

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 1, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 18, 2014.

1

**OFFICIAL PLAN AMENDMENT FILE OP.13.015
ZONING BY-LAW AMENDMENT FILE Z.13.043
DRAFT PLAN OF SUBDIVISION FILE 19T-13V010
NINE-TEN WEST LIMITED
WARD 4 - VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved;
- 2) That a community meeting be set up involving the local Ward Councillor, interested Regional Councillors, the applicant, area residents and appropriate City staff;
- 3) That the following deputations and communication be received:
 1. Mr. Daniel Leeming, Partner, The Planning Partnership, Bay Street, Toronto, on behalf of the applicant;
 2. Ms. Irina Rakhimova, Santa Amato Crescent, Vaughan, and Communication C5, dated February 23, 2014;
 3. Mr. Selim Gabra, Maple Valley Road, Maple;
 4. Mr. Nilay Bhatt, Apple Blossom Drive, Thornhill;
 5. Mr. Joseph Del Vasto, Tuscana Boulevard, Concord;
 6. Mr. Furio Liberatore, Princess Isabella Court, Maple;
 7. Mr. Elliott Silverstein, Belvia Drive, Vaughan;
 8. Mr. Fadi Minawi, District Avenue, Vaughan;
 9. Mr. Peter Badali, Butterfield Crescent, Maple, representing Eagle Hills Community Association;
 10. Mr. Eduardo Suarez, Santa Amato Crescent, Thornhill;
 11. Mr. Jeffrey Stone, Bathurst Street, Vaughan;
 12. Mr. Kevin Hanit, Queensbridge Drive, Concord;
 13. Mr. Nikolay Shlepov, Maverick Crescent, Maple;
 14. Mr. Rubin Zak, Maverick Crescent, Maple;
 15. Mr. Sherif Abouelenin, Maple Valley Road, Vaughan; and
 16. Mr. Jason Badrick, Peter Rupert Avenue, Maple; and
- 4) That the following communications be received:
 - C1. Brad Byrne, Jacobi Court, Thornhill, dated February 23, 2014;
 - C2. Earl S. Weiner, Yale & Partners LLP, Holly Street, Toronto, dated February 24, 2014;
 - C3. Oz Solomon, Chaya Sara Gardens, Maple, dated February 24, 2014;
 - C4. Elvira Kondratovits, Maple Valley Road, dated February 23, 2014;
 - C6. Alexander Levin, Santa Amato Crescent, Vaughan, dated February 24, 2014;
 - C7. Memorandum from the City Clerk, dated February 24, 2014;
 - C9. Memorandum from the City Clerk, dated February 25, 2014;
 - C12. Anat Goldschmidt, Foxwood Road, Vaughan, dated February 24, 2014;
 - C13. Nicole Kondratovits, Maple Valley Road, dated February 24, 2014;
 - C14. Ali Karevan, Maple Valley Road, Maple, dated February 24, 2014;
 - C15. Abbas Rizvi, Santa Amato Crescent, Vaughan, dated February 25, 2014;
 - C16. Kaniz Sivjee, Santa Amato Crescent, Vaughan, dated February 25, 2014;

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- C17. Ekaterina Sitnikova, Artur Krzywiecki, Larisa Sitnikova, and Alexander Sitnikova, Santa Amato Crescent, Vaughan, dated February 25, 2014;**
- C18. Memorandum from the City Clerk, dated February 25, 2014; and**
- C19. Leonid Gvozdyev, Maple Valley Road, Maple, dated February 23, 2014.**

Recommendation

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

1. THAT the Public Hearing report for Files OP.13.015, Z.13.043 and 19T-13V010 (Nine-Ten West Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: January 31, 2014
- b) Circulation Area: 150 m and to the Valleys of Thornhill Ratepayers Association, the Eagle Hills Community Association and the Confederation Parkway Ratepayers Association
- c) Comments Received as of February 11, 2014: None

Purpose

The owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. Official Plan Amendment File OP.13.015 to amend in-effect OPA #600, as amended by OPA #651 (Carrville District Centre Plan) to permit the following:
 - i) redesignate the subject lands from “Mixed Use 1”, “Mixed Use 2” and “Parks”, as shown on Attachment #5, to “High-Rise Mixed-Use”, “Low-Rise Mixed-Use” and “Parks”, in the manner shown on Attachment #6;
 - ii) increase the range of the permitted building heights for the Mixed-Use designations shown on Attachment #5 from 1 to 8-storeys, to 2 to 25-storeys, as shown on Attachment #6;
 - iii) reconfigure the planned road pattern shown on Attachment #5 in the manner shown on Attachment #3;
 - iv) increase the range of permitted densities on the subject lands from a Floor Space Index (FSI) of 2.0 to 3.0, to a Floor Space Index (FSI) of 2.0 to 6.05, as shown on Attachment #6; and,
 - v) modify the following three site-specific exceptions for the “High - Rise Mixed Use” designation on the subject lands, as follows:

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Exception #	OPA #651 Exception Requirement	Proposed Amendment to OPA #651 Exception Requirement
*1	A gas bar may be permitted at the location identified by a “*1” on Attachment #5 (Block “9” on Attachment #3)	Permit a commercial complex containing a combination of retail, office, recreational and entertainment uses on the lands identified by a “*1” on Attachment #6 (Block “5” on Attachment #3), and in accordance with the permitted building heights and densities as shown on Attachment #6
*2	<p>A landmark quality building that may include a public library of 10,000 to 15,000 square feet at the location identified by a “*2” on Attachment #5 (Block “5” on Attachment #3), with the following permitted uses:</p> <ul style="list-style-type: none"> • Office Uses • High Density Residential Uses • Small Scale Retail Uses • Cultural and Social Facilities, including a Library • Recreational Facilities • Community Facilities • Transit Facility • Public Utilities 	Permit single-use commercial buildings as an interim use on the lands identified by a “*2” on Attachment #6 (Block “3” on Attachment #3)
*3	One stand-alone, single-use food store building may be permitted at the location identified by a “*3” on Attachment #5 (Blocks “3” and “10” on Attachment #3), with no restriction to maximum floor plate area providing all of its required parking and landscaping are included on the same block. The food store shall have a minimum height of 10 metres, which may contain one-storey plus an above grade mezzanine as an alternative to a two-storey building	Permit single-use commercial buildings as an interim use with a minimum height of one-storey and a maximum Gross Floor Area (GFA) of 2,500 m ² , provided that there is no parking or vehicular circulation between the building face and the public street, on the lands identified by a “*3” on Attachment #6 (Blocks “6” and “8” on Attachment #3)

The Official Plan Amendment application has been submitted in consideration of the Carrville Centre Secondary Plan (Vaughan Official Plan 2010, Volume 2, Section 11.2). The proposed

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land use designations, development blocks, building heights, densities and road network and exceptions are consistent with the policies and objectives of the Carrville Centre Secondary Plan (CCSP) as incorporated into VOP 2010. The subject Official Plan Amendment Application may not be required once the applicable portions of Volume 1 of VOP 2010 are in effect.

2. Zoning By-law Amendment File Z.13.043 to amend Zoning By-law 1-88, specifically to:

- a) rezone a portion of the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (Blocks 1, 1b, 1c and 1d) and OS2 Open Space Park Zone (Blocks 11 and 12) in the manner shown on Attachment #7, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RT1 Residential Townhouse Zone Requirements (Lot Accessed by a Lane)	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements (Lot Accessed by a Lane)
a.	Minimum Lot Area	180 m ²	145 m ²
b.	Minimum Lot Depth	30 m	25 m
c.	Minimum Front Yard Setback to Dwelling	4.5 m	4.0 m
d.	Minimum Rear Yard Setback (Attached Garage)	15 m	1.5 m
e.	Minimum Exterior Side Yard Setback	4.5 m	3.0 m
f.	Minimum Exterior Side Yard Setback to Attached Garage Abutting a Sight Triangle	3.0 m	1.0 m
g.	Maximum Building Height	11 m	12 m
h.	Minimum Distance Between a Garage and the Nearest Wall of Dwelling	7.5 m	5.0 m

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- b) create the "CMU3 Mixed Use 3 - Carrville Centre Zone" as a new zone in Zoning By-law 1-88 for Blocks 2 to 10 inclusive, as shown on Attachment #7, in order to implement the policies of the Carrville Centre Secondary Plan, with the following permitted uses and development standards:

Proposed Permitted Uses

Apartment Dwelling	•	Personal Service Shop
Art Gallery	•	Pharmacy
• Banking and Financial Institution	•	Place of Amusement
• Business or Professional Office	•	Place of Entertainment, including a multi-screen cinema complex
Club or Health Centre	•	Parking Garage
Clinic	•	Parks
Day Nursery	•	Public Parking Lot
• Doctor, Dental or Medical Office or Clinic	•	Public Parking Garage
Eating Establishment	•	Public Uses
• Eating Establishment, Take-Out	•	Recreational Uses
• Eating Establishment, Convenience	•	Regulated Health Professional
• Employment Use	•	Retail Store
• Freestanding Commercial Complex	•	Seniors' or Retirement Home
• Hotel	•	Service or Repair Shop
• Live/Work Units	•	Supermarket
• LCBO and Brewers Retail Outlet	•	Technical School
• Mixed Use Development	•	Townhouse Dwelling
• Mixed Use Development, Main Street	•	Video Store
• Nursing Home	•	Veterinary Clinic
• Office Building		

