

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 18, 2014, as follows:

By approving the following:

That Recommendation 2) from the Committee of the Whole meeting of February 4, 2014, be amended to read as follows:

- 2) That a Community Working Group be established by the applicant and be comprised of representatives from the community, specifically with representation from:***

- a) Preserve Thornhill Woods community group;***
- b) Condominium Corporation No. 1124 (8900 Bathurst Street);***
- c) Representatives from the immediate business community; and***
- d) City staff***

to address the various concerns raised at the February 4, 2014, Committee of the Whole (Public Hearing);

That input from the Community Work Group be forwarded to staff within the next 5 months for consideration by staff prior to the completion of the comprehensive technical report; and

That consideration be given to utilizing a facilitator to assist the work of the Community Working Group; and

That the following Communications be received:

- C1. Mr. Kurt Franklin Weston Consulting, Millway Avenue, Vaughan, dated February 4, 2014 (form letters);***
- C2. Ms. Zhana Jurevich, Dufferin Street, Thornhill, dated February 4, 2014;***
- C3. Mr. Jeremy Erlick, dated February 5, 2014;***
- C4. Ms. Leslie Nightingale, dated February 5, 2014;***
- C5. Daniel and Leah Strauss, Cortese Terrace, Vaughan, dated February 5, 2014;***
- C6. Ms. Anat Goldschmidt, Foxwood Road, Vaughan, dated February 5, 2014;***
- C7. Mr. Alexander Gurevich, Strauss Road, Thornhill, dated February 5, 2014;***
- C8. Ms. Suzanne Spellman, Plaisance Road, Richmond Hill, dated February 6, 2014;***
- C9. Mr. Brad Byrne, Jacobi Court, Thornhill, dated February 6, 2014;***
- C10. Mr. Norman Wereberger, Foxwood Road, Vaughan, dated February 6, 2014;***
- C11. Mr. Hartley Borst, Cabernet Road, Thornhill, dated February 6, 2014;***
- C12. Ms. Michelle Borst, Cabernet Road, Thornhill, dated February 6, 2014;***
- C14. Ms. Marina Gregory, dated February 7, 2014;***
- C15. Raya and Semion Lenskis, Bigioni Lane, Vaughan, dated February 7, 2014;***
- C16. Ms. Noële Filius, Stephen Street, Richmond Hill, dated February 9, 2014;***
- C17. Mr. James M. Kennedy, KLM Planning Partners, Jardin Drive, Concord, dated February 4, 2014;***
- C18. Min Li, Cabernet Road, Thornhill, dated February 12, 2014;***
- C23. City Clerk, dated February 14, 2014;***
- C26. Mr. Craig Rosenblatt, dated February 17, 2014;***
- C27. Mr. Lev Zveiris, Haven Road, Vaughan, dated February 16, 2014; and***
- C28. Ms. Elena Serebryany, on behalf on Preserve Thornhill Woods Association, dated February 18, 2014.***

