even more traffic. Many years ago we were told at a council meeting the entrance to Vellore Woods off Rutherford Rd would have a roundabout and would try to be kept more private of an entrance for the inhabitants of Vellore Woods to make up for the mistake made with Hawkview Blvd by the developer. That did not happen. Vellore Woods Blvd south of Hawkview Blvd is a traffic congestion sore and daily used short cut to Rutherford Rd. and Hwy 400. When there are accidents on any of the major roads i.e. Weston Rd; Rutherford Rd; Hwy 400; Major MacKenzie or any other Roads outside of those, Vellore Woods Boulevard is used to escape the traffic or road closures and there have been lineups running north and south of up to an hour. It is difficult to exit our subdivision at these times and if there were an emergency of life or death, an emergency vehicle's time would be doubled if not more to get to that emergency.

Traffic and safety are something we've been dealing with for many years and having 2-12 storey condos; a six storey and more townhouses planned for development off of Hawkview Blvd will be complete chaos. This road is already a disaster with street parking and is the narrowest of roads entering a subdivision as large as ours possibly ever built.

There is already a new development of townhomes planned for Comdel Blvd and that was more private land someone has and is making money from. This means more traffic as well.

We are left to deal with the changes and troubles that come with these improperly planned developments while others make money. We are the ones who have to deal with the repercussions of all the errors made by improper planning.

Development of 3660 Rutherford Road needs to be planned keeping in mind the residents of this subdivision and what they have to deal with. Condominiums of this height and all their inhabitants need to be kept in areas that can support this kind of infrastructure and our subdivision cannot!

I am opposed to this development and would like to be kept informed of meetings and anything pertaining to this land.

Sincerely,

Mary Ciampa

Be the change you wish to see in the world ~ M. Gandhi

**COMMUNICATION C18**

**ITEM NO. 3**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Saruka Kanthagnani [REDACTED]  
**Sent:** Sunday, September 12, 2021 7:17 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Christopher Cosentino <[Christopher.Cosentino@vaughan.ca](mailto:Christopher.Cosentino@vaughan.ca)>  
**Subject:** [External] Woodbridge Park: Proposed 25-Storey Condominium and 4 Level Retail Space with Parking Garage

Dear Mr. Cosentino,

I am a homeowner residing at the Woodbridge Park neighbourhood with my family. I have received the notice regarding the plans of a proposed 25-storey condominium development and would like to express my concerns with you.

When I initially committed to this home in 2017 with Sierra, I was not made aware of the fact that a condominium or a retail space of any kind would be built right next to this group of houses. Construction in this neighbourhood has just been completed in 2020 and we are finally settling into this new neighbourhood.

However, looking at the plans for this development, I fear that a construction to this scale will significantly affect my family and everyone in this community. A major construction this close in proximity to my home will inconvenience us indefinitely. This would result in increased foot and vehicle traffic and put a strain on our infrastructure and resources.

More importantly, I wonder whether the development of a high rise condominium would be safe for this community. As a homeowner, I am fearful on how this affects my property and my family's ability to make a home here.

I kindly urge you to consider the inhabitants of the Woodbridge Park neighbourhood and ask you to terminate this condominium development.

Thank you,  
Kanthagnani Thurasamy  
[REDACTED] Dalhousie Street,  
Vaughan, ON  
[REDACTED]

**COMMUNICATION C19**

**ITEM NO. 3**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Christopher Cosentino <Christopher.Cosentino@vaughan.ca>  
**Sent:** Monday, September 13, 2021 10:37 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: [External] Re: Inquiry for Files OP.21.012 and Z.21.019

Good morning,

I've received the attached petition for file WOODBRIDGE PARK LTD. OP.21.012 Z.21.019 scheduled for the September 14, 2021 Public Meeting. Please forward this for Council's consideration.

Thank you,

**Chris Cosentino, BES**

**Planner**

905-832-8585, ext. 8215 | [christopher.cosentino@vaughan.ca](mailto:christopher.cosentino@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Jatinder Singh [REDACTED]  
**Sent:** Monday, September 13, 2021 10:25 AM  
**To:** Christopher Cosentino <[Christopher.Cosentino@vaughan.ca](mailto:Christopher.Cosentino@vaughan.ca)>  
**Subject:** Re: [External] Re: Inquiry for Files OP.21.012 and Z.21.019

Hi Christopher,

Please see attached excel file with petition details of the community members that are opposing this development. At this time we have over 200 community members that have signed the petition (only over 1 weekend) and we have only started covering ground (2 streets were covered south of Steeles and about 50% of the townhouses north of Steeles

located at the intersection of Gihon Spring and Steels). We have overwhelmingly received a very strong response to oppose this development that is being proposed.

As per my conversations with the residents of this community some were not even aware of this proposal and mentioned that they did not receive anything in the mail with regards to it.

Also, The board that is up, is not in the best location to make it visible as it is right behind the bus shelter and it should be moved to a location that would make it more visible (preferably closer to the lights at North of Steeles Ave at Gihon Spring Dr.

I would like to speak at the meeting as well and I am in the process of submitting my request. It is asking for an Item number on the agenda, could you please let me know what item number this topic is, or send me a link to the agenda so that I can submit my request accordingly.

Let me know if there is anything else that is needed on my end.

Thanks,

Jatinder Rahul  
[REDACTED]

On Fri, Sep 10, 2021 at 10:05 AM Christopher Cosentino <[Christopher.Cosentino@vaughan.ca](mailto:Christopher.Cosentino@vaughan.ca)> wrote:

Hi Jatinder,

There is no specific format required for the petition. I believe you just need your name, address and signature. You can submit it to myself and I will forward it as required.

The online [Request to Speak Form](#) if you wish to speak at the Public Meeting and relevant information are available on the City's website: <https://www.vaughan.ca/council/Pages/Speaking-to-Council.aspx>

Thank you,

**Chris Cosentino, BES**

**Planner**

905-832-8585, ext. 8215 | [christopher.cosentino@vaughan.ca](mailto:christopher.cosentino@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** Jatinder Singh [REDACTED]  
**Sent:** Thursday, September 09, 2021 6:27 PM  
**To:** Christopher Cosentino <[Christopher.Cosentino@vaughan.ca](mailto:Christopher.Cosentino@vaughan.ca)>  
**Subject:** [External] Re: Inquiry for Files OP.21.012 and Z.21.019

Hi Christopher,

Thank you for sending me the details.

I was wondering if there is a standard form for the petition to oppose this project or I can use any format. If it's any format please let me know the exact details that are required of each person opposing this project so that I can obtain the necessary information from the residents on Google forms.

Also, who should I be submitting this information to once it is collected?

Thank you for your help,

Jatinder Rahul  
[REDACTED]

On Thu., Sep. 9, 2021, 5:24 p.m. Christopher Cosentino, <[Christopher.Cosentino@vaughan.ca](mailto:Christopher.Cosentino@vaughan.ca)> wrote:

Hello Jatinder,

Thank you for reaching out to the City respecting files OP.21.012 and Z.21.019, which are scheduled to be heard at the September 14, 2021 Public Meeting. You may have received notice of this in the mail, but I have also attached it for your reference. If you wish to speak at this meeting you may contact [clerks@vaughan.ca](mailto:clerks@vaughan.ca) who can provide details on how to participate, or you can submit your comments to myself by letter/email.

If you have any further questions feel free to contact me.

Thank you,

**Chris Cosentino, BES**

**Planner**

905-832-8585, ext. 8215 | [christopher.cosentino@vaughan.ca](mailto:christopher.cosentino@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

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**Committee of the Whole (Public Meeting)  
September 14, 2021**

**RE: Item 3**

**WOODBIDGE PARK LTD. OFFICIAL PLAN AMENDMENT FILE  
OP.21.012 ZONING BY-LAW AMENDMENT FILE Z.21.019 5390 STEELES  
AVENUE WEST VICINITY OF STEELES AVENUE WEST AND KIPLING  
AVENUE**

The Office of the City Clerk has received a petition from Jatinder Rahul on behalf of community members residing on the following streets in Vaughan: Antigonish Street, Dalhousie Street, Engel Street, Hearne Street, and the following streets in Toronto: Gihon Spring Drive, Scullion Court, Waterbury Drive, Minglehaze Drive.

The total number of signatures on the petition are: 209.

A copy of the entire petition document containing a total of 10 pages is on file in the Office of the City Clerk.

**COMMUNICATION C20**

**ITEM NO. 3**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Cassandra Frangella [REDACTED]  
**Sent:** Sunday, September 12, 2021 7:59 PM  
**To:** Christopher Cosentino <[Christopher.Cosentino@vaughan.ca](mailto:Christopher.Cosentino@vaughan.ca)>  
**Subject:** [External] Proposed Development (Steeles & Gihon Spring Drive)

Hi Christopher,

I'm a resident of one townhouse that would be negatively impacted if approval is provided for proposed development of a 25 story condominium, as well as, a 4 level parking garage with retail.

In addition to all the numerous and negative impacts already noted, there's also a fire safety concern. As per the site plan and zoning, this complex only has one (1) entry/exit way for 250 units. If the development is approved, it would further jeopardize the safety of the already condensed community. What have been proposed to rectify this concern?

That being said, are you able to identify the current timelines for this project and if there's any way residents can halt this development from proceeding.

If you need any additional information or would like to discuss further, kindly contact me directly [REDACTED]

Thank you.  
Kassandra

September 7, 2021

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

email: clerks@vaughan.ca

Attention: Mr. Todd Coles

Dear Sir,

Re: **Public Meeting – September 14, 2021**  
**Kleinburg Village Development Corp.**  
**357, 365 and 375 Stegman's Mill Road**  
**Zoning By-Law Amendment File: Z.21.020**  
**Draft Plan of Subdivision File: 19T-21V005**  
**Kleinburg, City of Vaughan**

This letter is submitted on behalf of the homeowners of Napier Street in the Village of Kleinburg in response to the Notice of Public Meeting for the meeting of September 14<sup>th</sup>, 2021 submitted by Kleinburg Village Development Corp.

We are aware that this is a re-submission of a previous site plan/condominium development and appreciate that the number of units have been decreased from the former application. However, we as a community still have concerns over the safety issues at the intersection.

The development site is located at the point where Napier Street intersects with Stegman's Mill Road at its south terminus. The intersection is quite dangerous as it operates today, and the residents have previously raised their concerns to Council. As a result, City Staff have been directed to undertake a feasibility study to close part or all of Napier Street at Stegman's Mill. A public information session is anticipated and the final report with staff recommendations is to follow in 2021/2022.

The subject application is directly affected by the ongoing study and possible closure of Napier Street, and we ask that prior to this development being approved, the recommendation of the feasibility study be taken into consideration as the road safety issues will be intensified by adding a new development, regardless of the unit count.

The attached petition is submitted on behalf of the homeowners of Napier Street to ask the City to consider our concerns in the review of the subject development application.

Regards,



**Committee of the Whole (Public Meeting)  
September 14, 2021**

**RE: Item 4**

**KLEINBURG VILLAGE DEVELOPMENT CORP. ZONING BY-LAW  
AMENDMENT FILE Z.21.020 DRAFT PLAN OF SUBDIVISION FILE  
19T-21V005 357, 365 AND 375 STEGMAN'S MILL ROAD VICINITY OF  
ISLINGTON AVENUE AND STEGMAN'S MILL ROAD**

The Office of the City Clerk has received a petition from Frank Fallico, on behalf of Napier Street Residents – Napier Street, Kellam Street, and John Street.

The total number of signatures on the petition are: 25.

The concerns are related to safety issues at the intersection of Napier Street and Stegman's Mill Road, as outlined in the preceding letter, and the following two photos were additionally submitted as reference material.

A copy of the entire petition document containing a total of 15 pages is on file in the Office of the City Clerk.





C21 - Photo 1





C21 - Photo 2



# 3911 Teston Road, City of Vaughan

3911 Teston Road Inc.



**PUBLIC MEETING**  
September 14, 2021

**HUMPHRIES PLANNING GROUP INC.**

OP.21.005, Z.21.008 & 19T-2V002

**COMMUNICATION C22**

**ITEM NO. 2**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**



# EXISTING CONTEXT

## Legal Description:

Part of Lot 25, Concession 6

## Municipal Address:

3911 TESTON ROAD

## Site Area (Lands subject to Application):

Total Area: 4.0266 ha

Developable Area: 3.5454 ha

## Lot Frontage:

218 m – Teston Road

196 m - Weston Road

## Existing Uses:

The Subject Site is currently vacant, formerly an agricultural use.

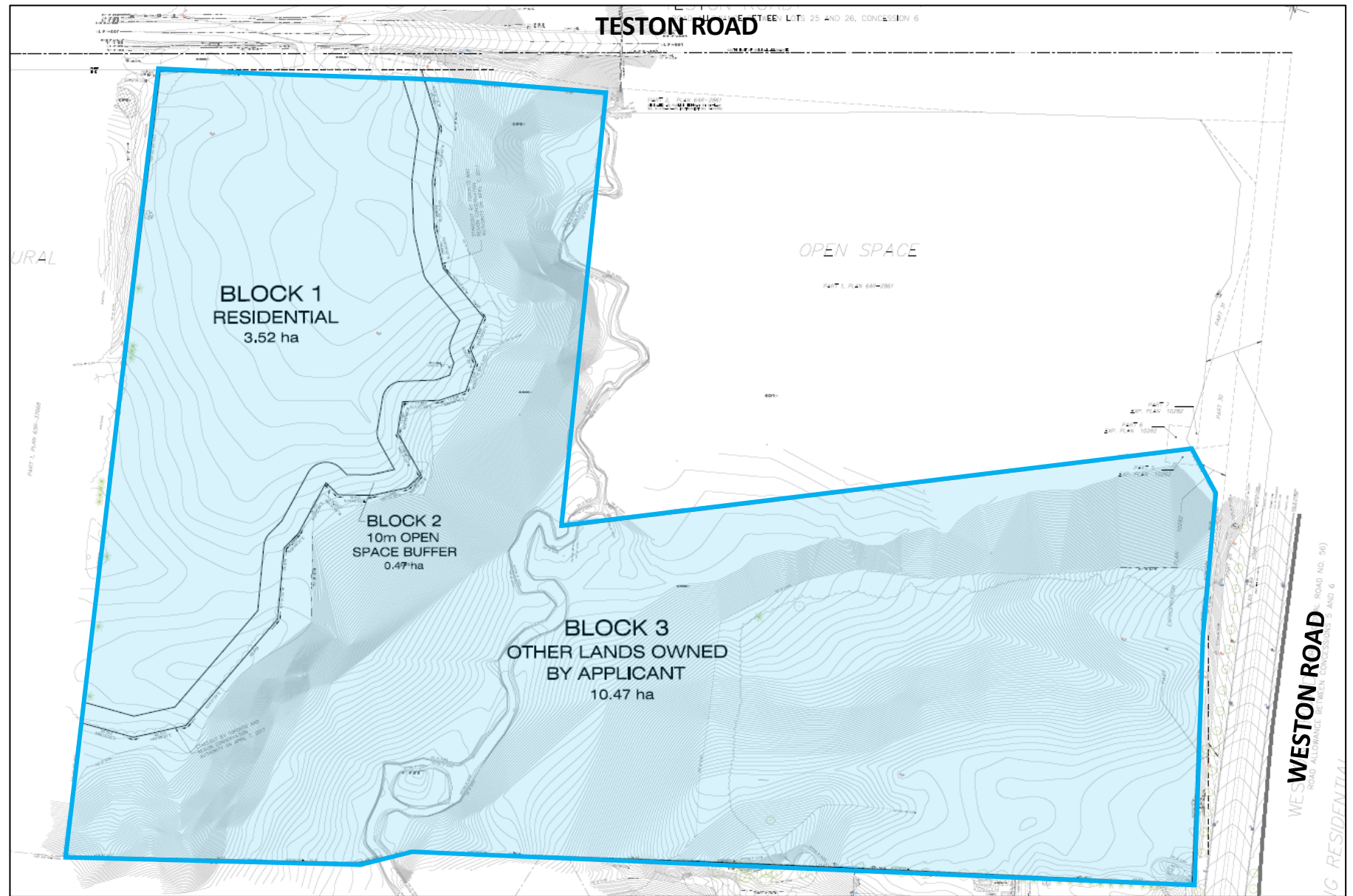


Figure 1: Aerial Map (York Maps, 2021)



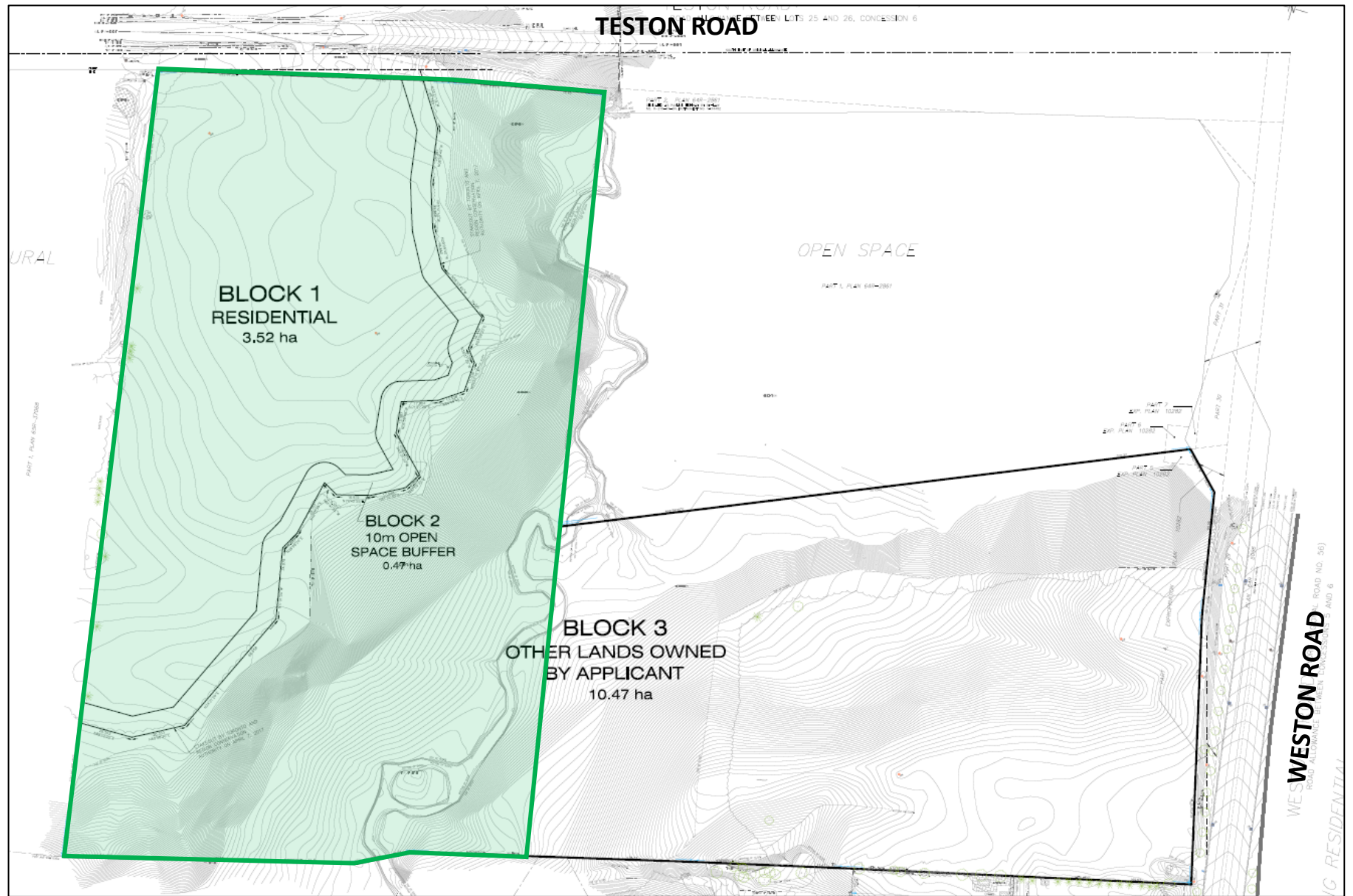
# APPLICATIONS

## Draft Plan of Subdivision Application



# APPLICATIONS

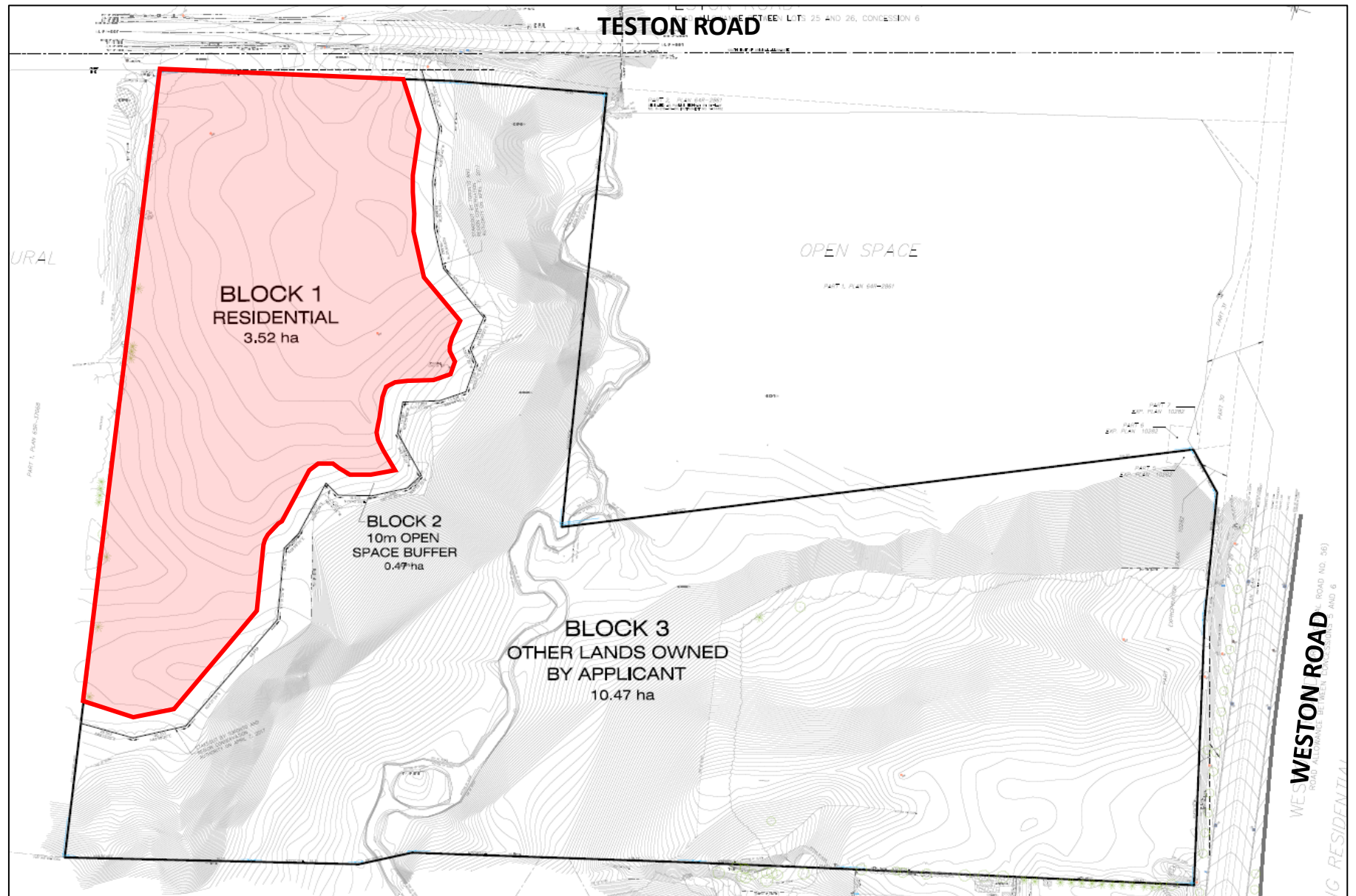
## Official Plan Amendment & Zoning By-law Amendment Applications





# APPLICATIONS

## Proposed Development Area





## SITE LOCATION & AREA CONTEXT

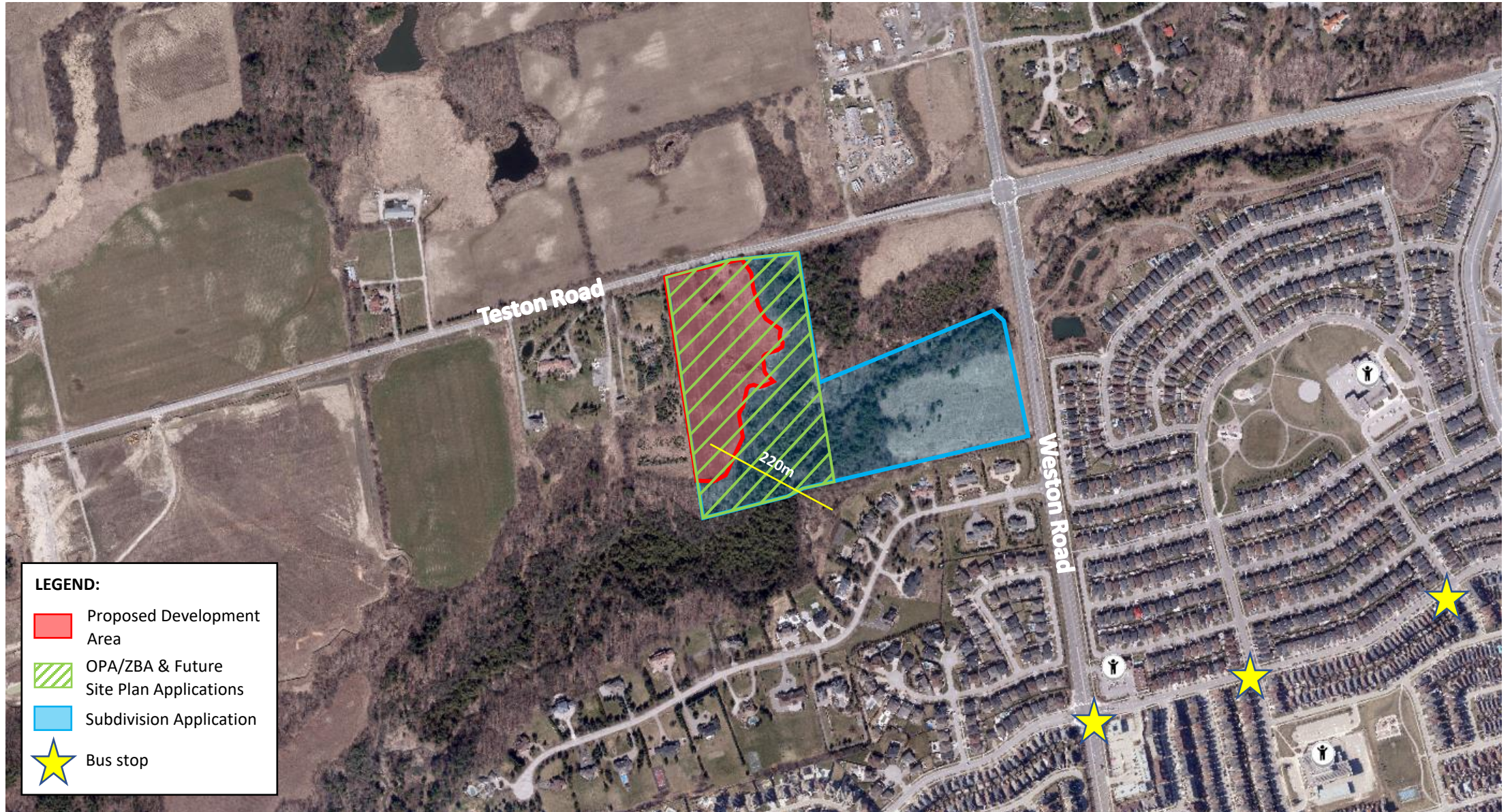


Figure 2: Context Map (York Maps, 2021)



# POLICY FRAMEWORK

## ■ Provincial Policy Statement Review (2020)

- The proposed development focuses and directs growth in a designated “Settlement Area”, as described in Section 1.1.3.
- Patterns of Land Use within “Settlement Areas” are based on densities and a mix of land uses in areas which can support and efficiently use infrastructure/public facilities.
- The proposed development promotes intensification that accommodates an increase in supply and range of housing.