Proposed Development Standards

	By-law Standard	CMU3 Mixed Use 3 - Carrville Centre Zone
a.	Minimum Lot Area	500 m ²
b.	Minimum Lot Frontage	50 m
c.	Maximum Building Height	As shown on Attachment #6
d.	Minimum Front Yard Setback (Rutherford Road and Dufferin Street)	3.0 m
e.	Minimum Front Yard Setback (Local Road)	0 m

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f.	Minimum Floor to Floor Height for Ground Floor Commercial and Residential Uses	4.5 m
g.	“Build to Zone”, meaning an area abutting a street line within which a portion of the building on the lot must be located. The horizontal extent to which the build to zone is required to be occupied by a building is given as a percentage of the length of the street line of the lot on which the building is located.	75% on lands adjacent to local roads 50% on lands adjacent to Rutherford Road and Dufferin Street

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

3. Draft Plan of Subdivision File 19T-13V010 as shown on Attachment #3 to facilitate a mixed-use plan of subdivision consisting of the following:

Low-Rise Mixed-Use Blocks (Blocks 1, 1b, 1c, and 1d)	0.87 ha
High-Rise Mixed-Use Blocks (Blocks 2, 3, 4, 5, 6, 7, 8, 9, 10)	7.63 ha
Parks (Blocks 11 and 12)	0.48 ha
Public Rights-of-Way (Streets “A”, “B”, “C”, “D”, “E” and Lanes “1” “2” and “3”)	2.24 ha
Total	11.22 ha

Background - Analysis and Options

Following the approval of the Carrville District Centre Plan (OPA #651) in 2006, Vaughan Council approved the Carrville District Centre Urban Design Streetscape Master Plan Study in 2008 that facilitated modifications to the policies included in OPA #651 to achieve an appropriate built form and massing within the Carrville District Centre. Other modifications included minor adjustments to the road and block pattern, and increased building heights while maintaining the same overall density within the District Centre, through the reduction in size of the building floor plates. These modifications allowed for taller narrower buildings on podiums to reduce shadowing, and create a more interesting skyline. These changes, were incorporated into the adopted City of Vaughan Official Plan 2010, as the Carrville Centre Secondary Plan (Volume 2, Section 11.2) as shown on Attachment #6, which was approved by the Ontario Municipal Board on December 2, 2013. Through the final approval of the City of Vaughan Official Plan 2010, OPA #651 will be superceded.

The owner is proposing amendments to the in-effect Carrville District Centre Plan (OPA #651), to conform to the Carrville Centre Secondary Plan (CCSP) as incorporated into VOP 2010, Volume 2, Section 11.2, as Volume 2 is dependant on portions of Volume 1 of VOP 2010 being fully in effect. The proposed land use designations, development blocks, height, density and road network are consistent with the policies and objectives of the CCSP.

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Location	<ul style="list-style-type: none"> Northwest of Dufferin Street and Rutherford Road, City of Vaughan, being part of Planning Block 18 (Attachment #8), shown as “Subject Lands” on Attachments #1 and #2.
<p>Official Plan Designation</p> <p>a) In-effect Official Plan</p> <p>b) VOP 2010</p>	<ul style="list-style-type: none"> “Mixed Use 1, “Mixed Use 2”, and “Parks” by in-effect OPA #600, as amended by OPA #651 (Carrville District Centre Plan). The “Mixed Use 1” designation permits a maximum building height of 8-storeys and a maximum Floor Space Index (FSI) of 3.0. The “Mixed Use 2” designation permits a maximum building height of 4-storeys and a maximum FSI of 2.0. The proposed amendments to the land use designation boundaries, road pattern, maximum densities, and building heights do not conform to OPA #600, as amended by OPA #651. The lands are subject to the Carrville Centre Secondary Plan (CCSP) area policies of the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012) and further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part, by the Ontario Municipal Board on July 23, 2013, December 2, 2013 and February 3, 2014. The Carrville Centre Secondary Plan (Volume 2, Section 11.2 of VOP 2010) was approved by the Ontario Municipal Board on December 2, 2013. The proposed amendment to the Official Plan is consistent with the Carrville Centre Secondary Plan as incorporated into Volume 2 of VOP 2010. The subject Official Plan Amendment Application may not be required once the applicable portions of Volume 1 of VOP 2010 are in effect.
Zoning	<ul style="list-style-type: none"> “A” Agricultural Zone by Zoning By-law 1-88. The proposed rezoning and site-specific exceptions do not comply with Zoning By-law 1-88, and therefore, a zoning by-law amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, with the purpose to be consistent with the Carrville Centre Secondary Plan (VOP 2010, Volume 2).
b.	Appropriateness of Proposed Land Uses, Lot Configuration, Building Height and Density	<ul style="list-style-type: none"> The appropriateness of the proposed modifications to the land use and site-specific exceptions, road pattern, and the permitted building heights and density will be reviewed in consideration of compatibility with the surrounding existing and planned land uses, and to be consistent with the general intent of the Carrville District Urban Design Streetscape Master Plan Study and the City of Vaughan Official Plan, CCSP (VOP 2010, Volume 2), to ensure that this area is the focus of the highest intensity and order of land uses within the Carrville community and its development as an urban core.
c.	Appropriateness of the Proposed Street Network	<ul style="list-style-type: none"> The appropriateness of the proposed street network, including potential connections to the broader Carrville Centre Secondary Plan Area, will be reviewed. The owner is proposing a private road between Blocks 2, 7, and 8, as shown on Attachment #3, whereas the Carrville Centre Secondary Plan designates this road as a public local right-of-way, as shown on Attachment #6. The appropriateness of the proposed private road will be reviewed and addressed in a comprehensive technical report to a future Committee of the Whole meeting.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the approved Carrville District Centre Urban Design Streetscape Master Plan Study.
e.	Zoning By-law 1-88	<ul style="list-style-type: none"> The Zoning By-law Amendment Application will be reviewed in consideration of the provisions of the City's Zoning By-law 1-88 and the appropriateness of the proposed new zone categories and site-specific zoning exceptions necessary to implement the development proposal. Thirteen of the 40 proposed permitted uses in the CMU3 Mixed Use 3 - Carrville Centre Zone are not defined in Zoning By-law 1-88. The appropriateness of permitting the range of commercial uses proposed and any required definitions will be reviewed and addressed in a comprehensive technical report to a future Committee of the Whole meeting.