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 2

2

**OFFICIAL PLAN AMENDMENT FILE OP.13.013
ZONING BY-LAW AMENDMENT FILE Z.13.036
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
WARD 4 - VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated February 4, 2014, be approved;
- 2) That a Community Task Force be established comprised of representatives from the community, the applicant and City staff to address the various concerns raised at the February 4, 2014, Committee of the Whole (Public Hearing);
- 3) That the following deputations and Communications be received:
 1. Mr. Kurt Franklin, Vice President, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant, and coloured elevation drawings;
 2. Mr. Les Klein, Principal, Quadrangle Architects Limited, King Street West, Toronto, on behalf of the applicant;
 3. Mr. Sharon Hagi, Ravel Drive, Thornhill;
 4. Mr. Michael Steinman, Hendel Drive, Vaughan, and Communication C86 dated January 29, 2014;
 5. Mr. Alex Szkabarnicki, Ner Israel Drive, Vaughan, and Communication C126;
 6. Ms. Maxine Povering, Ohr Menachem Way, Thornhill;
 7. Mr. Jordan Kalpin, Serene Way, Thornhill, and Communication C64 dated January 31, 2014;
 8. Ms. Joanne Groer, Cabernet Road, Thornhill, and Communication C45, dated January 26, 2014;
 9. Mr. Rakesh Nayyar, Ner Israel Drive, Thornhill;
 10. Mr. ChiCheong Stephen Li, Ner Israel Drive, Thornhill;
 11. Mr. Rom Koubi, Ner Israel Drive, Thornhill, Communication C91, petition dated January 31, 2014, Communication C125, on behalf of Interim Committee to Preserve Thornhill Woods Neighbourhood, dated February 4, 2014, and Communication C127;
 12. Ms. Limore Twena, Napa Hill Court, Thornhill;
 13. Mr. Nilay Bhatt, Apple Blossom Drive, Thornhill;
 14. Mr. Oz Solomon, Chaya Sara Gardens, Maple;
 15. Mr. Eran Nevat, Balsamwood Road, Thornhill, and Communication C40, dated January 30, 2014;
 16. Ms. Sabira Pradhan, Carousal Crescent, Richmond Hill;
 17. Mr. Mahmood Karim, Jenkins Drive, Richmond Hill;
 18. Ms. Maleeha Meghjee, Stemmler Drive, Aurora;
 19. Ms. Sajida Mehdi, Chip Court, Richmond Hill;
 20. Mr. Shabbir Jaffer, Monaco Crescent, Richmond Hill;
 21. Ms. Yanu Shamiss, Moodie Drive, Richmond Hill;
 22. Mr. Robert Boltman, Rivington Avenue, Vaughan;
 23. Ms. Elena Serebryany, Ner Israel Drive, Thornhill;
 24. Mr. Jeffrey Stone, Bathurst Street, Vaughan;
 25. Mr. Ellie Miron, Millhouse Court, Maple;
 26. Mr. Maurice Gabay, Serene Way, Thornhill, and Communication C128;
 27. Mr. Jacob Melzer, Foxwood Road, Thornhill, and Communication C98, dated February 2, 2014;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 3

28. Mr. Dror Ziskind, Cortese Terrace, Thornhill;
29. Ms. Inna Greenberg, John Street West, Toronto;
30. Mr. Yaron Spectorman, Pantano Drive, Thornhill;
31. Mr. Ivan Neganov, Serene Way, Vaughan;
32. Mr. Colin Ruskin, Chopin Boulevard, Thornhill;
33. Mr. Steven Ruskin, Basie Gate, Thornhill;
34. Mr. Mike Behar, Aegis Drive, Maple, and Communication C31, dated January 28, 2014;
35. Mr. Harvey Kaplan, Bathurst Street, Vaughan, on behalf of York Region Condominium Corporation No.1124, and Communication C53, dated January 31, 2014;
36. Dr. Galina Pildush, Thornhill Woods Drive, Thornhill;
37. Mr. Herbert Blaff, Mosswood Road, Thornhill;
38. Mr. Styles Weinberg, Pinecone Circle, Concord;
39. Mr. Kevin Hanit, Queensbridge Drive, Concord;
40. Mr. Ahmed Sagarwala, Solway Avenue, Maple and Communication C105, dated February 4, 2014;
41. Mr. Craig Rosenblatt, Knightshade Drive, Thornhill, and Communication C34, dated January 28, 2014;
42. Mrs. Fatima Sagarwala, Solway Avenue, Maple;
43. Ms. Gal Ziskind, Cortese Terrace, Thornhill;
44. Ms. Helena Arkanov, Ner Israel Drive, Thornhill; and
45. Mr. Michael Sulkin, Vivaldi Drive, Vaughan, and Communication C85, dated January 30, 2014; and

4) That the following communications be received:

- C1. Bo Sun and Xiaofei Fan, Ner Israel Drive, Thornhill, dated January 15, 2014;
- C2. Alice and Boris Barapp, Knightshade Rive, Thornhill, dated January 19, 2014;
- C3. Benny Kritzer, Pantano Street, Vaughan, dated January 22, 2014;
- C4. Elik A. Jaeger, Bathurst Glen Drive, Thornhill, dated January 22, 2014;
- C5. Harriet Altman, Garnier Court, Willowdale, dated January 20, 2014;
- C6. Sergey Roz and Svetlana Baukova, Fraserwood Road, Vaughan, dated January 23, 2014;
- C7. Jeff Springer, Highcliffe Drive, Thornhill, dated January 21, 2014;
- C8. Avishay Wild, Vivaldi Drive, Thornhill, dated January 23, 2014;
- C9. Inessa Pritsker, dated January 23, 2014;
- C10. Corinne Vortsman, Bentwood Crescent, Thornhill, dated January 23, 2014;
- C11. Ely Anbar, dated January 23, 2014;
- C12. Talia Delaney, Shemer Drive, Thornhill, dated January 22, 2014;
- C13. Steve Dveris, dated January 23, 2014;
- C14. Marc Abramovitz, Apple Blossom Drive, Thornhill, dated January 24, 2014;
- C15. Jeffrey Cohen, dated January 24, 2014;
- C16. Stephen Shoshan, dated January 23, 2014;
- C17. Dmitry Shparber, Golden Forest Road, Maple, dated January 24, 2014;
- C18. Erin M. Lazer, Santa Amato Crescent, Thornhill, dated January 24, 2014;
- C19. Eugene Koudriavitski, Birch Avenue, Richmond Hill, dated January 25, 2014;
- C20. Frances and Melvyn Aiken, Vivaldi Drive, Thornhill, dated January 26, 2014;
- C21. Yana and Alexander Gurevich, Strauss Road, Thornhill, dated January 26, 2014;
- C22. Eitan Gal, dated January 26, 2014;
- C23. Yury and Tanya Shparber, Fraserwood Road, Thornhill, dated January 26, 2014;
- C24. Bella Katznelson, Auburndale Drive, Vaughan, dated January 27, 2014;
- C25. Akiva and Julia Flier, Cezanne Trail, Thornhill, dated January 27, 2014;
- C26. Simon Katznelson, Auburndale Drive, dated January 27, 2014;
- C27. Elisha Mandel, dated January 23, 2014;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 4

- C28. Abbas Kaviani, Bathurst Street, Thornhill Woods, dated January 25, 2014;
- C29. Deborah Shure, dated January 28, 2014;
- C30. Alexander Kapsh, Irina Kapsh and Leonid Edelman, Vivaldi Drive, Vaughan, dated January 28, 2014;
- C32. Noel Reuben, dated January 28, 2014;
- C33. Yana Gurevich, Strauss Road, Thornhill, dated January 28, 2014;
- C35. Igor Korokhov, Apple Blossom Drive, Vaughan, dated January 29, 2014;
- C36. Gabby Cogan, Ravel Drive, Thornhill, dated January 29, 2014;
- C37. Hecht Family, Ner Israel Drive, Thornhill, dated January 29, 2014;
- C38. I. Zisu, dated January 29, 2014;
- C39. Adam A. Halioua, dated January 29, 2014;
- C41. Sharon Baker, Thornhill Woods, dated January 30, 2014;
- C42. Sarah and Jack Cogan, Strauss Road, Thornhill, dated January 30, 2014;
- C43. Hindy and Joseph Shemesh, Daphnia Drive, Thornhill, dated January 29, 2014;
- C44. Jaclyn and Jamie Belitz, Upper Post Road, Maple, dated January 30, 2014;
- C46. Ayvazov Family, Honeywood Road, Thornhill, dated January 30, 2014;
- C47. Erin Courtney Petch, Couture Gardens, Thornhill, dated January 30, 2014;
- C48. Bonita Majonis, Cortese Terrace, Thornhill, dated January 30, 2014;
- C49. Aron Drescher, Strauss Road, Thornhill, dated January 30, 2014;
- C50. Adam and Sherri Nefsky, Vivaldi Drive, Thornhill, dated January 30, 2014;
- C51. Yakov and Elvira Lazaris, Pepperberry Road, Thornhill, dated January 30, 2014;
- C52. Dan Berezin, Thornhill Woods, dated January 31, 2014;
- C54. Eran Hurvitz, Marc Santi Boulevard, Maple, dated January 31, 2014;
- C55. Bryna Abtan, dated January 31, 2014;
- C56. Evie Cowitz, Director of Medical Legal Division, arc health management solutions inc., dated January 31, 2014;
- C57. Ilia Tomski, Bathurst Glen Drive, Thornhill, dated January 31, 2014;
- C58. Jordan and Keren Haberman, Pleasant Ridge Avenue, Thornhill, dated January 31, 2014;
- C59. Joel Majonis, Cortese Terrace, Thornhill, dated January 31, 2014;
- C60. Sela and Marina Genkin, Bristlewood Crescent, Thornhill, dated January 31, 2014;
- C61. Samir Stasi, Bathurst Glen Drive, Thornhill, dated January 31, 2014;
- C62. Sharon M Jacoby, dated January 31, 2014;
- C63. M. Wesfield, dated January 31, 2014;
- C65. Sabrina Cooper, dated January 31, 2014;
- C66. Yonit Nisan-Reinberg, Ilan Ramon, dated January 31, 2014;
- C67. Alex Chernin, Autumn Hill Boulevard, Thornhill, dated January 31, 2014;
- C68. Eda Chernin, Autumn Hill Boulevard, Thornhill, dated January 31, 2014;
- C69. Iakov and Maria Chernin, Autumn Hill Boulevard, Thornhill, dated January 31, 2014;
- C70. Zili Tsherna, Napa Hill Court, Thornhill, dated January 31, 2014;
- C71. Ashish Jain, Thornhill Woods, dated January 31, 2014;
- C72. Rita Levin, Leameadow Road, Thornhill, dated January 31, 2014;
- C73. Shay Levy, Foxwood Road, Vaughan, dated January 31, 2014;
- C74. Ella Neiman, dated January 31, 2014;
- C75. Gary Teelucksingh, Chair Board of Directors, Toronto Waldorf School, Bathurst Street, Thornhill, dated January 29, 2014;
- C76. Mustafa and Hasina Alidina, Giotto Crescent, Vaughan, dated January 27, 2014;
- C77. Sajjad Huda, Little Hannah Lane, Vaughan, dated January 27, 2014;
- C78. Nasreen Huda, Little Hannah Lane, Vaughan, dated January 27, 2014;
- C79. Mr. Shafiq Ebrahim, Kootenay Ridge, Maple, dated January 27, 2014;
- C80. Imtiyaz Kara, Lady Fenyrose Avenue, Maple, dated January 27, 2014;
- C81. Zhana Jurevich, Thornhill Woods, dated January 31, 2014;
- C82. Adam Worth, Ner Israel Drive, Thornhill, dated January 31, 2014;
- C83. Eiliya Gehtman, Serene Way, Thornhill, dated January 31, 2014;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 5