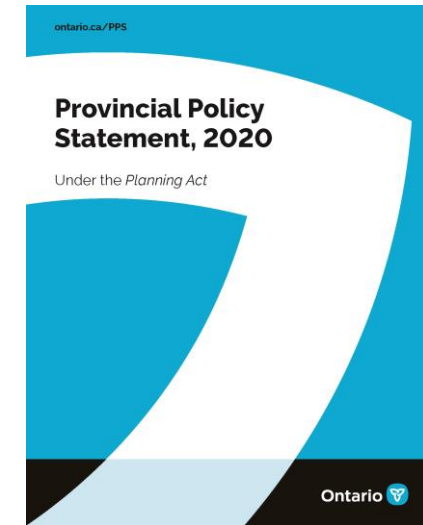


Figure 3: Provincial Policy Statement 2020

## ■ A Place to Grow – Growth Plan (2020)

- Subject Site is located within the “Built-up Area”, per Schedule 2 – A Place to Grow Concept.
- Growth and intensification is encouraged within the delineated built-up areas with existing or planned transit/public service facilities.
- The proposed development provides a range and mix of residential uses which are compatible in built form and scale to the surrounding area and is transit supportive.



Figure 4: A Place to Grow 2020

# POLICY FRAMEWORK

## ■ City of Vaughan Official Plan, 2010

- Subject Site is designated “Low-Rise Residential” and “Natural Areas” area, per Schedule 13 – Land Use.
- “Low-Rise Residential” designation permits townhouse dwellings with a maximum building height of 3 storeys and 3-6 units in a block.

## ■ Block 40/47 Area Specific Policies, Section 12.13, VOP 2010

- The Subject Site is located within the Block 40/47 Area Specific Policy, per Schedule 14-B of the VOP 2010.
- The Subject Site is designated “Low-Density Residential” and “Valley Lands”, per Schedule B – Vellore Urban Village 1 Land Use Plan to OPA 600.
- The “Low-Density Residential” land use designation does not permit townhouses as a building typology.
- The Subject OPA intends to permit a common element condominium, with townhouse building type dwelling units, including block townhouses and back-to-back townhouses, with a maximum of 10 units in a block and a total density of 41 UPH for the Subject Site.
- The overall density of Block 40/47 will be 11.4 UPH.

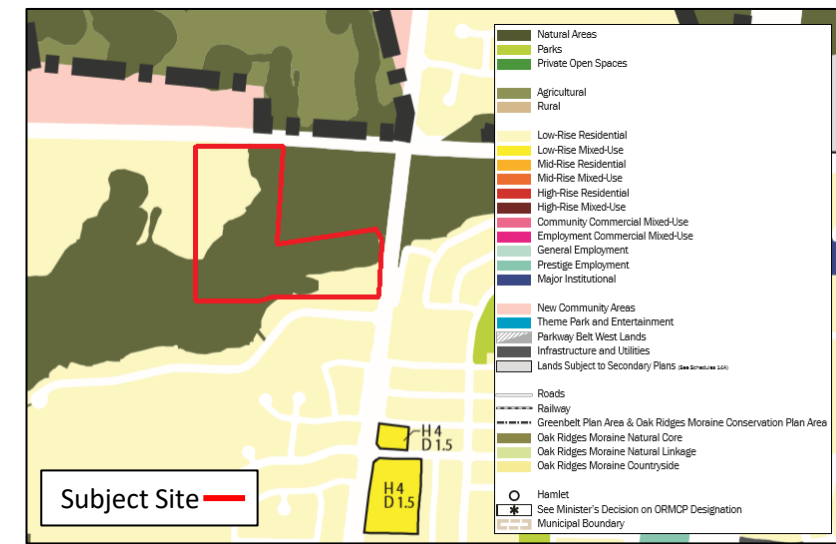


Figure 5: Schedule 13 – Land use (City of Vaughan Official Plan, 2010)

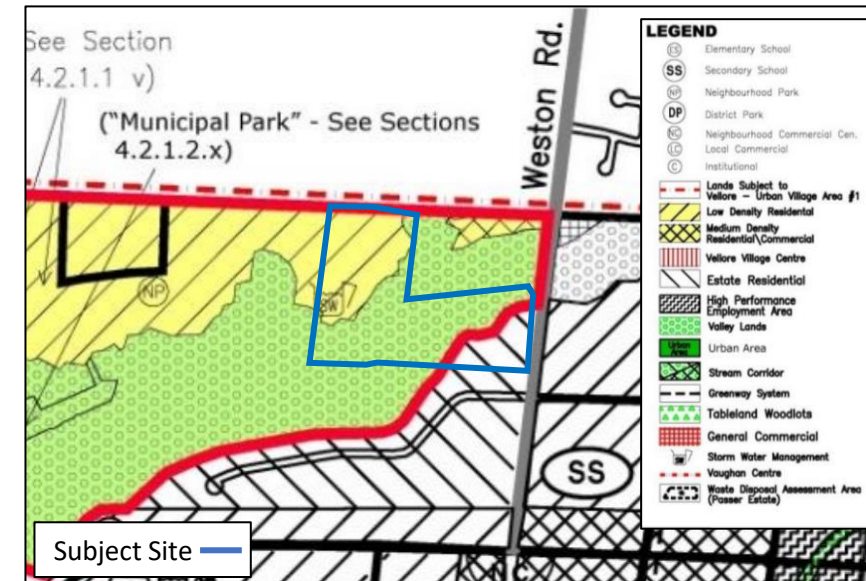


Figure 6: Schedule B – Vellore Urban Village 1 Land Use Plan (Block 40/47)

# POLICY FRAMEWORK

## City of Vaughan Zoning By-law 1-88

- Subject Site is zoned 'A – Agricultural' Zone and 'OS1 – Open Space Conservation' Zone, per Zoning By-law 1-88.
- The subject rezoning application intends to replace the current zoning categories with the 'RT1 – Residential Townhouse' Zone and 'OS1 – Open Space Conservation' Zone, with site specific exceptions, to permit the proposed development.

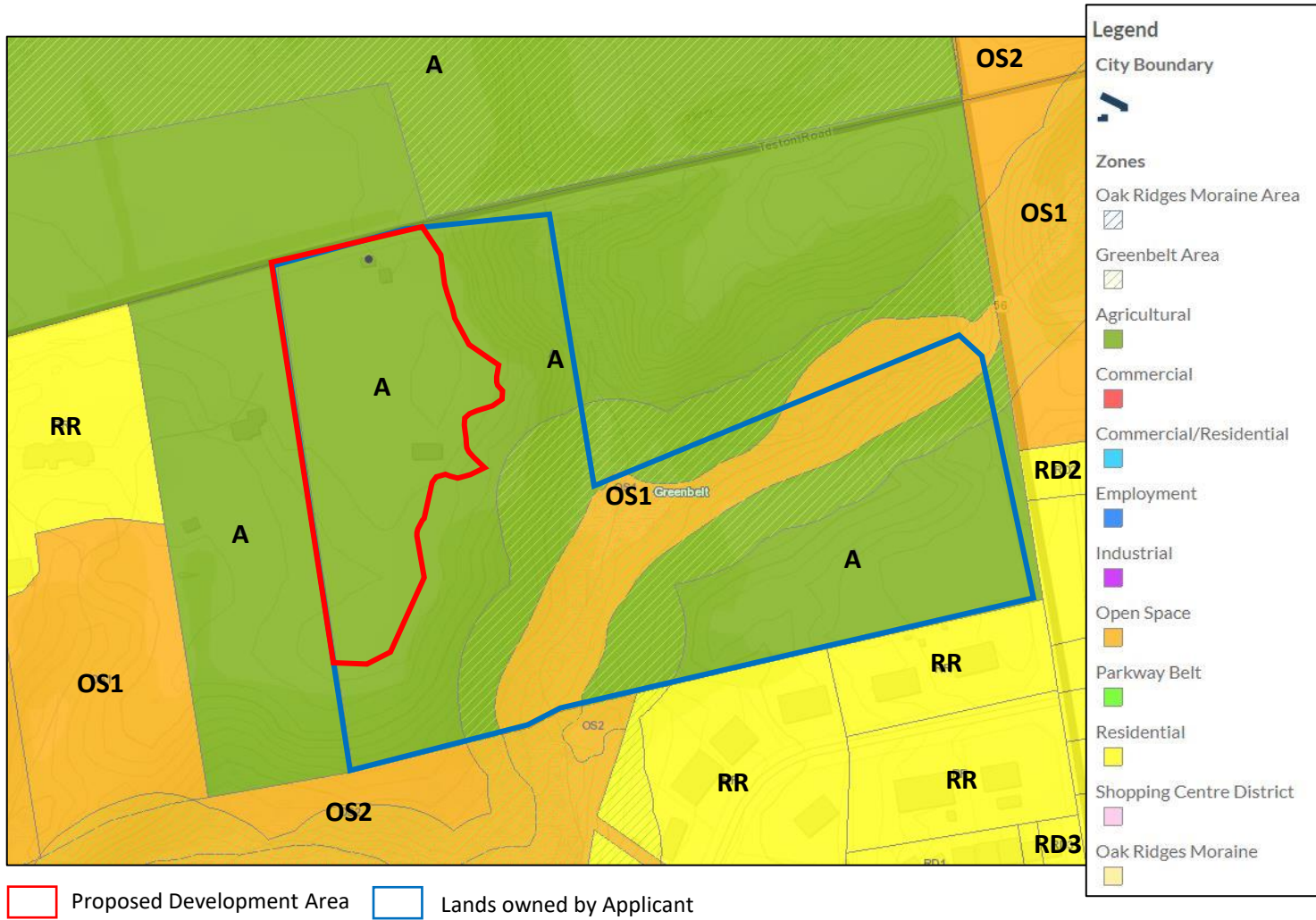


Figure 7: City of Vaughan Zoning By-law 1-88 (City of Vaughan)



# DEVELOPMENT PROPOSAL



## Development Summary

<b>Total Site Area (gross)</b>	<b>4.0266 ha</b>
<b>Net Development Area</b>	<b>3.5454 ha</b>
<b>Total Residential Units</b>	<b>145 units</b>
<b>Total Residential GFA</b>	<b>2,7280 sq.m</b>
Back-to-Back TH's	9,480 sq.m
Dual Frontage TH's	4,984 sq.m
Conventional TH's (25m)	2,376 sq.m
Conventional TH's (27m)	10,440 sq.m
<b>Total Density</b>	<b>41 UPH</b>
<b>Building Coverage</b>	<b>31.98%</b>
<b>Building Height</b>	<b>3 storeys</b>
<b>Parkette/Amenity Area</b>	<b>1,686 sq.m</b>
<b>Stormwater Management Pond</b>	<b>2,162 sq.m</b>

## Parking Statistics

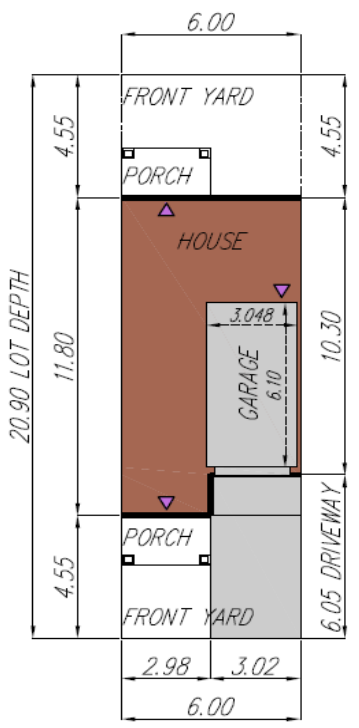
<b>Resident Parking</b>	<b>290 spaces</b> (2 spaces/ unit)
<b>Visitor Parking</b>	<b>34 spaces</b>
<b>Accessible Parking</b>	<b>2 spaces</b>
<b>TOTAL:</b>	<b>326 spaces</b>



# UNIT TYPES



**Dual Frontage Townhouse  
3 STOREY**

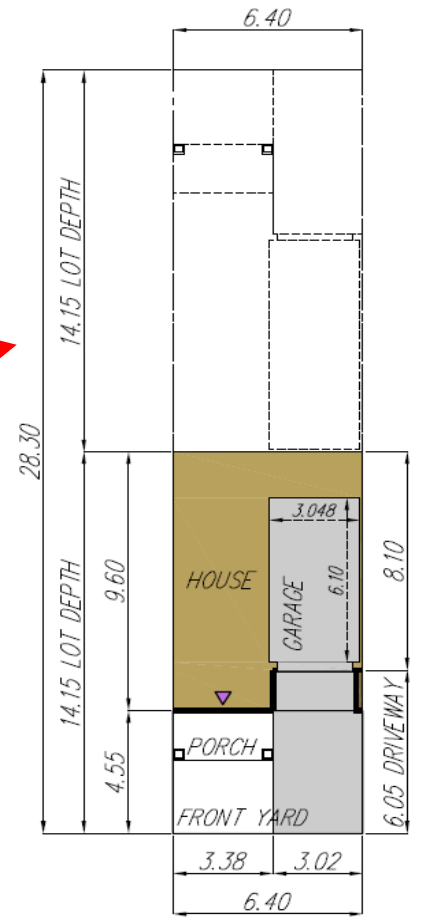


**28 Units**

# UNIT TYPES



**Back-to-Back Townhouse  
3 STOREY**

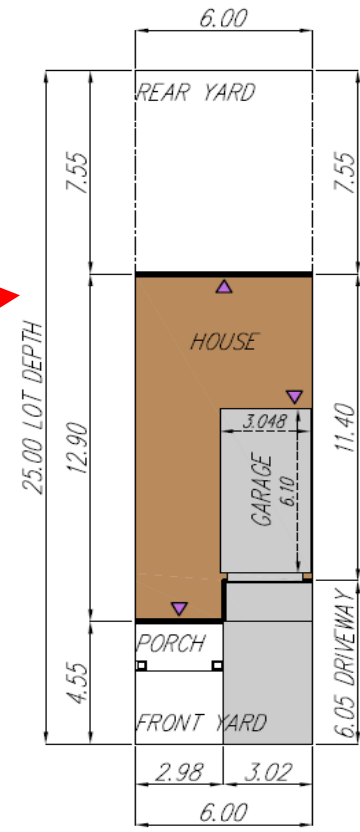


**60 Units**

# UNIT TYPES



**Conventional Townhouse (25m)  
3 STOREY**



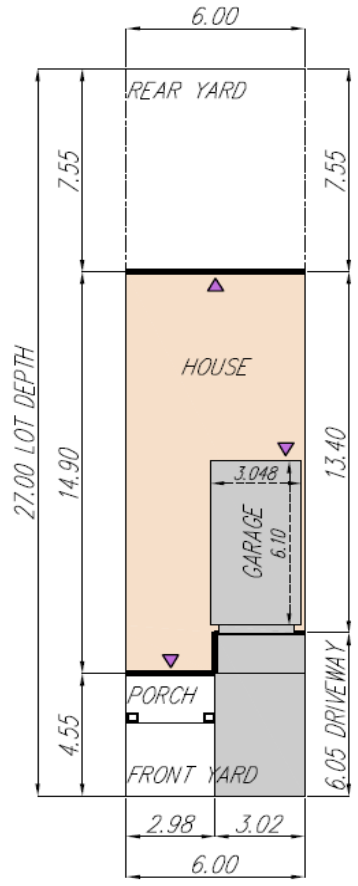
**12 Units**



# UNIT TYPES



**Conventional Townhouse (27m)  
3 STOREY**



**45 Units**

# RENDERINGS



Dual Frontage Front Elevation



# RENDERINGS



Dual Frontage Rear Elevation

# RENDERINGS



Back-to-Back Elevation



## **STUDIES COMPLETED**

- **Slope and Stability Assessment**, prepared by DS Consultants, dated August 31, 2021;
- **Tree Inventory & Preservation & Restoration Planting Plan Report**, prepared by Kuntz Forestry Consulting Inc., dated February 5, 2021;
- **Archaeological Assessment**, prepared by The Archaeologists Inc., dated June 24, 2020;
- **Cultural Heritage Impact Assessment**, prepared by ASI, dated December 2018;
- **Stormwater Management Report**, prepared by TMIG, dated February 2021;
- **Functional Servicing Report**, prepared by TMIG, dated February 2021;
- **Erosion and Sediment Control Report**, prepared by TMIG, dated February 18, 2021;
- **Phase 1 ESA**, prepared by Palmer, dated December 21, 2020;
- **Phase 2 ESA**, prepared by Palmer, dated November 13, 2020;
- **Transportation Mobility Plan**, prepared by TMIG, dated February 2021;
- **Noise Feasibility Study**, prepared by HGC Engineering, dated February 5, 2021;
- **Preliminary Geotechnical Investigation**, prepared by DS Consultants, dated August 25, 2020;
- **Environmental Impact Study**, prepared by Palmer, dated February 17, 2021;
- **Hydrogeological Report & Water Balance Assessment**, prepared by DS Consultants, dated February 4, 2021;
- **Infiltration Testing Report**, prepared by DS Consultants, dated February 10, 2021;
- **Meander Belt Assessment**, prepared by Palmer, dated August 6, 2020;
- **Planning and Urban Design Report**, prepared by Humphries Planning Group Inc., dated March 2021; and
- **Community Services and Facilities Study**, prepared by Humphries Planning Group Inc., dated December 2020;



**THANK YOU**



# PUBLIC MEETING

WOODBIDGE PARK LIMITED  
5390 STEELES AVENUE WEST  
(CORNER OF GIHON SPRINGS DRIVE AND STEELES AVENUE WEST)  
CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT (OP.21.012)  
ZONING BY-LAW AMENDMENT (Z.21.019)

SEPTEMBER 14<sup>TH</sup>, 2021

COMMUNICATION C23

ITEM NO. 3

COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)

September 14, 2021

WESTON  
CONSULTING





# AREA CONTEXT



Context Aerial Photo of the Subject Lands

## Location

- Steeles Avenue West and Kipling Avenue
- Located at the northeast corner of Gihon Springs Drive and Steeles Avenue West
- Border of the City of Vaughan and City of Toronto



# AREA CONTEXT



Aerial Photo of the Subject Lands

## Site Area

- 59,973.36 Square Metres (Site Area)
- 6,148.28 Square Metres (Development Area)

## Frontage

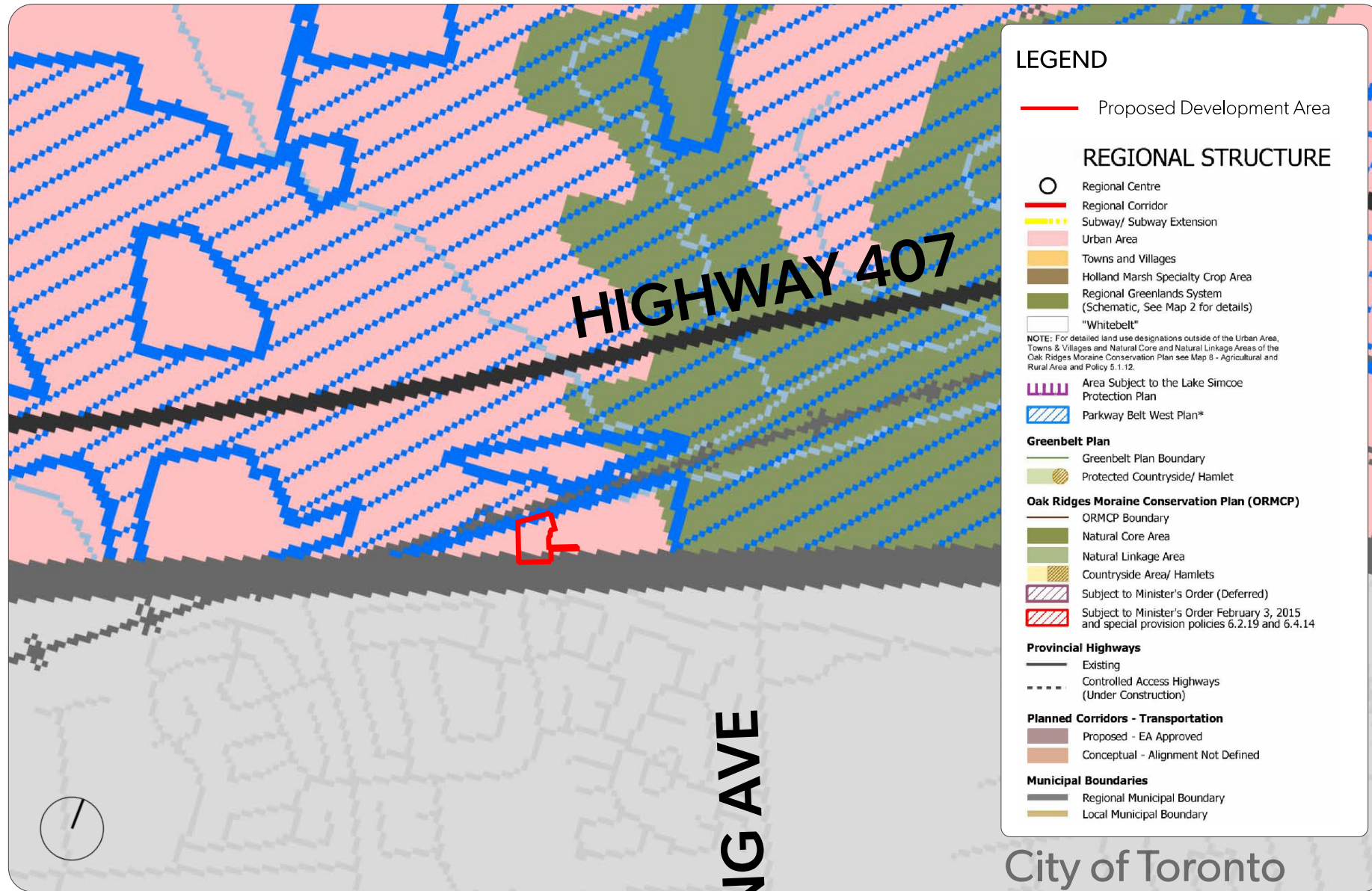
- 45.70 Metres

## Previous Approvals

- ZBA / OPA / Plan of Subdivision:
  - 249, three-storey townhouse dwelling units
  - 2, three-storey mixed use buildings
  - Public Municipal Park



# POLICY CONTEXT

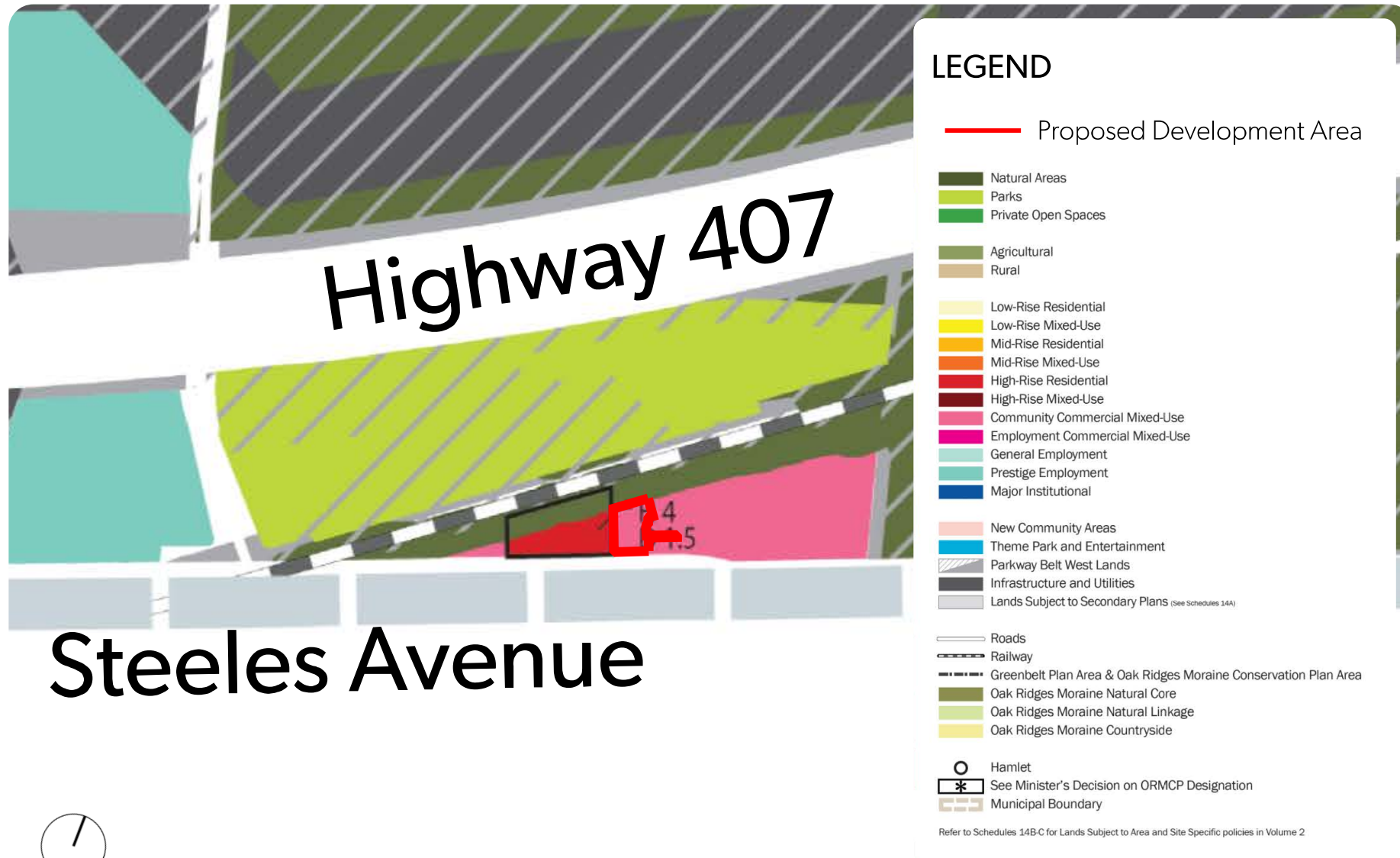


## York Region Official Plan

- Designated as an "Urban Area"
- 577,000 residents, 234,000 households, 318,000 jobs by 2031 to be accommodated within Urban Areas