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f.	Block 18 Plan	<ul style="list-style-type: none"> The approved Block 18 Plan as shown on Attachment #8 identifies the subject lands as the Carrville District Centre. The proposal will be reviewed in consideration of the Block 18 Plan and the surrounding existing and planned land uses and any Block Plan conditions respecting Regional infrastructure, including wastewater and water system improvements, any requirements for reconstruction of Dufferin Street and/or Rutherford Road and road widenings, and City infrastructure, including sanitary, water and stormwater management, to the satisfaction of the City.
g.	Traffic Impact Study	<ul style="list-style-type: none"> The Region of York and the Vaughan Development/ Transportation Engineering Department must review and approve the Traffic Impact study submitted in support of the applications.
h.	Block 18 Developers Group Agreement	<ul style="list-style-type: none"> 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.
i.	Parkland Dedication	<ul style="list-style-type: none"> The owner will be required to provide parkland and/or cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the City's Parkland Dedication and Cash-in-lieu Policy.
j.	Studies and Reports	<ul style="list-style-type: none"> The owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Environmental Noise Report - Geotechnical Report - Environmental Impact Study and Tree Inventory - Urban Design and Sustainable Design Guidelines/Brief - Landscape Master Plan - Transportation Management Plan - Road Hierarchy Plan
k.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.

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I.	Interim Uses	<ul style="list-style-type: none">The owner is proposing to permit single use commercial buildings as interim uses towards the full build out of the plan as envisaged by the Official Plan. Appropriate policies and planning tools (e.g. zoning) will be reviewed to establish mechanisms to ensure that these uses are phased out over time and replaced with uses to implement the long term vision of the Official Plan.
m.	Functional Servicing Report/Allocation	<ul style="list-style-type: none">The Vaughan Development/Transportation Engineering Department must review and approve the Master Environmental Servicing Plan/Functional Serving Report submitted in support of the applications. The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should allocation not be available, use of the Holding Symbol "(H)" will be considered for the subject lands.
n.	Draft Plan of Subdivision	<ul style="list-style-type: none">Draft Plan of Subdivision File 19T-13V010 will be reviewed in consideration of the surrounding land uses, to create development blocks, and to implement draft plan of subdivision conditions to ensure appropriate road alignments and connections, servicing and grading and other municipal, regional and community agency requirements.
o.	Phase 1 Environmental Report	<ul style="list-style-type: none">The Vaughan Development/Transportation Engineering Department must review and approve the Phase 1 ESA (Environmental Site Assessment) submitted in support of the application.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. The subject lands are located at the intersection of two Regional Roads (Rutherford Road and Dufferin Street). The Owner is required to satisfy all requirements of the Region, including but not limited to potential road widening requirements, intersection locations and design, the provision of transit facilities as may be required, turning lanes, and servicing. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and 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.

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Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-13V010
4. Landscape Plan
5. OPA 651 (In-effect) - Carrville District Centre-Land Use
6. Proposed Official Plan (VOP 2010) - Carrville Centre Secondary Plan-Land Use
7. Proposed Zoning
8. Block 18 Plan

Report prepared by:

Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

From: Brad [<mailto:bbyrne26@hotmail.com>]
Sent: Sunday, February 23, 2014 4:17 PM
To: Clerks@vaughan.ca
Subject: Objection to Official Plan Amendment File OP.13.015

C	<u>1</u>
COMMUNICATION	
CW (PH) -	<u>FEB 25/14</u>
ITEM -	<u>1</u>

Re: Files: OP.13.015, Z.13.043 and 19T-13V010

As a resident of Vaughan and after reviewing what is being proposed by the developer I strongly disagree with the city allowing triple the amount of density on these lands. As it is the traffic congestion in the area and along Dufferin and Rutherford is immense and more than the roads can bare during peak times. What is the purpose of bylaws and zoning if it is not adhered to? Has the City taken into account if the infrastructure, roads, schools, water, sewage can tolerate triple the amount of density as is currently allowed? The effects on the surrounding areas of such density if immense and there are not such towering buildings anywhere within that proposed area.

