

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017**

***By receiving the following Communications:***

- 4                                ZONING BY-LAW AMENDMENT FILE Z.16.006  
ACE DEVELOPMENTS (2057 MAJOR MACKENZIE DRIVE) LTD.  
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND PETER RUPERT AVENUE**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 7, 2017, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents, appropriate City staff and Regional Councillors to address issues raised;
- 3) That the following deputations and Communications be approved:
  1. Mr. Mark Emery, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;
  2. Mr. Hoordad Ghandehari, Icon Architects Inc., Yonge Street, Toronto, on behalf of the applicant;
  3. Ms. Oksana Turner, Golden Orchard Road, Maple;
  4. Ms. Angela Lunardon, Silk Oak Court, Maple and Communication C52, dated February 6, 2017;
  5. Mr. Peter Badali, Eagle Hills Community Association, Butterfield Crescent, Maple;
  6. Mr. Howard Kramer, Lealinds Road, Maple;
  7. Ms. Liana Di Marco, Petticoat Road, Maple;
  8. Ms. Jenny Barkan and Communication C54 dated February 6, 2017;
  9. Mr. Lee McEwen;
  10. Resident of Silk Oak Court;
  11. Ms. Kanchan Java, Silk Oak Court, Maple;
  12. Resident of Lealinds Road;
  13. Ms. Jocelyn Pearce and Communication C11, dated January 20, 2017;
  14. Mr. Gary Apelbaum, Petticoat Road, Maple;
  15. Mr. Antonio Malfara, Petticoat Road, Maple; and
  16. Ms. Sandy Rana, Lealinds Road, Maple; and
- 4) That the following Communications be received:
  - C10. Mr. Sunil Ghai, dated January 20, 2017;
  - C21. Martin and Patricia O'Halloran, Lealinds Road, Maple, dated January 25, 2017;
  - C28. Mr. Siro Lundardon, Silk Oak Court, Maple, dated January 31, 2017;
  - C36. Ms. Anna Cammisa, Petticoat Road, Maple, dated January 29, 2017;
  - C37. Mr. Gavin Singh, Black Maple, Maple, dated January 30, 2017;
  - C39. Karen Uthe and Robert Skrivanic, dated February 4, 2017;

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- C40. Ming H. and Theresa H. Chen, Petticoat Road, Maple, dated February 4, 2017;**
- C41. Mr. Calvin Chan, Petticoat Road, Maple, dated February 5, 2017;**
- C42. Vladimir and Valentina Gubareva, Lealinds Road, Maple, dated February 5, 2017; and**
- C53. Ms. Chinthaka Somaratna, dated February 6, 2017.**

#### **Recommendation**

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.16.006 (Ace Developments (2057 Major Mackenzie Drive) Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

#### **Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

#### **Economic Impact**

This will be addressed when the technical report is completed.

#### **Communications Plan**

- a) Date the Notice of Public Hearing was circulated: January 13, 2017. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: the extended polling area shown on Attachment #2, and to the Eagle Hills Community Association.
- c) Comments Received as of December 19, 2016:
  - i) Brattys Barristers and Solicitors, representing the Block 18 Developers Group and Block 18 Properties Inc., Keele Street, correspondence dated March 17, 2016, regarding the outstanding financial obligations owing to the Developers Group pursuant to the Block 18 Cost Sharing Agreement. The Developers Group has requested a condition of approval to be included in the appropriate agreement requiring the issuance of a clearance by the Block 18 Developers Group confirming that the Owner is in good standing with the Developers Group prior to any final development approval being granted on the subject lands. The Developers Group has also requested to be notified of any future meetings concerning this application.
  - ii) P. Badali, director of the Eagle Hills Ratepayers Association, correspondence dated March 16, 2016, objecting to the proposed access driveway being from a local road (i.e. Petticoat Road). Mr. Badali has raised concerns related to increased traffic, particularly along Peter Rupert Avenue, and has requested that the subject lands remain as a single detached dwelling unit.

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- iii) M. and P. O'Halloran, Lealinds Road, correspondence dated February 19, 2016, expressing concerns regarding increased traffic and the proposed access driveway being from a local road (i.e. Petticoat Road).
- iv) K. Java, Silk Oak Court, correspondence dated February 22, 2016, expressing concerns regarding the proposed access driveway being from a local road (i.e. Petticoat Road), increased traffic volume and congestion, road safety, noise, density that is not compatible with the existing neighbourhood, and the preservation of existing landscaping and the heritage dwelling.
- v) T. Cartini, Silk Oak Court, correspondence dated March 7, 2016, with concerns regarding increased traffic, the disruption of the established community, pedestrian safety, density, construction noise and debris, the proposed underground parking garage being inappropriate in a residential setting, traffic circulation of service vehicles, aesthetic of the proposed dwellings, and the insufficient number of visitor parking spaces.
- vi) Fifty-six (56) additional form letters objecting to the proposal based on the following concerns:
  - Increased traffic volume and congestion, and decreased road safety within the existing community as a result of the proposed access driveway from a local road
  - Increased parking on the street
  - Preservation of the existing heritage dwelling should be mandatory
  - Preservation of the existing mature vegetation should be mandatory
  - Excess noise and pollution due to increased traffic volume
  - The density is not compatible with the existing neighbourhood
  - A diminishing sense of community
  - Depreciation of existing home values

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

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.006 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone to facilitate a development proposal which includes the retention of the existing heritage dwellings (Joshua Oliver House), 65 stacked back-to-back units (Blocks 1, 3 and 4), and 6 stacked townhouse units (Block 2), as shown on Attachments #3 to #6. The proposed development will be served by privately owned and maintained (by a future condominium corporation) common elements including the internal roads, parking spaces, visitor parking, walkways, waste collection, mailbox and amenity areas. The following site-specific zoning exceptions to the RM2 Zone standards of Zoning By-law 1-88 are also required to implement the development proposal:

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Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Definition of “Lot”	“Lot” - means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the <i>Planning Act</i> would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	“Lot” – for the purposes of this By-law, the subject lands shall be deemed to be one lot, regardless of buildings constructed thereon, the existing number of lots, the creation of separate units and/or lots by way of a plan of condominium, consent or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of the By-law.
b.	Minimum Lot Area	230 m <sup>2</sup> /unit	76 m <sup>2</sup> /unit (Block 1) 96 m <sup>2</sup> /unit (Block 2) 77 m <sup>2</sup> /unit (Blocks 3 & 4)
c.	Minimum Front Yard Setback (Petticoat Road)	4.5 m	3 m (Blocks 3 & 4)
d.	Minimum Rear Yard Setback (Major Mackenzie Drive)	4.5 m	3 m (Block 1)
e.	Minimum Front Yard Setback for an Unenclosed Porch and Balcony (Petticoat Road)	2.7 m	1.78 m

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f.	Minimum Rear Yard Setback for an Unenclosed Porch, Balcony and Exterior Stairways (Major Mackenzie Drive)	2.7 m	1.79 m (Porch and Balcony) 0 m (Exterior Stairway)
g.	Minimum Interior Side Yard Setback (East)	1.5 m	1.2 m (Block 4)
h.	Maximum Building Height	11 m	14.5 m
i.	Minimum Setback to Portions of the Building Below Grade (Underground Parking Garage)	1.8 m	0 m (Major Mackenzie Drive, Petticoat Road, and the east property line)
j.	Minimum Number of Parking Spaces	Residential: 71 dwelling units @ 1.5 spaces / unit = 107 spaces + Visitor: 71 dwelling units @ 0.25 spaces / unit = 18 spaces  Total = 125 spaces	Residential: 71 dwelling units @ 1.14 spaces / unit = 81 spaces + Visitor: 71 dwelling units @ 0.21 spaces / unit = 15 spaces (14 below grade and 1 surface level)  Total = 96 spaces
k.	Minimum Landscape Strip Along a Lot Line Adjacent to a Street Line	6 m	1.79 m (Major Mackenzie Drive)  1.78 m (Petticoat Road)

Additional zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment application, and will be considered in a technical report to a future Committee of the Whole meeting.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>2057 Major Mackenzie Drive, located on the south side of Major Mackenzie Drive, east of the Metrolinx rail line, and west of Peter Rupert Avenue, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
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Official Plan Designation	<ul style="list-style-type: none"><li>▪ The subject lands are designated “Mid-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), having a maximum permitted building height of 4-storeys and maximum density of 1.5 FSI (Floor Space Index) and are located adjacent to Major Mackenzie Drive, which is identified as a “Primary Intensification Corridor” in Schedule 1, “Urban Structure” of VOP 2010. The lands are also subject to site-specific Policy 13.8 in Volume 2 of VOP 2010.</li><li>▪ VOP 2010 identifies Primary Intensification Corridors as areas intended to link together various local and primary centres on transit supportive corridors, and are planned as places to accommodate intensification in the form of mid-rise, and limited high-rise and low-rise buildings with a mix of uses.</li><li>▪ The “Mid-Rise Residential” designation permits residential units, home occupation, small scale convenience retail and community facilities in mid-rise and public and private institutional buildings. Townhouses, stacked townhouses and low-rise buildings, are also permitted, provided that the lands are located within 70 m of lands designated “Low-Rise Residential” in VOP 2010. Stacked townhouses are permitted on the subject lands, as the lands are fully located within 70 m of land designated “Low-Rise Residential” in VOP 2010.</li><li>▪ Site-specific Policy 13.8 in Volume 2 of VOP 2010 identifies the following criteria with respect to redevelopment of the subject lands:<ul style="list-style-type: none"><li>a) the existing heritage building shall be maintained, protected, and integrated with the new development on the property in accordance with the policies of VOP 2010;</li><li>b) existing vegetation should be preserved to the greatest extent possible through the site plan review process; and,</li><li>c) all required tenant parking spaces shall be located underground and limited visitor parking may be permitted above grade, subject to site plan approval.</li></ul></li><li>▪ Sections 9.1.2.5 and 9.1.2.6 in VOP 2010 identify compatibility criteria for new development in “Intensification Areas”, including, but not limited to, new development to be designed to have buildings front onto public streets, provide appropriate transitions in scale to areas of lower intensity, and provide adequate light and privacy. Section 9.2.3.3 also states that stacked townhouses shall generally be oriented to front onto a public street, in order to provide front entrances on public streets.</li></ul>
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	<ul style="list-style-type: none"><li>▪ Section 9.2.3.3 in VOP 2010 provides the following development criteria for stacked townhouse dwellings: a building containing a row of stacked townhouses shall not be longer than 50 m; townhouse dwellings shall generally be oriented to front onto a public street; and, blocks of townhouses that are not separated by a public street shall have a minimum facing distance of 18 m.</li><li>▪ The Owner has submitted Zoning Amendment File Z.16.006 that conforms with the density, building height and permitted use policies of VOP 2010. The Owner will also have to address the compatibility and development criteria in VOP 2010, and Policy 13.8 b) in Volume 2 of VOP 2010, which requires that existing vegetation be preserved to the greatest extent possible on the subject lands.</li><li>▪ The development proposal conforms to the building height, density and permitted uses in VOP 2010, but is not consistent with the compatibility and development criteria as stipulated in Policies 9.1.2.5 and 9.1.2.6 (i.e. a building shall front onto a public street and providing an appropriate transition in scale to lower intensity areas), 9.2.3.3 (i.e a minimum facing distance of 18 m, and site-specific Policy 13.8 b). Section 9.2.1.2 of VOP 2010 permits variations to the development criteria provided they are supported by an Urban Design Brief that has been prepared to the satisfaction of the City. Staff will, through the review the application, continue to work with the Owner to address these policies.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. The Owner is proposing to rezone the subject lands to RM2 Multiple Residential Zone in order to retain the existing heritage dwelling on the site and to permit 65 stacked back-to-back townhouse units and 6 stacked townhouse units, together with the site-specific zoning exceptions to the RM2 Zone identified in the Purpose section of this report.</li><li>▪ The Owner has submitted a Zoning By-law Amendment application to implement the proposed zoning and the proposed site-specific exceptions identified in Table 1 to facilitate the development proposal.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

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

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development located in “Intensification Areas”, development criteria for stacked townhouse dwellings, and the site-specific policies in Section 13.8 in Volume 2 of VOP 2010.</li> <li>▪ The appropriateness of the proposed variations to the development criteria for townhouses in Section 9.2.3.3 of VOP 2010 will be reviewed in consideration of the proposed development.</li> </ul>
b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone, together with the proposed site-specific zoning exceptions shown on Table 1 to retain the existing heritage dwelling and facilitate a proposal for 65 stacked back-to-back townhouse units and 6 stacked townhouse units on the subject lands, as shown on Attachments #3 to #6, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, built form compatibility, site organization, front, rear and interior side yard setbacks, underground garage limits, and pedestrian and vehicular connections.</li> <li>▪ The Owner is seeking to rezone the entire subject lands to the RM2 Multiple Residential Zone. This includes a strip of land measuring approximately 12.5 m by 75 m located adjacent to Major Mackenzie Drive, as shown on Attachment #2. The appropriateness of rezoning this strip to the RM2 Zone will be reviewed.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City or respective public approval authority:               <ul style="list-style-type: none"> <li>- Planning Justification Letter</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Traffic Impact and Parking Study</li> <li>- Noise and Vibration Report</li> <li>- Tree Inventory Report and Tree Preservation Plan</li> <li>- Cultural Heritage Impact Assessment</li> <li>- Stage 1 and Stage 2 Archaeological Assessment</li> </ul> </li> </ul>



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		<ul style="list-style-type: none"><li>▪ Section d) of Site-specific Policy 13.8 in VOP 2010 requires the following additional studies to be submitted through a future Site Development Application, should the subject application be approved:<ul style="list-style-type: none"><li>- Heritage Preservation Plan</li><li>- Architectural and Urban Design Brief</li><li>- Landscape Master Plan</li><li>- Shadow Study</li></ul></li></ul>
	Conceptual Site Plan / Future Site Development Application	<ul style="list-style-type: none"><li>▪ A future Site Development Application is required to facilitate the proposed development shown on Attachments #3 to #6, should the subject application be approved. The following matters and others that may arise, will be considered through the review of the Site Development Application and will also be considered through the review of the Conceptual Site Plan provided with the subject application, as shown on Attachment #3:<ul style="list-style-type: none"><li>- the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood and site;</li><li>- pedestrian and barrier free accessibility;</li><li>- pedestrian connectivity from Petticoat Road and Silk Oak Court to Major Mackenzie Drive;</li><li>- proper vehicular (including service vehicles such as fire and garbage trucks) access and turning movements on the proposed private road;</li><li>- appropriate site design and building materials, orientation of units and upgraded elevations for units facing Major Mackenzie Drive, Petticoat Road and visible flankage elevations, landscaping, amenity area, snow storage, environmental sustainability, stormwater management, and servicing and grading;</li><li>- building architecture that is compatible with the existing heritage dwelling located on the subject lands (Joshua Oliver House)</li><li>- the relationship between the facing distance of each townhouse block in order to maximize daylight, enhance landscaping and ensure privacy;</li><li>- the interface between the townhouse blocks and existing single detached dwellings located to the south and east of the subject lands, in order to ensure privacy and appropriate massing and design strategies;</li><li>- achieving appropriate grading to minimize the use and height of retaining walls abutting the surrounding properties;</li></ul></li></ul>