- C84. Salmon and Olga Taft, Knightshade Drive, Thornhill, dated January 30, 2014;
- C87. Alex Talmor, Daphnia Drive, Thornhill, dated January 29, 2014;
- C88. Kamila Shaye, dated January 29, 2014;
- C89. Semion Ochakovsky, dated January 27, 2014;
- C90. Dr. Evan Zaretsky, Vivaldi Drive, Thornhill, dated January 26, 2014;
- C92. Memorandum from the City Clerk, dated January 31, 2014;
- C93. Mikhail Lisus, Burgundy Trail, Vaughan, dated January 31, 2014;
- C94. Tamara Rebick, Sagecrest Crescent, dated February 1, 2014;
- C95. Valentina Kurliand, dated February 2, 2014;
- C96. Sergei Nikolsky, Thornhill Woods, dated February 3, 2014;
- C97. Vivian Ringwald, CGI Information Systems, Commerce Valley Drive West, Markham, dated January 31, 2014;
- C99. Dana Glickman, Re/max Realtron Realty Inc. Brokerage, dated February 3, 2014;
- C100. Memorandum from the City Clerk, dated February 3, 2014;
- C101. Dr. Solveiga Gauvin and Francois Gauvin, Bathurst Street, Thornhill, dated February 3, 2014;
- C102. Tali Spivak, Ner Israel Drive, Thornhill, dated February 3, 2014;
- C103. Aviv Lavee, Knightshade Drive, Thornhill, dated February 3, 2014;
- C104. Reuben and Anna Kantor, Loire Valley Avenue, Vaughan, dated February 3, 2014;
- C106. Marlene Bilardo, dated February 4, 2014;
- C107. Pina Corigliano, Executive Director, Hesperus Village, Hesperus Road, Thornhill, dated January 23, 2014;
- C108. Josh Rosen, Wave Digital Media, dated February 4, 2014;
- C109. James M. Kennedy, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated February 4, 2014;
- C110. KZ, concerned Canadian and resident of Thornhill Woods, dated February 4, 2014;
- C111. Alexandru Stuleanu, Mosswood Road, Thornhill, dated February 4, 2014;
- C112. Daniella Stuleanu, Mosswood Road, Thornhill, dated February 4, 2014;
- C113. Jared Rosenberg, Senior Business Analyst, Toronto Western Hospital, dated February 3, 2014;
- C114. Isabella Biba, Bathurst Street, Thornhill, dated February 4, 2014;
- C115. Galina Lif, dated February 4, 2014;
- C116. Dr. Peter Simkhovitch, Mackenzie Health, dated February 4, 2014;
- C117. Iris Raif, dated February 3, 2014;
- C118. Online petition signed by 3,254 people, submitted by Irit Koubi, dated February 4, 2014;
- C119. Nabeel Jafferli, dated February 4, 2014;
- C120. Svet Pavlovsky, Sassafras Circle, Vaughan, dated January 29, 2014;
- C121. John W. Komlos, President, York Condominium Corporation No.1124, Bathurst Street, Vaughan, dated February 2, 2014;
- C122. Rabbi Stroh, Temple Har Zion, Bathurst Street, dated February 4, 2014;
- C123. Memorandum from the City Clerk, dated February 4, 2014; and
- C124. Memorandum from the City Clerk, dated February 4, 2014.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.13.013 and Z.13.036 (Islamic Shia Ithna-Asheri Jamaat of Toronto), BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 6