As a voting citizen and taxpayer of Vaughan I would hope that my words and the concerns of the residents are given the respect and attention they deserve and not simply overlooked.

Thank you.

Brad Byrne - Vaughan Resident

From: Earl Weiner [<mailto:eweiner@yaleandpartners.ca>]
Sent: Monday, February 24, 2014 12:56 PM
To: Clerks@vaughan.ca
Cc: Thornhill Woods Neighbours
Subject: Objection to Official Plan Amendment File OP.13.015

C <u>2</u>
COMMUNICATION
CW (PH) - <u>FEB 25/14</u>
ITEM - <u>1</u>

I am a resident of Vaughan in Ward Four and my postal code is L4J8Z7

It has come to my attention that the developer at the north west corner of Dufferin and Rutherford Streets is seeking the ability to TRIPLE the height for the proposed condominium building at that intersection. I am completely against such a large condominium to be built in my neighborhood.

The increase in density would result in an massive increase in the traffic and I do not believe the current infrastructure can accommodate the increase burden on the electricity grid or the increase demand on the sewer system.

Please only allow a building to be built that complies with the current parameters as per the City's Official Plan.

Thank you.

Earl S. Weiner, MBA, CPA, CA
YALE & PARTNERS LLP
CHARTERED ACCOUNTANTS
20 Holly Street, Suite 400
Toronto, ON, M4S3E8
Tel: (416) 485-6000 ext. 234
Fax: (416) 485-1105
E-mail: eweiner@Yaleandpartners.ca

Consider the environment. Please don't print this email unless you really really need to.

Britto, John

From: Oz Solomon <osolo@wndtabs.com>
Sent: Monday, February 24, 2014 1:39 PM
To: Clerks@vaughan.ca
Subject: My objection to Official Plan Amendment File OP.13.015

C 3
COMMUNICATION
CW (PH) - FEB 25/14
ITEM - 1

I would like the city to record my objection to Amendment OP.13.015.

I am concerned the exceptions being sought out by developers in our area will cause an immense burden on both our traffic infrastructure as well as our school system.

There is absolutely no reason to allow these developers, or any other developers in our area to stray from the official city plan. These exceptions will hurt everyone in our community.

I would like to be added to any city mailing list which contains discussions regarding this project or any other project in the Valleys of Thornhill or Thornhill Woods.

Regards,
Oz Solomon
28 Chaya Sara Gardens, Maple, L6A0Z6

Britto, John

From: VLADAMIR KONDRATOVITS <careofwindows@rogers.com>
Sent: Sunday, February 23, 2014 8:19 PM
To: Antoine, Mark
Subject: Maple Development

C 4
COMMUNICATION
CW (PH) - FEB 25/14
ITEM - 1

Dear Mr. Antonie,

During this week I got some information about what you were planning to build in the following years in Maple (North /West corner).

This community needs a Library and Community Center with a swimming pool. The Thornhill Community Center has a very large, spacious Playground with a Splash Park. It's has two big tennis courts. Inside the Community Center, there is a gym, swimming pool, jaccuzzi, and very big changerooms. The problem is that it has a crowd of people everyday and it is hard to sign up to classes that we wish. Which means we have not enough Community Centers in Vaughan/Maple. If you take the Maple Library, it is nice, but there is not enough of books, DVD's, and so on. We need libraries for our children to learn and sometimes even for us. Think about this, libraries help us learn, have fun, and enjoy our life. Many cities like Toronto have many libraries. In Vaughan, we have very few libraries and community centers. This area is our only chance to help everyone around us. We can change everyones lives with the library and community center.

These commercial buildings can be built somewhere else. Especially the high rise buildings you were planning to build. This may cause traffic everyday. On top of that there we'll be accidents, being late, and especially stress. There are many people living around and they may be annoyed at the sounds outside. This idea is similar to Downtown, Toronto. There is traffic everywhere you go, people get angry. This is mostly because of the commercial buildings. If we would to vote on the idea you had changed, I would say that more than 60 % of the people would disagree.

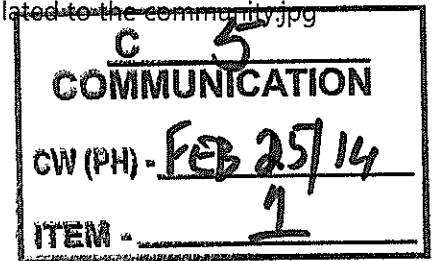
Please take this under consideration. Remember you want to make everyone happy in Maple. We are all a community together. We don't want to upset anyone in any shape or form. I'm wishing you the best on your development. By writing this letter I hope you will understand our problem we are facing.