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		<ul style="list-style-type: none"> <li>- the number of units and length of townhouse block, "Block 1" as shown on Attachment #3;</li> <li>- the appropriateness of the proposed Molok waste collection system for residential purposes; and,</li> <li>- accessibility and location of the proposed residential visitor parking spaces.</li> </ul>
e.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ A future Draft Plan of Condominium Application is required to create the condominium tenure and the common elements (i.e. private road, internal sidewalk, visitor parking, and common landscaped amenity areas), to be managed through a future Condominium Corporation, if the subject application is approved.</li> </ul>
f.	Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>▪ A preliminary design concept was considered by the Vaughan Design Review Panel (DRP) on May 26, 2016. The Owner must satisfactorily address the DRP's comments and the development proposal must be reconsidered by the DRP at the Site Development Application stage, if the application is approved.</li> </ul>
g.	Heritage Conservation (the Joshua Oliver House)	<ul style="list-style-type: none"> <li>▪ The existing dwelling located on the subject lands, known as the Joshua Oliver House, is listed on the City of Vaughan Heritage Register as per Section 27 of the <i>Ontario Heritage Act</i>. The development proposal must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee.</li> <li>▪ The Owner has submitted a Cultural Heritage Impact Assessment that includes a preferred option to retain the original 1837 main portion of the dwelling and to demolish the rear wing of the existing building and the two existing outbuildings. The Cultural Heritage Impact Assessment must be approved by the Vaughan Development Planning Department.</li> <li>▪ The subject lands are located adjacent to, but outside of, the boundaries of the Maple Heritage Conservation District (Maple HCD), as shown on Attachment #2. Although located outside of the Maple HCD, the subject lands are considered a contributing and related component to the Maple HCD.</li> </ul>
h.	Pedestrian and Bicycle Master Plan Study	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the Vaughan Pedestrian and Bicycle Master Plan Study, as a Multi-Use Recreational Pathway is planned parallel and east of the existing rail corridor. Design and implementation options for the proposed pathway as shown on Attachment #2 will be considered through the review of the application.</li> </ul>

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		<ul style="list-style-type: none"> <li>A 3 m wide north-south public access easement is proposed on the east side of the subject lands to provide for public access between Silk Oak Court and Major Mackenzie Drive, as shown on Attachment #2. The appropriateness, design and implementation for the proposed pathway will be considered through the review of the application.</li> </ul>
i.	Metrolinx Rail Corridor	<ul style="list-style-type: none"> <li>The subject lands abut an existing Metrolinx rail corridor to provide service for the Barrie GO Transit Corridor. In addition, significant work is proposed along the Corridor associated with Corridor Improvements and access to the Maple Go Station which may impact the subject lands. The Owner must satisfy all requirements identified by Metrolinx.</li> </ul>
j.	Block 18 Plan	<ul style="list-style-type: none"> <li>The proposal will be reviewed in consideration of the Block 18 Plan and the surrounding and existing planned land uses and any Block Plan conditions respecting infrastructure, including wastewater and water system improvements, and City infrastructure, including sanitary, water and stormwater management, to the satisfaction of the City.</li> </ul>
k.	Block 18 Developers Group Agreement	<ul style="list-style-type: none"> <li>The Owner will be required to satisfy all obligations financial or otherwise of the Block 18 Developers Group Agreement to the satisfaction of the Block 18 Trustee and the City of Vaughan.</li> </ul>
l.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if the application is approved.</li> </ul>
m.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> <li>The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.</li> </ul>

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n.	Allocation and Servicing	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li></ul>
o.	Proposed Access	<ul style="list-style-type: none"><li>▪ The appropriateness of the location of the proposed access driveway on Petticoat Road will be reviewed.</li><li>▪ Impacts from the proposed development on nearby streets, including Peter Rupert Avenue, will be assessed as part of the review of the Traffic Impact and Parking Study submitted in support of the application.</li></ul>
p.	Adjacent Development Block (Block 64, on Registered Plan 65M-4190)	<ul style="list-style-type: none"><li>▪ Condition 21.3.18 of the Subdivision Agreement for Registered Plan 65M-4190 (located east of the subject lands) requires that Block 64, a sliver of land measuring 120 m<sup>2</sup> in area, as shown on Attachment #2, shall be developed only in conjunction with the adjacent lands to the west (the subject lands) to the satisfaction of the City. The Owner will be required to work with the adjacent property owner about acquiring Block 64 for incorporation into the subject development.</li></ul>
q.	Waste Management	<ul style="list-style-type: none"><li>▪ The Owner is proposing an external, unenclosed deep collection waste system (“Molok”) to service the proposed stacked townhouse development, as shown on Attachment #3. The appropriateness of a proposed Molok collection waste system will be reviewed in consideration of the Waste Collection Design Standards of the Environmental Services Department (Solid Waste Management Division), and Development Planning Departments.</li></ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

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**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the applications, together with comments from the public and Vaughan 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. Site Plan
4. Underground Parking Plan
5. Landscape Plan
6. Rendered Elevations Block 3 & 4 – Petticoat Road

**Report prepared by:**

Mark Antoine, Planner, ext. 8212  
Christina Napoli, Senior Planner, ext. 8483

(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.)

## Magnifico, Rose

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**Subject:**

FW: 2057 MAJOR MACKENZIE PROPOSAL

c 2 Communication COUNCIL: Feb 21/17 (w/PH) Rpt. No. 7 Item 4
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**From:** Racco, Sandra

**Sent:** Wednesday, February 8, 2017 9:10 AM

**To:** Siro Lunardon <[slunardon@rogers.com](mailto:slunardon@rogers.com)>

**Cc:** Antoine, Mark <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>; Peverini, Mauro <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>; MacKenzie, John <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>; Abrams, Jeffrey <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>; McEwan, Barbara <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>; Furfaro, Cindy <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>; Bevilacqua, Maurizio <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Policyplanning <[Policyplanning@vaughan.ca](mailto:Policyplanning@vaughan.ca)>; Developmentplanning@vaghan.ca; Council <[Council@vaughan.ca](mailto:Council@vaughan.ca)>

**Subject:** Re: 2057 MAJOR MACKENZIE PROPOSAL

Thank you Mr. Lunardon,

Your comments are duly noted and staff will certainly take them into consideration as they proceed to assess all the comments made last evening and any subsequent correspondence related to this file.

Have a good day!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

"For the Community"



**"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"**

On Feb 8, 2017, at 9:04 AM, Siro Lunardon <[slunardon@rogers.com](mailto:slunardon@rogers.com)> wrote:

Regards all,

For those in attendance at last night's meeting thank you.

I want to clarify some items discussed last night. My wife was the second to speak and the point she was conveying is that many established developments have entrances on Keele, Major Mackenzie. (As noted in her email to Sandra).

York Region has determined that the exit on Major Mack is unsuitable for multiple unit vehicular traffic. This apparently stems from the grading/slope and number of cars moving in/out. Since it is NOT SAFE for Major Mackenzie drive, it cannot be safe to open the exits into our streets.

Another issue is the city's official plan "permitting" these uses. These guidelines were created to develop land in its entirety, not to justify excessive density on sporadic infill lands. Any infill developments should be in character and COMPLEMENT the area. This proposal is a pig.

The underground parking is a major concern. Do we all not do what is most convenient? Do you really expect the residents/tenants to park underground? Why bother when I can easily park all day on our streets? Where will all these guests park? On the street.

What about the impact on emergency vehicles that cannot pass if two vehicles are parked on opposite street sides?

Please please envision this nightmare in your neighbourhood.

Siro Lunardon

On Tuesday, January 31, 2017 12:31 PM, "Racco, Sandra" <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)> wrote:

Thank you Siro, I appreciate your comments.

By way of this e-mail, I have copied the Clerk's Dept. to have your comments included as part of the communications for Tuesday, Feb. 7<sup>th</sup> public hearing item.

Hope to see you then....have a good day!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

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**"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"**



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**From:** Siro Lunardon [<mailto:slunardon@rogers.com>]  
**Sent:** Tuesday, January 31, 2017 12:21 PM  
**To:** Racco, Sandra  
**Subject:** 2057 MAJOR MACKENZIE PROPOSAL

Regards,

I would like you to know of my total opposition to this proposal.

There is no positive outcome to the current revised proposal. It does not continue the existing neighbourhood design of family dwellings.

Also, the stacked units will encourage further rental units.. not withstanding the already in place basement apartments that are increasing density of people

and vehicles (ie 41 Silk Oak court has two units in their basement and cars parked in their front yard).

Also with the traffic on Lealinds and Peter Rupert already at a peak. And now with the increased traffic from the new French immersion public school, it will be a disaster. Have you been walking/driving in our neighbourhood at peak times?

Their are TOO MANY units in this proposal. And underground parking so they can build even more than units than if the parking was ground level.

What are you doing to stop this?

You represent our area and interests; your support is needed.

Please advise the other councillors that this project is a BAD IDEA.

I horp to see you at the meeting.

Thank you,

Siro Lunardon

46 Silk Oak court

Maple

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

<image001.png>



## Magnifico, Rose

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**Subject:**

FW: Development number z.16.006

c <u>3</u>
Communication
COUNCIL: <u>Feb 21/17</u>
(D/PH) Rpt. No. <u>7</u> Item <u>4</u>

Begin forwarded message:

**From:** "Racco, Sandra" <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>  
**Date:** February 8, 2017 at 12:40:57 AM EST  
**To:** 'Satellite 2016' <[satellite.2016.ea@gmail.com](mailto:satellite.2016.ea@gmail.com)>  
**Cc:** "Antoine, Mark" <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>, "Peverini, Mauro" <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>, "MacKenzie, John" <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>, "Furfaro, Cindy" <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>, "Abrams, Jeffrey" <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>, "McEwan, Barbara" <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>  
**Subject:** RE: Development number z.16.006

Thank you Olena for your e-mail and comments.

Unfortunately I did not see your e-mail until now but I will forward to staff to be included as communications for this file and ensure that you will be copied on all correspondence relating to this file.

As you may know, tonight was a statutory public meeting under the Planning Act and the purpose is for staff and committee members to hear concerns from the public.

All these comments and correspondences will be assess by staff and until staff is satisfied that the applicant meets all requirements/city standards, they will then prepare a technical report with their recommendations for Council member to consider.

As part of the motion tonight, I did request that the applicant meet with residents and staff and myself and the regional representatives and once we know of the date, I will notify you and your neighbours.

I hope I have provided clarifications for you. Should you have further questions, please feel free to contact my office directly.

Thank you and have a pleasant evening!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.

楊士淳 議員

Councillor, Concord/North Thornhill  
City of Vaughan

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*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

**From:** Satellite 2016 [<mailto:satellite.2016.ea@gmail.com>]  
**Sent:** Tuesday, February 07, 2017 8:14 PM  
**To:** Antoine, Mark; Racco, Sandra  
**Subject:** Development number z.16.006

Good evening,

With this email I would like to express my concerns regarding multi-unit development #z.16.006 in my neighbourhood.

Concerning factors are: exponential increase of traffic volume, pollution, noise, people crowd, parked on side of the street cars. Decrease in safety (especially for our kids!!), security, enjoyment level of the peaceful and quiet neighborhood.

This neighbourhood just wasn't planned for such dense development! I would be in favour of building several detached, semi-detached or town-houses on that vacant lot, as it matches the type of the neighbourhood we live in.

For any kind of high-density, low-rise condo development, ALL vehicular traffic should be directed strictly towards the Major Mackenzie road, NOT on our quiet streets Petticoat Silk Oak and Lealinds. And would possibly require a traffic light due to traffic volume. So if creating smoother traffic flow along Major Mackenzie is a priority, then this development plan number z.16.006 is extremely not well thought out.

Respectfully,  
Olena Akhtyrchenko

## Magnifico, Rose

---

**Subject:**

FW: Site development at 2057 major mackenzie dr west

Begin forwarded message:

c <u>4</u>
Communication
COUNCIL: <u>Feb 21/17</u>
<u>CO/PA</u> Rpt. No. <u>7</u> Item <u>4</u>

**From:** "Racco, Sandra" <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>

**Date:** February 8, 2017 at 12:48:09 AM EST

**To:** 'KAndL' <[kmlz063@gmail.com](mailto:kmlz063@gmail.com)>

**Cc:** "Antoine, Mark" <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>, "Peverini, Mauro"

<[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>, "MacKenzie, John" <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>,

"Abrams, Jeffrey" <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>, "McEwan, Barbara"

<[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>, "Furfaro, Cindy" <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>

**Subject:** RE: Site development at 2057 major mackenzie dr west

To the Maiorov's family,

Thank you for your e-mail and comments.

Unfortunately I did not receive this until now but I will forward to the appropriate staff to include as part of the communications for this file.

We understand the residents are not happy with what was presented to them and neither are we. We have, at the meeting, asked the applicant to go back and come back with something more compatible to the neighbourhood. As well, I brought a motion in to ask that the applicant meet with residents and staff and council members to try to find a solution to this application. Once I know when this meeting will be, I will let you and your neighbours know.

Wishing you a pleasant evening!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.

楊士淳 議員

Councillor, Concord/North Thornhill

City of Vaughan

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"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

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

From: KAndL [<mailto:kmlz063@gmail.com>]

Sent: Tuesday, February 07, 2017 8:53 PM

To: Antoine, Mark; Racco, Sandra

Subject: Site development at 2057 major mackenzie dr west

Hi, we received letter regarding new construction on February 6th and meeting is on February 7, i believe notice should be sent to residents at least a week before the meeting.

We leave on Petticoat rd with 2 small kids all our neighbors have small kids. All kids always playing outside and the main reason for us buying our house was a dead end street, Playground and School on the street, right now it will be not safe to play outside or go to playground or go to school!!!!

Plus traffic volume , pollution and parking will be crazy!!! No space for kids to play!!!!

I believe if we received that letter earlier than a day before the meeting, more people/residents will be at that meeting especially all families from Petticoat rd we ALL have small kids !!!!!

Regards

Maiorov's family

Отправлено с iPhone

## Magnifico, Rose

---

**Subject:**

FW: Site Development at 2057 Major Mackenzie Dr. W

c <u>5</u>
Communication
COUNCIL: <u>Feb 21/17</u>
CW(PH) Rpt. No. <u>1</u> Item <u>4</u>

**From:** Racco, Sandra

**Sent:** Wednesday, February 15, 2017 7:34 PM

**To:** 'Natalya Ness' <nness@rogers.com>; Antoine, Mark <Mark.Antoine@vaughan.ca>

**Cc:** Ness Maxim <makcum@rogers.com>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; MacKenzie, John <John.Mackenzie@vaughan.ca>; Abrams, Jeffrey <Jeffrey.Abrams@vaughan.ca>; McEwan, Barbara <Barbara.McEwan@vaughan.ca>; Furfaro, Cindy <Cindy.Furfaro@vaughan.ca>

**Subject:** RE: Site Development at 2057 Major Mackenzie Dr. W

Dear Ms. Ness,

Thank you for your e-mail.

I'm sorry you were not aware of the public hearing meeting however please know that under the Planning Act, there is a 250 metre requirement for notices, however I knew this application may be more controversial and in fact, had staff extend the distribution to a larger area. I'm not sure where you live and therefore, unable to confirm whether your street received a notice or not.

Albeit, you can still get notified for future meetings and/or any communications related to this application. By way of this e-mail, I am forwarding your communications to our city clerk to be included as part of the communications for Item 4 of the Public Hearing meeting of February 7<sup>th</sup>.

I hope I was able to clarify your inquiries.

Wishing you a pleasant evening!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.

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Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Natalya Ness [<mailto:nness@rogers.com>]  
**Sent:** Tuesday, February 14, 2017 9:58 AM  
**To:** Racco, Sandra; Antoine, Mark  
**Cc:** Ness Maxim  
**Subject:** Site Development at 2057 Major Mackenzie Dr. W

Dear Mark and Sandra,

I've been notified about the new proposed development one day too late to come to the meeting held on February 7. I personally as well as all my neighbours are strongly oppose this new proposal which will bring more danger to our children attending Romeo Dallair P.S. and extremely heavy traffic to already packed interaction of Lealinds and Peter Rupert Ave.

I do hope that the city of Vaughan cares about its residents safety and well being and will do its best to prevent this project from proceeding as it is proposed right now - taking all new traffic through the neighbourhood.

I also trust that the city will not allow the developer to get away with hiding the information about this new project from the public and will force them to notify not only residents of the adjacent to the site streets but everyone who will be affected by this new development.

I understand that another meeting regarding this project will take place sometime in the future, please advise what means are proposed to notify the residents of the neighbourhood about it.

Thank you in advance for your cooperation.