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: January 10, 2014
- b) Circulation Area: 150 m
- c) Comments Received as of January 27, 2014:
 - i) Senator Developments, Lesmill Road, correspondence dated November 29, 2013, respecting request for notification regarding Committee of the Whole and Council meetings for these applications.
 - ii) York Region Common Element Condominium Corporation No. 1124, Bathurst Street, correspondence dated December 12, 2013, respecting their objection to the proposed "High Density Residential" designation and the two proposed 17 storey apartment buildings. They also request to be notified regarding future meetings concerning these applications.
 - iii) Block 10 Thornhill Woods Developers Group Inc., Vogell Road, correspondence dated December 13, 2013, respecting outstanding financial obligations owing to the Developers Group pursuant to the Thornhill Woods Developers Cost Sharing Agreement. The Developers Group requests a condition of approval to be included in the appropriate agreement requiring the issuance of the Block 10 Developers Group clearance prior to development approval. The Developers Group also request to be notified regarding future meetings concerning these applications.
 - iv) B. Sun/X. Fan, Ner Israel Drive, correspondence dated January 13, 2014, respecting the location of the proposed townhouse development in relation to the existing homes on Ner Isreal Drive and the preservation of the existing vegetation that their residential property backs onto.
 - v) Several form letters have been received with the following same comments:

"Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.

Traffic Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 7

Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.”

Any additional written comments received will be forwarded to the City Clerk's Department to be distributed to the Committee as Communications. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process to be addressed in the final technical report at a future Committee of the Whole meeting.

Purpose

The owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate the development shown on Attachments #3 to #6:

- A 17-storey, 205 unit, residential apartment building with 1,240 m² of ground and second floor office and retail space
 - A 17-storey, seniors residential apartment building comprised of 100 assisted living units (132 beds) on floors 2 – 9 inclusive, and 72 apartment dwelling units on floors 10 to 17 inclusive
 - 61, 3-storey common element condominium townhouse dwelling units
1. Official Plan Amendment File OP.13.013, specifically to amend in-effect OPA #600, (Carrville – Urban Village 2), to redesignate the subject lands from “Low Density Residential” (tableland) and “Valley Lands” to a site-specific “High-Rise Mixed-Use”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 8

2. designation with a Floor Space Index (FSI) of 0.62 for the townhouse units in Block 2 and a Floor Space Index (FSI) and an FSI of 2.46 and a maximum building height of 60 m and 17-storeys for the apartment buildings in Block 4, and “Valley Lands”.
3. Zoning By-law Amendment File Z.13.036, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RA3 Apartment Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleyland), and to permit the following site-specific zoning exceptions to implement the proposal:

Table 1:

	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements	Proposed Exceptions to RA3 Apartment Residential Zone Requirements
a.	Minimum Parking Requirement	<p>653 spaces</p> <p><u>Apartment Building</u> 205 units @ 1.5 spaces/unit = 308 spaces + 0.25 visitor spaces/unit = 52 spaces + Commercial/retail uses are not permitted in an RA3 Zone, however where permitted and developed together the parking rate is 6 spaces/100m² @ 1,240m² = 75 spaces</p> <p>Total Parking Required for Apartment Building= 435 spaces</p> <p>+ <u>Seniors Building</u> <u>Apartment Dwelling Units</u> 72 units @ 1.5 spaces/unit = 108 spaces</p>	<p>393 spaces</p> <p><u>Apartment Building</u> 130 one-bedroom units @ 0.9 spaces/unit = 117 spaces + 75 two-bedroom units @ 1.1 spaces/unit = 83 spaces + 205 units @ 0.1 visitor spaces/unit = 21 spaces + Commercial Gross Floor Area (GFA) - 959 m² @ 3.5 spaces per 100 m² = 34 spaces + Regulated Health Professional - 281 m² @ 4.5 spaces per 100 m² GFA = 13 spaces Total Parking Proposed for Apartment Building = 268 spaces</p> <p>+ <u>Seniors Building</u> <u>Seniors Apartment Dwelling Units</u> 64 two-bedroom units @ 0.8 spaces per unit = 52 spaces</p>

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 9

		<p>75 units @ 0.25 visitor spaces/unit = 19 spaces</p> <p align="center">+</p> <p><u>Assisted Living</u></p> <p>By-law 1-88 does not have a parking standard for assisted living units, however, the parking standard used for a nursing home facility is:</p> <p>132 beds @ 0.5 spaces/bed = 66 spaces</p> <p align="center">+</p> <p>100 units @ 0.25 visitor spaces/unit = 25 spaces</p> <p>Total parking required for seniors building = 218 spaces</p>	<p align="center">+</p> <p>8 one-bedroom units @ 0.6 spaces per unit = 5 spaces</p> <p align="center">+</p> <p>72 units @ 0.1 visitor spaces/unit = 8 spaces</p> <p align="center">+</p> <p><u>Assisted Living Dwelling Units</u></p> <p>100 units @ 0.5 spaces/unit = 50 spaces</p> <p align="center">+</p> <p>100 units @ 0.1 visitor spaces/unit = 10 spaces</p> <p>Total parking proposed for seniors building = 125 spaces</p> <p>Note: 113 above grade parking spaces are proposed to be shared by both the residential visitors and commercial uses, of which 85 of these parking spaces are existing spaces currently used by the community centre.</p>
b.	Permitted Uses	<ul style="list-style-type: none"> - Apartment Dwelling - Day Nursery 	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> - Assisted Living Dwelling units defined as a premises where a broad range of person care, support and health services are provided for the elderly in a supervised setting and may include one or more accessory uses such as a common dining, lounging, kitchen, recreational or medical offices. Units within an Assisted Living Facility shall not contain full kitchen facilities. - Block Townhouse Dwelling <p>Permit the following Commercial uses on the ground floor and second floor of a building fronting on Bathurst Street:</p>

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 10

			<ul style="list-style-type: none"> - Business or Professional Office - Bank or Financial Institution - Eating Establishment - Eating Establishment, Convenience - Eating Establishment Take-Out - Health Centre - Personal Service Shop - Pharmacy - Retail Store - Community Centre - School - Place of Worship
c.	Minimum Front Yard (Bathurst Street)	7.5 m	5.8 m
d.	Minimum Rear Yard (West Property Line)	7.5 m	7.0 m
e.	Minimum Interior Side Yard (in between Townhouse Blocks)	4.5 m	1.75 m
f.	Minimum Exterior Side Yard (end unit of Townhouse Blocks)	7.5 m	1.75 m
g.	Maximum Building Height (across entire property)	44 m	60 m