Thank you and all the best,

Elviira Kondratovits

55 Maple Valley Road

From: Irina Rakhimova <irina_rakhimova@live.com>
Sent: Sunday, February 23, 2014 9:42 PM
To: Antoine, Mark; DevelopmentPlanning@vaughan.ca
Subject: City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010)
Attachments: Proposed Official Plan - Carrville Centre- as circulated to the community.jpg
Follow Up Flag: Follow up
Flag Status: Flagged



Dear City of Vaughan Representative.

On Friday, February 20 I received a Notice of Public Meeting for Committee of The Whole (Public Hearing) for the 25 of February 2014 at 7 pm.

I oppose and object to the suggested amendments to amend the City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010)

I oppose and object for the following reasons:

1. Impact of construction: Construction of a high rise building will require long term intrusive activities, such as deep excavation, de-watering, piling, concrete pouring etc. This will have a prolonged adverse effect on the environment and quality of life for our families. Initial adverse conditions will have direct impact for at least 2 years of construction cycle and will continue permanently as result of overloading congested area with high density dwelling operation.
2. Traffic congestion and safety: Traffic is already heavy on Apple Blossom as well as Pleasant Ridge Drive. There are two schools in the area and a number of pedestrians use this route to walk to nearby bus stops. Our community has unfortunately already seen a number of traffic accidents, including fatalities, involving pedestrians and overloading congestion will only perpetuate this problem.

As well, increased traffic in the residential streets will impose undue risk on the families with young children.

3. Lack of infrastructure: The proposed plan does not indicate any tangible solutions for supporting the increased number of families in the community. At this point, public transport on Dufferin street (105 Dufferin bus) is heavily congested in the morning. As well, the GO station parking lot is almost at capacity and the morning commute will not be able to support the increased population. In addition, the corner of Dufferin and Rutherford imposes a risk for pedestrians walking to the bus stop on Bathurst, as no appropriate sidewalks have been created. The proposal to build more high-rises, before creating a tangible plan or providing sufficient amenities to support increased demand, signals to us that the project stands to profit the city at the expense of Thornhill Woods families.
4. Deterioration of the tone and feel of community: Families choose to pay a premium to join the Thornhill Woods area because of its community feel, the natural areas it offers, and safety that has been developed for low density residential uses. High rise condominiums will deteriorate

C5.2

this community feel and revert the area to become a highly dense area that many families sought to escape by moving here in the first place.

1. Impact on housing prices: Construction of a high rise condo building in a residential area will lead to significant depreciation and drop of market value of all houses, where natural landscape and access to sunlight will be deteriorated as a result of huge shadowing from high rise building. Many families invested all their savings into these properties as an investment for retirement. In addition, houses near the natural areas have been bought at a premium (\$25,000- \$40,000) on top of the standard selling price which will all be lost as a result of construction.

The city also failed to appropriately communicate to us the proposed amendments. We were sent this notice only 3 business days before the Public Hearing. This is unacceptable as it does not give us enough time to learn about the proposal or allow concerned individuals to book the evening off and attend the meeting.

In addition, the circulation we received is not consistent with the information presented on the City of Vaughan's website. The map we received in the mail (see attached) did not show that a key area (South-Eastern Corner of Rutherford and Dufferin) will be affected by the proposed amendments. The map shown on the City of Vaughan's website (Attachment 6 of the February 25 agenda) shows clearly that the South Eastern corner is in fact being considered for a high rise development. This was not communicated to the community appropriately and therefore has led to much confusion and in some cases lack of interest in appearing at the public hearing.

Thank you. I look forward to hearing your comments,

Irina Rakhimova

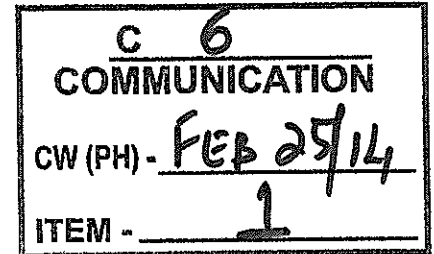
Britto, John

C6.1

From: Furfaro, Cindy
Sent: Monday, February 24, 2014 2:33 PM
To: Clerks@vaughan.ca
Subject: FW: Supporting the development plans for Carrville District Centre

Communication for Public Hearing:

From: Alexander Levin [<mailto:sashele@m1.net>]
Sent: Monday, February 24, 2014 11:45 AM
To: Racco, Sandra
Cc: DevelopmentPlanning@vaughan.ca
Subject: Supporting the development plans for Carrville District Centre



Dear Sandra,

My name is Alexander Levin, I am a resident and a property owner on Santa Amato Crescent, having purchased my house first hand from the builder and having been living in the area since it was built.