York Region Official Plan - Regional Structure

# POLICY CONTEXT



## Vaughan Official Plan

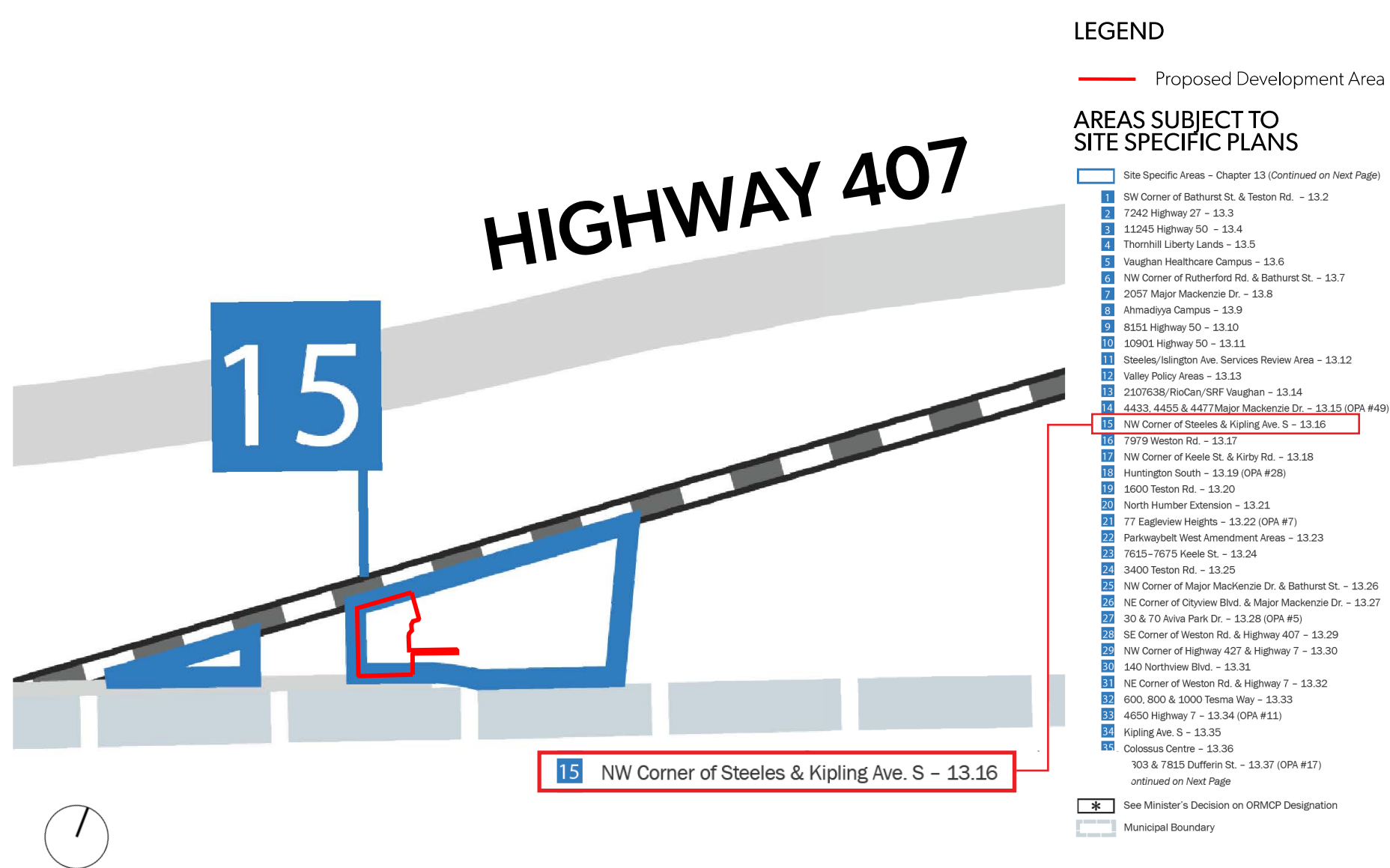
- Designated as an “Community Commercial Mixed-Use” on Schedule 13



Vaughan Official Plan - Land Use Plan



# POLICY CONTEXT



## LEGEND

— Proposed Development Area

## AREAS SUBJECT TO SITE SPECIFIC PLANS

- Site Specific Areas - Chapter 13 (Continued on Next Page)
- 1 SW Corner of Bathurst St. & Teston Rd. - 13.2
  - 2 7242 Highway 27 - 13.3
  - 3 11245 Highway 50 - 13.4
  - 4 Thornhill Liberty Lands - 13.5
  - 5 Vaughan Healthcare Campus - 13.6
  - 6 NW Corner of Rutherford Rd. & Bathurst St. - 13.7
  - 7 2057 Major Mackenzie Dr. - 13.8
  - 8 Ahmadiyya Campus - 13.9
  - 9 8151 Highway 50 - 13.10
  - 10 10901 Highway 50 - 13.11
  - 11 Steeles/Islington Ave. Services Review Area - 13.12
  - 12 Valley Policy Areas - 13.13
  - 13 2107638/RioCan/SRF Vaughan - 13.14
  - 14 4433, 4455 & 4477 Major Mackenzie Dr. - 13.15 (OPA #49)
  - 15 NW Corner of Steeles & Kipling Ave. S - 13.16
  - 16 7979 Weston Rd. - 13.17
  - 17 NW Corner of Keele St. & Kirby Rd. - 13.18
  - 18 Huntington South - 13.19 (OPA #28)
  - 19 1600 Teston Rd. - 13.20
  - 20 North Humber Extension - 13.21
  - 21 77 Eagleview Heights - 13.22 (OPA #7)
  - 22 Parkwaybelt West Amendment Areas - 13.23
  - 23 7615-7675 Keele St. - 13.24
  - 24 3400 Teston Rd. - 13.25
  - 25 NW Corner of Major Mackenzie Dr. & Bathurst St. - 13.26
  - 26 NE Corner of Cityview Blvd. & Major Mackenzie Dr. - 13.27
  - 27 30 & 70 Aviva Park Dr. - 13.28 (OPA #5)
  - 28 SE Corner of Weston Rd. & Highway 407 - 13.29
  - 29 NW Corner of Highway 427 & Highway 7 - 13.30
  - 30 140 Northview Blvd. - 13.31
  - 31 NE Corner of Weston Rd. & Highway 7 - 13.32
  - 32 600, 800 & 1000 Tesma Way - 13.33
  - 33 4650 Highway 7 - 13.34 (OPA #11)
  - 34 Kipling Ave. S - 13.35
  - 35 Colossus Centre - 13.36
  - \* 303 & 7815 Dufferin St. - 13.37 (OPA #17)
- continued on Next Page
- \* See Minister's Decision on ORMCP Designation
  - ▭ Municipal Boundary

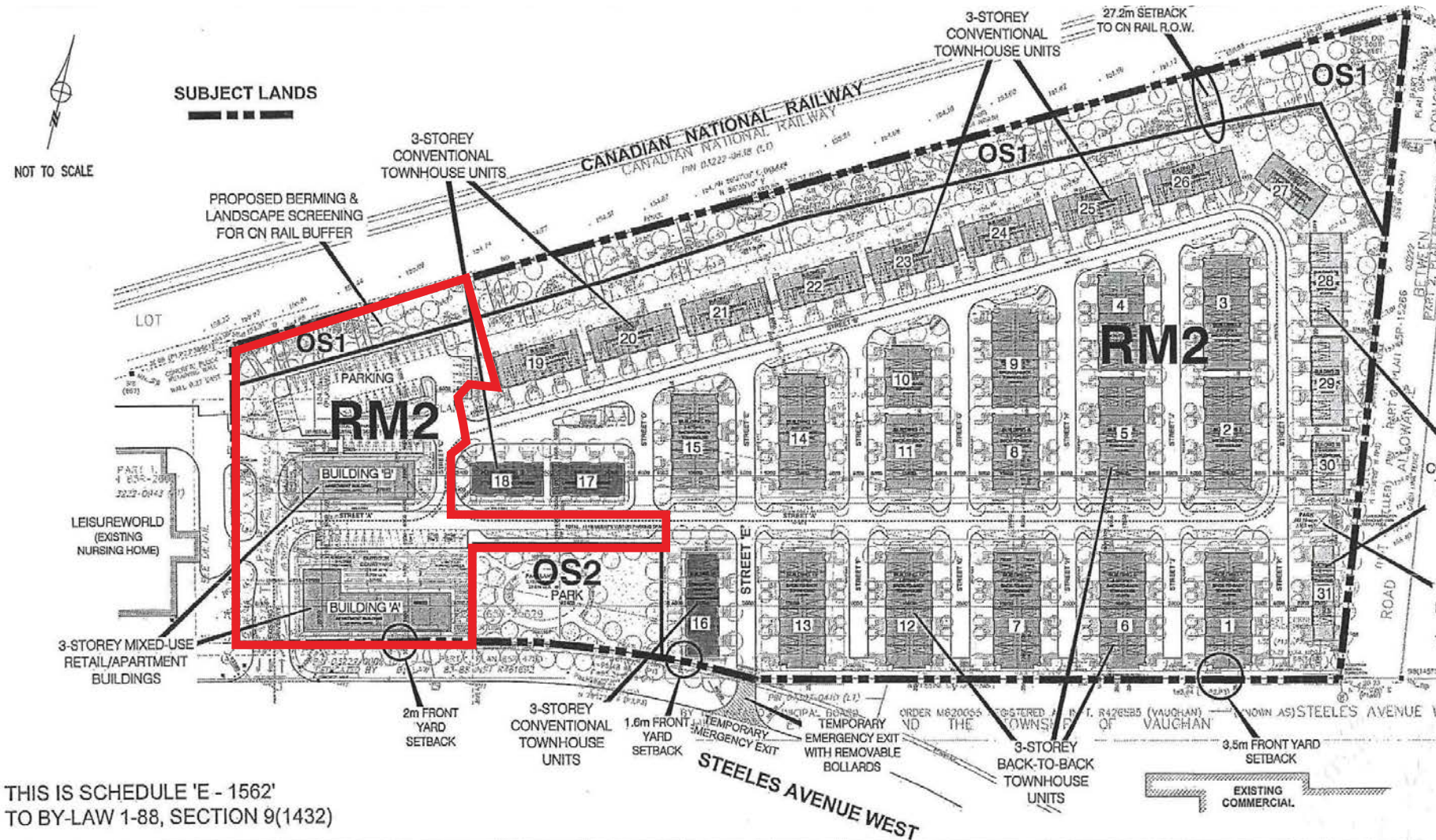
## Vaughan Official Plan – Site Specific Policy Area 13.16

- Implemented through OPA 12 for the northwest corner of Steeles Avenue and Kipling Avenue
- Part of previous approval on Subject Lands
- Low-Rise Residential Uses Permitted

Vaughan Official Plan - Site Specific Policy Area 13.16



# PLANNING CONTEXT



## Vaughan Zoning By-law

- Zoned RM2, OS1 per by-law 1-88, Section 9 (1432)
- Part of previous approval on Subject Lands
- RM2 Zone permits Apartment Dwellings and a range of at-grade commercial uses

Schedule E-1562 to By-law 1-88, Section 9 (1432)



# PROPOSED DEVELOPMENT



Building A Rendering, prepared by Kirkor Architects

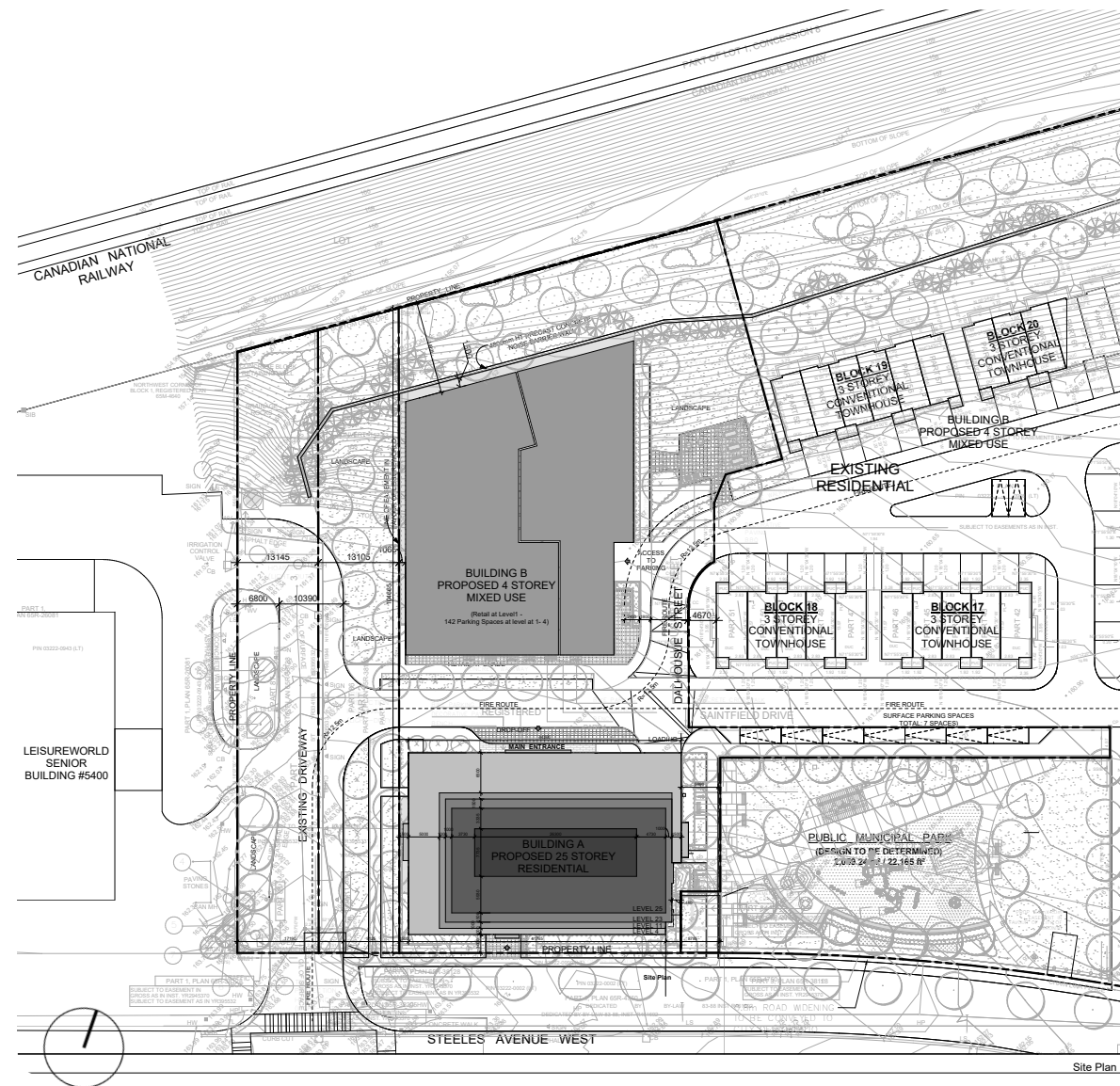
## Building “A”

- Residential Apartment Building
- 25 Storeys (75.7 Metres)
- 226 Rental Units
- 3.2 FSI
- 84 Bicycle Parking Spaces

## Amenity Space

- 2,000 square metres of amenity space
- Mix of shared and private spaces
- Common amenity area at 4<sup>th</sup> floor terrace
- Indoor amenity space at ground level
- At-grade outdoor amenity spaces
- Private outdoor spaces provide through terrace and balconies

# PROPOSED DEVELOPMENT



Site Plan, prepared by Kirkor Architects

## Building “B”

- 4 Storey Mixed-Use Parking Structure
- 427.5 square metres of retail at grade
- 149 Parking Spaces
- 2 accessible visitor spaces, 2 accessible residential spaces
- 7 outdoor parking spaces

# OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

## Official Plan Amendment

Amendments to Site Specific Policy 13.16 required to permit:

- High Rise Residential uses
- Retail uses at ground floor of parking structure

## Zoning By-law Amendment

Amendments to Section 9 (1432) for Site Specific Building Requirements to permit:

- Apartment Dwellings in a high rise building
- Front yard Setback of 3.0 metres
- Indoor and Outdoor Amenity Area of 2,000 square metres
- Building Height of 76 metres for Building “A”
- Building Height of 14 metres for Building “B”
- 149 Parking Spaces
- 427 square metres of Retail Space
- Lot Coverage of 48%

# SUPPORTING PLANS AND REPORTS

- Architectural Drawings – Kirkor Architects
- Sun Shadow Study – Kirkor Architects
- Urban Design Brief – Weston Consulting
- Planning Justification Report – Weston Consulting
- Draft OPA and ZBA – Weston Consulting
- Landscape Materials – SBK
- Pedestrian Level Wind Study – Gradient Wind
- Civil Engineering Materials – Valdor Engineering
- Noise and Vibration Study – Valcoustics
- Phase 1 and 2 Environmental Site Assessment – Soil Engineers





Thank You!

Comments and Questions?

Jane McFarlane, BAH, MES (PI.), MCIP, RPP

Vice President

[jmcfarlane@westonconsulting.com](mailto:jmcfarlane@westonconsulting.com)

**WESTON**  
CONSULTING





COMMUNICATION C24  
ITEM NO. 4  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
September 14, 2021

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# 357, 365, 375 STEGMAN'S MILL ROAD

## KLEINBURG VILLAGE DEVELOPMENT CORP.

### City of Vaughan

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City Files: Z.21.020, 19T-21V005, 19CDM-21V003, DA.21.023

SEPTEMBER 14, 2021

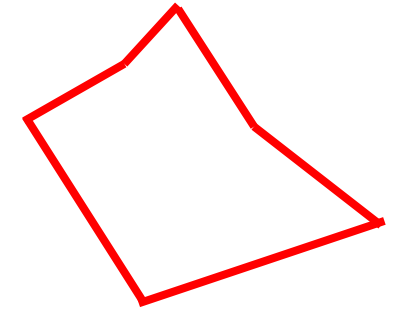
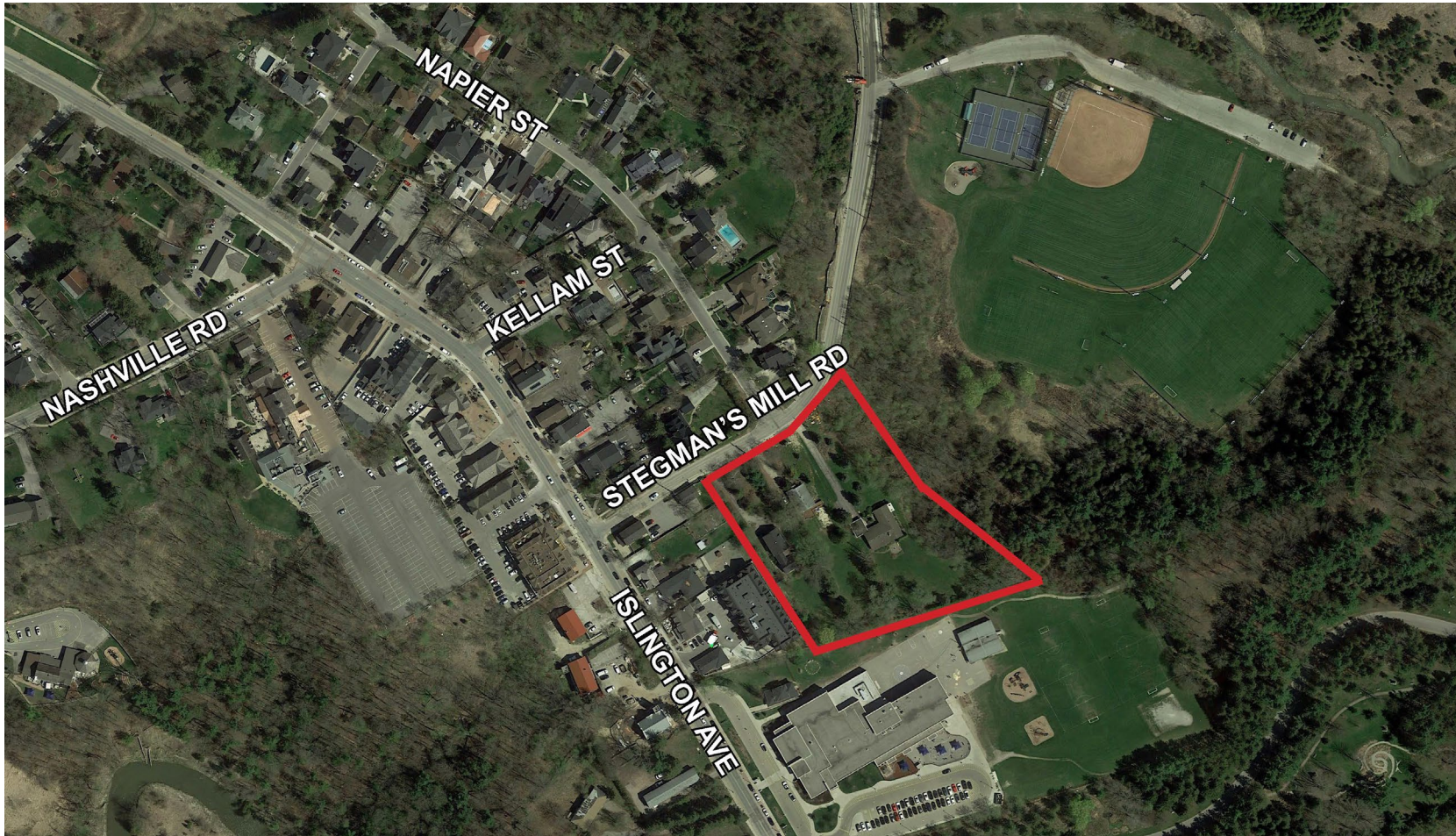
SLIDE 1

# Location

- The Subject Lands are vacant and located on the south side of Stegman's Mill Road, east of Islington Avenue.
- The gross land area is 11,460.65 m<sup>2</sup> with the net developable tableland being 7,793.66 m<sup>2</sup>.
- The open space lands to be dedicated to the TRCA will comprise a 1,405.52 m<sup>2</sup> pedestrian pathway block, and a 2,261.47 m<sup>2</sup> valley land block.



# Location Map



**Subject Lands**  
357, 365, 375  
Stegman's Mill Road

357, 365, 375 Stegman's Mill Road  
Kleinburg Village Development Corp.  
CITY OF VAUGHAN

SLIDE 3



# Site Plan and Development Proposal

<b>Net Developable Area</b>	+/- 7,793.66 m <sup>2</sup>
<b>Total Number of Residential Units</b>	13
<b>Open Space (Pedestrian Pathway)</b>	+/- 1,405.52 m <sup>2</sup>
<b>Open Space (Valley Lands)</b>	+/- 2,261.47 m <sup>2</sup>
<b>Proposed Parking</b>	2 car garage with 2 additional parking spaces per lot



# Renderings

View of East Side of the Internal Road



Units 6D  
Side Elev. A

50-1 Elev. A  
Unit 5

50-1 Elev. B  
Unit 4

50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev. C

50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev. D

50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev. B



# Renderings

View from South End of Property Looking North



50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev E

50-2 and 50-3  
Units 1-3 and 9-13  
Side Elev A

View Looking South on Stegman's Mill Road



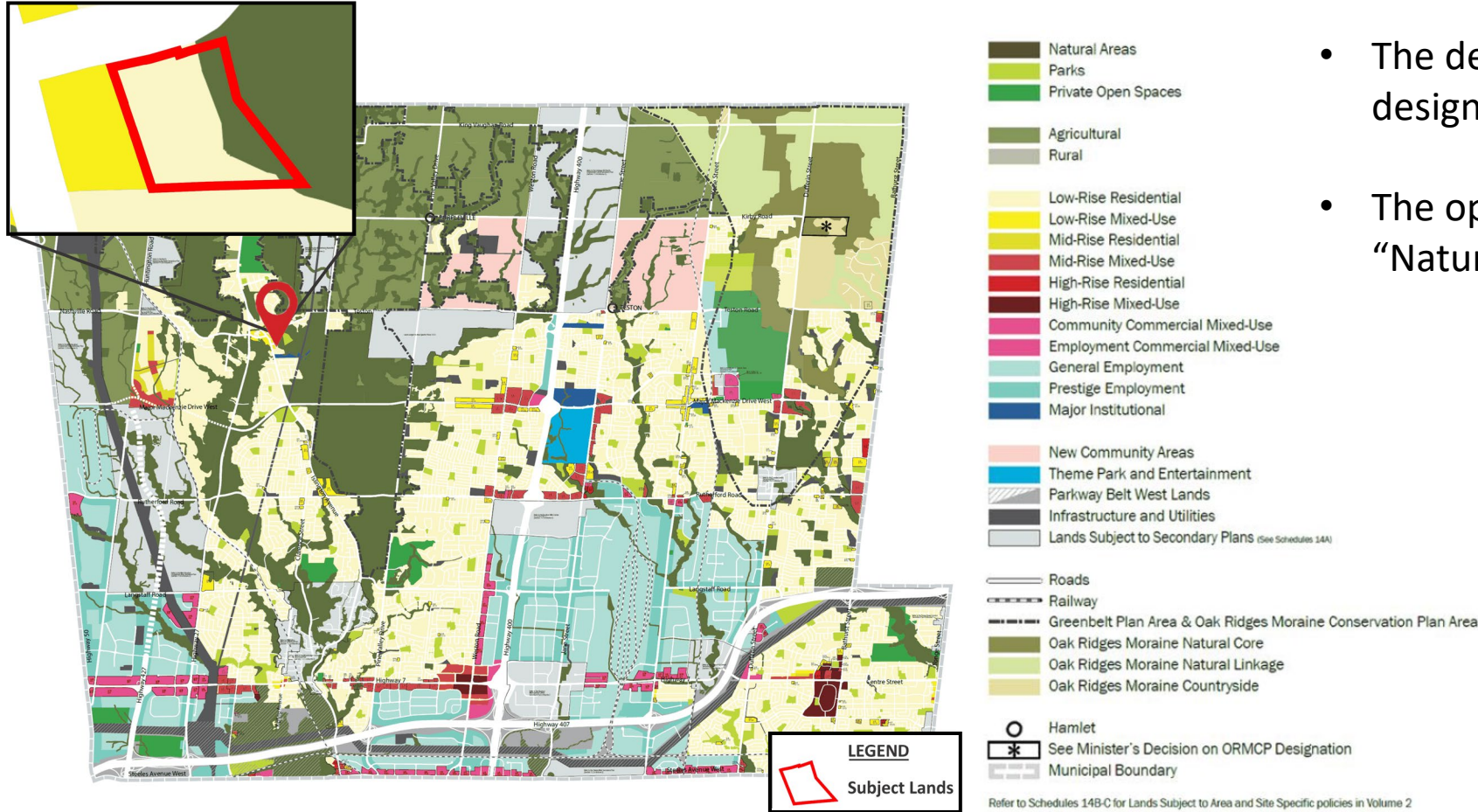
UNIT - 6 Elev. A

UNIT - 7 Elev. A

UNIT - 8 Elev. A

# Official Plan – VOP 2010

## SCHEDULE 13 – LAND USE

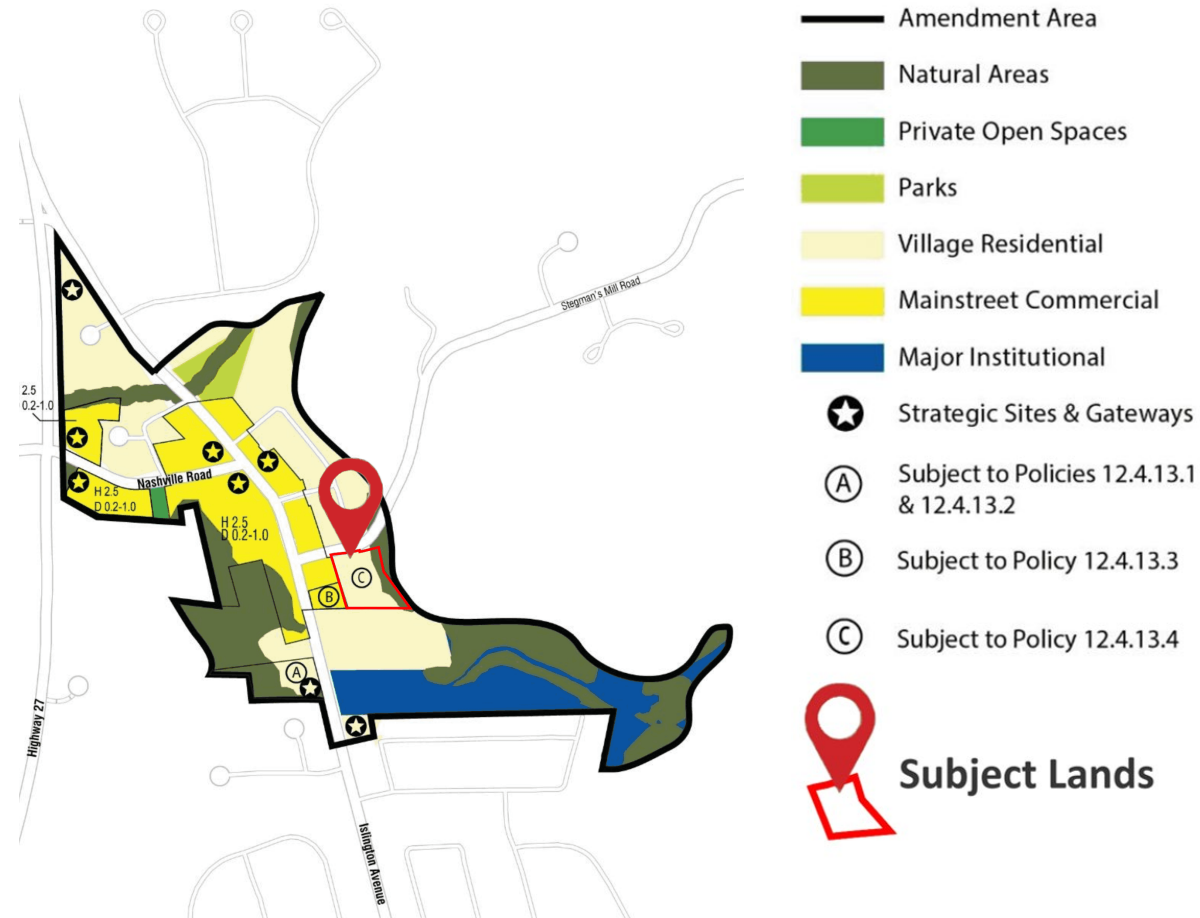


- The developable tableland is designated “Low-Rise Residential”.
- The open space block is designated “Natural Areas”.