Natalya Ness

**Magnifico, Rose**

---

**Subject:**

FW: Development - 2057 Major Mackenzie Drive Condos

**From:** "Racco, Sandra" <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>

**Date:** February 12, 2017 at 10:01:12 PM EST

**To:** 'Liana Di Marco' <[liana.dimarco@gmail.com](mailto:liana.dimarco@gmail.com)>

**Cc:** "Antoine, Mark" <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>, "[amartinrobbins@yrmg.com](mailto:amartinrobbins@yrmg.com)"

<[amartinrobbins@yrmg.com](mailto:amartinrobbins@yrmg.com)>, "Lunardon, Angela" <[Angela.Lunardon@moneris.com](mailto:Angela.Lunardon@moneris.com)>, "Abrams, Jeffrey"

<[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>, "McEwan, Barbara" <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>, "Furfaro, Cindy"

<[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>, "MacKenzie, John" <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>, "Peverini, Mauro"

<[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>

**Subject: RE: Development - 2057 Major Mackenzie Drive Condos**

c <u>6</u>
Communication
COUNCIL: <u>Feb 21/17</u>
CW(PH) Rpt. No. _____ Item _____

Thank you Ms. Di Marco for your further comments.

By way of this e-mail, I will ensure it gets included as part of the communications for item #4 of the public hearing meeting.

All the best!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.

楊士淳 議員

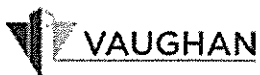
Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Liana Di Marco [<mailto:liana.dimarco@gmail.com>]

**Sent:** Tuesday, February 07, 2017 2:49 PM

**To:** Racco, Sandra

**Cc:** Antoine, Mark; [amartinrobbins@yrmg.com](mailto:amartinrobbins@yrmg.com); Lunardon, Angela

**Subject:** Re: Development - 2057 Major Mackenzie Drive Condos

Good Afternoon Councillor Racco,

I, too, share Ms. Lunardon's strong concerns for the proposed developed at 2057 Major Mackenzie. In addition to her detailed comments below, I'm writing to have my views noted on the official file.

1. Zoning: Adjacent land use (to the subject lands) is designated as single-detached residential on the north, south and east sides (with the west side being the railway tracks). Changing the current agricultural zoning of the subject lands to RM2 Apartment Residential Zone does not fit with the current neighbourhood landscape (not only in the immediate impact area, but also the larger Carrville Corners neighbourhood), nor the original spirit or intent of the community that has been here for over 7 years. I am proposing that a zoning change only be considered if subject lands are designated as residential (which can include single-detached, semis or towns - not the stacked townhouse/condo option).

2. Tree Preservation: It is not acceptable that the developer has the option to move or remove mature trees. We both know that as soon as the developer is provided any option aside from complete preservation, any affected trees will ultimately cease to exist. Considering Vaughan's promotion of its tree planting program, environmental programs, and energy conservation programs, I would like to see preservation in place for mature trees on the subject lands. We are too quick to cut down mature trees, only to replace them with puny, vulnerable seedlings that no longer make a community look and feel established or provide the environmental benefit that the mature trees did. NOTE: The Tree Inventory and Preservation Plan Report link is not working on the Vaughan PlanIt website so I am unable to comment on this document.

3. Traffic Study: I was very disappointed to see that the traffic study conducted only looked at the intersection of Peter Rupert and Lealinds/Freedom Trail. I would have expected to see a report that outlines what the current traffic patterns are on Silk Oak Court as well as Petticoat Road to accurately reflect a baseline. Without even doing a study, adding at least 91 vehicles from the proposed development (making 2 trips daily in and out) will most likely triple the volume that our quiet neighbourhood corner currently experiences. Again (going back to point 1), appropriately zoning the subject lands will keep traffic volume reasonable and in line with what the intent of the community originally was. This is an especially important point in consideration of the large number of children who are playing outside - safety, safety, safety (one of the key reasons why our family chose to live in this location). With respect to the traffic study that was done, the findings show that, currently, the intersection is operating at a level of service of "D" (FAIR) during morning peak and "E" (POOR) during evening peak. This is without the addition of the proposed development at 2057 Major Mackenzie or the townhouses/condos beside the Maple GO. Forecasted 5 years into the future (2021), the report indicated the intersection would operate at a level of service of "E" (POOR) during morning peak and "F" (UNSATISFACTORY) during evening peak (Note: F is the worst rating on the scale). Again, the plan to have the development traffic exit into the community (Silk Oak/Petticoat) just doesn't make sense - the traffic situation will only deteriorate as our minor streets were not meant to handle that level of volume. Alternative proposed: development traffic enters/exits from Major Mackenzie using a "right-in, right-out" approach. Many other developments and businesses along Major Mackenzie use this design and it would work well here.

Through anecdotal conversations with my neighbours, the community doesn't have the unrealistic expectation that these lands would never be developed. However, I do expect that any developer consider the existing community make-up and choose to develop the lands in a respectful and realistic manner. Shoving 71 stacked units onto a small land footprint with zero regard of how the traffic and structure density changes the community dynamic is simply



unacceptable. This approach comes across as greedy and does not contribute to a relationship of trust and mutual respect between residents, developers and the City. The City must be aware that residents already feel the City is biased toward developers because more units = more property tax. But this cannot be the sole criterion for approval - elected officials must ensure a balanced and fair approach and representation of their constituents.

Summary thoughts: The subject lands should be zoned simply as residential (avoiding apartment-style units) with the traffic entering/exiting from/onto Major Mackenzie in a "right-in, right-out" manner. Proposed development traffic should not be using Silk Oak or Petticoat to access the development. Mature trees need to be preserved as is.

Councillor Racco, I trust that you will represent our community's voice on this in keeping with your longstanding career and many successes at City Hall. I know that there are other allies on council (i.e. Marilyn Iafrate) - please don't hesitate to let our community know how we can mobilize and engage further.

Regards,

Liana Di Marco

On Mon, Feb 6, 2017 at 6:21 PM, Lunardon, Angela <[Angela.Lunardon@moneris.com](mailto:Angela.Lunardon@moneris.com)> wrote:

Good afternoon Ms. Racco,

I would like to express my concerns regarding the proposed development at 2057 Major Mackenzie Drive West.

One year ago, neighbourhood residents received notice of the intentions of the builder, *Ace Developments*, for this property. They held a Public Meeting during which a representative from Weston Developments informed attendees that the plans had been approved. However, upon further investigation, we discovered that this was not true.

The following represents a summary of some of the main points we would like raised (Please note, the points below have been shared with impacted homeowners and will act as a point of discussion during the **Public Hearing on February 7<sup>th</sup>**).

1. The purchase address for the proposed development is **2057 Major Mackenzie Drive West**. It is not Silk Oak Court, Peter Rupert, Lealinds, Kavala, Petticoat Road or any of the other surrounding streets, there is a private road that exits from the property directly onto Major Mackenzie Drive.
2. The proposed development is incompatible with the surrounding area. Putting a 4-storey condo (with the 4<sup>th</sup> storey being a roof top terrace) in such close proximity to two-storey homes does not fit the neighbourhood landscape.
3. The high density will create noise, and further traffic (which is already at a breaking point). Having an extra 200-400 trips (depending how many times people leave and return) made along Lealinds or Petticoat Road is unacceptable.

4. The surrounding streets were not meant to accommodate such high volumes of traffic. For example Peter Rupert Avenue and Freedom Trail are wider boulevards with sidewalks on either side that were designed to accommodate high volumes of traffic.
5. Also in the plans is a Proposed public access easement from Silk Oak Court – If this is intended to serve the occupants of the new development, there is already a public access easement located at Barli Crescent with access to traffic lights so that pedestrians may cross safely. Placing a second public access easement will only encourage unsafe crossing across Major Mackenzie Drive and will also encourage those who do not wish to park at the GO station to use our streets as parking to allow them easier access to the GO train.
6. Other developments in Maple/Vaughan have been built with entry/exit points onto Major Mackenzie, Keele and Dufferin Streets WITH NO ISSUE including *the many commercial properties and businesses* along these routes.

*Some Examples:*

### **Courtyards of Maple**

2396 Major Mackenzie – 103 Units – **103 CARS ENTERING AND EXITING ONTO MAJOR MACKENZIE** (NO TRAFFIC LIGHTS) businesses exiting onto Major Mackenzie are also adjacent to the property.



### The Courtyards of Maple

Maple, ON

This European inspired residential condominium project features heritage inspired exterior architecture combined with contemporary interiors and amenities. The project contains 103-unit, low-rise, mixed use residential and retail condominiums located to face Major Mackenzie Drive in Vaughan. The residential units range in size from 650 sf to 1,350 sf, and provide generous views to both the internal courtyard as well as to the street. The development also contains 11,000 sf of mixed-use retail space at grade, which ties the building to its surroundings and further animating the street level of the area. The retail fronts are generously glazed offering prime real estate that opens out onto the main street.

### Golden Spruce Lane

Townhomes at Keele & Major Mackenzie with **Exit and Entry points from both Major Mackenzie and Keele Street.** (NO TRAFFIC LIGHTS) businesses exiting onto Major Mackenzie and Keele are also adjacent to the property



**10211 Keele Street Condos**

**105 Suites – 105 CARS ENTERING AND EXITING KEELE STREET**

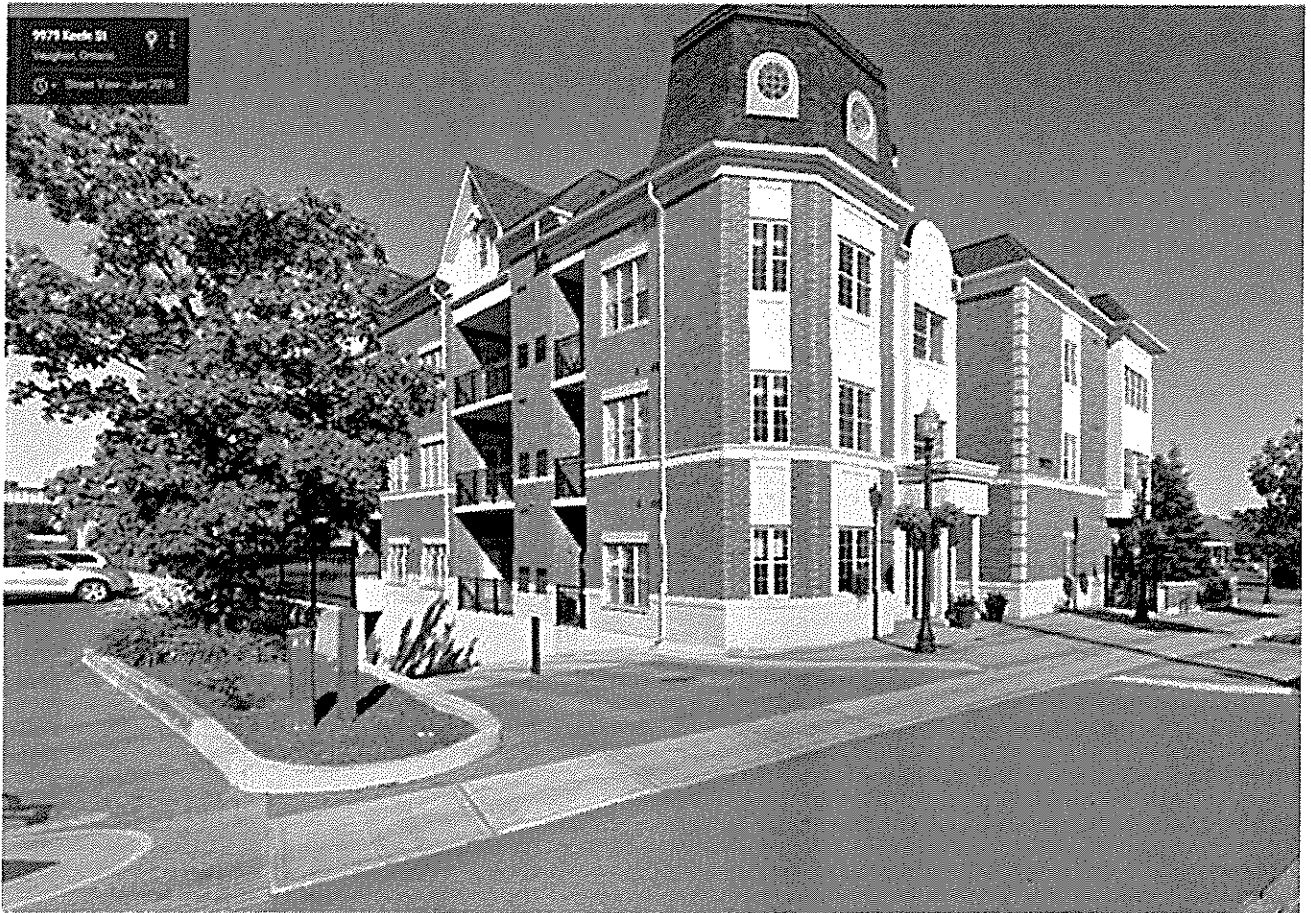
**CORSO MILANO CONDOS**  
**10211 KEELE STREET, MAPLE**  
**CONDOMINIUMS IN VAUGHAN**  
**REAL ESTATE INFORMATION**

The Corso Milano Condominiums located at 10211 Keele Street in Maple & Vaughan was built by Baycliffe Homes and completed in 2012. The building is a low rise condominium complex that is three floors in height and has a total of one hundred and five (105) suites. The building has one bedroom units with only one full bathroom or one full bathroom and a powder room, one bedroom plus den suites, and two bedroom suites with two full bathrooms or two full bathrooms and a powder room. The units at the Corso Milano Condos at 10211 Keele Street in Vaughan and Maple range in size from approximately six hundred square feet and up to under twelve hundred square feet. The finishings in the suites include laminate floors through the living areas, berber carpeting in the bedrooms, and dark kitchens with granite counter tops, stainless steel appliances and marble floors. The maintenance fees cost approximately forty two (42) cents per square foot and cover the heating, water, building insurance, common elements, as well as parking. The owners and tenants at The Corso / Keele Street in Maple and Vaughan are responsible to pay for their own electricity, central air conditioning, telephone and contents insurance. The amenities are few in the building as it is smaller and includes a gym, party room, garage but no security guard, visitor parking and at least one guest suite.



**9973 Keele Street**

**60 Suites – 60 CARS ENTERING AND EXITING KEELE STREET (NO TRAFFIC LIGHTS) businesses exiting Keele are also adjacent to the property**



**9901 Keele Street**

53 Suites – **53 CARS ENTERING AND EXITING KEELE STREET** (NO TRAFFIC LIGHTS) businesses exiting onto Keele also adjacent to the property

9901 KEELE STREET CONDOS  
CONDOMINIUMS IN VAUGHAN  
CONDOS IN MAPLE  
REAL ESTATE INFORMATION

The condos of 9901 Keele Street in Vaughan and Maple is a boutique building just like the others on Keele Street in Old Maple. The 9901 Keele Street Condominiums in Maple and Vaughan has just four floors in it with a total of just fifty three condominium suites and units. The parking for the owners and tenants at the 9901 Keele Street Condos in Maple and Vaughan is the underground garage which are owned units for every suite. The types of units that exist in the building include one bedroom with one full bathroom, one bedroom plus den with a full bathroom and a powder room, and two bedroom with two full bathrooms. The sizes of the suites at the 9901 Keele Street

Condominiums in Vaughan and Maple ranges from just over eight hundred square feet and up to just over twelve hundred square feet. The amenities in the building include a party room, exercise room, security system, visitor parking and being allowed to use barbecues on your balcony. The maintenance fees at the 9901 Keele Street Condominiums in Vaughan and Maple

two cents per square foot and cover the water charges, building insurance, common elements and parking charges. at the 9901 Keele Street Condos in Vaughan and Maple pay for their own heating, central air conditioning, electricity internet, cable television and insurance on their own belongings.



I have also included (please see attached file) the proposed development of Townhomes at 9869/9891 Keele Street. These are single family Townhouses that fit the neighbourhood landscape. (They will be exiting **directly onto Keele Street.**)

Also included is an article from Adam Martin-Robbins in the Vaughan Citizen dated November 17, 2016 that we found to be interesting. We have cc'd him should he be interested in the progress of this development.

Thank you for taking the time to review the above information.