Additional zoning exceptions may be identified through the detailed review of the applications.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located on the west side of Bathurst Street, south of Rutherford Road, as shown on Attachments #1 and #2.
Official Plan Designation a) In-effect OPA #600	<ul style="list-style-type: none"> ▪ “Low Density Residential” by in-effect OPA #600 (Carrville – Urban Village 2), which only permits detached and semi-detached dwellings, street townhouse dwellings on a limited basis, schools, parks, small scale community facilities and places of worship, institutional uses, private home daycare, home occupations and local convenience commercial centres.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 11

b) New VOP 2010	<p>The proposed apartment buildings block townhouse dwellings, and commercial uses within apartment buildings are not permitted in the “Low Density Residential” designation, and therefore, an Official Plan Amendment is required.</p> <ul style="list-style-type: none">▪ “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, on July 23, 2013, and December 2, 2013, by the Ontario Municipal Board.▪ The “Low-Rise Residential” designation does not permit the proposed apartment dwellings or commercial uses, however does permit the block townhouse development, subject to specific criteria intended to ensure that new development is designed to respect and reinforce the existing physical character and uses of the surrounding area. The proposed apartment residential and commercial development does not conform to VOP 2010.
Zoning	<ul style="list-style-type: none">▪ “A” Agricultural Zone (tableland) by Zoning By-law 1-88, which only permits agricultural uses, a veterinary clinic, one single detached home, a home occupation, a church, community centre, day nursery, public library, public or private hospital, school and a correction or crisis care group home. The proposed residential/commercial development does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.▪ The valleylands are zoned OS1 Open Space Conservation Zone by By-law 1-88, and is to be maintained in a natural state.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 12

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies. ▪ The appropriateness of the applicants request for the site specific "High Rise Mixed Use" designation to be applied to the entire subject property (developable tableland) instead of just to the areas to be developed under the subject applications will be considered.
b.	Appropriateness of Proposed Rezoning and Uses	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the entirety of the property instead of just the areas to be developed under the subject applications to RA3 Apartment Residential Zone (developable tableland) together with the site-specific zoning exceptions identified in Table 1 of this report will be reviewed in consideration of, but not limited to, compatibility with the surrounding land uses, built form, urban design, environmental sustainability, transition with existing and planned development, existing open space system, parking, traffic, and phasing of the development.
c.	Urban Design Brief and Block 10 Architectural Design Guidelines, Landscape Master Plan, and Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the Block 10 Thornhill Woods Community Architectural Design Guidelines, Landscape Master Plan and Urban Design Guidelines. The Urban Design Brief submitted in support of the application must be reviewed to the satisfaction of the Vaughan Development Planning Department.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The owner has submitted the following studies and reports in support of the applications, which must be reviewed to the satisfaction of the Region of York and/or the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> • Functional Servicing Report • Noise Feasibility Study • Phase I Environmental Site Assessment • Pedestrian Wind Conditions • Traffic Impact Study <p>The Vaughan Development Transportation Engineering Department has reviewed the Phase I Environmental Site Assessment prepared by AiMS Environmental and requires a Letter of Reliance for the use of the Phase I report. Also, a Phase Two Environmental Site Assessment report and a Letter of Reliance for the Phase II report is required.</p>

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 13

e.	Proposed Parking Supply	<ul style="list-style-type: none"> The owner must submit a parking study in support of the proposed reduced parking standards to the satisfaction of the Vaughan Development/Transportation Engineering Department. The appropriateness of the proposed parking standards including utilizing 85 shared parking spaces with the existing community centre lands will be reviewed.
f.	Heritage Buildings and Archaeological Potential	<ul style="list-style-type: none"> The subject property contains a structure that is listed on the City of Vaughan's Register of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act, at the location shown on Attachment #3. This structure was constructed circa 1920 and is the former Vaughan Glen Hospital. Through a prior development application in 2012 the entire structure was assessed and it was confirmed that the front portion, the former Vaughan Glen Hospital, contains strong cultural heritage importance. The school additions to the rear and side of the building were approved for demolition at the May 16, 2012 Heritage Vaughan meeting on the condition that the Vaughan Glen Hospital portions be conserved and incorporated into future development. Heritage Vaughan at its meeting of May 16, 2012, adopted the following recommendation, which was adopted by Vaughan Council on June 26, 2012: <ol style="list-style-type: none"> That Heritage Vaughan approve the proposed demolition of the later rear and side school additions. That the applicant secure the subject building before, during and after demolition to protect it from vandalism and environmental damage. That the full revitalization of the subject structure be included as a part of any future Planning or Building Permit application on the subject property. <p>The current proposal, dated November 21, 2013, includes the demolition of the Vaughan Glen Hospital and will require review and approval by the Vaughan Culture Services Division and Heritage Vaughan.</p> <p>The former Vaughan Glen Hospital must be properly protected from weather elements and secured to protect it from vandalism as required by the City's Property Standards By-law.</p> <p>The subject lands are located in an area identified as being of high archaeological potential in the City's data base of archaeological resources. The Cultural Services Division does not have any record indicating that an archaeological assessment has been completed for the property. An archaeological assessment of the entire development property must be prepared by an archaeologist licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990) and any significant sites</p>