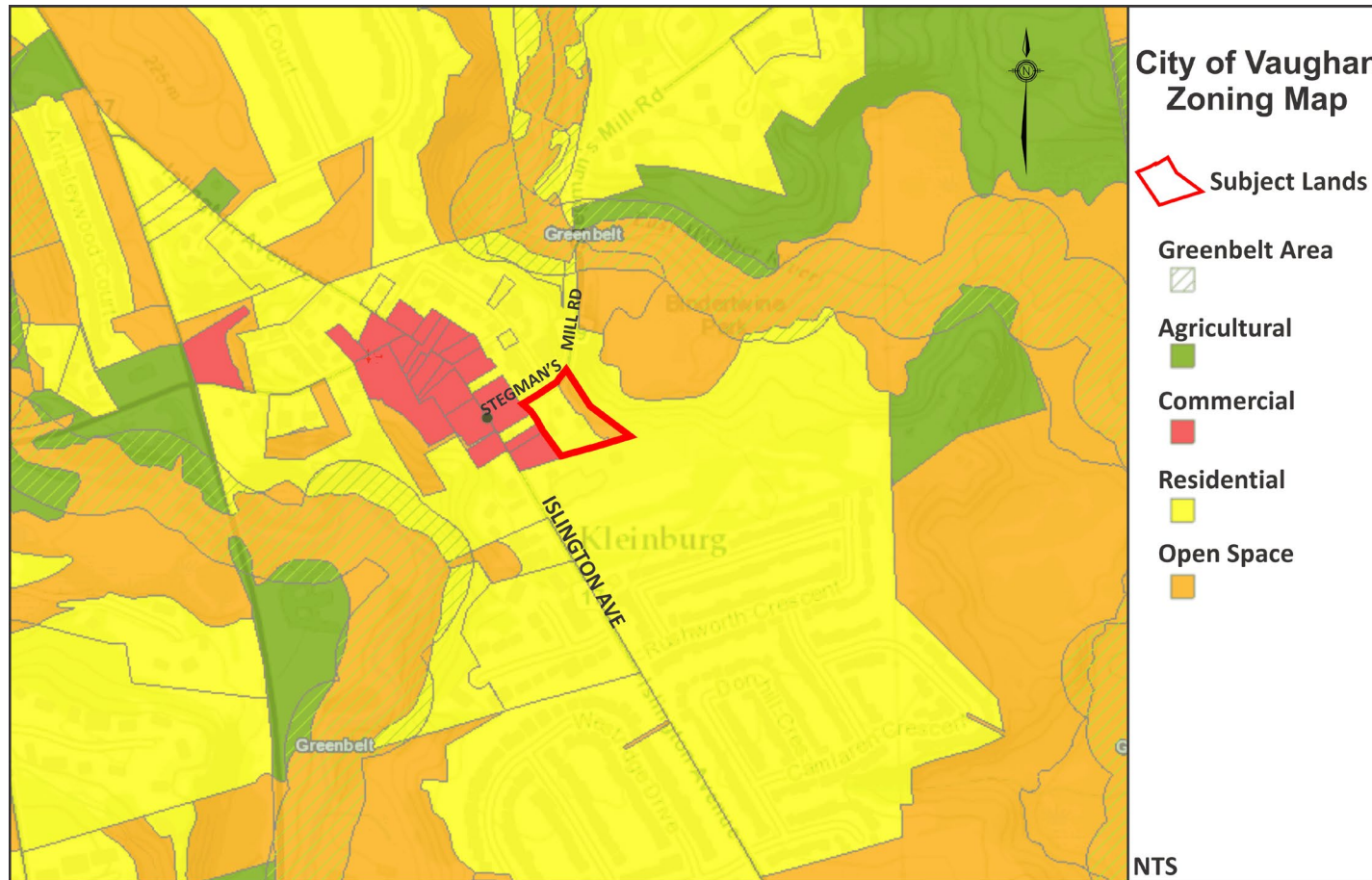
# Official Plan – Kleinburg Area Specific Policy

MAP 12.4.A – KLEINBURG CORE LAND USES



- The developable tableland is designated “Village Residential”.
- The open space block is designated “Natural Areas”.

# Zoning



- The developable tableland is zoned “R5 Residential Zone”.
- The open space block is zoned “Open Space”.

# Kleinburg-Nashville Heritage Conservation District Plan

- The Owner is proposing to construct three (3) traditional heritage-style homes along the frontage of Stegman's Mill Road.
- The ten (10) internal homes will be designed with contemporary heritage architectural features.



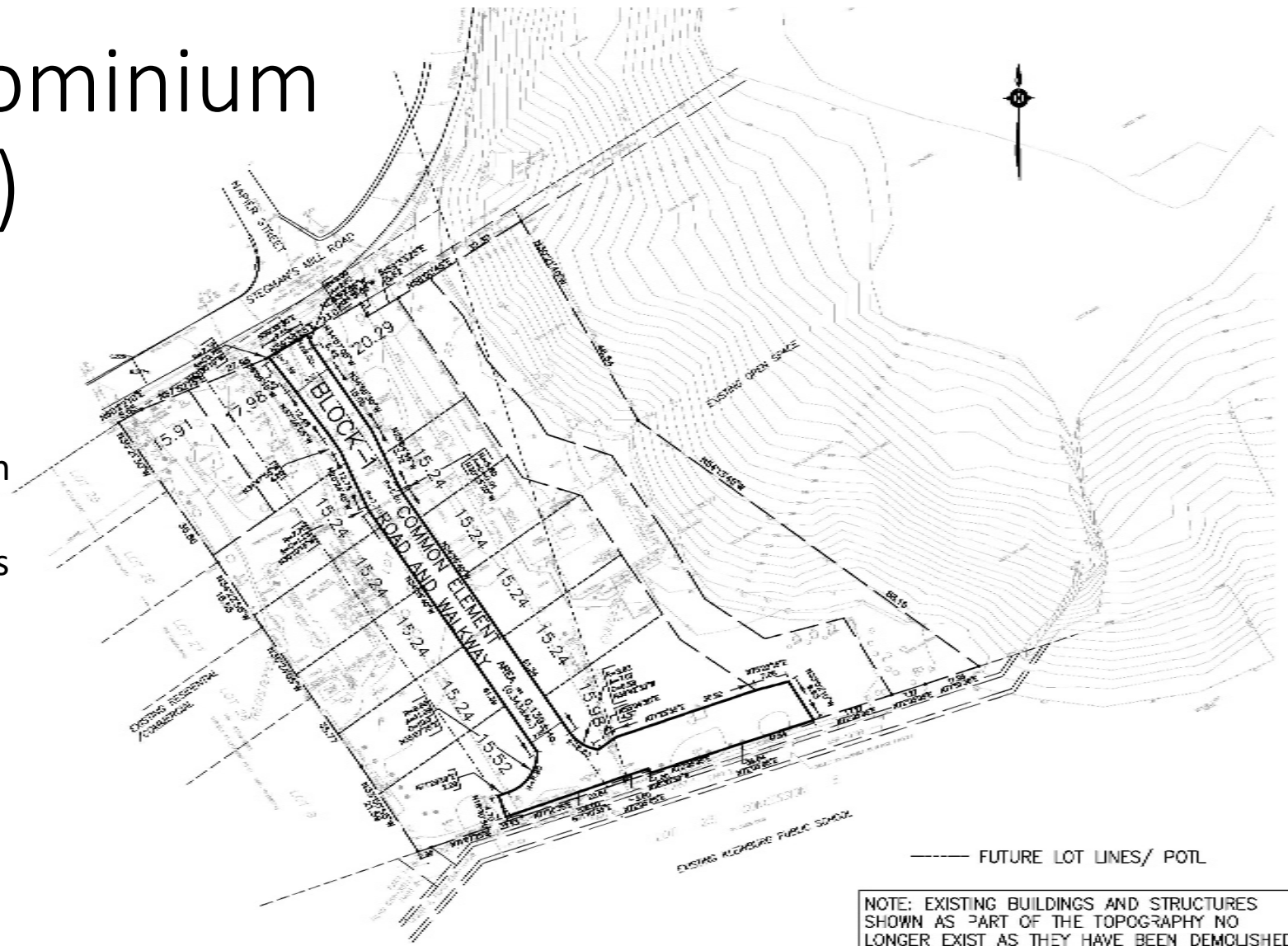
# Draft Plan of Subdivision

- **Block 1** will facilitate the creation of the private internal common element road.
- **Block 2** will contain the pedestrian pathway.
- **Block 3** will become an open space block to become part of the open space valley system.
- **Lot 1** - Not part of the future condominium and will facilitate a freehold dwelling with access and services directly from Stegman's Mill Road.



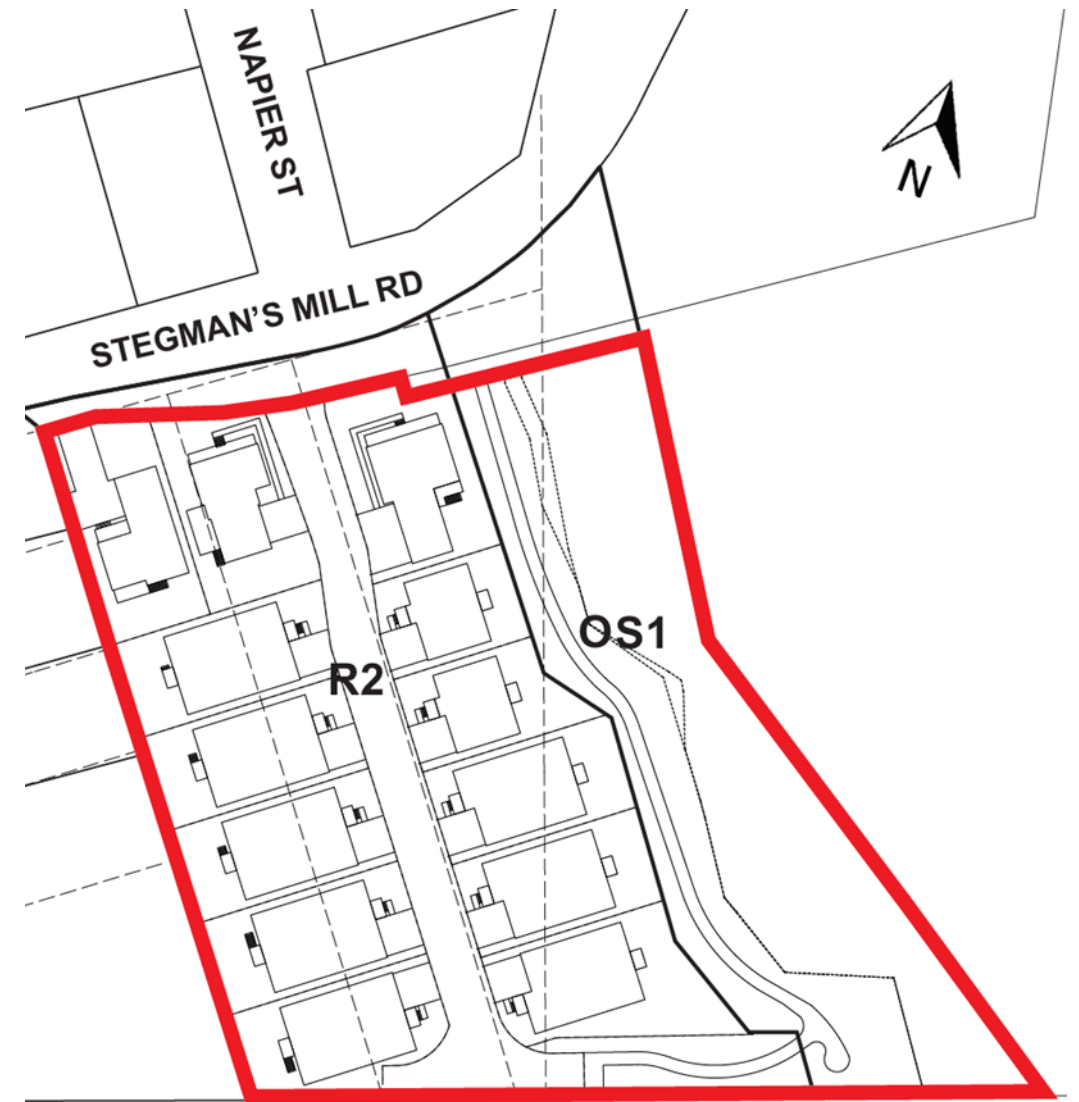
# Draft Plan of Condominium (Common Element)

- Required to create the private internal condominium road.
- The internal road and pathway connection to be maintained by a Condominium Corporation on behalf of the homeowners who will have access to their freehold lot from the private internal road.



# Purpose of Zoning By-law Amendment Application

- Rezone the subject property from R5 Residential Zone to R2 Residential Zone on the developable tableland.
- Maintain the current OS1 Open Space Conservation Zone on the lands located on the subject property beyond the development limits.





# Studies Submitted in Support of Applications

- Planning Justification Addendum prepared by KLM Planning Partners Inc.
- Sustainability Metrics and Summary Letter prepared by KLM Planning Partners Inc.
- Soil Volume Calculations prepared by Popovich Associates.
- Original Arborist Report prepared by Davey Resource Group.
- Arborist Report Addendum prepared by Amy Choi Consulting.
- Original Cultural Heritage Impact Assessment Report and Cover Letter prepared by ERA Architects Inc.
- Cultural Heritage Impact Assessment Report Addendum prepared by M.W. Hall Corporation.
- Functional Servicing and Stormwater Management Report (includes Water Balance, and Erosion and Sediment Control Plan) prepared by Valdor Engineering.
- Noise Feasibility Study prepared by HCG Engineering.
- Original Phase 1 ESA prepared by Toronto Inspection Ltd.
- Original Phase 2 ESA prepared by Soil Engineers Ltd.

# Landscape Rendering



357, 365, 375 Stegman's Mill Road  
Kleinburg Village Development Corp.  
CITY OF VAUGHAN



# Questions?

- Presentation by: Grant Uyeyama with KLM Planning Partners Inc.
- Contact information: [guyeyama@klmplanning.com](mailto:guyeyama@klmplanning.com)



# 3660 Rutherford Road, City of Vaughan

WEST RUTHERFORD PROPERTIES LTD.

COMMUNICATION C25

ITEM NO. 5

COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)

September 14, 2021



NON- STATUTORY PUBLIC MEETING

September 14, 2021

HUMPHRIES PLANNING GROUP INC.

OP.11.012, Z.11.043 & DA.11.114



# EXISTING CONTEXT

## **Legal Description:**

Part of Lot 16, Concession 5

## **Municipal Address:**

3660 RUTHERFORD ROAD

## **Site Area:**

1.138 hectares (2.81 acres)

## **Lot Frontage:**

60.55 m – Rutherford Road

## **Existing Uses:**

The Subject Site is vacant.



Figure 1: Aerial Map (Google Earth, 2021)



# SITE LOCATION & AREA CONTEXT



Subject Site —   Bus stop

Figure 2: Context Map (Google Earth, 2021)



# BACKGROUND

## Original Submission

- December 19, 2011 - original applications for OPA/ ZBA/ DA filed for the development of 21 block townhouse units within three (3) separate blocks, and two (2) 12-storey apartment buildings for a total of 293 residential units and a total FSI of 2.33.
- January 19, 2012 – Notice of Complete Application was issued by the City of Vaughan.
- February 28, 2012 – a Public Hearing Report was held.
- July 22, 2013- appeals filed for the site-specific Official Plan and Zoning By-law Amendment and Site Development Application for non-decision.

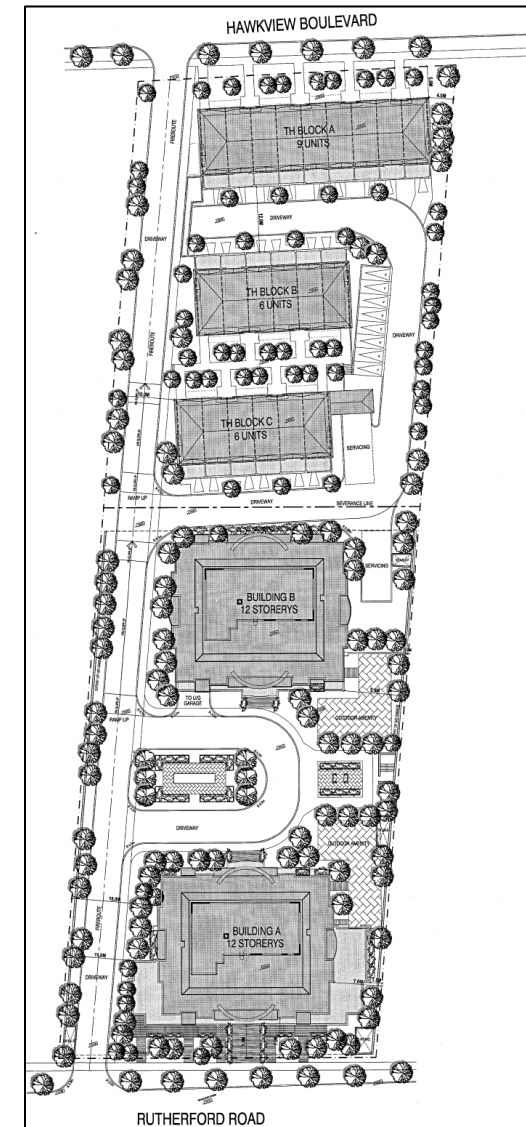


Figure 3: Original Site Plan (1<sup>st</sup> Submission, Dec., 19, 2011)

# BACKGROUND

## Re-Submission (2014)

- May 20, 2014 – Re-submission of OPA/ ZBA/ DA filed for the development of two buildings (one 9-storeys and one 12-storeys) connected by a 1-storey podium, and six (6) single family homes, for a total of 362 units and total FSI of 2.40.
- October 14, 2020, a Case Management Conference (CMC) was held requiring public consultation and resubmission of materials to the City. Decision issued provided timeframes for submission by the applicant and review periods by the City/agencies.

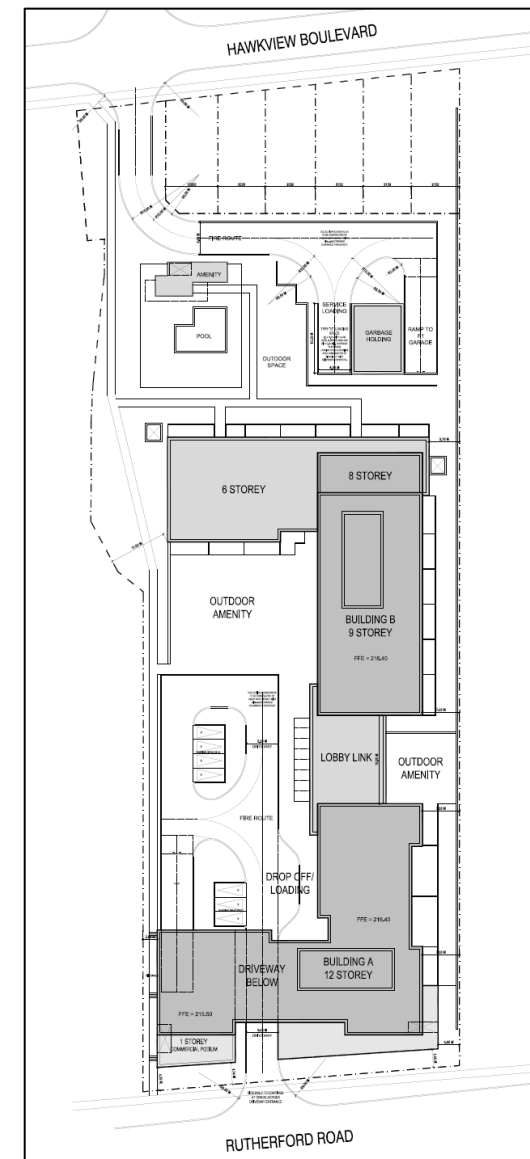


Figure 4: Site Plan (Re-Submission, May 20, 2014)

# BACKGROUND

## Re-Submission (2021)

- June 1, 2021 - resubmission of revised Site Plan for the development of three residential buildings (ranging from 6-12 storeys) containing 328 units, and one Townhouse block containing 7 units, and a total FSI of 2.30.

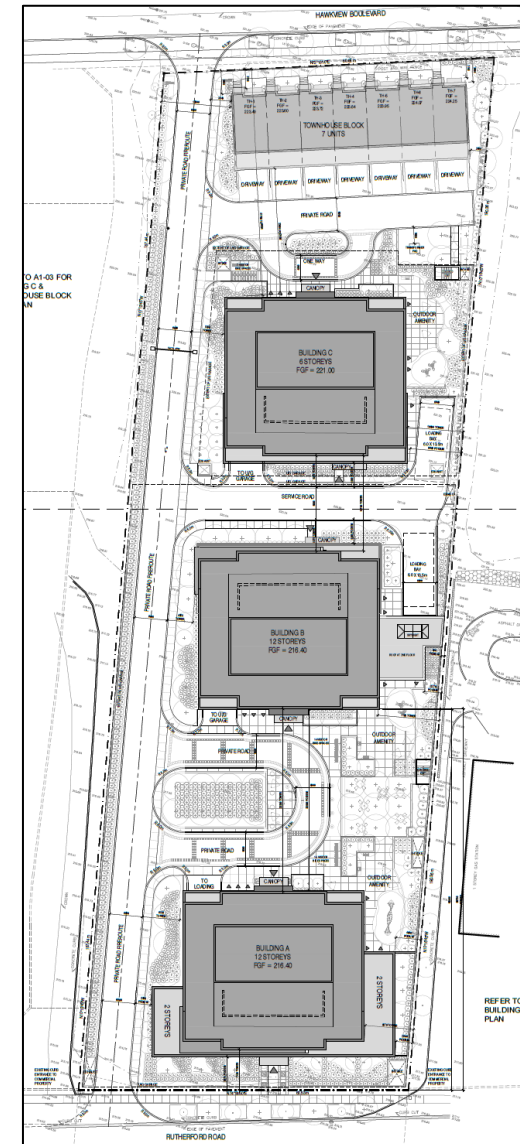
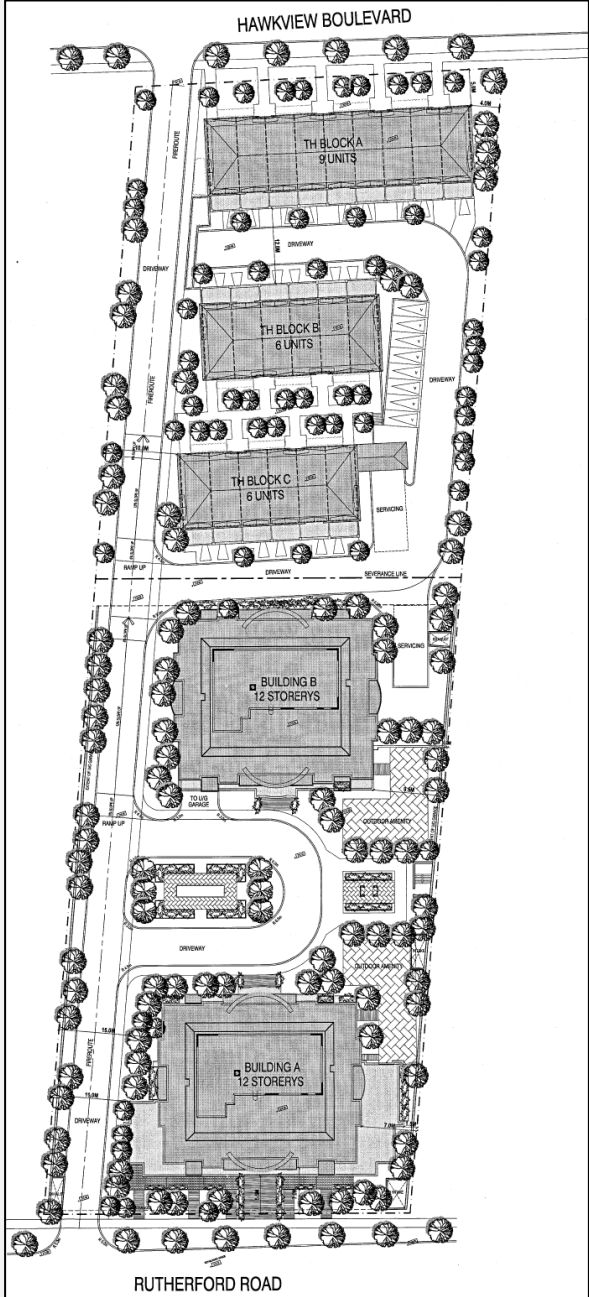


Figure 5: Site Plan (Re-Submission, June 1, 2021)