Kind Regards,

Angela Lunardon



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**Subject:** FW: 2057 Major Mac Developments - OBJECTIONS

**From:** Racco, Sandra

**Sent:** Friday, January 20, 2017 11:41 AM

**To:** 'Ghai, Sunil @ CBRE GCS Canada' <Sunil.Ghai@cbre.com>; Antoine, Mark <Mark.Antoine@vaughan.ca>

**Cc:** Liana Di Marco <liana.dimarco@gmail.com>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; MacKenzie, John <John.Mackenzie@vaughan.ca>; Abrams, Jeffrey <Jeffrey.Abrams@vaughan.ca>; McEwan, Barbara <Barbara.McEwan@vaughan.ca>; Furfaro, Cindy <Cindy.Furfaro@vaughan.ca>

**Subject:** RE: 2057 Major Mac Developments - OBJECTIONS

Good morning Sunil,

Thank you for your comments in relations to the 2057 Major Mackenzie Dr. application that is coming forward on Feb. 7<sup>th</sup>.

I appreciate your comments and will ensure they are included as part of communications for that evening.

I look forward to hearing also from your neighbours in the surrounding area. If you speak to them, please encourage them to voice their concerns and to come out that evening if possible.

I am well aware of the concerns and I, myself have concerns with the proposal but under the Planning Act, we must allow the applicant to come forward with his proposal and for us to listen to all comments prior to making any decisions.

Wishing you a pleasant weekend!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Ghai, Sunil @ CBRE GCS Canada [mailto:Sunil.Ghai@cbre.com]

**Sent:** Friday, January 20, 2017 9:18 AM

**To:** Antoine, Mark; Racco, Sandra

**Cc:** Liana Di Marco

**Subject:** 2057 Major Mac Developments - OBJECTIONS

**Importance:** High

Hi Mark,

Regarding 2057 Major Mac developments, I have received the Notice of Public Hearing to be held on Tuesday February 7<sup>th</sup>, 2017 at 7:00 PM.

With all due respect, as an affected neighbor I am bringing my strongest objections to your kind attention for the proposed developments to construct 71 townhome units with 95 parking spots that will be managed by a future unknown Condominium Corporation.

Below are my objections:

- Increased volume of vehicular traffic impacting noise, pollution, safety of road for children.  
95 additional cars on this already congested Petticoat Road and Peter Rupert will be a nightmare for the residents. Peter Rupert is already being used by TTC, there are two schools on this street and it serves as a link to Rutherford Road. To make it worst, there is a designated Bike Lane. It has become unmanageable for pedestrians to cross the road and for the drivers this road is a hazard.
- Entry to development from Petticoat Road - our subdivision was not designed to absorb this level of traffic volume. Entrance should be from Major Mackenzie (similar to other developments in Maple).
- Increased road parking. Petticoat Road is already congested with cars parked from existing homes. There is no room for additional car space.
- Mature trees are to be removed or relocated (which in all likelihood means they will die). These beautiful trees will be cut that will make Maple city to look like a desert.
- Proposed density of development doesn't match the neighborhood. The residents moved into Maple with a hope that a proper density will be maintained forever. But the proposed development of 2057 Major Mac will jeopardize this hope.
- As a tax payer to City of Vaughan, our expectation is that the lands be developed reasonably (i.e. single detached, semi-detached or even 18 townhouses) - not the 71 units proposed.

Hi Sandra,

With all due respect, being our Representative for the Ward, please do you utmost best to review, look into the residents objections and advise the planners to not approve the proposed developments without major changes as noted above.

We will attend the Public Hearing on Feb 7<sup>th</sup>, 2017 to voice our objections once again.

Thank you

Sunil Ghai  
Cell: 647-216-8550

**Subject:** FW: plan z.16.006 - ACE developments

C 11  
**COMMUNICATION**  
CW (PH) - February 7/2017  
ITEM - 4

**From:** Racco, Sandra  
**Sent:** Friday, January 20, 2017 12:28 PM  
**To:** 'Jocelyn PEARCE' <[newfipino@rogers.com](mailto:newfipino@rogers.com)>  
**Cc:** Antoine, Mark <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>; Peverini, Mauro <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>; MacKenzie, John <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>; Furfaro, Cindy <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>; Abrams, Jeffrey <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>; McEwan, Barbara <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>  
**Subject:** RE: plan z.16.006 - ACE developments

Thank you Ms. Pearce for your comments. I will include them as part of communications for Feb. 7<sup>th</sup> Public Hearing meeting.

I do appreciate your comments and share some of the concerns raised but as you know, we have tried to work with the applicant and have suggested to them ours and the community's desires but as you know, under the Municipal Planning Act, we must allow the applicant a fair opportunity to bring forward their application. At the evening meeting, we will have a chance to hear from the applicant, as well as the residents and stakeholders in the surrounding area and once that meeting is completed, staff will have an opportunity to review all comments, studies, etc. before coming back with a report containing their recommendations to either approve in whole, in part, or with changes or oppose the application. This process will take some time especially if there's a lot of oppositions however my office will keep the community informed as we move forward with the process.

I look forward to seeing you on the 7<sup>th</sup>. Please encourage your neighbours to also come out if possible and if not, to please forward their comments prior to the meeting.

Wishing you a pleasant weekend!!!

*Sandra Yeung Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Jocelyn PEARCE [<mailto:newfipino@rogers.com>]  
**Sent:** Friday, January 20, 2017 12:06 PM  
**To:** Racco, Sandra  
**Subject:** plan z.16.006 - ACE developments

Hello Ms. Yeung-Racco,

I just received today the notice for public hearing relating to file# Z.16.006 (Ace Developments Major Mac drive). After going over the information and details, I can confidently say that I am **still opposed** to this plan of developing high-density housing in this area. A development consisting of 71 units with 86 underground parking spaces just does not belong here. We bought our house on the corner of Lealinds road and Silk Oak court with long-term commitment in mind based on the expectation that this would be a peaceful and safe

neighbourhood to live in. With that many occupants and cars in such a small space, it could only mean much higher traffic that is incongruent to the idea of better suited single-detached homes that we, the current homeowners in this area, have bought into.

We did not buy houses in this area to just stand by and watch the streets turn into "Yonge Street" just because ACE development would rather build high-density housing in order to get more\$\$ out of their land investment. This parcel of land is, in my opinion, more appropriate for detached or semi-detached homes that are found in this area. Why can't the developer just do that? High-density housing complex is being built on the north side of Major Mackenzie, which is appropriate because that is exactly the only type of housing that is being built there. So if people want this type of dwellings, they buy their houses/townhouses or condos there and not in this area, which is for detached and semi-detached home.

I have also heard about a proposed pedestrian bridge to Maple GO train station. If this is true, I just do not even want to imagine the number of cars that will be "parked" on the side streets in front of the houses when the train station's parking lot is full. The crosswalk near Hill street is sufficiently meeting this need. Also, the developer's plan also mentioned about the retention of the existing heritage dwelling (Joshua Oliver house). It will be retained for what purpose? Is this going to be turned into something useful for the community? What about the removal or relocation of an existing mature tree? Relocate a mature tree to where? With the pint-sized trees that we currently have in this area, this mature tree should be left alone as it is.

Again, I would like to reiterate my opposition to ACE development's plan of building high-density housing complex. They should go back to the drawing board and come up with something more suitable for this area - detached or semidetached houses.

Thank you,

Jocelyn Pearce

**Subject:** FW: Concerns about townhouse development

C 21  
COMMUNICATION  
CW (PH) - February 7, 2017  
ITEM - 4

**From:** "Racco, Sandra" <Sandra.Racco@vaughan.ca>

**Date:** January 25, 2017 at 11:16:36 PM EST

**To:** 'Pat O'Halloran' <mpohalloran@rogers.com>

**Cc:** "Antoine, Mark" <Mark.Antoine@vaughan.ca>, "Peverini, Mauro" <MAURO.PEVERINI@vaughan.ca>, "Furfaro, Cindy" <Cindy.Furfaro@vaughan.ca>, "Abrams, Jeffrey" <Jeffrey.Abrams@vaughan.ca>, "McEwan, Barbara" <Barbara.McEwan@vaughan.ca>

**Subject:** RE: Concerns about townhouse development

Good evening Ms. O'Halloran,

Thank you for your comments with regards to the proposed application.

By way of this e-mail, I will submit your comments as part of the communications for Feb. 7th Public Hearing meeting.

Have a wonderful evening!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

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

From: Pat O'Halloran [mailto:mpohalloran@rogers.com]

Sent: Wednesday, January 25, 2017 6:35 PM

To: Racco, Sandra

Cc: Antoine, Mark

Subject: Concerns about townhouse development

My husband and I moved to Maple 5 years ago from Unionville and have enjoyed our neighbourhood with its proximity to schools, shopping, churches, parks, recreation centres, libraries and restaurants. We live at 103 Lealinds Road which is a short street running westbound from Peter Rupert Avenue. The purpose of this email is to express our concerns about the proposed townhouse development at 2057 Major Mackenzie.

Although the address is listed as 2057 Major Mackenzie it is our understanding that access to this 71 unit complex will be via Lealinds and Petticoat as there will be no access from Major Mackenzie. We would like to make the following suggestions so that our neighbourhood will not be adversely impacted by this proposed development:

Reduce the proposed number of town homes from 71 to a more manageable 20.

Include some semi-detached homes and some green space.

Arrange access to and from Major Mackenzie Road as in other subdivisions.

One reason for these suggestions is that we are very concerned about the increased traffic on Lealinds due to the density of the proposal. A number of neighbours have already voiced concerns about cars

speeding on our street especially when there are school buses doing pick-ups and drop-offs. Also since most families have more than one car so there will also be a pollution impact and a parking impact.

We appreciate your support and if you need further clarification, please do not hesitate to contact us. We look forward to seeing you at the meeting Feb. 7th.

Martin and Patricia O'Halloran

Sent from my iPad

**Subject:** FW: 2057 MAJOR MACKENZIE PROPOSAL

C 28  
**COMMUNICATION**  
CW (PH) - February 7/2017  
ITEM - 4

**From:** Racco, Sandra  
**Sent:** Tuesday, January 31, 2017 12:31 PM  
**To:** 'Siro Lunardon' <[slunardon@rogers.com](mailto:slunardon@rogers.com)>  
**Cc:** Antoine, Mark <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>; Peverini, Mauro <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>; MacKenzie, John <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>;  
Abrams, Jeffrey <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>; McEwan, Barbara <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>; Furfaro, Cindy <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>  
**Subject:** RE: 2057 MAJOR MACKENZIE PROPOSAL

Thank you Siro, I appreciate your comments.

By way of this e-mail, I have copied the Clerk's Dept. to have your comments included as part of the communications for Tuesday, Feb. 7<sup>th</sup> public hearing item.

Hope to see you then....have a good day!!!

*Sandra Peony Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Siro Lunardon [<mailto:slunardon@rogers.com>]  
**Sent:** Tuesday, January 31, 2017 12:21 PM  
**To:** Racco, Sandra  
**Subject:** 2057 MAJOR MACKENZIE PROPOSAL

Regards,

I would like you to know of my total opposition to this proposal.

There is no positive outcome to the current revised proposal. It does not continue the existing neighbourhood design of family dwellings.

Also, the stacked units will encourage further rental units.. not withstanding the already in place basement apartments that are increasing density of people and vehicles (ie 41 Silk Oak court has two units in their basement and cars parked in their front yard).

Also with the traffic on Lealinds and Peter Rupert already at a peak. And now with the increased traffic from the new French immersion public school, it will be a disaster.

Have you been walking/driving in our neighbourhood at peak times?

There are TOO MANY units in this proposal. And underground parking so they can build even more than units than if the parking was ground level.

What are you doing to stop this?

You represent our area and interests; your support is needed.

Please advise the other councillors that this project is a BAD IDEA.

I hope to see you at the meeting.

Thank you,

Siro Lunardon

46 Silk Oak court

Maple

**Subject:** FW: 2057 Major Mackenzie

Sent from my BlackBerry 10 smartphone on the Bell network.

Original Message

From: Racco, Sandra <Sandra.Racco@vaughan.ca>

Sent: Monday, January 30, 2017 11:10 PM

To: 'Anna Cammisa'

Cc: Antoine, Mark; MacKenzie, John; Furfaro, Cindy; Abrams, Jeffrey; McEwan, Barbara

Subject: RE: 2057 Major Mackenzie

Dear Ms. Cammisa,

Thank you for your e-mail.

I totally appreciate your comments and by way of this e-mail, I am forwarding your comments to the Clerk to have it included as part of the communications for the Feb. 7th public hearing meeting.

As you know, under the Planning Act, any application must go through a public hearing whereby the public may have the opportunity to speak for or against the application. Staff and committee members will receive all comments and then assess them prior to bringing forward any recommendations.

Hope to see you on the 7th, along with your neighbours.

Have a good night!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.

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

From: Anna Cammisa [mailto:[annacam@rogers.com](mailto:annacam@rogers.com)]

Sent: Friday, January 20, 2017 5:54 PM

To: Antoine, Mark; Racco, Sandra

Subject: 2057 Major Mackenzie

Hello Mr. Mark Antoine and Mrs. Sandra Yeung Racco

My name is Anna Cammisa, I live at 280 Petticoat Road with my husband and 3 children. We have lived in our beautiful home on our quiet street for 8 years. We live directly across the proposed development site of 2057 Major Mackenzie. This project means a great deal to me, my family and neighbours. We understand the importance of having this land developed, however great care and responsibility is very important in the development.



The proposal of 71 units on this property would cause such grief to this already over crowded area. This area can not support the extra traffic, noise, pollution, sewer system and over development of this proposed plan.

We understand a solution must be reached however it should be handled with great care and respect towards the land and its community. I believe this community would understand a reasonable development plan. A plan that involves single detached, semi-detached or town homes that will make an easier transition to our community.

It is up to all of us to please take great care of this beautiful property with its mature trees. This type of landscape is so easily missed in our ever growing fast pace life styles. We are blessed to have such great beauty in front of us, why do we need to destroy everything for greed?

Mr. Antoine we need you to help us come up with a beneficial plan that supports this community which we live in ( the builders don't live here).

Mrs. Yeung Racco we need your support so our voices our community is heard loud and clear.

A little goes along way

Thank you for taking this moment to share in my perspective.

Regards your neighbour,  
Anna Cammisa

**Subject:** FW: Re-zoning 2057 MajorMac FILE Z.16.006

**From:** Racco, Sandra

**Sent:** Monday, January 30, 2017 5:05 PM

**To:** 'Gavin Singh' <[gavin@smartwave.ca](mailto:gavin@smartwave.ca)>; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Cc:** 'shashp@gmail.com' <[shashp@gmail.com](mailto:shashp@gmail.com)>; Vashtie Goutam <[vashtie@gmail.com](mailto:vashtie@gmail.com)>; Peverini, Mauro <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>; MacKenzie, John <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>; Abrams, Jeffrey <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>; McEwan, Barbara <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>; Furfaro, Cindy <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>

**Subject:** RE: Re-zoning 2057 MajorMac FILE Z.16.006

Thank you for your comments Gavin....by way of this e-mail, I have copied the Clerk's dept. to ensure your comments are included as part of communications for this file.

*Sandra Young Racco, B. Mus.Ed., A.R.C.T.*

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**From:** Gavin Singh [<mailto:gavin@smartwave.ca>]

**Sent:** Monday, January 30, 2017 4:39 PM

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

**Cc:** 'shashp@gmail.com'; Vashtie Goutam; Racco, Sandra

**Subject:** Re-zoning 2057 MajorMac FILE Z.16.006

**RE:**

**File Number** Z.16.006

**Re-zoning of 2057 Major Mackenzie Drive**

Please include the following comments on the record:

I am opposed to the re-zoning of 2057 Major Mackenzie Drive for the following reasons:

- Traffic congestion is a major problem for residents and 71 dwelling units in a small space will make matter considerably worse.
- There is a safety aspect of having that many cars coming through a residential area where children are used to playing.
- The heritage house and the surrounding lands add to the quality of life to the residents in this subdivision. Re-zoning the land will reduce the quality of life residents have been accustomed to.

After I moved in, the land across from my home was re-zoned to allow for a gas bar (Peter Rupert Petro Canada) so it's particularly frustrating to watch the city accept re-zoning applications that favour the business at the expense of the residents. It's one thing if the land was already zoned and residents knew what neighborhood they were buying into, but the modus operandi with the city seems to be a bait and switch.