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 14

		<p>found will be properly mitigated (avoided or excavated), prior to the initiation of construction, servicing, landscaping or other land disturbances. In addition, consultation with First Nations communities is mandatory for archaeological assessments that meet certain criteria, including but not limited to all Stage 3 to Stage 4 assessments. This archaeological report must be reviewed and approved by the Vaughan Cultural Services Division.</p> <p>The owner should be aware that areas deemed to be of high archaeological significance by a licensed archaeologist, including but not limited to First Nations village and ossuary sites, shall be excluded from the calculation of developable area of a property and may be included as part of open space land dedications.</p> <p>Prior to final approval of any Planning or Building Permit application, the owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Tourism, Culture and Sport (Archaeology Unit) and the municipality.</p>
g.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the Planning Act and the City's Cash-in-Lieu Policy, if approved.
h.	Planning Justification Report	<ul style="list-style-type: none"> The Planning Justification Report prepared by Weston Consulting in support of the proposal must be reviewed to the satisfaction of the Vaughan Development Planning Department.
i.	Future Draft Plan of Subdivision, Draft Plan of Condominium, Part Lot Control, and Site Development Applications	<ul style="list-style-type: none"> Future Draft Plan of Subdivision, Draft Plan of Condominium (Common Element), Part Lot Control, and Site Development applications will be required, if the subject applications are approved, to implement the proposed campus master plan.
j.	Vaughan Design Review Panel (DRP)	<ul style="list-style-type: none"> The application was presented to the Vaughan Design Review Panel (DRP) on September 26, 2013. In summary, the DRP felt that the general master plan is disconnected and seems segregated, and that there are two separate public realms that do not interact with each other. The proposed towers block out the surrounding context and do not respond to the cultural style that exists. The applications will be reviewed by the Vaughan Development Planning Department in consideration of comments provided by the DRP.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 15

k.	Servicing	<ul style="list-style-type: none"> Servicing allocation for water and sanitary must be identified and allocated by Vaughan Council to the development, if approved. Should servicing capacity be unavailable, the lands will be zoned with the Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The subject property is partially located within the Toronto and Region Conservation Area regulated area of the Don River Watershed. The TRCA have requested that the applicant prepare and submit a Geotechnical Report to determine the location of the long-term stable top-of-slope. A portion of the subject property is also within the Regional Storm Flood Plain. In order to ensure that the long-term stable top-of-slope (LTSTOS) is the greater of the two hazards, the Regional Storm Flood Elevation should also be shown on the drawings.
		<ul style="list-style-type: none"> TRCA typically requires a 10 metre setback from the staked edge of a natural feature of the edge of a hazard feature, whichever is greater. The LTSTOS needs to be determined along with the location of the Regional Storm Flood Plain to ensure that an appropriately located buffer setback is applied. Buffer areas should be treated as both hazard buffers and ecological buffers between the proposed residential uses and valley system. As such, the TRCA will require a Landscape Restoration Plan for the buffer area at the detailed design stage if these applications are approved. TRCA requests that the valley lands and buffer be zoned to an appropriate Open Space category and be placed into public ownership, if the applications are approved. The Owner must satisfy all requirements of the TRCA.
m.	Tree Inventory and Assessment	<ul style="list-style-type: none"> The Tree Inventory and Preservation Plan prepared by Ontario Tree Experts in support of the proposal must be reviewed to the satisfaction of the Vaughan Development Planning Department. <p>The health of the trees and trees to be removed and preserved will be reviewed and identified.</p>
n.	Natural Heritage Network	<ul style="list-style-type: none"> The VOP 2010, Schedule 2 – Natural Heritage Network, identifies a Core Feature along the northeast limit of the subject lands. The application will be reviewed in consideration of the Core Feature policies in VOP 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 2, CW(PH) Report No. 8 – Page 16

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Campus Master Plan
4. Elevations - Apartment Building
5. Elevations - Seniors Residence
6. Elevations - Townhouse Dwellings

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)