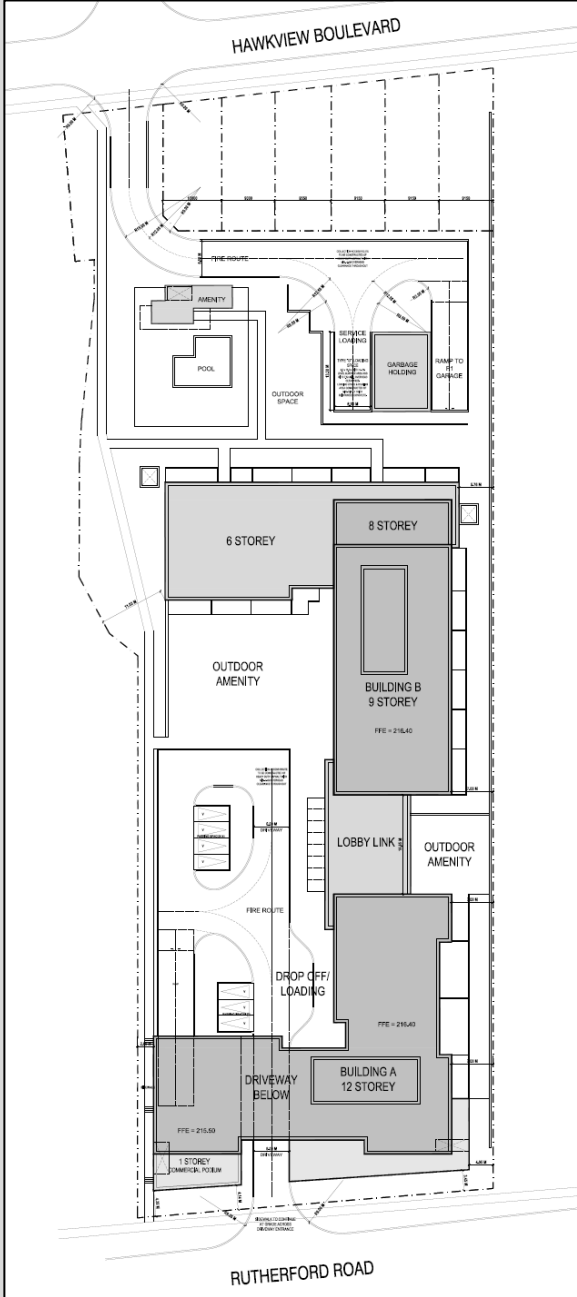


# BACKGROUND

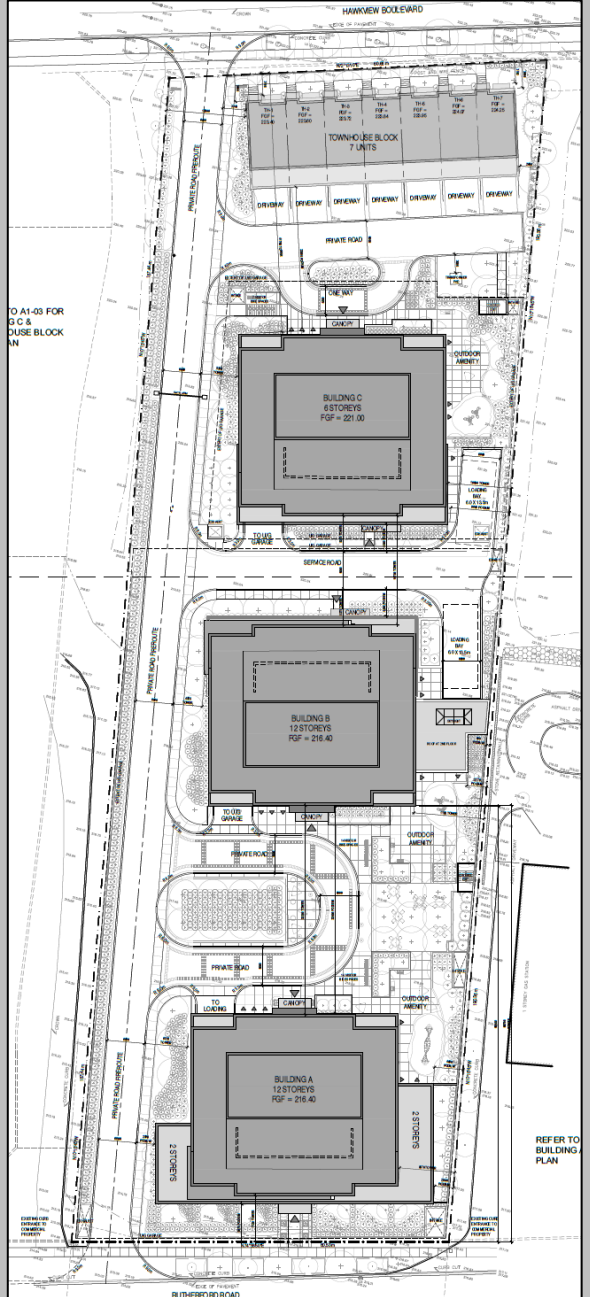
December 19,  
2011



May 20,  
2014









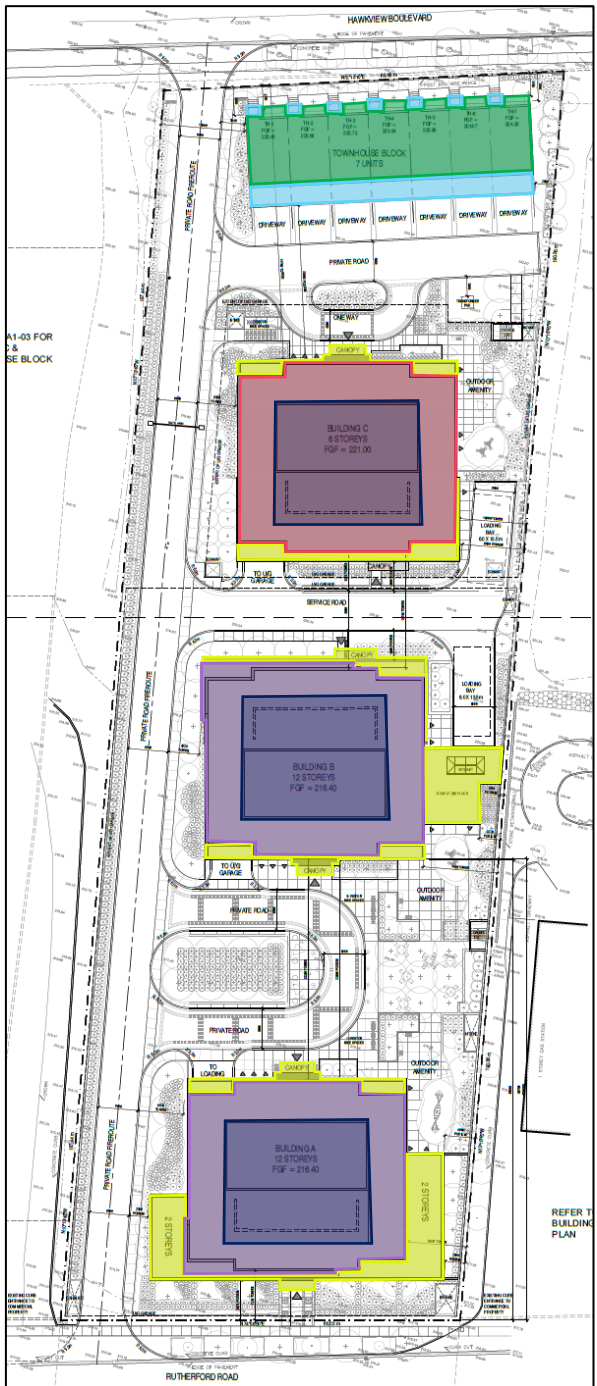
June 1,  
2021



# DEVELOPMENT PROPOSAL

Unit Breakdown		Unit Mix
<b>Total Units</b>	<b>335 units</b>	<b>100%</b>
<b>Building A (12 storeys)</b>	<b>136 Units</b>	
1 Bedroom	48 units	50.74%
1 Bedroom (B.F)	21 units	
2 Bedroom	46 units	49.26%
2 Bedroom (B.F)	21 units	
<b>Building B (12 storeys)</b>	<b>129 Units</b>	
1 Bedroom	44 units	51.16%
1 Bedroom (B.F)	22 units	
2 Bedroom	41 units	48.84%
2 Bedroom (B.F)	22 units	
<b>Building C (6 storeys)</b>	<b>63 Units</b>	
1 Bedroom	22 units	50.79%
1 Bedroom (B.F)	10 units	
2 Bedroom	21 units	49.21%
2 Bedroom (B.F)	10 units	
<b>Townhouse Dwellings (3 storeys)</b>	<b>7 Units</b>	
3 Bedroom	7 units	100%

Mid-Rise Buildings		Townhouse Dwellings	
	Floor 1-3		Floor 1
	Floors 4-6 (B-C)		Floor 2-3
	Floors 4-12 (B-A & B)		
	Mech. PH & Canopy		



**TOWNHOUSE DWELLINGS (3 storeys)**

**BUILDING C (6 storeys)**

**BUILDING B (12 storeys)**

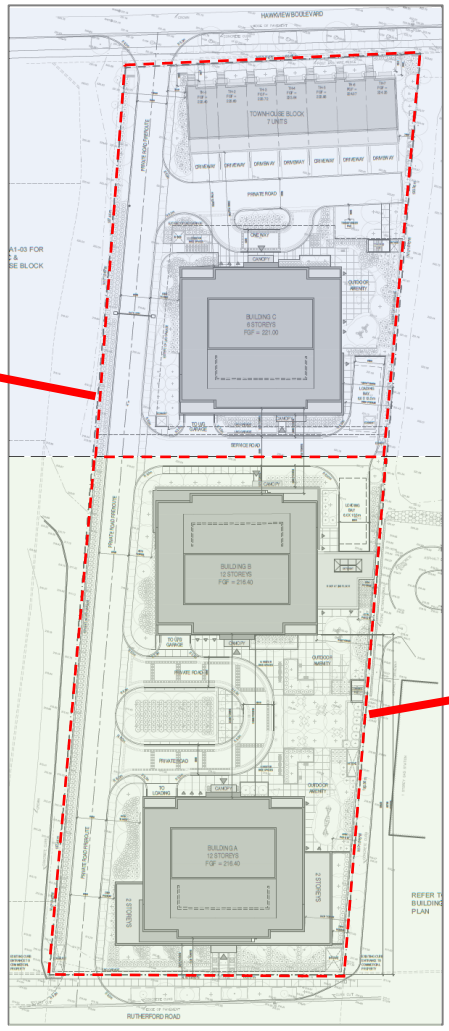
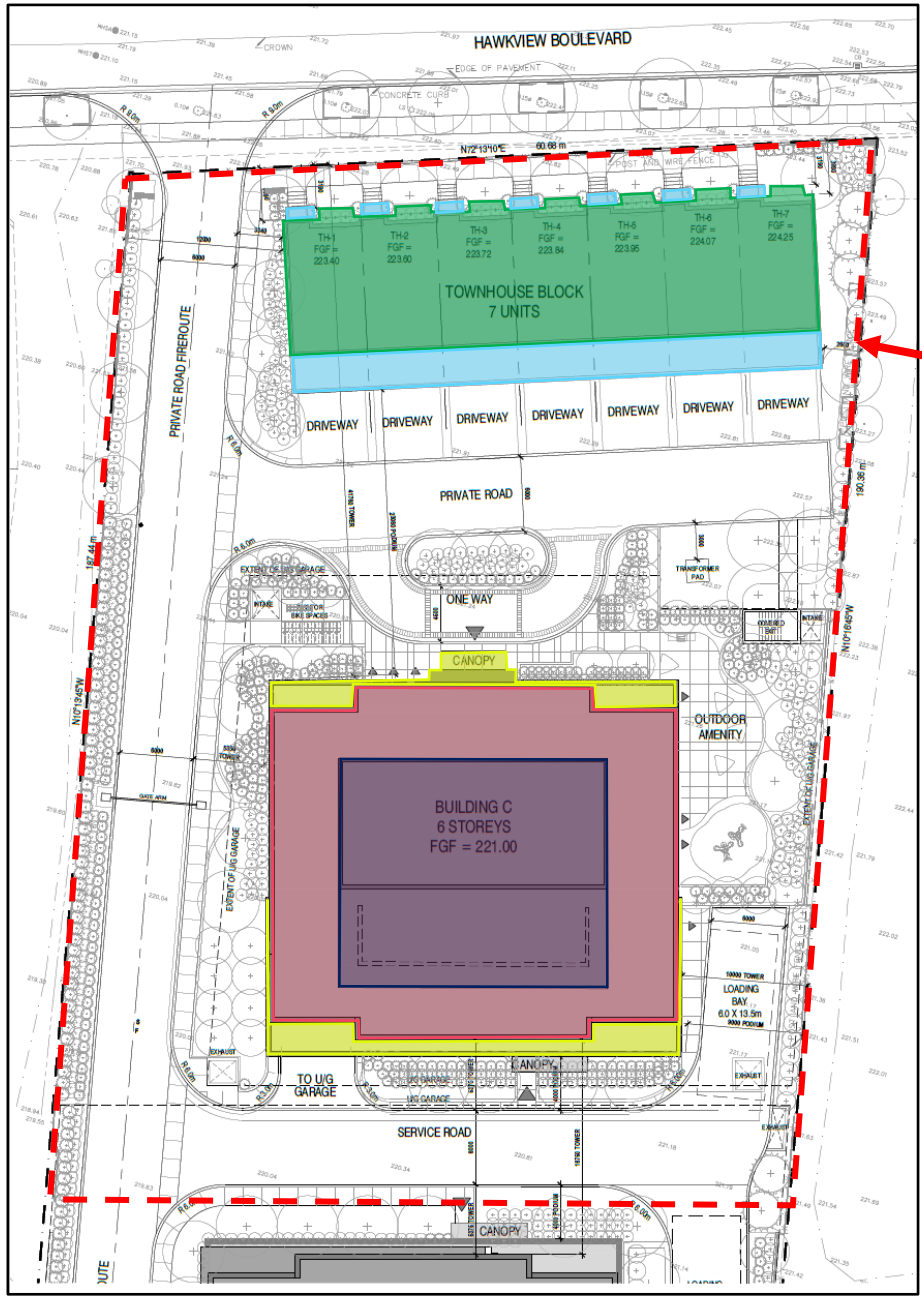
**BUILDING A (12 storeys)**

## Development Summary

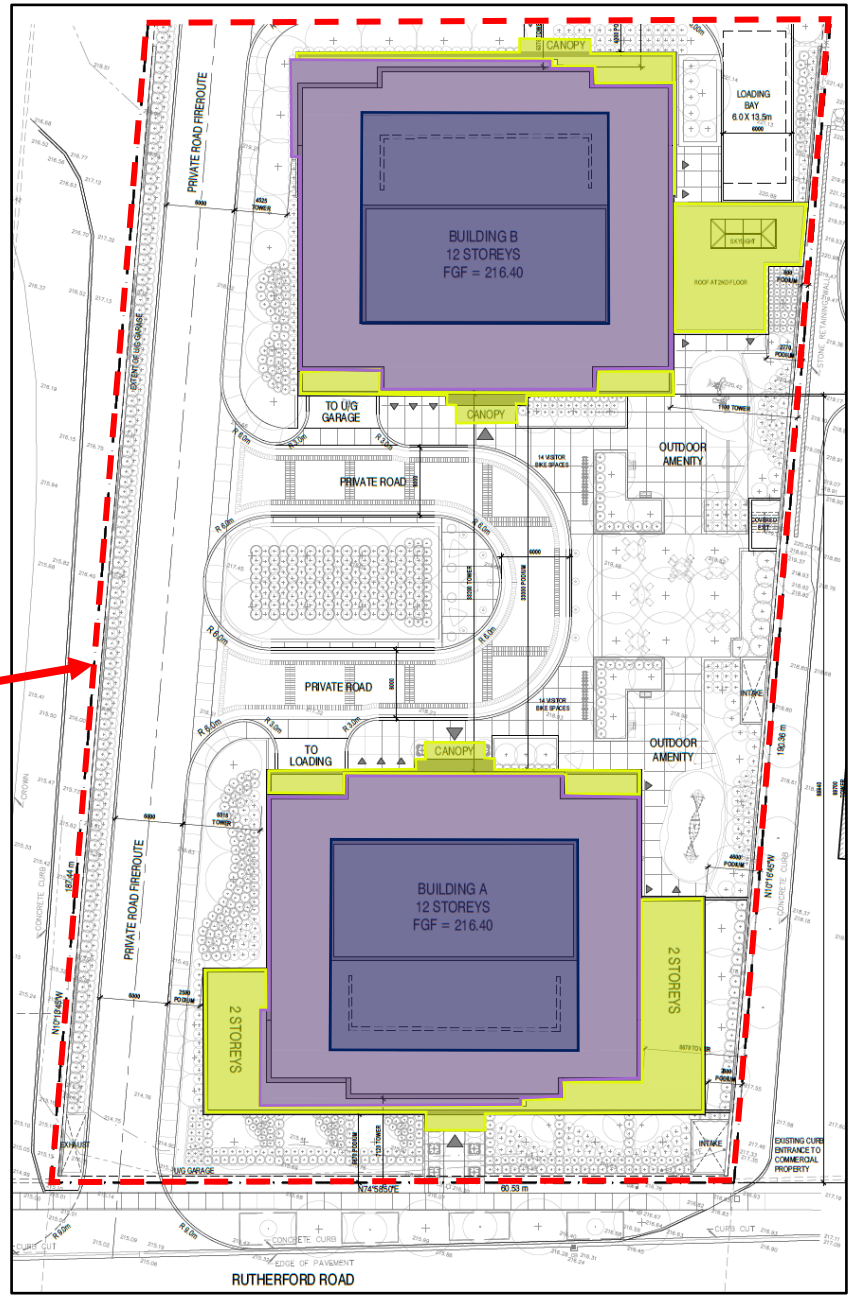
<b>Total Site Area</b>	<b>11,379.08 sq.m</b>
<b>Total Residential GFA</b>	<b>26,131.54 sq.m</b>
Apartment Residential:	24,388.30 sq.m
Townhouse Residential:	1,743.24 sq.m
<b>Total FSI</b>	<b>2.30</b>
<b>Total Amenity Area</b>	<b>1,823.22 sq.m</b>
Indoor Amenity:	878.22 sq.m
Outdoor Amenity:	945.00 sq.m
<b>Building Height</b>	<b>12 storeys (Max.)</b>
Buildings A & B:	12 storeys
Building C:	6 storeys
Townhouses:	3 storeys
<b>Building Coverage</b>	<b>36.8%</b>
<b>Landscaped Area</b>	<b>34.5%</b>
<b>Vehicular Driveways</b>	<b>27.5%</b>
Parking Statistics	
<b>Vehicular Parking</b>	<b>409 spaces</b>
Ground Floor:	26 spaces
P1 Level:	174 spaces
P2 Level:	195 spaces
Townhouses:	14 spaces
<b>Accessible Parking</b>	<b>18 spaces</b>
<b>Bicycle Parking</b>	<b>200 spaces</b>
Ground Floor:	34 spaces
P1 Level:	94 spaces
P2 Level:	72 spaces



# DEVELOPMENT PROPOSAL

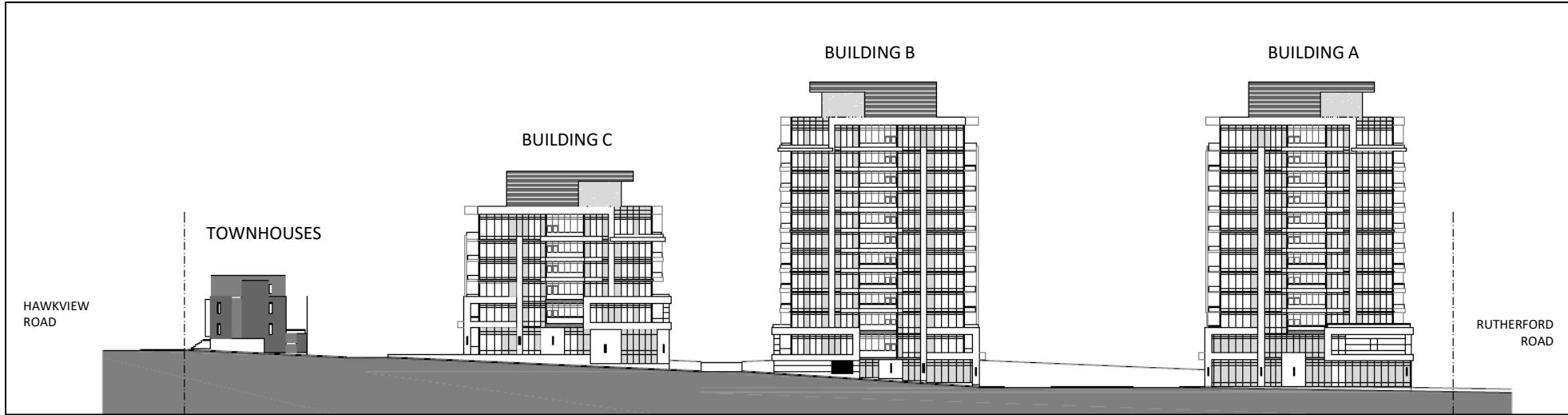


Mid-Rise Buildings		Townhouse Dwellings	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	Floor 1-3	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	Floor 1
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span>	Floors 4-6 (B-C)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	Floor 2-3
<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span>	Floors 4-12 (B-A & B)		
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	Mech. PH & Canopy		

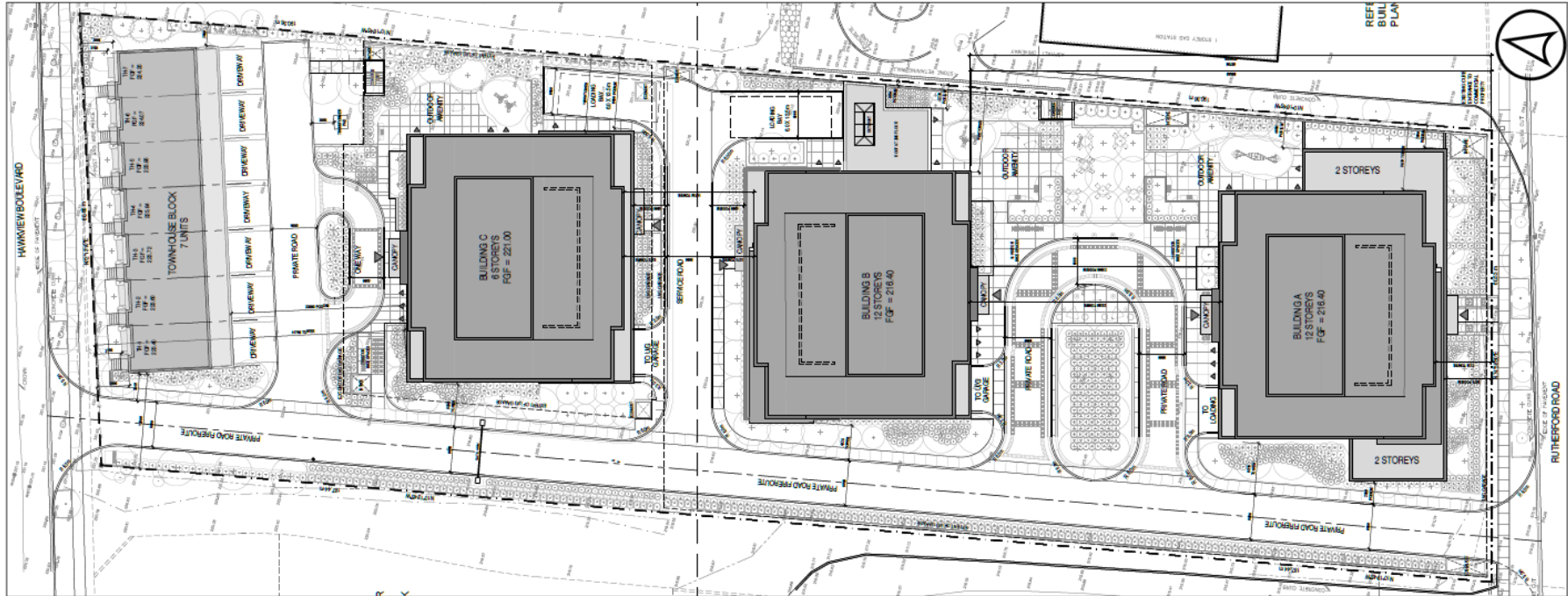




# DEVELOPMENT PROPOSAL



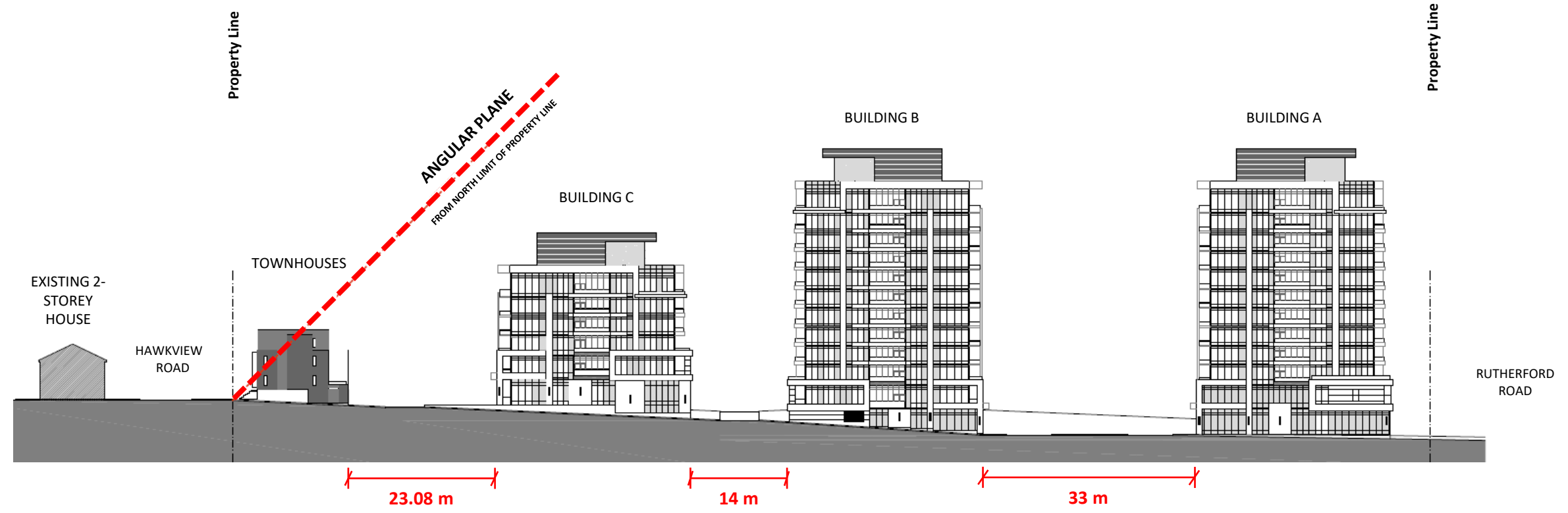
WEST ELEVATION



MASTER SITE PLAN

# DEVELOPMENT PROPOSAL

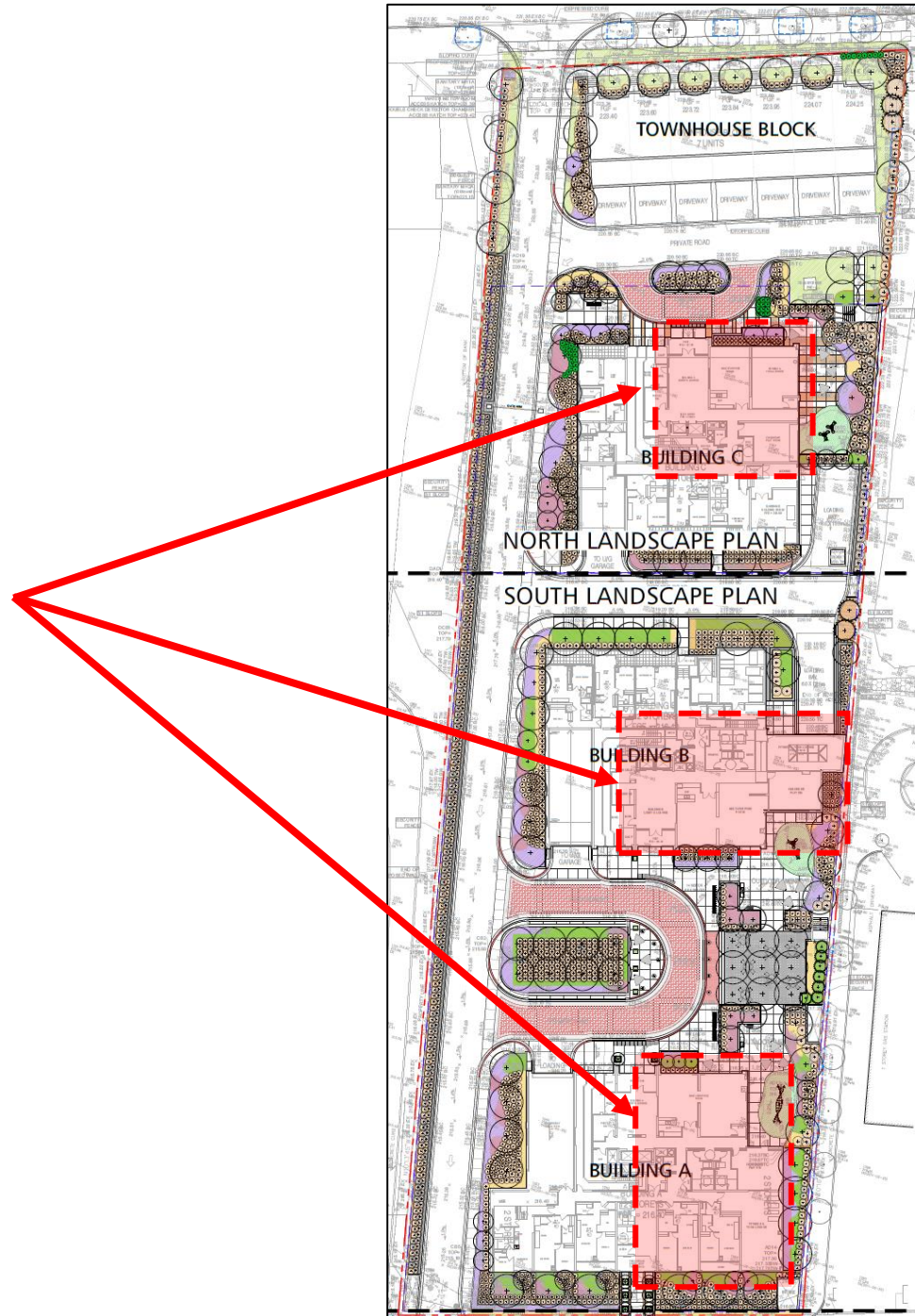
## West Elevation



# INDOOR AMENITY AREAS

The Subject Development provides the following **indoor amenities** in the highlighted areas of the proposed residential buildings:

- Multi-Purpose Room
- Fitness & Yoga Lounge
- Children's Play Room
- Dog Wash
- Bar