Regards,  
Gavin

36 Black Maple Crescent  
416-625-2137

**Subject:** FW: Site development at 2057 Major MacKenzie

**From:** "Racco, Sandra" <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>

**Date:** February 5, 2017 at 3:07:54 PM EST

**To:** 'Karen Uthe' <[kuth5989@rogers.com](mailto:kuth5989@rogers.com)>

**Cc:** "Antoine, Mark" <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>, "Peverini, Mauro" <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>, "MacKenzie, John" <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>, "Abrams, Jeffrey" <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>, "McEwan, Barbara" <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>, "Furfaro, Cindy" <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>

**Subject:** RE: Site development at 2057 Major MacKenzie

Dear Ms. Uthe,

Thank you for your e-mail and your comments. By way of this e-mail, I am forwarding your comments to be included as part of communications for Tuesday evening meeting.

Please know that the public meeting on Tuesday is a meeting required under the Planning Act and it's intended to allow the public to speak, for or against, the proposed application. Staff and Committee members will be listening intently to all the points and staff will then take these comments back and filter them through and my require applicant to bring back reports, studies, etc. to address those concerns. And only after staff is satisfied that all issues have been addressed, they will then bring forward their recommendations for Council members to consider.

I look forward to seeing you on Tuesday evening, along with your neighbours.

Thank you and have a great rest of the weekend!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.

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

From: Karen Uthe [<mailto:kuth5989@rogers.com>]

Sent: Saturday, February 04, 2017 2:40 PM

To: Racco, Sandra

Cc: Antoine, Mark

Subject: Site development at 2057 Major MacKenzie

Hello,

As a resident of Eagle Hill and an individual with a young family living on Petticoat Road, I would like to express my high degree of disapproval for the development proposal for 2057 Major MacKenzie. Overall, I fundamentally find the rate of development and lack of true environmental concern shocking and I am now at the point of expressing my outrage as I watch natural spaces with mature beautiful trees get destroyed everywhere between Major MacKenzie and Rutherford. I understand that we must balance development with environmental concerns; however, the townhouse developments that are popping up everywhere are over capacity and adding more and more noise and pollution to communities. My children mean too much to me to continue to sit back and just allow this to happen further without a fight. As counsellors, I would hope you would be fighting harder to protect lands like this, as well as others slated for destruction in Eagle Hill which already has a massive number of homes and future condos/roadways in the works.

Thank you for taking the time to consider my families position on the matter and carefully weighing the pros and (many) cons of this proposal. At minimum, please make the developers actually relocate some of the stunning beautiful trees on the property to our parks that could use them. We are not naive to believe that anything on a site plan that states "remove or relocate" means anything but destroy for greed driven developers.

Karen Utthe and Robert Skrivanic

Sent from my iPhone

**Subject:**

FW: Site development at 2057 Major Mackenzie Drive

CW (PH) - February 7, 2017  
ITEM - 4

**From:** "Racco, Sandra" <Sandra.Racco@vaughan.ca>

**Date:** February 5, 2017 at 3:01:32 PM EST

**To:** "Ming H. Chen" <akiochen@gmail.com>, "Antoine, Mark" <Mark.Antoine@vaughan.ca>

**Cc:** "Peverini, Mauro" <MAURO.PEVERINI@vaughan.ca>, "MacKenzie, John" <John.Mackenzie@vaughan.ca>

"Abrams, Jeffrey" <Jeffrey.Abrams@vaughan.ca>, "McEwan, Barbara" <Barbara.McEwan@vaughan.ca>,

"Furfaro, Cindy" <Cindy.Furfaro@vaughan.ca>

**Subject: RE: Site development at 2057 Major Mackenzie Drive West, # z.16.006**

Dear Ming & Theresa,

Thank you for your e-mail and comments. By way of this e-mail, I am forwarding your e-mail to be included as part of the communications for this item on Tuesday evening.

Tuesday night Public Hearing meeting is quite different than the one you attended on Feb. 4, 2016. This meeting is a statutory meeting under the Planning Act and it's mandatory for any applicant coming in with an application to have this public meeting. This meeting is intended to allow the public to voice their concerns and/or issues. The purpose is for staff and committee members to listen intently to all the comments and staff will, after the meeting, assess all of these comments, and may require applicant to take steps to provide studies, etc to satisfy staff on some of these issues. Staff must be satisfied that the applicant has addressed all issues brought forward at the meeting, prior to bringing the recommendations forward for Council to consider. Therefore Tuesday night meeting is a formal meeting taking place in our Council Chamber.

I look forward to seeing you and your neighbours at the meeting.

Have a good rest of the weekend!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.

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Councillor, Concord/North Thornhill

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

From: Ming H. Chen [<mailto:akiochen@gmail.com>]  
Sent: Saturday, February 04, 2017 6:45 PM  
To: Antoine, Mark  
Cc: Racco, Sandra  
Subject: Site development at 2057 Major Mackenzie Drive West, # z.16.006

Dear Antoine,

We are very much concerning the new development site where near our backyard. According to the notice we received that a Public Hearing has been scheduled on next Tuesday, I just wonder if it will be the same as the previous Public Meeting ( held on Feb. 4, 2016) which was not well organized and looked like a simple gathering for a tea party. There was neither a presentation nor anyone in charge for the meeting. Actually we were rather disappointed and did not know there were any representatives from city except our councilor Miss Sandra Racco.

We anticipate the development would much screw up our quiet neighborhood by heavy traffic, noise, safety for children and parking problem on the road side etc. We also noticed there was a survey done by city but we could not understand the details of impact or meaning by the number at all. If you or any professional staff from your department would come out to the meeting and explain it to us, we would be very much appreciated from this Public hearing for us.

Yours sincerely,

Ming H. Chen & Theresa H. Chen

287 Petticoat Rd. Vaughan, Ontario L6A 0M2

Akio sent from

**Subject:**

FW: Development z.16.006

C 41  
COMMUNICATION  
CW (PH) - February 7, 2017  
ITEM - 4

**From:** "Racco, Sandra" <Sandra.Racco@vaughan.ca>

**Date:** February 5, 2017 at 1:46:50 PM EST

**To:** 'Calvin Chan' <calvinchan88@yahoo.com>

**Cc:** "Antoine, Mark" <Mark.Antoine@vaughan.ca>, "Peverini, Mauro" <MAURO.PEVERINI@vaughan.ca>, "MacKenzie, John" <John.Mackenzie@vaughan.ca>, "Abrams, Jeffrey" <Jeffrey.Abrams@vaughan.ca>, "McEwan, Barbara" <Barbara.McEwan@vaughan.ca>, "Furfaro, Cindy" <Cindy.Furfaro@vaughan.ca>

**Subject: RE: Development z.16.006**

Dear Mr. Chan,

Thank you for your e-mail and comments. By way of this e-mail, I will ensure your comments are included as part of the communications for this item at the upcoming public hearing meeting this Tuesday evening.

The purpose of this public hearing meeting is to hear from the public, either supportive or opposed, to the application in front of us. Staff and Committee members will listen intently to all the comments and will be assessed prior to staff bringing their recommendations.

I look forward to seeing you on Tuesday evening.

Have a good rest of the Sunday!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.

楊士淳 議員

Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Calvin Chan [<mailto:calvinchan88@yahoo.com>]

**Sent:** Sunday, February 05, 2017 10:54 AM

**To:** Racco, Sandra

**Cc:** Antoine, Mark

**Subject:** Re: Development z.16.006



Dear Ms. Sandra,

Re: Site Development at 2057 Major Mackenzie Drive West - development # z.16.006

I am writing as an Petticoat road resident to object strongly to planning application development # z.16.006.

I have lived in this community since 2007 (the first few houses built in this community) and find it a very agreeable place to live and grow our children. The development would destroy the character of our community and safety on the road for our children playing in the community and make the traffic problems much more severe. These infrastructure problems are not solvable as the proposal of unreasonable number of units and high volume of traffics with constraint road system. There is an ongoing traffic jam issue during the morning and evening rush hours between Lealinds/Petticoat & Peter Rupert. Other hours of the day, vehicles are flying in our community with high speed. In addition, the existing roads are already highly congested by school traffic around the arrival and departure time. With increasing the volume of vehicles entrance through Lealinds, Petticoat and Silk Oak daily would make the noise, pollution and safety problem more severe. The proposed application should be for low density development (i.e. single detached or semi detached homes) that match the character of our community.

I trust that above objections will be taken fully into account in determining this application.

Yours sincerely,

Calvin Chan  
Resident of 8 Petticoat Road

---

**Subject:**

FW: Objections to 2057 Major Mackenzie re-development z.16.006 from residents of Eagle Hills

C 42  
**COMMUNICATION**

CW (PH) - February 7, 2017  
ITEM - 4

**From:** Racco, Sandra

**Sent:** Monday, February 6, 2017 9:21 AM

**To:** 'Valentina Gubareva' <[sgvalentina@yahoo.ca](mailto:sgvalentina@yahoo.ca)>

**Cc:** Antoine, Mark <[Mark.Antoine@vaughan.ca](mailto:Mark.Antoine@vaughan.ca)>; Peverini, Mauro <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>; MacKenzie, John <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>; McEwan, Barbara <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>; Abrams, Jeffrey <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>; Furfaro, Cindy <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>

**Subject:** RE: Objections to 2057 Major Mackenzie re-development z.16.006 from residents of Eagle Hills

Dear Mr. & Mrs. Gubareva,

Thank you for your e-mail and your comments. By way of this e-mail, I am forwarding your comments to be included as part of communications for this item on Tuesday evening's Public Hearing meeting.

Public Hearing meeting is a required statutory meeting required under the Planning Act when an application comes forward to the City. This is a meeting to provide opportunities for the public to speak for or against the application. Staff and Committee members will be listening intently to the issues raised and staff will then assess all the comments and ensure the applicant address them to the satisfaction of our City's standard prior to bringing forward their recommendation for Council to consider.

I look forward to seeing you and your neighbours out tomorrow evening.

Have a good day!!!

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Valentina Gubareva [<mailto:sgvalentina@yahoo.ca>]

**Sent:** Sunday, February 05, 2017 11:11 PM

**To:** Racco, Sandra

**Subject:** Objections to 2057 Major Mackenzie re-development z.16.006 from residents of Eagle Hills

Hello Sandra,

It is the first time when we are looking for assistance from you as our Councilor and hoping that you will understand and support us in dealing with the following matter.

My husband and I are the owners and residents of the house located at 95 Lealinds Rd, and we have objections to the proposed development of the property located at 2057 Major Mackenzie Dr- Development file number z.16.006.

We received the Notice of Public hearing describing the current application from Ace Development-

If the application will be approved in current version, this will result in substantial increase in traffic on our local street. We already have congestion during rush hours turning from Major Mackenzie to Peter Rupert and then Lealinds Rd., and with the proposed addition of 95 parking spaces. i.e. 95 cars, the traffic will become even worse. Increase in traffic will negatively impact the safety of our streets, add noise and air pollution.

Also, our neighborhood is quite, family-oriented community with many children (for example, we have three young children in our family), and first of all, the proposed density of the project doesn't go along with already existing density of the area, i.e. the similar sized area just next to the 2057 Major Mackenzie site has only 8 houses, not 71 units.

Secondly, market value of our house will be negatively affected if the project will be approved, as less people will be willing to live in this area.

We trust you, as our representative, can act in favour of our existing community of Eagle Hills and voice our objections on this matter.

Thank you, and regards,  
Vladimir Gubarev and Valentina Gubareva  
owners of 95 Lealinds Rd.  
Maple ON L6A 4L4

Subject: FW: Development - 2057 Major Mackenzie Drive

From: "Racco, Sandra" <Sandra.Racco@vaughan.ca>

Date: February 6, 2017 at 6:43:22 PM EST

To: "Lunardon, Angela" <Angela.Lunardon@moneris.com>

Cc: "Antoine, Mark" <Mark.Antoine@vaughan.ca>, Adam 'MartinRobbins' <amartinrobbins@yrmg.com>, "Peverini, Mauro" <MAURO.PEVERINI@vaughan.ca>, "MacKenzie, John" <John.Mackenzie@vaughan.ca>, "Abrams, Jeffrey" <Jeffrey.Abrams@vaughan.ca>, "McEwan, Barbara" <Barbara.McEwan@vaughan.ca>, "Furfaro, Cindy" <Cindy.Furfaro@vaughan.ca>

Subject: Re: Development - 2057 Major Mackenzie Drive Condos

Dear Ms. Lunardon,

Thank you for your e-mail and your very detailed comments....I totally appreciate your position and the position of many of your neighbours.

As you know, the Planning Act requires all application to have a statutory public hearing to allow the public to voice their concerns and/or support to a project. Tomorrow night is such opportunity for this particular application.

Staff and committee members will listen intently to the concerns raised by you and others for this project and then staff will assess all comments and will require applicant to address the planning concerns raised, which may include the applicant supplying us with reports, studies, etc. It is only when staff is satisfied that this has been accomplished before staff will prepare their recommendations for Council to consider.

So I do encourage everyone to come out tomorrow night to voice your comments, however I have taken the liberty to forward your e-mail to be included as communications for this item.

I look forward to seeing you tomorrow night, along with your neighbours.

Have a good evening!!!

On Feb 6, 2017, at 6:21 PM, Lunardon, Angela <Angela.Lunardon@moneris.com> wrote:

Good afternoon Ms. Racco,

I would like to express my concerns regarding the proposed development at 2057 Major Mackenzie Drive West.

One year ago, neighbourhood residents received notice of the intentions of the builder, *Ace Developments*, for this property. They held a Public Meeting during which a representative from Weston Developments informed attendees that the plans had been approved. However, upon further investigation, we discovered that this was not true.

The following represents a summary of some of the main points we would like raised (Please note, the points below have been shared with impacted homeowners and will act as a point of discussion during the **Public Hearing on February 7<sup>th</sup>**).

1. The purchase address for the proposed development is **2057 Major Mackenzie Drive West**. It is not Silk Oak Court, Peter Rupert, Lealinds, Kavala, Petticoat Road or any of the other surrounding streets, there is a private road that exits from the property directly onto Major Mackenzie Drive.
2. The proposed development is incompatible with the surrounding area. Putting a 4-storey condo (with the 4<sup>th</sup> storey being a roof top terrace) in such close proximity to two-storey homes does not fit the neighbourhood landscape.
3. The high density will create noise, and further traffic (which is already at a breaking point). Having an extra 200-400 trips (depending how many times

people leave and return) made along Lealinds or Petticoat Road is unacceptable.

4. The surrounding streets were not meant to accommodate such high volumes of traffic. For example Peter Rupert Avenue and Freedom Trail are wider boulevards with sidewalks on either side that were designed to accommodate high volumes of traffic.
5. Also in the plans is a Proposed public access easement from Silk Oak Court – If this is intended to serve the occupants of the new development, there is already a public access easement located at Barli Crescent with access to traffic lights so that pedestrians may cross safely. Placing a second public access easement will only encourage unsafe crossing across Major Mackenzie Drive and will also encourage those who do not wish to park at the GO station to use our streets as parking to allow them easier access to the GO train.
6. Other developments in Maple/Vaughan have been built with entry/exit points onto Major Mackenzie, Keele and Dufferin Streets WITH NO ISSUE including *the many commercial properties and businesses* along these routes.

*Some Examples:*

#### **Courtyards of Maple**

2396 Major Mackenzie – 103 Units – **103 CARS ENTERING AND EXITING ONTO MAJOR MACKENZIE** (NO TRAFFIC LIGHTS) businesses exiting onto Major Mackenzie are also adjacent to the property.