1) I am writing to you to express my support for the development plans for Carrville District Centre in general, and for the density increase and for high-rise residential development in particular. I am very excited from the perspective of experiencing city life in the walking distance from my doorstep. With the increasing population and tax base, I expect to enjoy significant increase in available services in the area and access to variety of business that will move in. Also, my expectation is that turning a suburb into a city will boost the property values in the area. This is a great plan! Thanks a lot!

2) Yesterday, I was unpleasantly surprised to find an anonymous letter on my porch, calling the residents of the neighbourhood to protest the planned development of a high rise condominium on the southeast corner of Dufferin and Rutherford, on the other side of the stripe of the woodland behind my backyard. In particular, the authors of the letter called the residents to sign a petition against this development, as well as to come to protest this development on tomorrow's (February 25) public meeting for file numbers OP.13.015, Z.13.043 & 19T-13V010.

- The authors of the letter apparently overlooked the fact the public meeting is intended to consider zoning amendments on the northwest corner of Dufferin and Rutherford, while they are trying to protest the development on the southeast corner of the same intersection.

- One of the main claims of the authors of the letter was that "natural landscape and access to sunlight will be deteriorated as a result of huge shadowing from high rise building". This claim fails to take into account the basic geography of the place. The proposed high rise building will be located to the northwest of our neighbourhood, and in the northern hemisphere the sun never shines from the northwest. Therefore, our neighbourhood is not going to be affected by the shadow at all. The shadow from the building will fall on Dufferin street in the morning and on Rutherford in the afternoon, but never on Santa Amato. Therefore, this claim of the authors of the letter is baseless and incorrect.

- Please rest assured that whoever the authors of the letter are, they do not represent the whole population of our neighbourhood.

C6.2

3) From my side, I would like to ask for your particular attention to the issue of the public transportation in the area. With the influx of population in Carrville District Centre, we will have an urgent need for rapid, frequent and reliable bus service in Dufferin/Rutherford area, particularly for the bus link to the subway, including evenings and weekends. From my personal experience as daily commuter to Downsview subway station, I can tell you that the existing bus service provided by TTC bus #105 is insufficient. Whenever I miss the bus in the evening (and this can easily happen because of unpredictable delays on the subway), I have to wait for half an hour for the next bus to come, while I am tired and longing to catch just a little bit of time with my kids at home. This is simply painful. Please remember to take this issue into account.

Best regards,
Alexander Levin

Resident and property owner - 56 Santa Amato Crescent, Vaughan, L4J 0E9



C7.1

memorandum

C	7
COMMUNICATION	
CW (PH) -	FEB 25/14
ITEM -	1

TO: MEMBERS OF COUNCIL

FROM: JEFFREY A. ABRAMS, CITY CLERK

DATE: FEBRUARY 24, 2014

SUBJECT: Committee of the Whole (Public Hearing) Item No. 1
Official Plan Amendment File OP.13.015
Zoning By-law Amendment File Z.13.043 and
Draft Plan of Subdivision File 19T-13V010
Nine-Ten West Limited
WARD 4 – Vicinity of Dufferin Street and Rutherford Road

The City Clerk's Office has received a number of submissions on this application generated by a form letter and an online petition. The purpose of this communication is to present those submissions which have been received by the City Clerk's Office up to 3:00 p.m. on February 24, 2014. It is hoped that organizing the submissions in this manner will assist the Committee in its deliberations.

The text of the form letter is as follows:

"Dear City of Vaughn Representatives

I received a Notice of Public Meeting for Committee of The Whole (Public Hearing) for the 25 of February 2014 at 7 pm.

I oppose and object to the suggested amendments to amend the City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010).

I oppose and object for the following reasons:

1- The development will result in increased traffic, on-street parking and congestion noise and air pollution. Already Dufferin gets extremely busy between 7:30 am and 6:30 pm

2- This will result in adding approximately 3000 to 5000 cars and 2500 new families added to the community and using the main Dufferin Rutherford intersection, surrounding streets and amenities.

3-The increase in the number of residents and traffic will hinder community safety.

4-The existing and proposed loading will bring larger trucks to the area and surrounding streets, and the community will suffer from 24 hours deliveries for the commercial business that will be added by this development.

5-The proposed building height will result in a loss of privacy for the abutting residents and will cast shadows on the existing residential development resulting in reduced exposure to sunlight.

6-the development will negatively impact the quality of life of the surrounding residents and community

7-There are insufficient amenities in the area to cope with the increased number of families

C7.2

8-The proposed residential apartment is not appropriate or compatible with the surrounding community that is developed with low density residential uses, and the existing commercial development.

9-the proposal represents an over development and overload on the infrastructure of the site and the surrounding community

10-the surrounding property values will decrease as a result of the development.