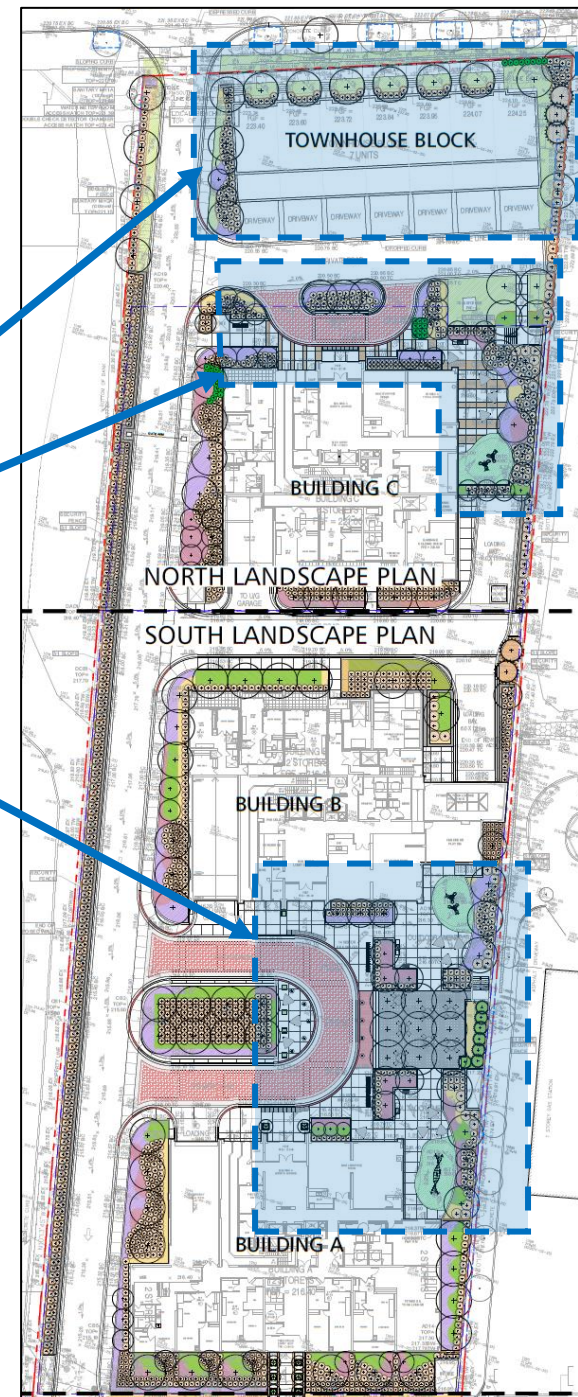




# OUTDOOR AMENITY AREAS

The Subject Development provides the following **outdoor amenities** in the highlighted areas of the proposed residential buildings:

- Private Amenity Space Areas – Townhouse Dwellings
- Seating Areas
- Table Seating Areas
- Children's Play Area
- BBQ Station



# RENDERINGS



VIEW FROM SOUTH-WEST CORNER OF SITE LOOKING NORTH FROM RUTHERFORD ROAD



# 3D PERSPECTIVES



VIEW FROM NORTH WEST CORNER OF SITE LOOKING SOUTH FROM HAWKVIEW BLVD



## STUDIES COMPLETED

- **Shadow studies**, prepared by Rafael + Bigauskas Architects, dated May 28, 2021;
- **Preliminary Environmental Noise Report**, prepared by Jade Acoustics, dated May 28, 2021;
- **Transportation Impact Study**, prepared by IBI Group, dated May 28, 2021;
- **Phase 1 ESA Report**, prepared by Soil Engineers Ltd, dated May 28, 2021;
- **Pedestrian Level Wind Study**, prepared by Theakston Environmental, dated May 28, 2021;
- **Environmental Impact Study**, prepared by Dillon Consulting, dated May 28, 2021;
- **Functional Servicing & Stormwater Management Report**, prepared by Lithos, dated May 2021;
- **Arborist Report & Tree Inventory Preservation Plan**, prepared by Baker Turner Inc., dated May 28, 2021;
- **Planning Justification Report**, prepared by HPGI, dated June 2021;
- **Community Services & Facilities Study**, prepared by HPGI, dated May 2021;

**THANK YOU**

**COMMUNICATION C26**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Agnieszka Garcia [REDACTED]  
**Sent:** Monday, September 13, 2021 12:02 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Re official plan file op.21.001

Our household is extremely opposed to the idea of a 12 story complex being build directly in front of our home. When we purchased this home pre build it was on the bases of harmonious sight lines no high rise single family dwellings. The other 3 corners have been developed and are all no taller than 3 stories and yet you are proposing 12 stories. Please don't alter, our community by putting profits above the needs and wants of the community. We don't need something so tall.

Sincerely

Agnieszka Garcia



# SW CORNER OF MAJOR MACKENZIE DR & FOSSIL HILL RD

## THE Q TOWERS LIMITED PARTNERSHIP

COMMUNICATION C27  
ITEM NO. 1  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
September 14, 2021



**PUBLIC MEETING**  
**September 14, 2021**

**KFA ARCHITECTS & HUMPHRIES PLANNING GROUP INC.**

OP.21.001, Z.21.002, 19T-21V001 & DA.21.001

# EXISTING CONTEXT

## **Legal Description:**

Part of Lot 20, Concession 6

## **Location:**

SW corner of Major Mackenzie Drive & Fossil Hill Road

## **Site Area:**

1.14 hectares (2.81 acres)

## **Lot Frontage:**

126.41 m – Major Mackenzie Drive

54.83 m – Fossil Hill Drive

135.34 m – Sibella Way

## **Existing Uses:**

The Subject Site is vacant.



Figure 1: Aerial Map (Google Earth, 2021)



## SITE LOCATION & AREA CONTEXT



Subject Site — Bus stop

Figure 2: Context Map (Google Earth, 2021)



# POLICY FRAMEWORK

## ■ Provincial Policy Statement Review (2020)

- The proposed development focuses and directs growth in a designated “Settlement Area”, as described in Section 1.1.3.
- Patterns of Land Use within “Settlement Areas” are based on densities and a mix of land uses which efficiently use infrastructure/public facilities.
- The proposed development promotes intensification for transit-supportive development accommodating supply and range of housing.

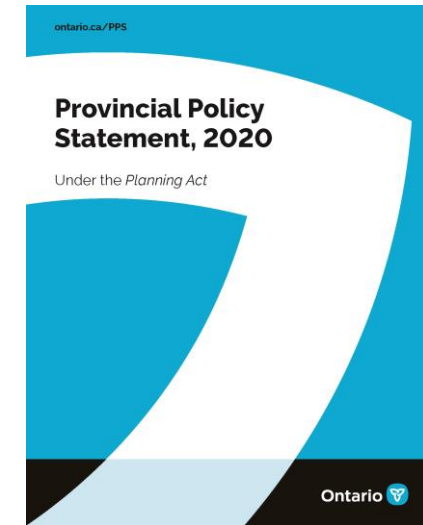


Figure 3: Provincial Policy Statement 2020

## ■ A Place to Grow – Growth Plan (2020)

- Subject Site is located within the “Built-up Area”, per Schedule 2 – A Place to Grow Concept.
- Growth and intensification is encouraged within the delineated built-up areas with existing or planned transit/public service facilities.
- The proposed development promotes a compatible mix of land uses in a built form and scale which is transit supportive.

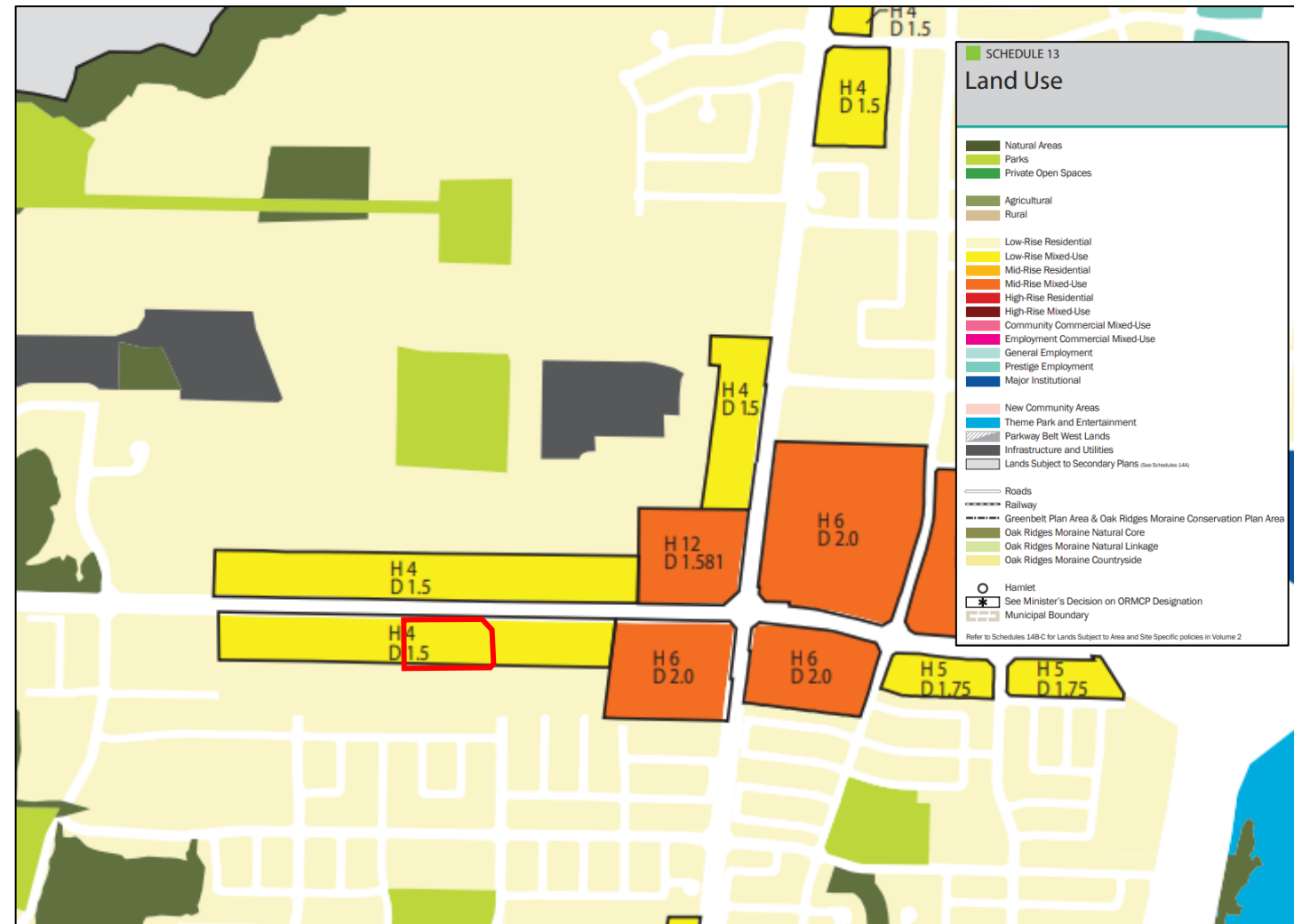


Figure 4: A Place to Grow 2020

# POLICY FRAMEWORK

## ■ City of Vaughan Official Plan (2010)

- Subject Site is designated “Low-Rise Mixed Use” area, per Schedule 13 – Land Use.
- “Low-Rise Mixed Use” designation permits the following:
  - Townhouses,
  - Stacked Townhouses
  - Low-Rise Buildings; and
  - Public and Private Institutional Buildings
- The Subject Site is permitted a maximum building height of 4 storeys and maximum FSI of 1.5 times the area of the lot.
- The Subject OPA intends to redesignate the Subject Site to “Mid-Rise Mixed Use”, to permit a maximum height of 12 storeys and FSI of 3.84 times the area of the lot.



Subject Site —

Figure 5: Schedule 13 – Land Use, City of Vaughan OP (2010)

# POLICY FRAMEWORK

## City of Vaughan Zoning By-law 1-88

- Subject Site is zoned 'A –Agricultural' Zone, per Zoning By-law 1-88.
- The Subject ZBA Application intends to rezone the Subject Site to 'RA3 – Residential Apartment' Zone, to permit the proposed condominium building, and 'RM2 – Multiple Residential' Zone, to address the townhouse dwellings, with site specific exceptions.

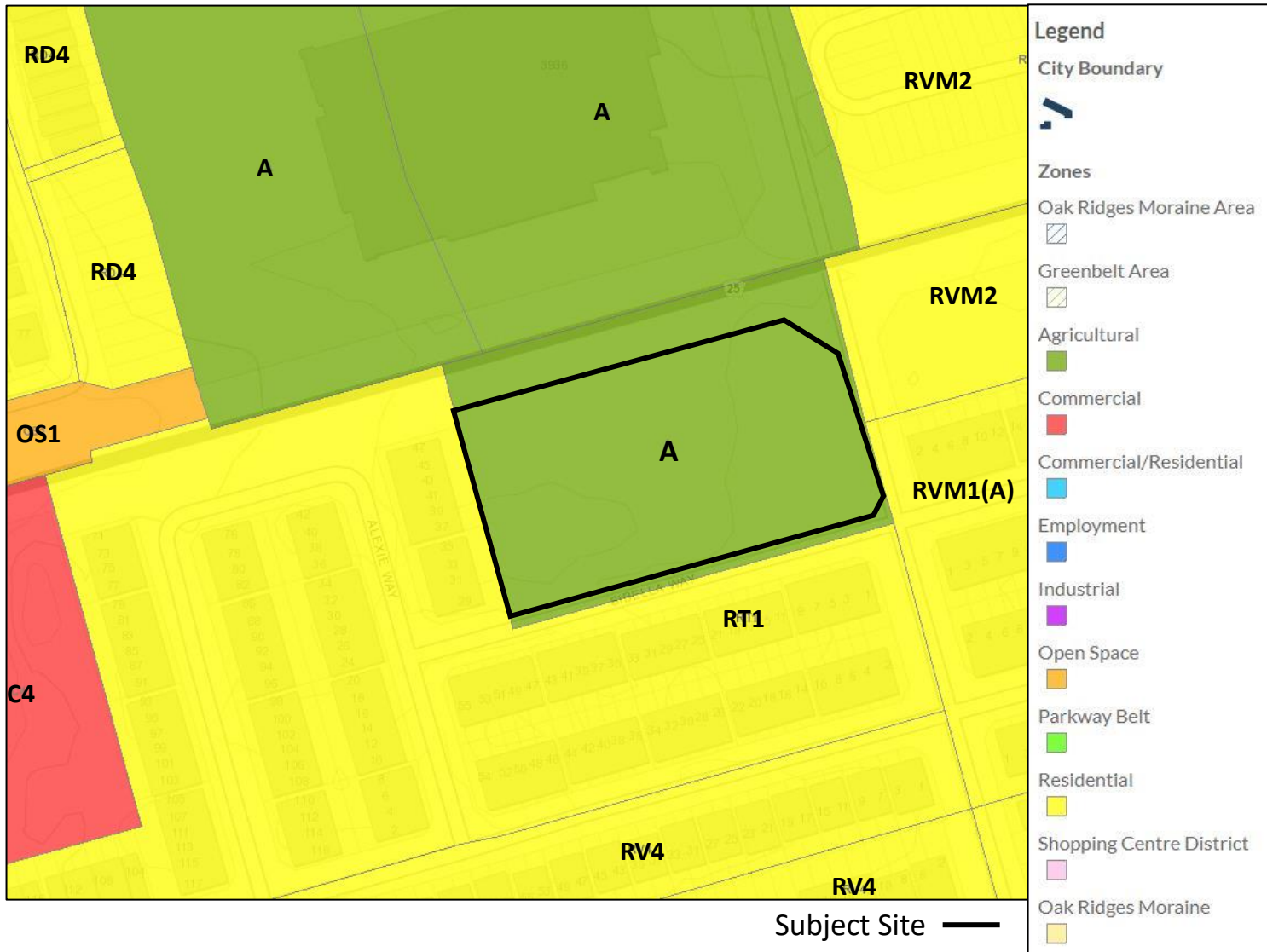
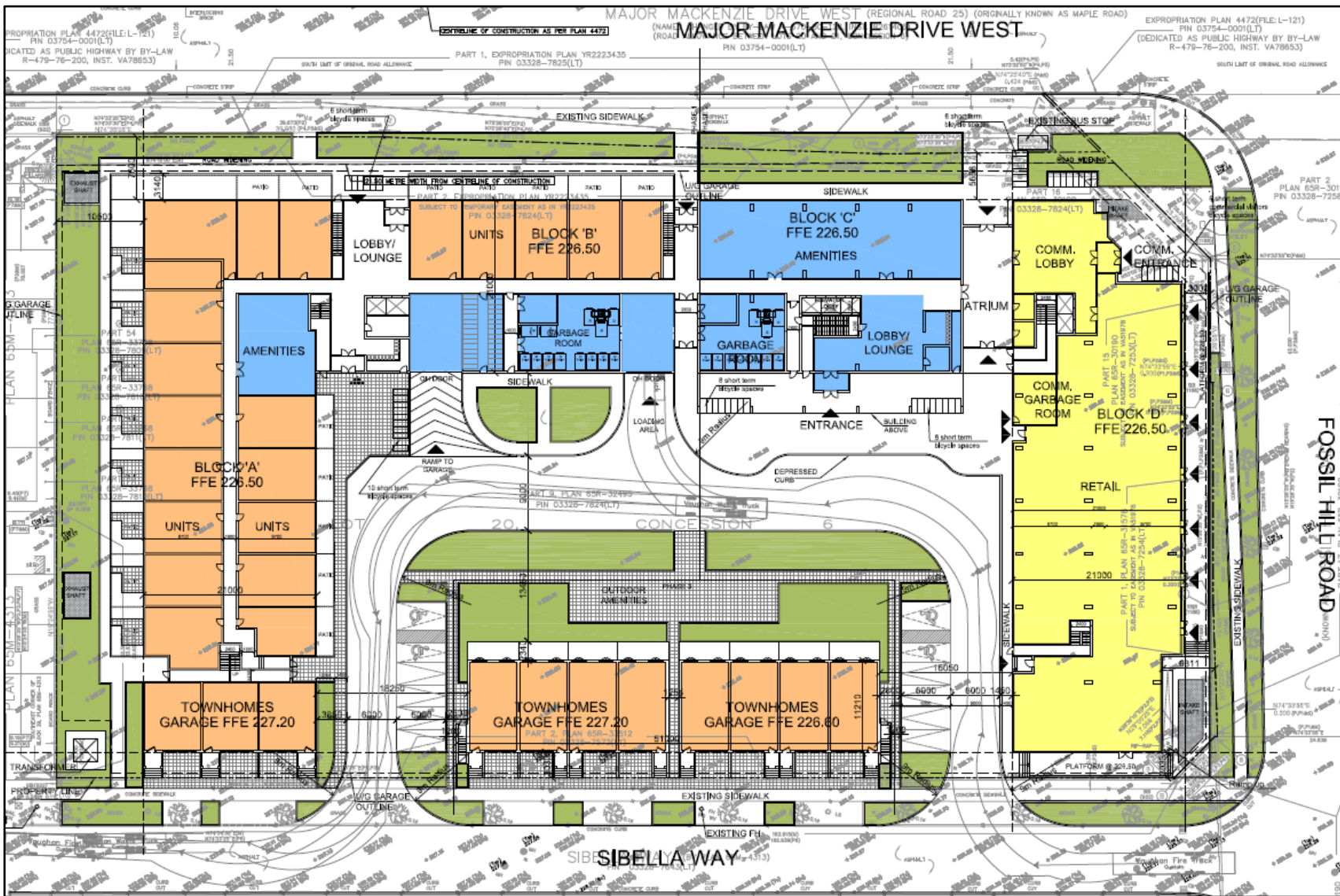


Figure 6: City of Vaughan Zoning By-law 1-88



# DEVELOPMENT SUMMARY



## Development Summary

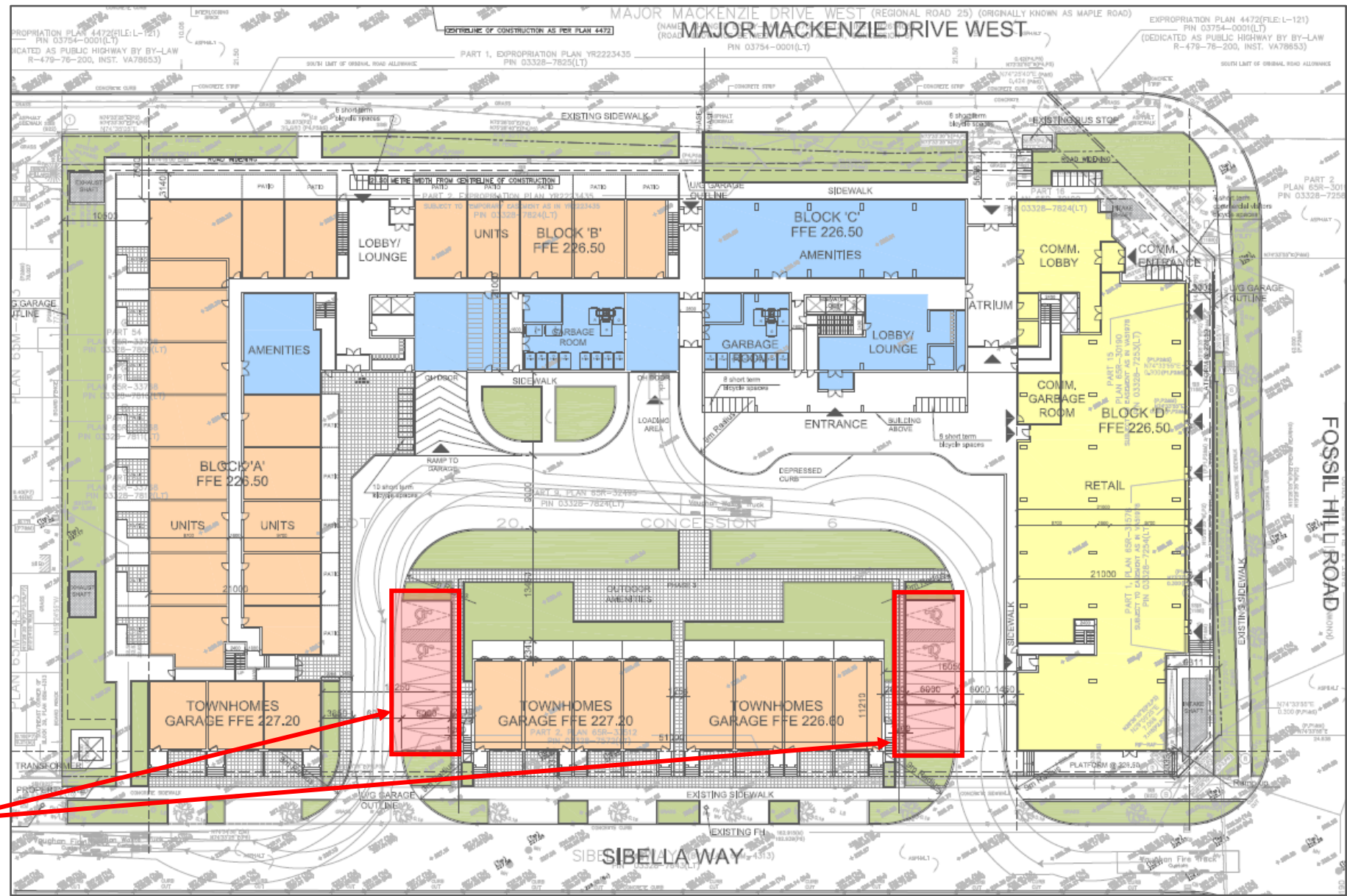
<b>Total Site Area (gross)</b>	<b>10,644.20 sq.m</b>
<b>Total GFA</b>	<b>39,705.30 sq.m</b>
Residential:	31,851.0 sq.m
Retail:	996.10 sq.m
Commercial:	6,858.20 sq.m
<b>Total FSI</b>	<b>3.84</b>
<b>Total Amenity Area</b>	<b>6,534.20 sq.m</b>
Indoor Amenity:	519.30 sq.m
Outdoor Amenity:	2,528.10 sq.m
Private Amenity:	3,486.80 sq.m
<b>Building Height</b>	<b>3-12 storeys</b>
<b>Lot Coverage</b>	<b>46%</b>
<b>Soft Landscaped Area</b>	<b>14%</b>

**THE Q TOWERS LIMITED PARTNERSHIP**  
**PUBLIC MEETING**  
**SEPTEMBER 14, 2021**

**KFA ARCHITECTS**  
**HUMPHRIES PLANNING GROUP INC.**

# PARKING STATISTICS

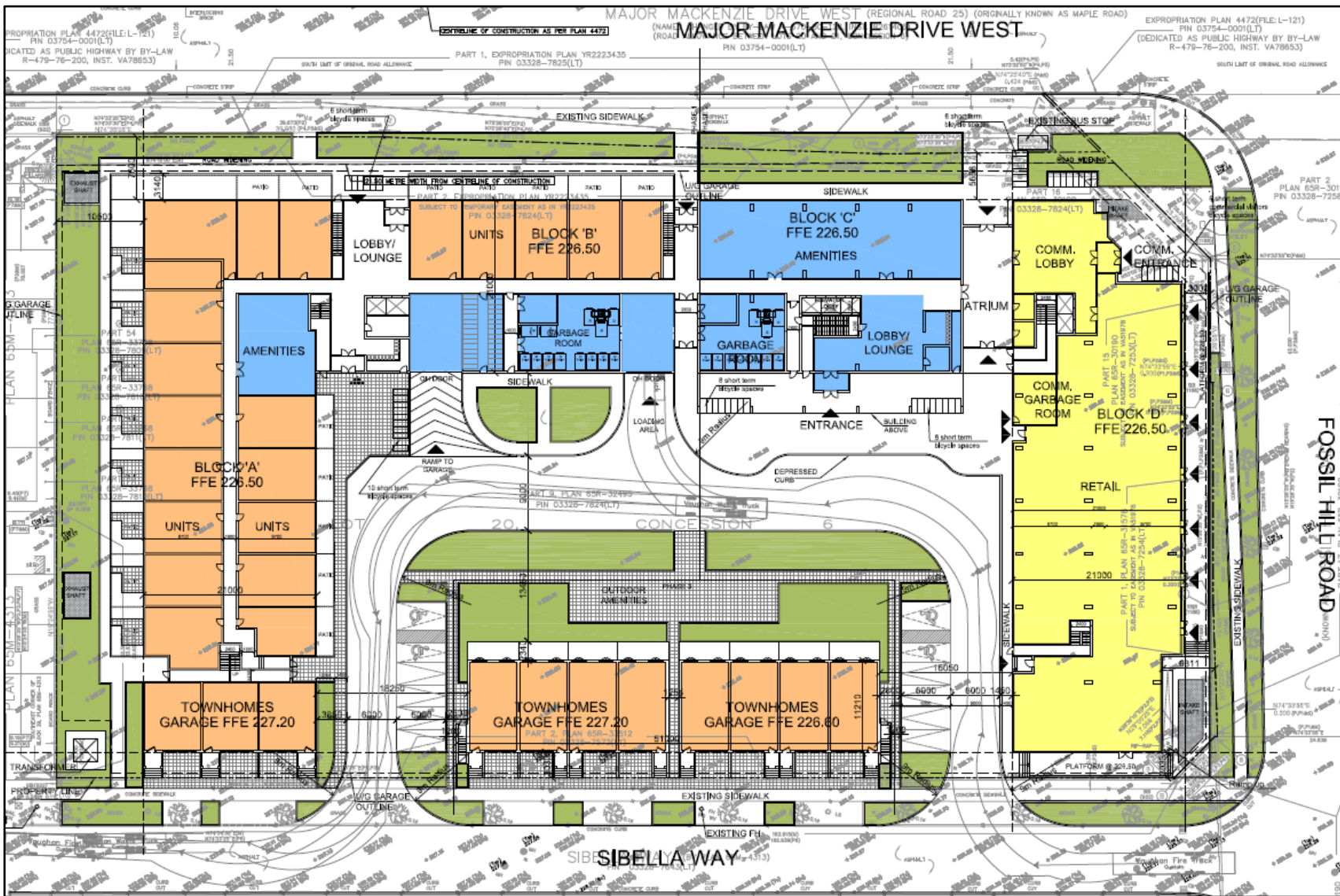
Parking Statistics	
<b>Vehicular Parking</b>	<b>879 spaces</b>
At Grade:	12 spaces
P1 Level:	273 spaces
P2 Level:	294 spaces
P3 Level:	300 spaces
<b>Accessible Parking</b>	<b>31 spaces</b>
<b>Bicycle Parking</b>	<b>370 spaces</b>
Short term:	52 spaces
Long term:	318 spaces