<image003.jpg>

#### **Golden Spruce Lane**

Townhomes at Keele & Major Mackenzie with **Exit and Entry points from both Major Mackenzie and Keele Street.** (NO TRAFFIC LIGHTS) businesses exiting onto Major Mackenzie and Keele are also adjacent to the property

<image006.jpg>

#### **10211 Keele Street Condos**

105 Suites – **105 CARS ENTERING AND EXITING KEELE STREET**

<image010.jpg>

#### **9973 Keele Street**

60 Suites – **60 CARS ENTERING AND EXITING KEELE STREET** (NO TRAFFIC LIGHTS) businesses exiting Keele are also adjacent to the property

<image011.jpg>

#### **9901 Keele Street**

53 Suites – **53 CARS ENTERING AND EXITING KEELE STREET** (NO TRAFFIC LIGHTS) businesses exiting onto Keele also adjacent to the property

<image015.jpg>

I have also included (please see attached file) the proposed development of Townhomes at 9869/9891 Keele Street. These are single family Townhouses that fit the neighbourhood landscape. (They will be exiting **directly onto Keele Street.**)

Also included is an article from Adam Martin-Robbins in the Vaughan Citizen dated November 17, 2016 that we found to be interesting. We have cc'd him should he be interested in the progress of this development.  
Thank you for taking the time to review the above information.

Kind Regards,

Angela Lunardon

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**Subject:**

FW: Site Development at 2057 Major Mackenzie Drive

CW (PH) - February 7/2017  
ITEM - 4

**From:** "Racco, Sandra" <Sandra.Racco@vaughan.ca>

**Date:** February 6, 2017 at 8:14:08 PM EST

**To:** 'Chinthaka Soma' <navigator\_chin@yahoo.ca>

**Cc:** "Antoine, Mark" <Mark.Antoine@vaughan.ca>, "Peverini, Mauro" <MAURO.PEVERINI@vaughan.ca>, "MacKenzie, John" <John.Mackenzie@vaughan.ca>, "Abrams, Jeffrey" <Jeffrey.Abrams@vaughan.ca>, "McEwan, Barbara" <Barbara.McEwan@vaughan.ca>, "Furfaro, Cindy" <Cindy.Furfaro@vaughan.ca>

**Subject:** RE: Site Development at 2057 Major Mackenzie Drive West - development # z.16.006

Dear Chinthaka,

Thank you for your e-mail and your comments. I totally appreciate your position on this matter.

By way of this e-mail, I am forwarding your comments to be included as part of communications for tomorrow night's item.

Please note that under the Planning Act, it is mandatory for tomorrow's public meeting to take place to allow the public to come forward to speak for or against this application. Staff and committee members will be listening intently to the comments and issues raised and then staff will assess all the comments and will ensure that the applicant addresses all of the planning issues raised, prior to them bringing forward a recommendation for Council members to consider.

I encourage you and your neighbours to come out and voice your concerns and look forward to seeing you all.

Wishing you a pleasant evening!!!

*Sandra Racco, B. Mus.Ed., A.R.C.T.*

楊士淳 議員

Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Chinthaka Soma [[mailto:navigator\\_chin@yahoo.ca](mailto:navigator_chin@yahoo.ca)]

**Sent:** Monday, February 06, 2017 7:40 PM

**To:** Racco, Sandra

**Cc:** Chinthaka Somaratna

**Subject:** Site Development at 2057 Major Mackenzie Drive West - development # z.16.006

Dear Ms. Sandra,

Re: Site Development at 2057 Major Mackenzie Drive West - development # z.16.006

I am writing as a Petticoat Road resident to convey my strong disapproval to the planning application for development # z.16.006.

I have lived in this community since 2007 (one of the first to move into this community) and currently find it a very pleasant place to live and grow our children. The development would destroy the character of our community and safety of the roads our children walk

(Jack Pine Park, Schools) in this community and make the already bitter traffic issue much more dreadful. The existing infrastructure problem will not be resolved by the proposed unreasonable number of units and the high volume of traffic it will create as a result, instead it will become worse. There is an existing gridlock between Lealinds/Petticoat & Peter Rupert during morning and evening rush hours and then the off peak hours becomes a race track for some drivers, I have seen vehicles driving by in front of the schools with very high rated speeds. In addition, the existing roads are already highly congested by school traffic around the arrival and departure time. As such proposed development will definitely increasing the volume of vehicles entering and existing through Lealinds, Petticoat and Silk Oak to Peter Rupert daily and theses roads will become very hazardous to this community, noise and carbon dioxide pollution will be severe and that will destroy the beauty of this community as well . The proposed application should be for low density development (i.e. single detached or semi-detached homes) which will match the character of our community.

I trust that the above objections will be taken into fully account in the approval process of, application for development # z.16.006.

Yours sincerely,

Chinthaka Somaratna  
Resident of Petticoat Road

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**Subject:**

FW: Site Development at 2057 Major Mackenzie

C 54  
COMMUNICATION  
CW (PH) - February 7 / 2017  
ITEM - 4

**From:** "Racco, Sandra" <Sandra.Racco@vaughan.ca>

**Date:** February 6, 2017 at 11:36:31 PM EST

**To:** "Barkan, Jenny" <Jenny.Barkan@magna.com>

**Cc:** "Antoine, Mark" <Mark.Antoine@vaughan.ca>, Liana Di Marco <liana.dimarco@gmail.com>, "Peverini, Mauro" <MAURO.PEVERINI@vaughan.ca>, "MacKenzie, John" <John.Mackenzie@vaughan.ca>, "Abrams, Jeffrey" <Jeffrey.Abrams@vaughan.ca>, "McEwan, Barbara" <Barbara.McEwan@vaughan.ca>, "Furfaro, Cindy" <Cindy.Furfaro@vaughan.ca>

**Subject:** RE: Site Development at 2057 Major Mackenzie Dr. z.16.006

Dear Ms. Barkan,

Thank you for your e-mail and the comments you expressed. I totally appreciate the issues raised and by way of this e-mail, I am forwarding your e-mail to be included as part of communications for this item tomorrow evening.

As you know, tomorrow is a required statutory meeting held under the Planning Act. The sole purpose of this meeting is to hear from the public, for or against the application.

Staff and committee members will be listening intently to all comments and then staff will assess the comments and may require the applicant to take a number of steps, including studies, reports, etc. to satisfy all the planning issues prior to staff preparing their recommendations for Council members to consider.

I look forward to seeing and hearing from you and your neighbours tomorrow evening.

Wishing you a good night!!!

*Sandra Racco* B. Mus.Ed., A.R.C.T.  
楊士淳 議員  
Councillor, Concord/North Thornhill  
City of Vaughan

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**From:** Barkan, Jenny [mailto:Jenny.Barkan@magna.com]

**Sent:** Monday, February 06, 2017 3:22 PM

**To:** Racco, Sandra

**Cc:** Antoine, Mark; Liana Di Marco

**Subject:** Site Development at 2057 Major Mackenzie Dr. z.16.006

Dear Ms. Racco.

I would like to express my concern regarding the development at 2057 Major Mackenzie Dr. West.

I am the owner of the house on Lealinds Rd. in a close proximity to the development site.

My daughter, as well as many more children, walks every day from school, using Lealinds Road and/or Petticoat Road and

it is a huge concern for me as a parent, that the traffic on both streets will be more like a high way and not as the quite residential street.

We were very happy when the absolutely amazing new Civic Centre Resource Library was opened so close to us, that many children from our neighbourhood can walk or ride their bicycles there after school, read, study, develop new skills. But now, if the development will be approved, the safety of our children will be at stake.

86 Units (according to the description on Vaughan Planit web site) means more than a hundred new vehicles going on the residential streets on the daily basis. Even if the entrance will be created from Major Mackenzie Dr., I assume that majority of the drivers will still use Lealinds Rd and Petticoat Rd as an entry way to avoid the heavy traffic and traffic lights on Major Mackenzie Dr.

Jack Pine Park is a wonderful place for children and families to spend quality time together, but the increased traffic around it will potentially create a lot of dangerous situations.

I familiarize myself with the Traffic Opinion Letter submitted by the Applicant on 2.2016 and would like to contradict this opinion with the study conducted by City of Vaughan as a result of a petition submitted to the Mayor Office by the residents. The real traffic situation in the area is far from ideal and much more concerning than it described in this Letter.

I attached the results of the study and the preventive measures, that were taken, below.

**I can understand the desire of the Applicant to take advantage of the high demand for the housing in the area to make a maximum profit from the minimum land available, but the existing residents already paid (and continue to pay) a high premium to live in a beautiful and safe community and the development as proposed, will take this away.**

As a resident and a concern parent I would greatly appreciate your support in this matter.

Sincerely,

Mrs. Jenny Barkan

**From:** "Trinh, Peter" <[Peter.Trinh@vaughan.ca](mailto:Peter.Trinh@vaughan.ca)>

**Date:** September 20, 2016 at 11:12:35 AM EDT

**To:** "[genybar@gmail.com](mailto:genybar@gmail.com)"

**Cc:** "Chung, Margie" <[Margie.Chung@vaughan.ca](mailto:Margie.Chung@vaughan.ca)>, "Tang, Wai Lam" <[WaiLam.Tang@vaughan.ca](mailto:WaiLam.Tang@vaughan.ca)>, "Liscio, Alexandria" <[Alexandria.Liscio@vaughan.ca](mailto:Alexandria.Liscio@vaughan.ca)>, "Ciafardoni, Joy" <[Joy.Ciafardoni@vaughan.ca](mailto:Joy.Ciafardoni@vaughan.ca)>

**Subject:** RE: Traffic Calming

Good morning Jenny,

My apologies for the late summary, as we've only received the speed and volume data collected in June fairly recently. Further to my e-mail dated May 26, 2016, regarding your concerns of motorists speeding in the vicinity of Dr. Roberta Bondar School, St. Cecilia Catholic Elementary School, Jack Pine Park, Freedom Trail Park, and Pleasant Hollow Park in Block 18. Transportation Services staff have investigated the matter and can provide the following information.

Dr. Roberta Bondar Public School is located at the northeast corner of Grand Trunk Avenue and Sir Sanford Fleming Way. St. Cecilia Catholic Elementary School is located at the southwest corner of Peter Rupert Avenue and Golden Forest Road.

### **Speed Data**

Volume and speed data were collected through the installation of Automatic Traffic Recorders (ATR's). Data were collected on a 24-hour-a-day basis at various locations listed below.

<b>Location</b>	<b>Date</b>
Peter Rupert Avenue between Sand Valley Street and Barletta Drive/ Golden Orchard Road	November 17-19, 2015
Peter Rupert Avenue between Golden Forest Road/Carrier Crescent and Pullman Road	April 12-14, 2016
Peter Rupert Avenue between Petticoat Rd and Sand Valley Street	April 12-14, 2016
Ivy Glen Drive, east of Grand Trunk Avenue	June 7-9, 2016
Grand Trunk Avenue, south of Sir Sanford Fleming Way	June 7-9, 2016
Carrier Crescent, west of Grand Trunk Avenue	June 7-9, 2016
Jack Pine Road, near Jack Pine Park	June 7-9, 2016
Freedom Trail, near Freedom Trail Park	June 7-9, 2016
Peter Rupert Avenue, near Pleasant Hollow Park	June 7-9, 2016

The volume and speed data is summarized in the table below:

<b>Location</b>	<b>Date</b>	<b>Average Daily Traffic</b>	<b>Speed Limit</b>	<b>Average Speed</b>		<b>85th Percentile Speed</b>	
				<b>NB/ EB</b>	<b>SB/ WB</b>	<b>NB/ EB</b>	<b>SB/ WB</b>
Peter Rupert Ave between Sand Valley St and Barletta Dr/ Golden Orchard Rd	Nov-15	6167	40	37	40	44	48
Peter Rupert Ave between Golden Forest Rd/ Carrier Crescent and Pullman Rd	Apr-16	6858	40	37	34	45	42
Grand Trunk Avenue, south of Sir Sanford Fleming Way	Jun-16	1586	40	41	37	48	44
Ivy Glen Drive, east of Grand	Jun-16	1991	50	43	45	55	56

Trunk Avenue							
Carrier Crescent, west of Grand Trunk Avenue	Jun-16	718	50	40	37	49	46
Jack Pine Road, near Jack Pine Park	Jun-16	1288	50	37	42	51	54
Freedom Trail, near Freedom Trail Park	Jun-16	4944	50	47	48	55	56
Peter Rupert Avenue, near Pleasant Hollow Park	Jun-16	8147	50	55	59	63	69

Ivy Glen Drive, Grand Trunk Avenue, Freedom Trail and Peter Rupert Avenue are minor collector roadways with 23.0 metre right-of-ways and 11.5 metre pavement widths. The existing speed limit is statutory 50 km/h for all the above-mentioned roadways with exception of 40km/h speed limit for school zones on Grand Trunk Avenue (between Carrier Crescent and Ivy Glen Drive) and Peter Rupert Avenue (between Lauderdale Drive and Halo Court).

Carrier Crescent and Jack Pine Road are local roadways with 17.5 metre right-of-ways and 8.0 metre pavement widths. The existing speed limit is statutory 50 km/h.

The study results show that the average speeds of the study locations comply with the speed limits, with the exception of Peter Rupert Avenue near Pleasant Hollow Park (55-59km/h).

Within the 40km/h speed limit zone, the collected average speeds range from 34 km/h to 41 km/h and the 85th percentile speeds range from 42 km/h to 48 km/h.

### **Traffic Calming Measures Request**

Based on the Council approved Neighbourhood Traffic Committee Policy and Procedure, dated June 2010 (Attached), all vertical traffic calming measures (such as speed humps and raised crosswalks) are to be discontinued on emergency response routes/feeder/primary/collector roadway such as Ivy Glen Avenue, Grand Trunk Avenue, Freedom Trail and Peter Rupert Avenue.

The recorded 85<sup>th</sup> percentile speeds at Peter Rupert Avenue near Pleasant Hollow Park (between 63 km/h and 69 km/h) meet the warrant requirement for the horizontal traffic calming measures (e.g. medians, curb extension and road narrowings), as the warrant requires the 85<sup>th</sup> percentile speed exceed the speed limit (50 km/h) by 10 km/h. Different types of horizontal traffic calming measures including curb extensions and road narrowings (edgelines) were installed on the Peter Rupert Avenue.

### **Next Step and Actions:**

- **Speed enforcement request will be sent to York Region Police for increasing patrol based on the recorded 85th percentile speed.**
  
- **Radar Message Boards (RMBs) has been scheduled for the following locations.**
  - Peter Rupert Avenue near Romeo Dallaire Public School from March 21 to 25, 2016.
  - Grand Trunk Avenue near Dr. Roberta Bonda Public School from May 2 to 6, 2016
  - Peter Rupert Avenue near St. Cecilia Catholic Elementary School from June 13 to 17, 2016
  - Freedom Trail near Freedom Trail Park from October 17 to 28, 2016

RMBs are devices used in conjunction with the City's Speed Compliance Program which was launched in 2010 in partnership with York Regional Police, to raise awareness of motorist travel speed, in comparison to the posted speed limit.

Each RMB is equipped with a radar unit that continuously monitors the speed of oncoming traffic, and displays it on a light-emitting diode message board. Signs are placed on the same street, facing opposite directions, to monitor oncoming traffic in both directions. All traffic data collected from the RMB will be analyzed, and study results will be forwarded to York Regional Police for their information, driver education, and any associated enforcement efforts.

### **Signage Review**

Staff visited the surrounding roadways near Dr. Roberta Bonda Public School, St. and Cecilia Catholic Elementary School. Existing school zone signs with Maximum 40 km/h tab had been installed according to Ontario Traffic Manual. Staff arranged to install additional school zone signs and Maximum 40 km/h sign on Peter Rupert Avenue for the new school, Romeo Dallaire Public School. In addition, staff will arrange to replace all existing "Maximum 40 km/h" tab to a larger "Maximum 40 km/h" sign (75cm x 60cm) to increase motorists' awareness of the school zone speed limit.

Based on staff's site visit, "Playground Ahead" signs with 'SLOW' tabs have installed appropriately near Freedom Trail Park, Pheasant Hollow Park and Jack Pine Park. In accordance with Highway Traffic Act, 40 km/h speed zones are reserved for roadways abutting elementary schools. In addition, non-uniform speed

limits will decrease driver compliance and may result in a higher risk of collisions. Hence, speed reduction near parks is not recommended.