**Surface  
Parking Areas**



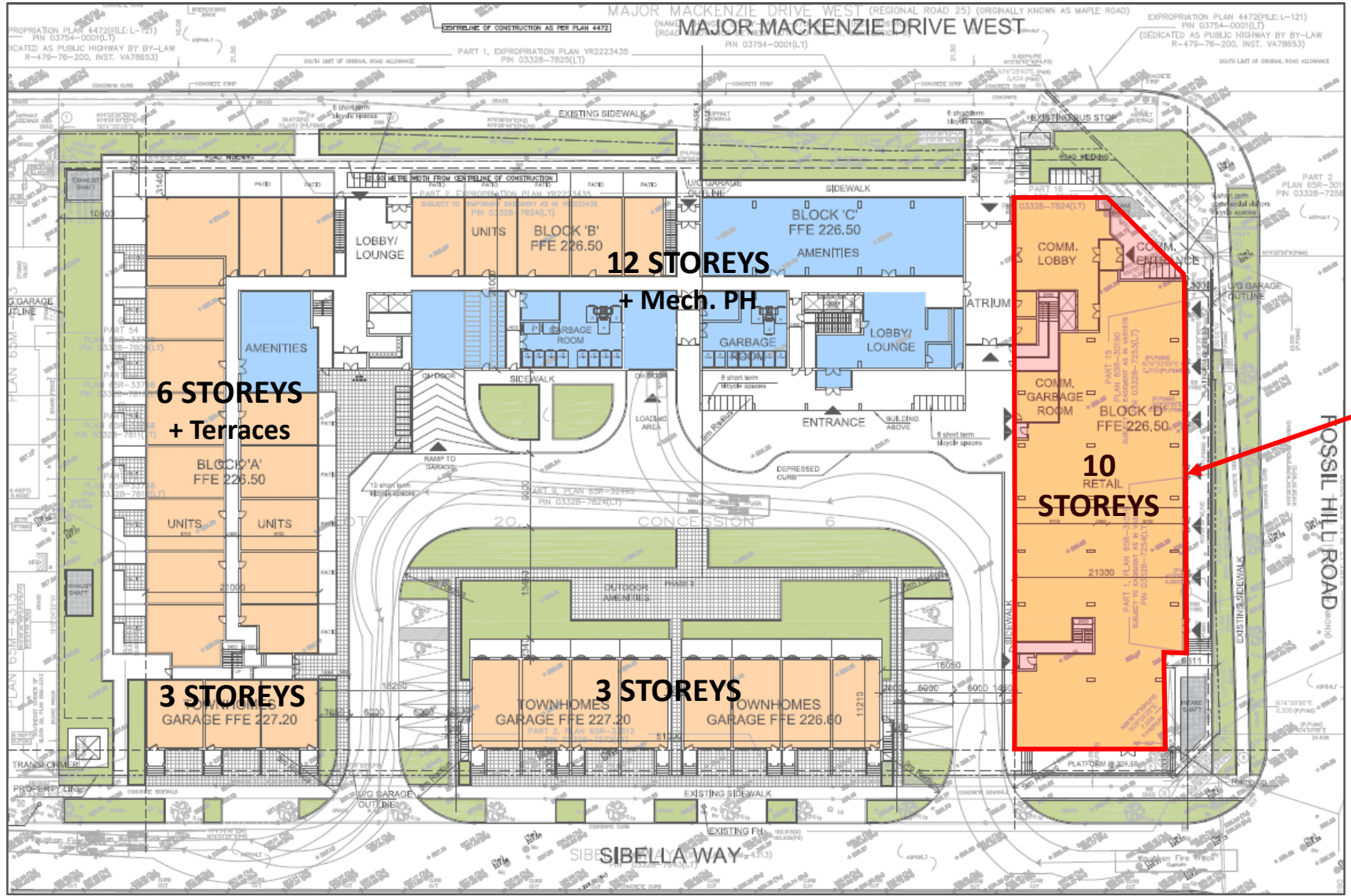
# UNIT BREAKDOWN



Unit Breakdown		Unit Mix
<b>Total Residential Units</b>	<b>393 units</b>	
<b>Mid-Rise Building</b>	<b>382 Units</b>	<b>100%</b>
Studio	6 units	1.6%
1 Bedroom	83 units	21.7%
1 Bedroom + Den	185 units	48.4%
2 Bedroom	75 units	19.6%
2 Bedroom + Den	20 units	5.2%
3 Bedroom	13 units	3.5%
<b>Townhouse Dwellings</b>	<b>11</b>	<b>100%</b>
3 Bedroom	11	100%



# DEVELOPMENT PROPOSAL



**6 STOREYS  
+ Terraces**

**12 STOREYS  
+ Mech. PH**

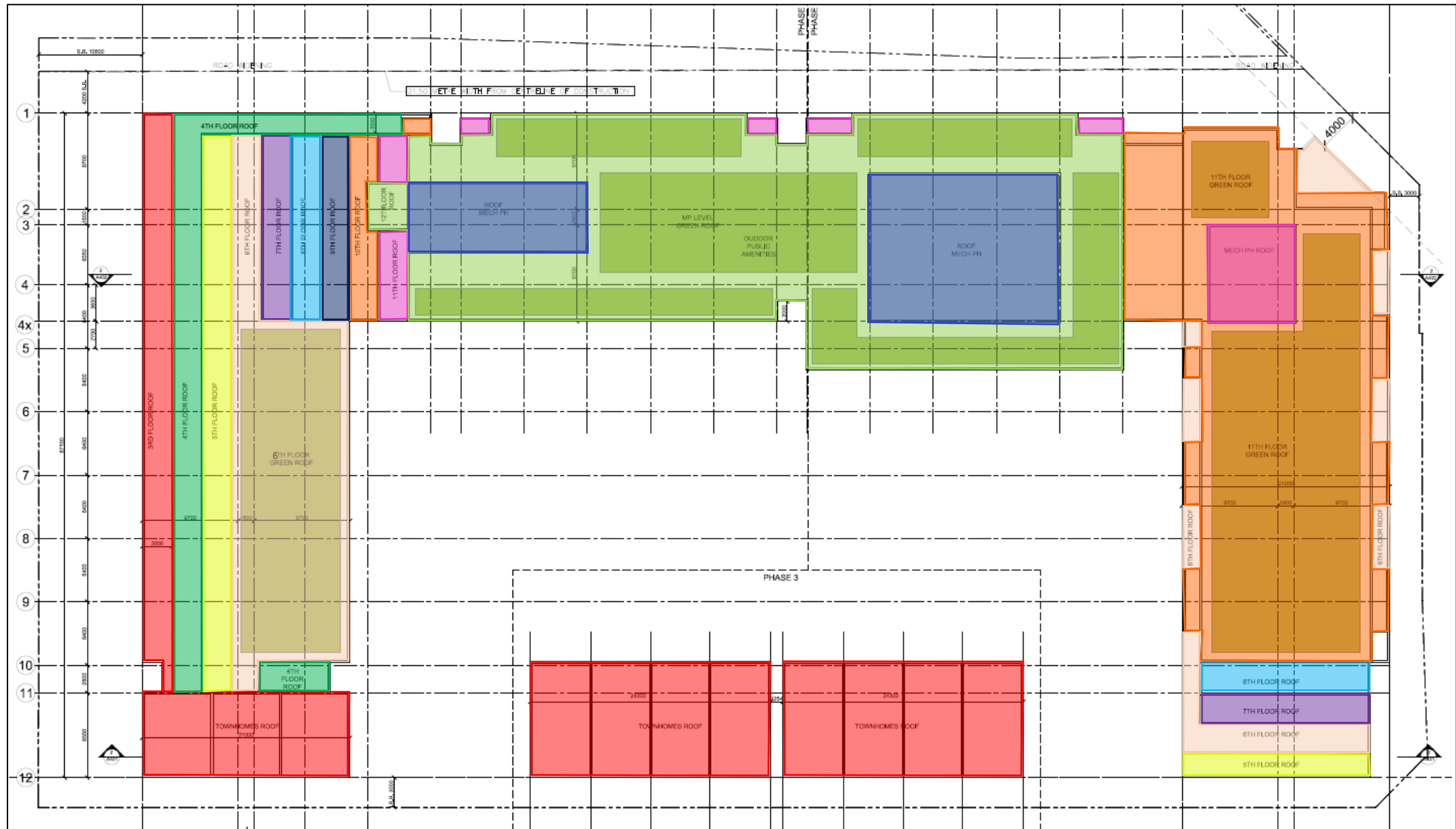
**3 STOREYS  
GARAGE FFE 227.20**

**3 STOREYS  
TOWNHOMES GARAGE FFE 227.20**

**10 STOREYS  
RETAIL**

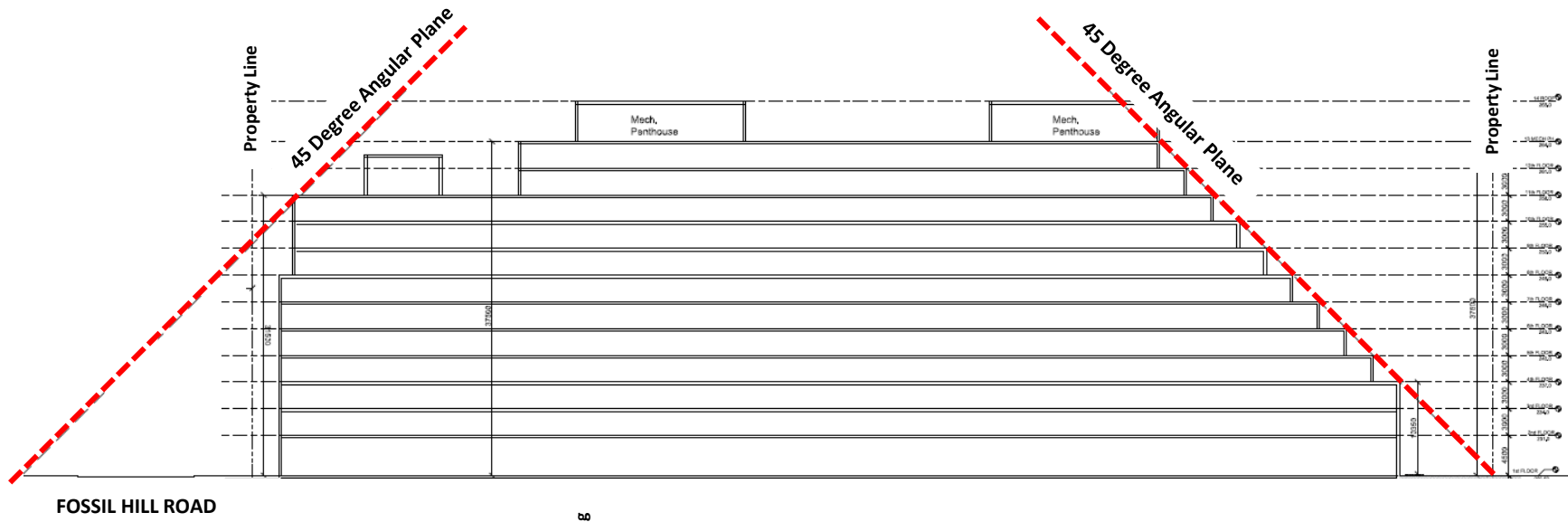
**1-7 Storeys  
Commercial/  
Retail Units**

# BUILDING HEIGHT

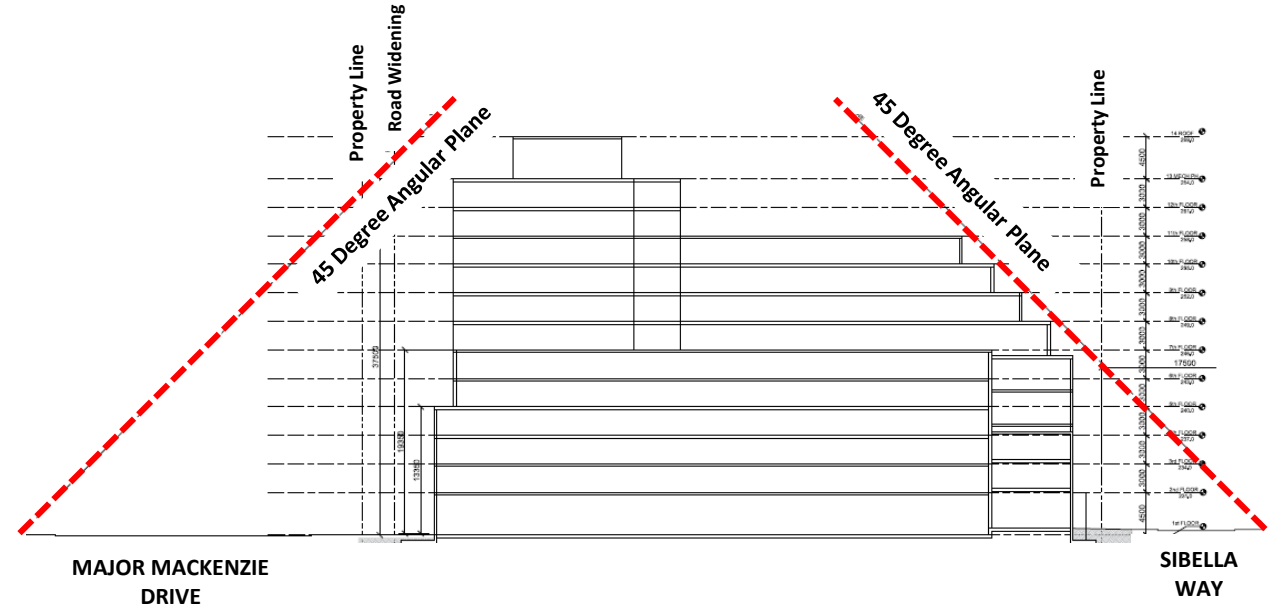


# BUILDING SECTIONS

North-South Section



East-West Section





# RENDERING



View from the intersection of Major Mackenzie and Fossil Hill Road looking south west

# 3D PERSPECTIVES



**NORTH EAST PERSPECTIVE**



**NORTH WEST PERSPECTIVE**



**SOUTH EAST PERSPECTIVE**



**SOUTH WEST PERSPECTIVE**

## STUDIES COMPLETED

- **Planning Justification Report**, prepared by HPGL, dated December 2020;
- **Community Services & Facilities Study**, prepared by HPGL, dated December 2020;
- **Urban Design Brief**, prepared by KFA Architects + Planners Inc., dated December 2020;
- **Sun/Shadow Study**, prepared by KFA Architects + Planners Inc., dated December 18, 2020;
- **Pedestrian Level Wind Study**, prepared by RWDI, dated November 3, 2020;
- **Stormwater Management & Water Balance Report**, prepared by WSP, dated December 18, 2020;
- **Functional Servicing Report**, prepared by WSP, dated December 18, 2020;
- **Noise & Vibration Report**, prepared by WSP, dated December 16, 2020;
- **Transportation Mobility Study**, prepared by WSP, dated December 18, 2020;
- **Hydrogeological Investigation**, prepared by Forward Engineering, dated September 2, 2020;
- **Phase 1 ESA**, prepared by Forward Engineering, dated August 8, 2020;
- **Geotechnical Investigation & Soils Report**, prepared by Forward Engineering, dated August 21, 2020;



**THANK YOU**

**COMMUNICATION C28**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** armin daie [REDACTED]

**Sent:** Monday, September 13, 2021 2:39 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] The Q tower limited partner ship project in Southwest corner of major Mackenzie drive and Fossil Hill Road

Hello,

My Name is Armin Daie , owner of property at [REDACTED] Alexie way, Woodbridge , I would like to present my concern in regards to the public meeting on Official Plan Amendment File OP.21.001 being held on Tuesday September 14,2021 at 7:00 p.m.

According to the fact that the neighborhood is already over crowded and both Sibella way and Alexie way road are very narrow to accept further traffic , building a 12 story building not only alter the harmony of buildings in the vicinity which are all townhouses but it will make situation worse in the Fossil hill and Sibella road and in consequence Alexie way

Respectfully I ask not to approve the application submitted to build 12 story building this lot as it will harm all neighbors both financially and emotionally .

Thank you  
Armin Daie

**COMMUNICATION C29**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Nadia [REDACTED]

**Sent:** Monday, September 13, 2021 2:40 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Rosanna DeFrancesca

<[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Judy Jeffers <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>;

Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>

**Subject:** [External] Application file OP.21.001, z 21.002, 19T-21V001 +DA 21.001

To All Parties:

I am writing to you in regards to the application submitted in the area of Fossil Hill Road and Major Mackenzie Drive. I received the Notice of Complete Application which proposes a 12-storey mixed use building at the Southwest Corner of Major Mackenzie and Fossil Hill (application files OP.21.001, Z.21.002, 19T-21V001 + DA.21.001)

I am very disturbed by the thought of such a building in our community and I am very concerned that this is even being considered.

When I purchased my home it was understood that this land was set for commercial use. This is an idea that I was prepared for, with the hope that the land would be developed to match the aesthetics of other commercial plazas in the area that fit seamlessly in our community. In the original site plan there was no mention of high rise residential units being built on this land. In addition, there is no 12 storey building anywhere on Major Mackenzie in the Vaughan region, including the hospital .

I understand that this land needs to be developed however I reject the idea of a building this high. There are no buildings anywhere in our community that are even close to the height being proposed for this building. Not only will it be an eyesore, it will be a major hindrance to the natural light that shines on many of the surrounding properties and it will result in much higher levels of traffic that our already extremely narrow streets cannot sustain.

This leads to the following questions about the Notice we received:

- What is the current zoning for this area?
- What is the proposed height of the section of the building that is parallel to the backyards of the residents on Alexie Way?
- Has a traffic study been done directly on Sibella Way? (an already extremely narrow and busy street)
- Why is the driveway (entrance and exit) for this building directly on Sibella Way and not on Major Mackenzie (similar to the Courtyards of Maple building on Major Mackenzie).

When this notice was first sent back in March and meeting was rescheduled than canceled it was understood possible changes were to come and that update would be provided in the fall here we now and the application looks the exact same as it did back in March.



This really needs to be reviewed and changed as there is no way this type of traffic can be tolerated in this area.

Why isn't the option to build additional towns a possibility so it matches Sibella Way

Please consider all points here made in this letter.

Best Regards,

Nadia Migliano

---

**From:** Gaurav Sharma [REDACTED]

**Sent:** Monday, September 13, 2021 2:44 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** Deepti Sharma [REDACTED]

**Subject:** [External] Pls register me for Notice of the public meeting committee of the whole

Hi,

This is regarding following notice received by me.

**Notice of the public meeting committee of the whole**

**Official Plan Amendment File OP.21.012**

**Zoning By-law Amendment File Z.21.019**

**Date and time of Live Stream Hearing: Tuesday, September 14, 2021 at 7:00 PM**

I live at [REDACTED] Garneau Street, Vaughan, which is just 50 mts away from the proposed construction site. Please register me (Gaurav Sharma) and my wife (Dipti Sharma) to attend this live meeting and raise our concerns in the meeting.

Our concerns are -

- Already over crowded and congested community
- Residents Parking is already an issue and visitors have very little parking
- Park is already too small for the kids and is already overcrowded and congested
- Lot of Noise pollution and Air pollution because of over crowding and less greenery
- Roads are already very narrow and if you have a corner building standing up, they can also block fresh air in the community as it is already currently overcrowded and congested.
- Not safe for kids as too many vehicles coming in and out
- Already lots of Crimes happening and safety issues in the community police coming every now and then
- Roads are already very narrow for School Bus, Fire and Ambulance and there's already traffic chaos in peak hours
- Lots of traffic inflow already in the community.
- Lots of other issues residents have already been dealing with due to over population of the area.
- Only one community park and it's already very congested for kids to play.

Thanks,

Gaurav Sharma

Owner - [REDACTED] Garneau Street, Vaughan, ON [REDACTED]

**COMMUNICATION C31**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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

From: jerry rosa [REDACTED]  
Sent: Monday, September 13, 2021 3:02 PM  
To: Clerks@vaughan.ca  
Subject: [External] Sibella way high rise development

Hi my name is Jerry rosa I live very close to where you want to put this 12 story high rise. Please let's have some common sense here with this situation. Next door there is a 3 level town on top of commercial stores. This is still very high but acceptable. 3 stories and higher for all of us to see from our houses is just an embarrassment. We did not buy these houses to have 12 stories in front of our driveways. Make the right call and move on ..

thank you

Jerry rosa

Sent from my iPhone



**COMMUNICATION C32**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

---

**From:** Vs S [REDACTED]

**Sent:** Monday, September 13, 2021 3:15 PM

**To:** Judy Jeffers <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>; Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] re meeting sept 14, 2021

hello!

my name is Volodymyr Svitlychnyi and i am one of the concerned residents of the Vellore community. I reside at [REDACTED] Alexie Way, Vaughan, ON.

i know you are aware of the proposed construction of the high rise towers at Major Mackenzie and Fossil Hill Rd. and as far as i understand, you are also aware of our community being against the highrise construction in our area.

please let us know if there is anything we can do in order to voice our concerns and to oppose this project.

please and thank you.

Volodymyr Svitlychnyi  
[REDACTED] Alexie Way, Vaughan, ON

---

**From:** Jaureguizuria, Andre  
**Sent:** Monday, September 13, 2021 4:58 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Public meeting 09/14/21 @7p.m. #2

**\*I submitted this request a week ago, but no one got back to me.**

**I, André Jaureguizuria would like to speak Tuesday evening to address the three following concerns regarding the proposed development at the meeting on Tuesday September 14th :**

- 
- 
- **Excessive height of 'Block A' adjacent to the backyards on Alexie Way.**
- 

It is unclear in the proposed plan, but it seems like the 12 storeys will not only face Major Mac, but also face the houses on Alexie Way. I think it is reasonable for a large building to face a major artery, but not a residential street. The shade and lack of privacy created by the upper units and their patios is unacceptable. The height of the block should be reduced to three storeys, and the patios relocated to the other side.

- 
- 
- **Insufficient space between 'Block A' and the backyards on Alexie Way.**
- 

In the proposed plan, it appears there will be about 7 meters of space between block A and our backyards on Alexie Way. On top of my suggestion to reduce the height of this block, I propose that the building be recessed an additional 5 meters by removing the proposed patios. I also suggest the dividing strip become reforested with the planting of many trees close together to encourage them to grow higher, thus improving privacy.

- 
- 
- **Exhaust shafts too close to the backyards on Alexie Way.**
- 

I find it unacceptable to place exhaust shafts right behind the fences of the backyards. These will undoubtedly be noisy when activated. It seems like the builder could easily relocate these fans to Major Mac and to Sibella Way by being a little less greedy with 'Block E'. More should be done to reduce interference with existing residential.

**We are excited to speak and to hear the opinions of the council and the developer facing these issues.**

**Thank you for your time,**

**André**



**COMMUNICATION C34**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

---

**From:** Kristi Barnes [REDACTED]

**Sent:** Monday, September 13, 2021 6:09 PM

**To:** Clerks@vaughan.ca

**Subject:** [External] Condo / Townhouse Development @ Rutherford Rd & Hawkview Blvd

Good afternoon

I would like to submit this email to oppose the development plan of the two-story condo building and additional town houses in the Vellore Woods neighbourhood.

A development of this size and scope is surely to have a negative impact on the already congested roadways and traffic in this area. Our neighbourhood is one that has been developed with houses, parks and pathways that support a healthy community; this proposed infrastructure will have a detrimental effect on neighbourhood as we know it.

A development of this nature would serve no positive purpose or advantage to our community.

I respectfully ask that you please listen to the feedback of the citizens of Vellore Woods and deny the request for these residential properties.

Thank you,  
Kristi Barnes

**COMMUNICATION C35**  
**ITEM NO. 3**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

---

**From:** Tim Yeung [REDACTED]  
**Sent:** Monday, September 13, 2021 7:19 PM  
**To:** Clerks@vaughan.ca; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>  
**Subject:** [External] NO to 25 Story Condo at Woodbridge Park

Hi,

A bit late, not sure if you'll see these comments in time for the meeting. Definitely a NO to the 25 story condo at Woodbridge Park.

In addition to Jatinder's comments, with the recent start of school, multiple school busses are now trying to drive into the townhouse complex, effectively blocking up traffic at the intersection of Gihon Springs and Saintfield Drive. This intersection is already packed enough during rush hours, particularly when people are trying to leave the townhouses to get to work, and the Nursing Home staff/visitors trying to get in.

This leads to the intersection of Gihon Springs and Steeles itself which is already too packed during rush hours due to sheer volume of trucks, commuters, and busses.

Another comment is it doesn't make sense for the condo to take the street level parking on Saintfield. We already have insufficient number of visitor parking spots. The shared park is also insufficiently sized for the townhouse residents and their children, and often fully packed during a good day. Adding another ~250 units will be overwhelming.

Best regards,

Tim Yeung

[REDACTED] Seymour Street, Woodbridge, [REDACTED]

**COMMUNICATION C36**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

---

**From:** Rosemary Forte Santos [REDACTED]

**Sent:** Monday, September 13, 2021 9:23 PM

**To:** Clerks@vaughan.ca

**Cc:** [REDACTED]

**Subject:** [External] Proposal of 2 Twelve Story Condos, 1 six storey and Row of Townhomes at Hawkview and Rutherford

To Whom it May Concern,

We have lived in the Vellore Woods subdivision for 20 years and we **strongly oppose** any development being built in the proposed space let alone a development of this size. Traffic in our subdivision already makes it crazy and difficult to come in or out of the subdivision. With the existing number of homes, new homes being built on Comdel, the increasing number of kids getting their driver's license, and people driving through subdivision to get to highway, we already have way too much traffic making it unsafe and inconvenient.

Thank you,

Rosemary and Bryan Santos

Sent from [Outlook](#)



**COMMUNICATION C37**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Lucy Miceli [REDACTED]  
**Sent:** Monday, September 13, 2021 10:00 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] [REDACTED]

Hi there,

I live on Plover Heights which faces this area and I strongly oppose this development of 2 twelve storey condos, 1 six storey condo, and townhomes in between Rutherford and Hawkview Blvd. area. I don't understand why builders are trying to fit people like sardines causing more traffic issues and more congestion everywhere. I think this area should be converted into a little parkette where people can go for a walk or maybe build something that will benefit the many residents that already live here. These townhomes and condos are going to bring down our house prices as well. There is already too much of everything in this area and we need some breathing room!! Stop the madness!!

Thanks  
Lucy

---

**From:** Camille A. [REDACTED]  
**Sent:** Monday, September 13, 2021 10:21 PM  
**To:** Clerks@vaughan.ca  
**Cc:** [REDACTED]  
**Subject:** [External] Official plan Amendment File OP.11.012 Zoning bylaw Amendment file Z. 11.043

Hello,

I am writing to express my opposition to the proposed zoning Amendment. I strongly believe that the area selected is not well suited for high density housing, and I urge you to consider the impact on the residents in the immediate area.

It is unlikely the developer actually lives in the area, so please let me explain why I believe why this area of Vaughan absolutely cannot support high density housing:

Reason 1 & 2 traffic volume & traffic flow. Impact to East/West Rutherford, North/South Weston and surrounding residential streets.

Rutherford accesses the 400 hwy. East, and west traffic use Rutherford to access the 400 hwy so we already have volume from other communities who rely on this route. Weekday mornings the traffic congestion spills from Rutherford into the nearby neighborhoods as vehicles try to make their way onto the Hwy. This route simply cannot handle any additional volume. I used to commute home from Rutherford Go Station to Rutherford and Weston. A 5.1 km commute has taken me up to 45 minutes, on a clear day. Read that again - 5 kms in 45 minutes. That is not acceptable to me, that should not be acceptable to anyone. And not to mention that there are what feels like unsynchronized lights every 300 meters (or less). Let's face it, we don't have the most courteous drivers here in Vaughan either. I have seen many incidents of "road rage". Traffic only exacerbates these issues. Not to mention, as a pedestrian I have had way too many close encounters with aggressive motorists, even while pushing an infant in a stroller, by motorists who don't respect the right of way. I believe there was an unfortunate pedestrian fatality in the area in the last 5 years. Traffic gravely depletes the quality of life in the community immediately surrounding this area.