### **Education Program**

Your request on road safety education among schools in Vaughan has been forwarded to school boards for their consideration. You can contact Diana Kakamousias, Active and Safe Routes to School Facilitator at [905.727.0022 x 2095](tel:905.727.0022) or [diana.kakamousias@yrdsb.ca](mailto:diana.kakamousias@yrdsb.ca)

### **Enforcement Request**

In regard to concerns for speeding traffic, you can always contact York Regional Police, and complete a Citizen Report Form to report dangerous or unlawful driver behaviour. Instances of speeding, unsafe lane changes, disobeying traffic lights and stop signs are some typical types of behaviors that qualify for a submission. The following internet link is provided for your reference:

<http://www.yrp.ca/en/services/online-services.asp>

Thank you for bring your concerns to our attention, if you have any further questions, please contact me.

Regards,

**Peter Trinh, C.E.T.**

**Traffic Analyst**

[905-832-8577](tel:905-832-8577), ext. 6157 | [peter.trinh@vaughan.ca](mailto:peter.trinh@vaughan.ca)

**City of Vaughan | Transportation Services, Parks and Forestry Operations**

2800 Rutherford Road, Vaughan, ON L4K 2N9

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

**4.      ZONING BY-LAW AMENDMENT FILE Z.16.006      P.2017.6**  
**ACE DEVELOPMENTS (2057 MAJOR MACKENZIE DRIVE) LTD.**  
**WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND PETER RUPERT AVENUE**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1.      THAT the Public Hearing report for File Z.16.006 (Ace Developments (2057 Major Mackenzie Drive) Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of Public Hearing was circulated: January 13, 2017. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b)      Circulation Area: the extended polling area shown on Attachment #2, and to the Eagle Hills Community Association.
- c)      Comments Received as of December 19, 2016:
  - i)      Brattys Barristers and Solicitors, representing the Block 18 Developers Group and Block 18 Properties Inc., Keele Street, correspondence dated March 17, 2016, regarding the outstanding financial obligations owing to the Developers Group pursuant to the Block 18 Cost Sharing Agreement. The Developers Group has requested a condition of approval to be included in the appropriate agreement requiring the issuance of a clearance by the Block 18 Developers Group confirming that the Owner is in good standing with the Developers Group prior to any final development approval being granted on the subject lands. The Developers Group has also requested to be notified of any future meetings concerning this application.
  - ii)     P. Badali, director of the Eagle Hills Ratepayers Association, correspondence dated March 16, 2016, objecting to the proposed access driveway being from a local road (i.e. Petticoat Road). Mr. Badali has raised concerns related to increased traffic, particularly along Peter Rupert Avenue, and has requested that the subject lands remain as a single detached dwelling unit.

- iii) M. and P. O'Halloran, Lealinds Road, correspondence dated February 19, 2016, expressing concerns regarding increased traffic and the proposed access driveway being from a local road (i.e. Petticoat Road).
- iv) K. Java, Silk Oak Court, correspondence dated February 22, 2016, expressing concerns regarding the proposed access driveway being from a local road (i.e. Petticoat Road), increased traffic volume and congestion, road safety, noise, density that is not compatible with the existing neighbourhood, and the preservation of existing landscaping and the heritage dwelling.
- v) T. Cartini, Silk Oak Court, correspondence dated March 7, 2016, with concerns regarding increased traffic, the disruption of the established community, pedestrian safety, density, construction noise and debris, the proposed underground parking garage being inappropriate in a residential setting, traffic circulation of service vehicles, aesthetic of the proposed dwellings, and the insufficient number of visitor parking spaces.
- vi) Fifty-six (56) additional form letters objecting to the proposal based on the following concerns:
  - Increased traffic volume and congestion, and decreased road safety within the existing community as a result of the proposed access driveway from a local road
  - Increased parking on the street
  - Preservation of the existing heritage dwelling should be mandatory
  - Preservation of the existing mature vegetation should be mandatory
  - Excess noise and pollution due to increased traffic volume
  - The density is not compatible with the existing neighbourhood
  - A diminishing sense of community
  - Depreciation of existing home values

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

### **Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.006 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone to facilitate a development proposal which includes the retention of the existing heritage dwellings (Joshua Oliver House), 65 stacked back-to-back units (Blocks 1, 3 and 4), and 6 stacked townhouse units (Block 2), as shown on Attachments #3 to #6. The proposed development will be served by privately owned and maintained (by a future condominium corporation) common elements including the internal roads, parking spaces, visitor parking, walkways, waste collection, mailbox and amenity areas. The following site-specific zoning exceptions to the RM2 Zone standards of Zoning By-law 1-88 are also required to implement the development proposal:



Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Definition of "Lot"	"Lot" - means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the <i>Planning Act</i> would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	"Lot" – for the purposes of this By-law, the subject lands shall be deemed to be one lot, regardless of buildings constructed thereon, the existing number of lots, the creation of separate units and/or lots by way of a plan of condominium, consent or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of the By-law.
b.	Minimum Lot Area	230 m <sup>2</sup> /unit	76 m <sup>2</sup> /unit (Block 1) 96 m <sup>2</sup> /unit (Block 2) 77 m <sup>2</sup> /unit (Blocks 3 & 4)
c.	Minimum Front Yard Setback (Petticoat Road)	4.5 m	3 m (Blocks 3 & 4)
d.	Minimum Rear Yard Setback (Major Mackenzie Drive)	4.5 m	3 m (Block 1)
e.	Minimum Front Yard Setback for an Unenclosed Porch and Balcony (Petticoat Road)	2.7 m	1.78 m
f.	Minimum Rear Yard Setback for an Unenclosed Porch, Balcony and Exterior Stairways (Major Mackenzie Drive)	2.7 m	1.79 m (Porch and Balcony) 0 m (Exterior Stairway)

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
g.	Minimum Interior Side Yard Setback (East)	1.5 m	1.2 m (Block 4)
h.	Maximum Building Height	11 m	14.5 m
i.	Minimum Setback to Portions of the Building Below Grade (Underground Parking Garage)	1.8 m	0 m (Major Mackenzie Drive, Petticoat Road, and the east property line)
j.	Minimum Number of Parking Spaces	Residential: 71 dwelling units @ 1.5 spaces / unit = 107 spaces + Visitor: 71 dwelling units @ 0.25 spaces / unit = 18 spaces  Total = 125 spaces	Residential: 71 dwelling units @ 1.14 spaces / unit = 81 spaces + Visitor: 71 dwelling units @ 0.21 spaces / unit = 15 spaces (14 below grade and 1 surface level)  Total = 96 spaces
k.	Minimum Landscape Strip Along a Lot Line Adjacent to a Street Line	6 m	1.79 m (Major Mackenzie Drive)  1.78 m (Petticoat Road)

Additional zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment application, and will be considered in a technical report to a future Committee of the Whole meeting.

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>2057 Major Mackenzie Drive, located on the south side of Major Mackenzie Drive, east of the Metrolinx rail line, and west of Peter Rupert Avenue, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
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<p>Official Plan Designation</p>	<ul style="list-style-type: none"> <li>▪ The subject lands are designated “Mid-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), having a maximum permitted building height of 4-storeys and maximum density of 1.5 FSI (Floor Space Index) and are located adjacent to Major Mackenzie Drive, which is identified as a “Primary Intensification Corridor” in Schedule 1, “Urban Structure” of VOP 2010. The lands are also subject to site-specific Policy 13.8 in Volume 2 of VOP 2010.</li> <li>▪ VOP 2010 identifies Primary Intensification Corridors as areas intended to link together various local and primary centres on transit supportive corridors, and are planned as places to accommodate intensification in the form of mid-rise, and limited high-rise and low-rise buildings with a mix of uses.</li> <li>▪ The “Mid-Rise Residential” designation permits residential units, home occupation, small scale convenience retail and community facilities in mid-rise and public and private institutional buildings. Townhouses, stacked townhouses and low-rise buildings, are also permitted, provided that the lands are located within 70 m of lands designated “Low-Rise Residential” in VOP 2010. Stacked townhouses are permitted on the subject lands, as the lands are fully located within 70 m of land designated “Low-Rise Residential” in VOP 2010.</li> <li>▪ Site-specific Policy 13.8 in Volume 2 of VOP 2010 identifies the following criteria with respect to redevelopment of the subject lands: <ul style="list-style-type: none"> <li>a) the existing heritage building shall be maintained, protected, and integrated with the new development on the property in accordance with the policies of VOP 2010;</li> <li>b) existing vegetation should be preserved to the greatest extent possible through the site plan review process; and,</li> <li>c) all required tenant parking spaces shall be located underground and limited visitor parking may be permitted above grade, subject to site plan approval.</li> </ul> </li> <li>▪ Sections 9.1.2.5 and 9.1.2.6 in VOP 2010 identify compatibility criteria for new development in “Intensification Areas”, including, but not limited to, new development to be designed to have buildings front onto public streets, provide appropriate transitions in scale to areas of lower intensity, and provide adequate light and privacy. Section 9.2.3.3 also states that stacked townhouses shall generally be oriented to front onto a public street, in order to provide front entrances on public streets.</li> <li>▪ Section 9.2.3.3 in VOP 2010 provides the following development criteria for stacked townhouse dwellings: a building containing a row of stacked townhouses shall not be longer than 50 m; townhouse dwellings shall generally be oriented to front onto a public street; and, blocks of</li> </ul>
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	<p>townhouses that are not separated by a public street shall have a minimum facing distance of 18 m.</p> <ul style="list-style-type: none"> <li>▪ The Owner has submitted Zoning Amendment File Z.16.006 that conforms with the density, building height and permitted use policies of VOP 2010. The Owner will also have to address the compatibility and development criteria in VOP 2010, and Policy 13.8 b) in Volume 2 of VOP 2010, which requires that existing vegetation be preserved to the greatest extent possible on the subject lands.</li> <li>▪ The development proposal conforms to the building height, density and permitted uses in VOP 2010, but is not consistent with the compatibility and development criteria as stipulated in Policies 9.1.2.5 and 9.1.2.6 (i.e. a building shall front onto a public street and providing an appropriate transition in scale to lower intensity areas), 9.2.3.3 (i.e a minimum facing distance of 18 m, and site-specific Policy 13.8 b). Section 9.2.1.2 of VOP 2010 permits variations to the development criteria provided they are supported by an Urban Design Brief that has been prepared to the satisfaction of the City. Staff will, through the review the application, continue to work with the Owner to address these policies.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. The Owner is proposing to rezone the subject lands to RM2 Multiple Residential Zone in order to retain the existing heritage dwelling on the site and to permit 65 stacked back-to-back townhouse units and 6 stacked townhouse units, together with the site-specific zoning exceptions to the RM2 Zone identified in the Purpose section of this report.</li> <li>▪ The Owner has submitted a Zoning By-law Amendment application to implement the proposed zoning and the proposed site-specific exceptions identified in Table 1 to facilitate the development proposal.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development located in "Intensification Areas", development</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>criteria for stacked townhouse dwellings, and the site-specific policies in Section 13.8 in Volume 2 of VOP 2010.</p> <ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed variations to the development criteria for townhouses in Section 9.2.3.3 of VOP 2010 will be reviewed in consideration of the proposed development.</li> </ul>
b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone, together with the proposed site-specific zoning exceptions shown on Table 1 to retain the existing heritage dwelling and facilitate a proposal for 65 stacked back-to-back townhouse units and 6 stacked townhouse units on the subject lands, as shown on Attachments #3 to #6, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, built form compatibility, site organization, front, rear and interior side yard setbacks, underground garage limits, and pedestrian and vehicular connections.</li> <li>▪ The Owner is seeking to rezone the entire subject lands to the RM2 Multiple Residential Zone. This includes a strip of land measuring approximately 12.5 m by 75 m located adjacent to Major Mackenzie Drive, as shown on Attachment #2. The appropriateness of rezoning this strip to the RM2 Zone will be reviewed.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Letter</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Traffic Impact and Parking Study</li> <li>- Noise and Vibration Report</li> <li>- Tree Inventory Report and Tree Preservation Plan</li> <li>- Cultural Heritage Impact Assessment</li> <li>- Stage 1 and Stage 2 Archaeological Assessment</li> </ul> </li> <li>▪ Section d) of Site-specific Policy 13.8 in VOP 2010 requires the following additional studies to be submitted through a future Site Development Application, should the subject application be approved: <ul style="list-style-type: none"> <li>- Heritage Preservation Plan</li> <li>- Architectural and Urban Design Brief</li> <li>- Landscape Master Plan</li> <li>- Shadow Study</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
	Conceptual Site Plan / Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A future Site Development Application is required to facilitate the proposed development shown on Attachments #3 to #6, should the subject application be approved. The following matters and others that may arise, will be considered through the review of the Site Development Application and will also be considered through the review of the Conceptual Site Plan provided with the subject application, as shown on Attachment #3: <ul style="list-style-type: none"> <li>- the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood and site;</li> <li>- pedestrian and barrier free accessibility;</li> <li>- pedestrian connectivity from Petticoat Road and Silk Oak Court to Major Mackenzie Drive;</li> <li>- proper vehicular (including service vehicles such as fire and garbage trucks) access and turning movements on the proposed private road;</li> <li>- appropriate site design and building materials, orientation of units and upgraded elevations for units facing Major Mackenzie Drive, Petticoat Road and visible flankage elevations, landscaping, amenity area, snow storage, environmental sustainability, stormwater management, and servicing and grading;</li> <li>- building architecture that is compatible with the existing heritage dwelling located on the subject lands (Joshua Oliver House)</li> <li>- the relationship between the facing distance of each townhouse block in order to maximize daylight, enhance landscaping and ensure privacy;</li> <li>- the interface between the townhouse blocks and existing single detached dwellings located to the south and east of the subject lands, in order to ensure privacy and appropriate massing and design strategies;</li> <li>- achieving appropriate grading to minimize the use and height of retaining walls abutting the surrounding properties;</li> <li>- the number of units and length of townhouse block, "Block 1" as shown on Attachment #3;</li> <li>- the appropriateness of the proposed Molok waste collection system for residential purposes; and,</li> <li>- accessibility and location of the proposed residential visitor parking spaces.</li> </ul> </li> </ul>
e.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ A future Draft Plan of Condominium Application is required to create the condominium tenure and the common elements (i.e. private road, internal sidewalk, visitor parking, and common landscaped amenity areas), to be managed through a future Condominium Corporation, if the subject application is approved.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>A preliminary design concept was considered by the Vaughan Design Review Panel (DRP) on May 26, 2016. The Owner must satisfactorily address the DRP's comments and the development proposal must be reconsidered by the DRP at the Site Development Application stage, if the application is approved.</li> </ul>
g.	Heritage Conservation (the Joshua Oliver House)	<ul style="list-style-type: none"> <li>The existing dwelling located on the subject lands, known as the Joshua Oliver House, is listed on the City of Vaughan Heritage Register as per Section 27 of the <i>Ontario Heritage Act</i>. The development proposal must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee.</li> <li>The Owner has submitted a Cultural Heritage Impact Assessment that includes a preferred option to retain the original 1837 main portion of the dwelling and to demolish the rear wing of the existing building and the two existing outbuildings. The Cultural Heritage Impact Assessment must be approved by the Vaughan Development Planning Department.</li> <li>The subject lands are located adjacent to, but outside of, the boundaries of the Maple Heritage Conservation District (Maple HCD), as shown on Attachment #2. Although located outside of the Maple HCD, the subject lands are considered a contributing and related component to the Maple HCD.</li> </ul>
h.	Pedestrian and Bicycle Master Plan Study	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the Vaughan Pedestrian and Bicycle Master Plan Study, as a Multi-Use Recreational Pathway is planned parallel and east of the existing rail corridor. Design and implementation options for the proposed pathway as shown on Attachment #2 will be considered through the review of the application.</li> <li>A 3 m wide north-south public access easement is proposed on the east side of the subject lands to provide for public access between Silk Oak Court and Major Mackenzie Drive, as shown on Attachment #2. The appropriateness, design and implementation for the proposed pathway will be considered through the review of the application.</li> </ul>
i.	Metrolinx Rail Corridor	<ul style="list-style-type: none"> <li>The subject lands abut an existing Metrolinx rail corridor to provide service for the Barrie GO Transit Corridor. In addition, significant work is proposed along the Corridor associated with Corridor Improvements and access to the Maple Go Station which may impact the subject lands. The Owner must satisfy all requirements identified by Metrolinx.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Block 18 Plan	<ul style="list-style-type: none"> <li>The proposal will be reviewed in consideration of the Block 18 Plan and the surrounding and existing planned land uses and any Block Plan conditions respecting infrastructure, including wastewater and water system improvements, and City infrastructure, including sanitary, water and stormwater management, to the satisfaction of the City.</li> </ul>
k.	Block 18 Developers Group Agreement	<ul style="list-style-type: none"> <li>The Owner will be required to satisfy all obligations financial or otherwise of the Block 18 Developers Group Agreement to the satisfaction of the Block 18 Trustee and the City of Vaughan.</li> </ul>
l.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if the application is approved.</li> </ul>
m.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> <li>The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.</li> </ul>
n.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
o.	Proposed Access	<ul style="list-style-type: none"> <li>The appropriateness of the location of the proposed access driveway on Petticoat Road will be reviewed.</li> <li>Impacts from the proposed development on nearby streets, including Peter Rupert Avenue, will be assessed as part of the review of the Traffic Impact and Parking Study submitted in support of the application.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
p.	Adjacent Development Block (Block 64, on Registered Plan 65M-4190)	<ul style="list-style-type: none"> <li>Condition 21.3.18 of the Subdivision Agreement for Registered Plan 65M-4190 (located east of the subject lands) requires that Block 64, a sliver of land measuring 120 m<sup>2</sup> in area, as shown on Attachment #2, shall be developed only in conjunction with the adjacent lands to the west (the subject lands) to the satisfaction of the City. The Owner will be required to work with the adjacent property owner about acquiring Block 64 for incorporation into the subject development.</li> </ul>
q.	Waste Management	<ul style="list-style-type: none"> <li>The Owner is proposing an external, unenclosed deep collection waste system ("Molok") to service the proposed stacked townhouse development, as shown on Attachment #3. The appropriateness of a proposed Molok collection waste system will be reviewed in consideration of the Waste Collection Design Standards of the Environmental Services Department (Solid Waste Management Division), and Development Planning Departments.</li> </ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to the York Region Community Planning and Development Services Department 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 application will be considered in the technical review of the applications, together with comments from the public and Vaughan 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. Site Plan
4. Underground Parking Plan
5. Landscape Plan
6. Rendered Elevations Block 3 & 4 – Petticoat Road

**Report prepared by:**

Mark Antoine, Planner, ext. 8212  
Christina Napoli, Senior Planner, ext. 8483

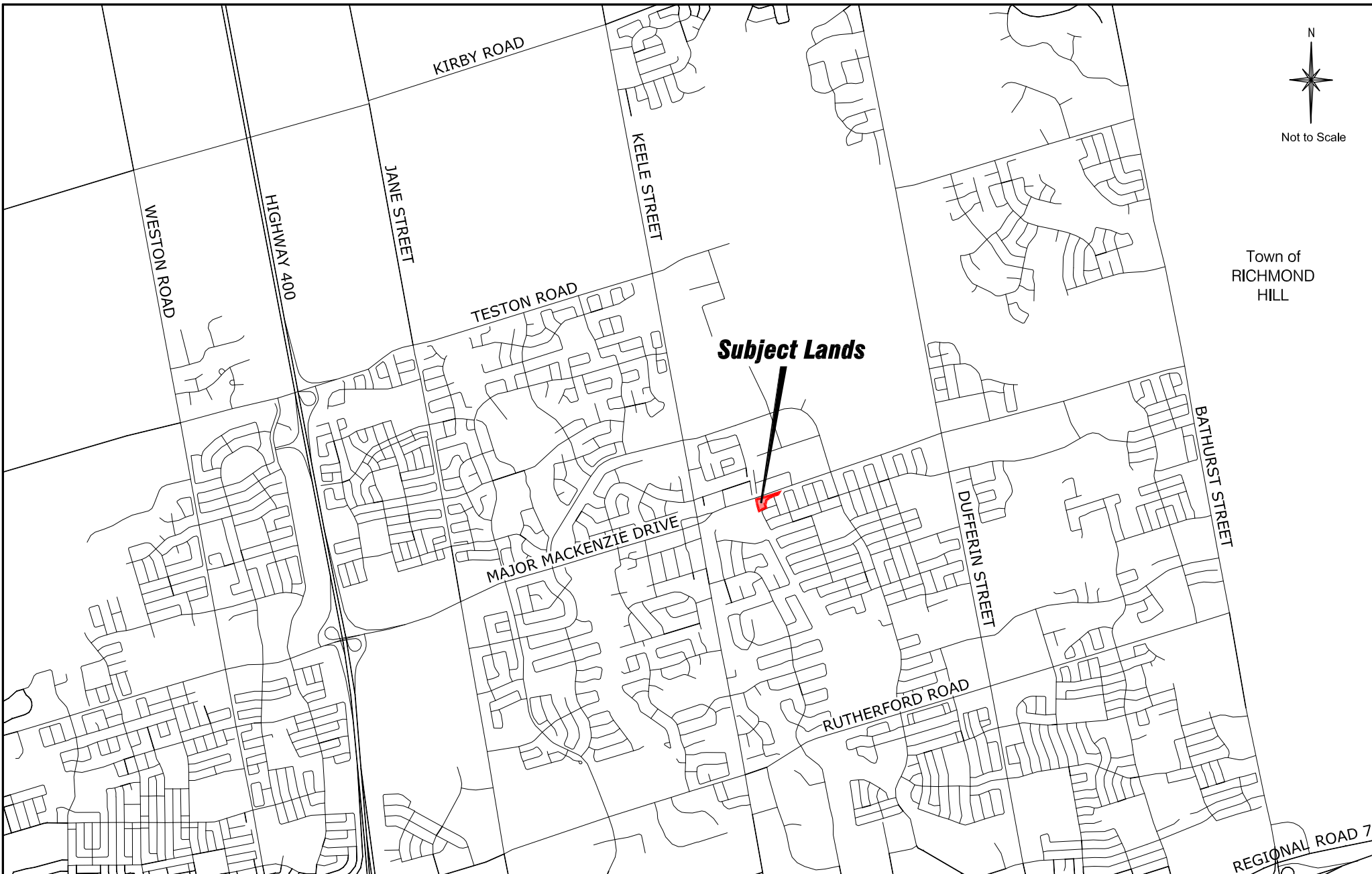
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Interim Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM



## Context Location Map

**LOCATION:**  
Part of Lot 20, Concession 3

**APPLICANT:** Ace Developments  
(2057 Major Mackenzie Drive) Ltd.

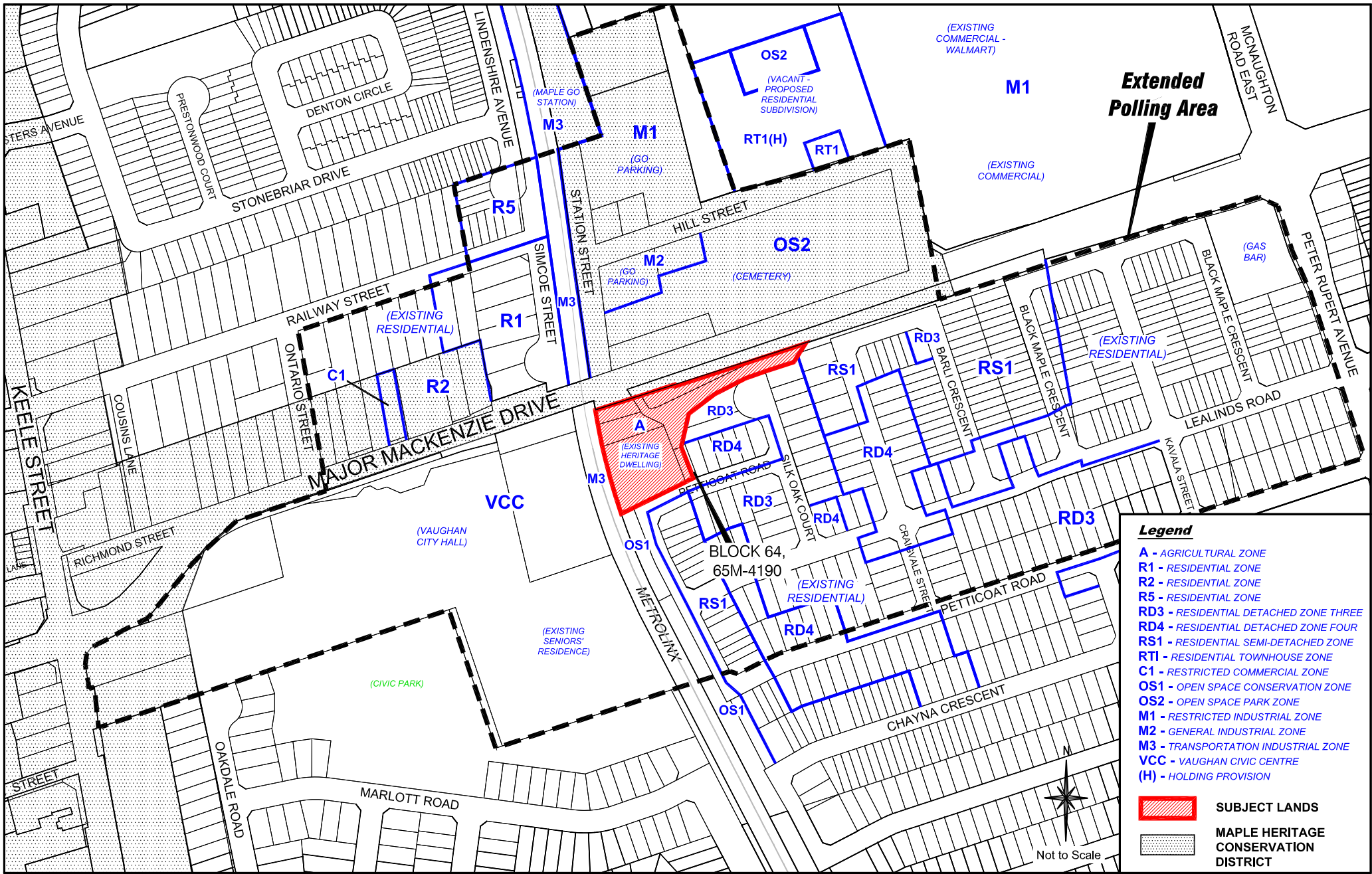


## Attachment

**FILE:**  
Z.16.006

**DATE:**  
February 7, 2017

1



## Location Map

Location: Part of Lot 20,  
Concession 3

Applicant: Ace Developments  
(2057 Major Mackenzie Drive) Ltd.



## Attachment

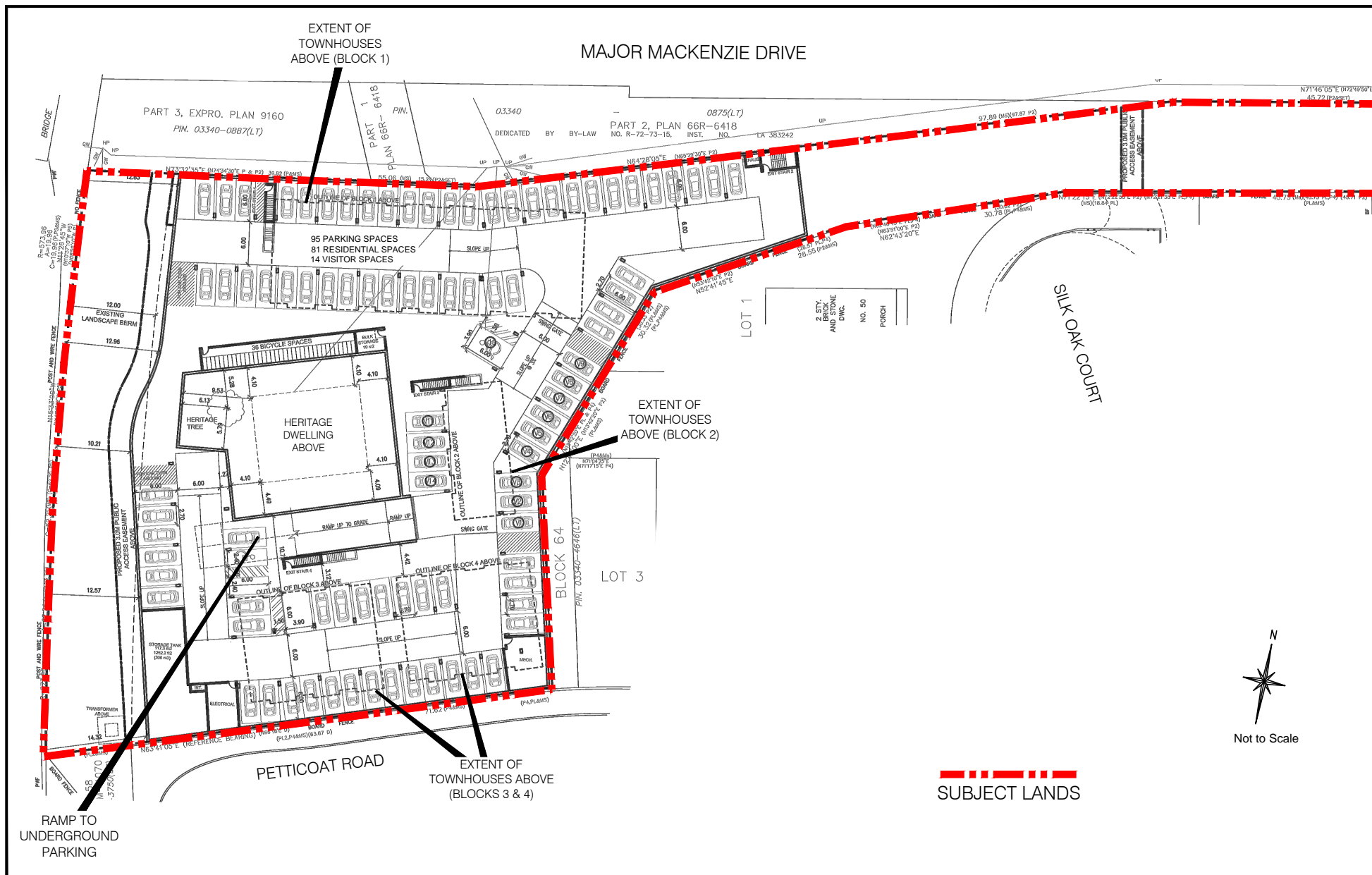
FILE:  
Z.16.006

DATE:  
February 7, 2017

2







# Underground Parking Plan

Location:  
Part of Lot 20, Concession 3

Applicant: Ace Developments  
(2057 Major Mackenzie Drive) Ltd.



# Attachment

FILE:  
Z.16.006

DATE:  
February 7, 2017

4





FRONT ELEVATION (FACING PETTICOAT ROAD)  
(INCLUDES 2 UNITS PER STACK; FIRST FLOOR UNIT AND  
UNIT COMPRISED OF 2ND & 3RD FLOOR)



FRONT PERSPECTIVE - PETTICOAT ROAD  
(INCLUDES 2 UNITS PER STACK; FIRST FLOOR UNIT AND  
UNIT COMPRISED OF 2ND & 3RD FLOOR)



REAR ELEVATION (FACING MAJOR MACKENZIE DRIVE)  
(INCLUDES 3 UNITS PER STACK; BASEMENT UNIT; FIRST FLOOR  
UNIT AND UNIT COMPRISED OF 2ND & 3RD FLOOR)



REAR PERSPECTIVE  
(INCLUDES 3 UNITS PER STACK; BASEMENT UNIT; FIRST FLOOR  
UNIT AND UNIT COMPRISED OF 2ND & 3RD FLOOR)

Not to Scale

## Rendered Elevations - Block 3 & 4 Petticoat Road

Applicant: Ace Developments  
(2057 Major Mackenzie Drive) Ltd.

Location:  
Part of Lot 20, Concession 3



## Attachment

FILE:  
Z.16.006

DATE:  
February 7, 2017

# 6