I have a fear of not being able to make it to the hospital in time because of traffic. I have recently seen emergency vehicles struggle to make it through the intersection at Weston and Rutherford. I say a little prayer when I see emergency vehicles pass. My prayers might not help, but you can.

Reason 3: school capacity issues. Do not force these schools to increase the class size based on this high density housing proposal. Large class numbers hurt kids, don't let these developers infringe on our children's education. Most of which will need extra help and attention due to covid interrupting the last 2 years of their schooling. Please consider this, our children are important.

Reason 4: Access to parks and green spaces. One of the reasons we enjoy this neighborhood is the access to parks and greenspaces. Vaughan is fortunate to have some wonderful green spaces and trails. The Matthew Park Splash pad is always full during the summer. With increased residences you take away the community's enjoyment of these amenities due to overcrowding. Furthermore, we have already experienced scarcity in access to recreational programs at Vellore Community Centre. We have been wait-listed for several programs with the current community size.

Reason 5: Litter and loitering. The impact of high density housing has a wider reach than the immediate area. Loitering and littering is already a problem at the plaza at Weston and Rutherford. The Tim Hortons, and McDonald's draw crowds of people of varying ages who loiter, park their cars, blast music, smoke marijuana, and trash the parking lot. It doesn't feel safe walking through the plaza at night. More people, more problem.

Reason 6: This proposal was already opposed by the community. This is not the first time that this has been tabled. As a community, we didn't want it then and certainly do not want it now. help us protect and preserve our community. Go back to the drawing board.

I implore you to halt this zoning Amendment. There have been new developments, just north of Rutherford on Weston, and another proposed project is in the works on the plot beside the historical Vaughan Hall site, we cannot support such a large influx of families in this neighbourhood.

We don't have adequate infrastructure in this neighborhood to support high density housing. This is not the neighborhood for this type of use. I believe that high density housing should be closer to the Vaughan city center, and not in the surrounding suburban areas. Please protect our suburban spaces, this is why we moved here.

Please heed my voice, and consider my reasons valid. I have spoken to several other families who share my sentiment, but who are unsure how to come forward to express their opposition. I am not against progress or change and I do believe Vaughan can be a successful modern urban and commercial city that will thrive, but Vaughan does need to revisit its master plan. I do not agree with the piecemeal approach to urban planning. Further studies on traffic flow and community impact need to be explored.

I would like to be heard and make a change in my community. Furthermore, I want to be proud of the city I live in and the community I participate in, I call for the amendment to be halted indefinitely for this use. Instead consider commercial business, similar to the existing commercial in the area. I could get on board with that.

Sincerely,  
Camille Azzolin





**COMMUNICATION C39**  
**ITEM NO. 5**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

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**From:** Avgoustina Tchoutkina [REDACTED]  
**Sent:** Monday, September 13, 2021 11:03 PM  
**To:** Clerks@vaughan.ca  
**Cc:** [REDACTED]  
**Subject:** [External] Official plan Amendment File OP.11.012 Zoning bylaw Amendment file Z. 11.043

Hello,

I am writing to express my opposition to the proposed zoning amendment. I strongly believe that the area selected is not well suited for high density housing, and I urge you to consider the impact on the residents in the immediate area.

Several reasons why this proposed land use is inappropriate include traffic flow & traffic volume, impact on local schools, potential overcrowding, and scarcity in access to programs at the community centre.

This area does not have adequate infrastructure to support high density housing. This is not the neighborhood for this type of land use. I believe that high density housing should be closer to the Vaughan city center, and not in the surrounding suburban areas.

Thank you, Avgoustina Tchoutkina  
Woodbridge, ON

**COMMUNICATION C40**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Salma Chagani [REDACTED]  
**Sent:** Monday, September 13, 2021 11:06 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Judy Jeffers <Judy.Jeffers@vaughan.ca>  
**Subject:** [External] Major Mackenzie/Fossil Hill Land Development

Hello,

We are homeowners in the Vellore Village area and we are writing today regarding the potential land development of the vacant lot at Major Mackenzie and Fossil Hill. We understand that there is an application to have a 12-storey building built on this land with a licensed restaurant. We are extremely concerned about this as a building of that height will negatively impact the community. This building will not match the aesthetic of the neighborhood, it will add further traffic to an already congested area, and noise from the restaurant will disturb residents of the area at all hours of the night, including those with small children. We hope that our concerns will be taken seriously by the city and elected officials.

Thank you

Salma Chagani and Hussein Champsi  
Residents and homeowners at [REDACTED] Alexie Way.

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**COMMUNICATION C41**  
**ITEM NO. 1**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

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

From: Frank Currim [REDACTED]  
Sent: Tuesday, September 14, 2021 12:21 AM  
To: Clerks@vaughan.ca  
Cc: [REDACTED]  
Subject: [External] RE: Plan OP.21.001, By-law Amendment Z.21.002, File 19T-21V001, Application DA.21.001

September 14, 2021

RE: Plan OP.21.001, By-law Amendment Z.21.002, File 19T-21V001, Application DA.21.001

Dear Office of the City Clerk,

Further to my earlier submission, I would like to add the following additional information. I and/or my spouse Vanessa DiMatteo would also like an opportunity to speak at the meeting scheduled for September 14, 2021.

If the construction project is to proceed, it should be built in the style and the conformity of the surrounding buildings and not exceed 2 stories in height which would match the height of the existing mixed-use building recently erected. Noting that the current townhouses and single detached homes in the area are presently only 2 stories in height. The city should not allow for any exceptions/variances to the By-Law. Maintaining these limits would keep the aesthetics and construction standardized for the area.

The vehicle street parking in the area is already very limited during the fall and summer months, our long winters and abundance of snow only worsen parking in the winter months.

During the construction phase of projection, I propose that parking of construction workers' vehicles be prohibited along the following streets Coranto Way, Fossil Hill Rd, Sibella Way, Alexie Way, Via Toscana or Muscadel Rd and the surrounding streets. I have no issues with any vehicles parked north of Major Mackenzie Drive.

Presently there is a Noise By-Law 062-2018,

(1) No person shall, between 1900 hours of one day and 0700 hours of the next day operate or cause to be operated, any Construction Vehicle or Construction Equipment in connection with the Construction of any building or structure, Highway, motor car, steam boiler or other engine or machine;

(2) Despite Subsection (1), no person shall operate or cause to be operated any Construction Vehicle or Construction Equipment before



0700 hours and no later than 1900 hours on any Saturday and not at all on Sunday or statutory holidays; Subsection 10. (1) and (2) does not apply to Necessary Municipal Work and Emergency Work as defined by this By-law. I ask that the city not waiver on this By-Law and permit any exceptions/variances based on the number of younger families in the area. Construction should be completed during the hours indicated in the By-Law.

I ask that the City of Vaughan consider the above suggestions. While as a community we believe that people must have a place to live if 382 additional residential dwellings are to be built, the existing residents of the area should not be distressed by the lengthy time it will take to finalize the construction.

Sincerely,

Frank and Vanessa

■ Corranto Way.

**COMMUNICATION C42**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Elvira Caria [REDACTED]  
**Sent:** Tuesday, September 14, 2021 1:18 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Fwd: 2 x 12 story buildings

Regarding item #5

**Elvira Caria**

**Award Winning Broadcaster Newstalk Radio Host  
LIVE & VIRTUAL Event MC  
Voice Actor  
[WWW.ElviraCaria.Com](http://WWW.ElviraCaria.Com)**  
[REDACTED]

Begin forwarded message:

**From:** Julia [REDACTED]  
**Date:** September 13, 2021 at 11:14:07 PM EDT  
**Cc:** [REDACTED]  
**Subject:** 2 x 12 story buildings

I am writing to express my dismay regarding the 2 x 12 story condos beside the No Frills at Weston and Rutherford. I think we all know there is too much congestion in the area already. Just because zoning allows for something doesn't mean it should be done. Let's not get greedy.

Julia

**COMMUNICATION C43**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Ryan Rai [REDACTED]  
**Sent:** Monday, September 13, 2021 10:45 PM  
**To:** Clerks@vaughan.ca; [REDACTED]  
**Subject:** [External] Official plan Amendment File OP.11.012 Zoning bylaw Amendment file Z. 11.043

Hello,

I am writing to express my opposition to the proposed zoning amendment. I strongly believe that the area selected is not well suited for high density housing, and I urge you to consider the impact on the residents in the immediate area.

Several reasons why this proposed land use is inappropriate include traffic flow & traffic volume, impact on local schools, potential overcrowding, and scarcity in access to programs at the community centre.

This area does not have adequate infrastructure to support high density housing. This is not the neighborhood for this type of land use. I believe that high density housing should be closer to the Vaughan city center, and not in the surrounding suburban areas.

Thank you.

**COMMUNICATION C44**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Andrea Azzolin [REDACTED]

**Sent:** Tuesday, September 14, 2021 7:59 AM

**To:** Clerks@vaughan.ca

**Subject:** [External] Official plan Amendment File OP.11.012 Zoning bylaw Amendment file Z. 11.043

Hello,

I am writing to express my opposition to the proposed zoning amendment. I strongly believe that the area selected is not well suited for high density housing, and I urge you to consider the impact on the residents in the immediate area.

Several reasons why this proposed land use is inappropriate include traffic flow & traffic volume, impact on local schools, potential overcrowding, and scarcity in access to programs at the community centre.

This area does not have adequate infrastructure to support high density housing. This is not the neighborhood for this type of land use. I believe that high density housing should be closer to the Vaughan city center, and not in the surrounding suburban areas.

Thank you.



**COMMUNICATION C45**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Laurie Zuccaro [REDACTED]  
**Sent:** Tuesday, September 14, 2021 8:38 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Nadia Paoella [REDACTED]  
**Subject:** [External] Land development proposal between Esso at Vellore Woods and No Frills on Rutherford

I oppose all this density in such a small space on a street that can't handle the traffic in its current state. Hawkview was designed badly to begin with and I blame the city for not having a standard minimum allowance of 2 car driveways for this. Minimum 2 car park driveways plus a garage is essential in this day and age. This proposed high density of 3 towers plus towns, whether there is access from Rutherford only or not would be detrimental to this neighborhood that is already experiencing grid lock every single day except the weekend.

This needs to be broken down further.

OPPOSED!!!!

Kind Regards,  
Laurie Zuccaro

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**Laurie Zuccaro**

Sales Representative/Client Care Specialist  
KEY GROUP Real Estate



Yonge St., Richmond Hill, ON



**COMMUNICATION C46**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Suzan McMillen [REDACTED]

**Sent:** Tuesday, September 14, 2021 8:45 AM

**To:** Clerks@vaughan.ca

**Cc:** [REDACTED]

**Subject:** [External] Opposition to development - a Rutherford and Hawkview

I strongly oppose this development in an already overly congested area. Why is that every piece of land has to be developed with as many units as possible, increasing density, traffic. It just isn't right. Use it as a green space that people in the community can enjoy. Enough is enough!

Suzan McMillen

20+ year resident in this community.

**COMMUNICATION C47**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Liz N [REDACTED]  
**Sent:** Tuesday, September 14, 2021 9:14 AM  
**To:** Clerks@vaughan.ca  
**Cc:** [REDACTED]  
**Subject:** [External] Re: Opposition to the development (Rutherford & Hawview)

To whom may it concern,

I am one of the resident at vellore village community and sending you an opposition email of subject development. The area and the street have fully occupied and it has been already created for the traffic in the morning and the evening. I have been struggling to get to the intersection to reach the highway every morning to go to work and can't be create more traffic and congestion.

Please reconsider this development and neighbour in the area.

Thank you.

Regards,

Liz Nam

**COMMUNICATION C48**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Judy Jeffers <Judy.Jeffers@vaughan.ca>  
**Sent:** Tuesday, September 14, 2021 9:48 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: [External] Fw: 12 storey condo project Sibella Way Weston /Major Mackenzie

---

**From:** Toni Derosa  
**Sent:** September-13-21 5:25 PM  
**To:** Judy Jeffers <Judy.Jeffers@vaughan.ca>  
**Subject:** [External] Fw: 12 storey condo project Sibella Way Weston /Major Mackenzie

[Sent from Yahoo Mail on Android](#)

----- Forwarded message -----

**From:** "Toni Derosa"  
**To:** "clerks@vaughn.ca" <clerks@vaughn.ca>  
**Cc:**  
**Sent:** Mon., 13 Sep. 2021 at 5:21 p.m.  
**Subject:** 12 storey condo project Sibella Way Weston /Major Mackenzie  
Hello,

We are residents on [REDACTED] Sibella Way  
and we are very disappointed that this project is even being considered.

This street can't even support the existing traffic( students being picked/dropped off) for Tommy Douglas high-school.

We purchased based on plans of a commercial- 1 storey dwellings, NOT a 12 storey structure..aswell as 3 storey townhomes and commercial/retail units. The ongoing construction to build this would be a disaster and frustrating alone!!!

Absolutely, absurd.

It is extremely UNFAIR to put us in this position to wait 30 minutes just to exit my driveway, seeing the only ENTRANCE/EXIT for this project is from Sibella Way.

We did not purchase on a main street like Major Mackenzie or Weston or Rutherford where this is a given that traffic will be an issue. We have a 10 year old and it worries us that all this backlog of traffic will cause the side streets he walks to and from school to be very dangerous and unsafe.



Please DO NOT ALLOW this as what makes this subdivision so unique is it's "family oriented " , friendly and safe setup. That many people living off that space is what will create a chaotic, loud and very congested area. It's not possible to live like this.

We love our home and neighborhood and do not want to have to see balconies with people on them overlooking my home!!!! This is not acceptable.

We urge you to have a traffic monitoring team, it takes 15 minutes to turn on Major Mackenzie from fossil hill (in the peak times) , it will cause backup on Sibella Way just for cars waiting.

Please, hear us and have this project cancelled.

Regards,

Toni and Marcello Pacitto



[Sent from Yahoo Mail on Android](#)

**COMMUNICATION C49**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

---

**From:** Susan Sidiropoulos [REDACTED]

**Sent:** Tuesday, September 14, 2021 9:53 AM

**To:** Clerks@vaughan.ca

**Cc:** [REDACTED]

**Subject:** [External] OPPOSE: application for 2 Twelve storey condos, 1 Six storey condo and row townhouses Rutherford/Hawkview Blvd.

Dear City of Vaughan team,

I am in **opposition** to the development application for the high-density residential plan for 3 condos and row townhouses at Rutherford and Hawkview boulevard on the lot beside No Frills and request that it is **NOT** approved. Concerns include but are not limited to the density not fitting with the adjacent areas, increase in traffic congestion, height does not fit with the adjacent areas.

Susan Sidiropoulos  
[REDACTED]

---

**From:** Lisa Tedesco [REDACTED]  
**Sent:** September-13-21 1:59 PM  
**To:** Judy Jeffers <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Cc:** Elvira Caria [REDACTED] Tim Sorochinsky [REDACTED]  
**Subject:** [External] Petition Against Proposed Development at Fossil Hill and Major Mackenzie

Dear Councillor DeFrancesca and Judy Jeffers

I am writing to you on behalf of the residents of the community in the area of Fossil Hill Road and Major Mackenzie Drive. We are in receipt of the Notice of Complete Application which proposes a 12-storey mixed use building at the Southwest Corner of Major Mackenzie and Fossil Hill (application files OP.21.001, Z.21.002, 19T-21V001 + DA.21.001)

We are very disturbed by the thought of such a building in our community and we are very concerned that this is even being considered.

When we purchased our homes we had an understanding that this land was set for commercial use. This is an idea that we were prepared for, with the hope that the land would be developed to match the aesthetics of other commercial plazas in the area that fit seamlessly in our community. In the original site plan there was no mention of high rise residential units being built on this land. In addition, there is no 12 storey building anywhere on Major Mackenzie in the Vaughan region, including the hospital which is stated to be 11 storeys.

We understand that this land needs to be developed however we vehemently reject the idea of a building of this height and magnitude. There are no buildings anywhere in our community that are even close to the height being proposed for this building. Not only will it be an eyesore, it will be a major hindrance to the natural light that shines on many of the surrounding properties and it will result in much higher levels of traffic that our already extremely narrow streets cannot sustain.

This leads us to our questions about the Notice we received:

- 
- What is the current zoning for this area?
- 
- 
- What is the proposed height of the section
- of the building that is parallel to the backyards of the residents on Alexie Way?
- 
- 
- Has a traffic study been done directly
- on Sibella Way? (an already extremely narrow and busy street) PLEASE SEE THE ATTACHED PHOTO OF WHAT PARKING ON SIBELLA LOOKS LIKE ALREADY
- 
- 
- Why is the driveway (entrance and exit)

- for this building directly on Sibella Way and not on Major Mackenzie (similar to the Courtyards of Maple building on Major Mackenzie)
- 
- How are you going to ensure proper ventilation AWAY from the backyards of the homes on Alexie Way?

We will be voicing these concerns at the meeting tomorrow night.

Thank you for your time.

Sincerely,

The very concerned residents who have added their names below







**Committee of the Whole (Public Meeting)  
September 14, 2021**

**RE: Item 1**

**THE Q TOWERS LIMITED PARTNERSHIP OFFICIAL PLAN AMENDMENT  
FILE OP.21.001 ZONING BY-LAW AMENDMENT FILE Z.21.002 DRAFT  
PLAN OF SUBDIVISION FILE 19T-21V001 PART OF LOT 20,  
CONCESSION 6 VICINITY OF MAJOR MACKENZIE DRIVE AND FOSSIL  
HILL ROAD**

The Office of the City Clerk has received a petition from Lisa Tedesco, on behalf of residents in the Fossil Hill Road and Major Mackenzie Drive community – Sibella Way, Alexie Way, Via Toscana, Cornato Way, and Muscadel Road.

The total number of signatures on the petition are: 93

Their concerns are outlined in the preceding letter.

A copy of the entire petition document containing a total of 4 pages is on file in the Office of the City Clerk.

**COMMUNICATION C51**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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

From: Lesley McNerney [REDACTED]

Sent: Monday, September 13, 2021 9:11 PM

To: Clerks@vaughan.ca

Cc: [REDACTED]

Subject: [External] Proposed site at Rutherford and hawk view blvd

To whom it may concern,

I am not sure how many condo developments we can jam into these small spaces but these are ruining our community. There are already enough issues with traffic Congestion and speed. I have three small children and don't feel comfortable walking anywhere because of the poor decisions made by the city to jam in as many condos and townhouses. People look to side streets to race through. Rutherford is already bumper to bumper. I am strongly against this proposed development. Enough is enough.

Lesley McNerney

**COMMUNICATION C52**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Marco & Marian Marcante [REDACTED]  
**Sent:** Tuesday, September 14, 2021 11:16 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] FW: Application Files OP.21.001, Z.21.002, 19T-21V001

As we are unable to attend the council meeting this evening, we are resending our letter of March 30, 2021, in opposition to this proposed application.

We trust that the council members will vote responsibly against this proposal.

Marian Marcante, on behalf of Domenic and Erminia Rubino (residents of [REDACTED] Sibella Way)

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**From:** Marco & Marian Marcante [REDACTED]  
**Sent:** Tuesday, March 30, 2021 8:30 PM  
**To:** 'judy.jeffers@vaughan.ca'  
**Subject:** Application Files OP.21.001, Z.21.002, 19T-21V001

Dear Judy Jeffers,

I am writing to you on behalf of Domenic and Erminia Rubino, homeowners of [REDACTED] Sibella Way, with respect to a notice of application for Part Lot 20, Concession 6, Application File OP.21.001, Z.21.002, 19T-21V001, DA.21.001.

We are writing to you today to convey our concerns around this proposal. When we purchased our home across the street from this lot, we understood that this was approved for commercial use. While we understand the need for density, a 12-storey building, townhouses and substantial retail allocation seems to be overreaching and excessive. This is the last parcel to be developed in the area and, at most, the highest buildings are 3-storeys.

Without sections, elevations and massing models to demonstrate the way in which the proposed buildings would work on this site, we are left with several questions. It is unclear where the parking required for the retail spaces would be allocated as they are not noted. The access shown for this dense site is solely on Sibella Way, which is a narrow, local road. The proposed townhouse units, with access directly on Sibella Way, will further add to the traffic and congestion. The proposed building is noted as mixed use, but the drawing provided does not note the number of units. We can only estimate this number, and it seems unreasonable that this road can carry the volume of traffic this would generate.

Our initial reaction to this proposal is that it is far too aggressive and that it should be scaled back significantly.

We appreciate your attention in the matter.



Best regards,

Marian Marcante, per Domenic Rubino

**COMMUNICATION C53**  
**ITEM NO. 5**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**September 14, 2021**

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

From: MARIA TOMLJENOVIC [REDACTED]  
Sent: Tuesday, September 14, 2021 11:25 AM  
To: Clerks@vaughan.ca  
Cc: [REDACTED]  
Subject: [External] Opposition to development at Rutherford and Hawkview

I strongly oppose this development. It's way too many units on very small size of land. This area is high density as is now.

Thank you  
Maria Tomljenovic

Sent from my iPad

**COMMUNICATION C54  
ITEM NO. 5  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
September 14, 2021**

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**From:** Rossana Campoli-Apa [REDACTED]  
**Sent:** Tuesday, September 14, 2021 11:54 AM  
**To:** Clerks@vaughan.ca  
**Cc:** [REDACTED]  
**Subject:** [External] OPPOSING RESIDENT Re:Proposed Condos at Rutherford and Halkview

I OPPOSE this development!

This is extremely important to me as a close resident. I live VERY close to this piece of property and leaving our subdivision (ie. getting onto Rutherford to hop onto the 400) in the morning already takes 20 minutes and I live 1 minute away from Rutherford.

This was also proposed at the City in the early 2000s with the same piece of property (which I attended with a toddler and baby in my arms in the late hours) and the proposal was DENIED back then because of all the reasons I am providing you in this email. One resident showed a video at city hall, of him sitting in traffic for 15 minutes, while trying to get to Rutherford and he lived a block away from Rutherford.

Since the early 2000s many more residents have entered our subdivision and surrounding area, including the Marina complexes.

Not to mention, Halwkview is a one laner AND with all the people turning into Vellore Woods from Rutherford, there have been so many accidents at that intersection (ie Vellore Woods and Rutherford intersection). You are adding too many more people to this already overcrowded subdivision.

People use Vellore woods from the west side of Weston road and north of MajorMacKenzie, clogging up this road all the time. Vellore Woods is normally used as a thru way to get to the 400.

Please no more high rise residential developments!!

Thank you for hearing us out. I will be attending this zoom conference.

Rossana Campoli-Apa  
Lorenzo Apa  
Lucas Apa  
Jacob Apa  
Kaiden Apa

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**Rossana Campoli-Apa**  
Civil Litigation Law Clerk  
[REDACTED]

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**COMMUNICATION C55**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** Lucas Apa [REDACTED]

**Sent:** Tuesday, September 14, 2021 11:57 AM

**To:** Clerks@vaughan.ca

**Cc:** [REDACTED]

**Subject:** [External] OPPOSING RESIDENT Re: Proposed condos at Rutherford and Hawkview

I am opposing the development of condos proposed at Rutherford and Hawkview.

We are overcrowded already.

**COMMUNICATION C56**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** jacobapa592005 [REDACTED]

**Sent:** Tuesday, September 14, 2021 12:03 PM

**To:** Clerks@vaughan.ca

**Cc:** [REDACTED]

**Subject:** [External] OPPOSING DEVELOPMENT Re: Proposed Condos at Rutherford and Halkview

I OPPOSE THIS. I am a close resident and oppose this decision. There are already too many people here.

Jacob Apa

Sent from my Galaxy

**COMMUNICATION C57**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** kaidenapa2010 [REDACTED]

**Sent:** Tuesday, September 14, 2021 12:05 PM

**To:** Clerks@vaughan.ca

**Cc:** [REDACTED]

**Subject:** [External] OPPOSING DEVELOPMENT Re: Proposed Condos at Rutherford and Halkview

I OPPOSE THIS.

I am a close resident and oppose this. It is already overcrowded at my school and in my area.

Kaiden Apa

Sent from my Galaxy

**COMMUNICATION C58**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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**From:** lorenzoa0773 [REDACTED]

**Sent:** Tuesday, September 14, 2021 12:14 PM

**To:** Clerks@vaughan.ca

**Cc:** [REDACTED]

**Subject:** [External] OPPOSING RESIDENT RE PROPOSED CONDOS AT RUTHFORD AND HALKVIEW

Sent from my Galaxy

I oppose this development at Rutherford and halkview.

Lorenzo Apa



## **Millwood-Woodend Rate Payers Association - Deputation**

**Public Hearing  
September 14<sup>th</sup>, 2021**

**Applicant: Q Towers  
File: OP.21.001  
Z.21.002  
19T-21V001**

**COMMUNICATION C59**

**ITEM NO. 1**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 14, 2021**

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Good Evening, Mayor Bevilacqua, Madame Chair and Councillors

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents Block 40 which is on the north side of Major Mackenzie west of Weston Road, across the street from the proposed development. I'm here to advise that the residents of our association are opposed to this proposed application on the basis that it is incompatible with VOP2010 and is grossly out of scale and context to the surrounding low rise community.

Earlier this year, Millwood-Woodend along with Vellore Woods RPs, provided input to the City's Land Use Study to guide development in the Vellore community. After considering a number of land use options, we recommended that the City maintain the existing policies per VOP 2010. We felt that our Rate Payer Associations could work within the guidelines of the Official Plan and expect that the City will do the same.

Since that time, our two RP associations have met with Smart Centres regarding development at the NE corner of Major Mackenzie and Weston. Their latest plan will be the subject of a future public meeting, but they have agreed to follow the existing VOP 2010 for their site which limits building heights at the intersection to 12 storeys.

The premise of VOP 2010 is to create higher density nodes such as Major Mackenzie and Weston Road, with densities and building heights decreasing as you move away from the intersection. The Q Towers site is currently zoned to provide a maximum height of 4 storeys, with a maximum Floor Space Index, or FSI of 1.5. We fully expect that Q Towers will comply with zoning already planned for

their site. Q Towers current proposal of 12 storeys with FSI of 4.0 is not even close to this.

In addition to excessive building heights and density, we have a number of concerns with this application:

- Too many uses crammed into one small 1 HA site: 12 storey tower, townhouses, retail, and offices;
- Individual outdoor amenity areas beside garbage collection recycling and loading area poorly situated; One larger outdoor amenity area should be considered
- Ground floor retail and business would be acceptable, but reserving 6 of 12 floors for office is not absolutely not appropriate in the middle of our low rise neighbourhood
- Adjacent roads cannot handle surface parking

This type of development is better suited at the community nodes identified in VOP 2010 or at the Vaughan Metropolitan Centre.

And don't forget about traffic. When I moved into our Vaughan neighbourhood in 2000, I recall dealing with rush hour traffic congestion along a 2 lane Major Mackenzie Drive travelling eastbound towards Weston Road. 21 years later, nothing's changed! I still experience similar traffic congestion along 6 lane Major Mackenzie, with traffic queues extending close to Fossil Hill. This is without Smart Centre development and 427 being opened to Major Mackenzie. There is already enough density proposed in the area, and we don't need additional intensification in the middle of our neighbourhood. Most importantly is the traffic impact to the residences along quiet residential street Siebela Way, and all of the adjacent neighbours who use Fossil Hill. They would need to content with traffic from 393 residential units and multiple commercial and business units turning into the site from their street.

In closing, there has already been allot of work associated with establishing the Official Plan for the area, and I don't see any solid justification as to why this

particular site should not be bound by VOP2010. Ideally we would support a lower density and height townhouse complex, or a retail layout similar to what was originally proposed in 2008. We adamantly insist that the applicant comply with the maximum 4 storey designation per the VOP2010. We would expect to have both Council's and the City's support on our position.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association