11- New development proposes 7 highrise buildings as high as 20 to 25 stories and other commercial business and services which extreme capacity compared to the current area density. This will create a lot of traffic in the neighborhood all day through with trucks delivering merchandise to the stores 24 hours per day.

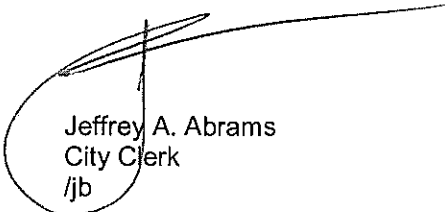
12- The suggested playground area is out of proportion and extremely small when compared to the exaggerated high-rise buildings and commercial businesses proposed; indicating that the development is geared more towards profiting than servicing the community.

Please consider our residents opinion when planning the land usage to make our community safe, comfortable, and suitable for residence.

Regards,

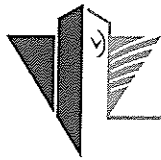
Appendix 1 contains the names of persons identified as having 'signed' the form letter.

Respectfully submitted,



Jeffrey A. Abrams
City Clerk
/jb

Sr. No.	Name	Address
1	Marion Zhu	Santo Amato Crescent, Vaughan
2	Nasser Makkar	Not provided
3	Tharindra G Muthukumarana	Not provided
4	Joseph Zaki Boutros	Not provided
5	Lu Xin	Golden Forest Road, Maple
6	Timea Dula	Not provided
7	Fan Zhang	Not provided
8	Amani Zaki	Not provided
9	Ping Wu	Jacobi Court, Thornhill
10	XianCai (Tyler) Chen	Maple Valley Road, Maple
11	Haisheng Bian	Maple Valley Road, Maple
12	Qian Tan	Maple Valley Road, Maple
13	Sara Prince	Redmond Drive, Thornhill
14	Zhenlin (Mike) Chen	Maple Valley Road, Maple
15	Marbelys Fanego	Santa Amato Crescent, Thornhill
16	Eduardo Suarez	Santa Amato Crescent, Thornhill
17	Selim Gabra	Maple Valley Road, Maple
18	Helen Gabra	Maple Valley Road, Maple
19	Jorge Navarro	Santa Amato Crescent, Thornhill
20	Nimia Fanego	Not provided
21	Peter Peng Gao	Maple Valley Road, Maple
22	Lily Xijun Shen	Maple Valley Road, Maple
23	Lihong Wang	Paperback Avenue, Vaughan
24	Indresh Nigam	Apple Blossom Drive
25	Terrence Nowicki	Santa Amato Crescent, Thornhill
26	Noel Nowicki	Santa Amato Crescent, Thornhill
27	Rocky (Yaokun) Wu	Paperback Avenue, Vaughan
28	David Benchimol	Pantano Drive, Thornhill
29	Zhongmin Zhang	Santa Amato Crescent, Thornhill



VAUGHAN

C9.1

memorandum

REVISED (February 25, 2014)

TO: MEMBERS OF COUNCIL

FROM: JEFFREY A. ABRAMS, CITY CLERK

DATE: FEBRUARY 25, 2014

SUBJECT: Committee of the Whole (Public Hearing) Item No. 1
Official Plan Amendment File OP.13.015
Zoning By-law Amendment File Z.13.043 and
Draft Plan of Subdivision File 19T-13V010
Nine-Ten West Limited
WARD 4 – Vicinity of Dufferin Street and Rutherford Road

C 9	
COMMUNICATION	
CW (PH) -	FEB 25/14
ITEM -	1

The City Clerk's Office has received a number of submissions on this application generated by a form letter and an online petition. The purpose of this communication is to present those submissions which have been received by the City Clerk's Office up to 3:00 p.m. on February 24, 2014. It is hoped that organizing the submissions in this manner will assist the Committee in its deliberations.

The text of the form letter is as follows:

"Dear City of Vaughn Representatives

I received a Notice of Public Meeting for Committee of The Whole (Public Hearing) for the 25 of February 2014 at 7 pm.

I oppose and object to the suggested amendments to amend the City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010).

I oppose and object for the following reasons:

1- The development will result in increased traffic, on-street parking and congestion noise and air pollution. Already Dufferin gets extremely busy between 7:30 am and 6:30 pm

2- This will result in adding approximately 3000 to 5000 cars and 2500 new families added to the community and using the main Dufferin Rutherford intersection, surrounding streets and amenities.

3-The increase in the number of residents and traffic will hinder community safety.

4-The existing and proposed loading will bring larger trucks to the area and surrounding streets, and the community will suffer from 24 hours deliveries for the commercial business that will be added by this development.

5-The proposed building height will result in a loss of privacy for the abutting residents and will cast shadows on the existing residential development resulting in reduced exposure to sunlight.

6-the development will negatively impact the quality of life of the surrounding residents and community

7-There are insufficient amenities in the area to cope with the increased number of families

C9.2

8-The proposed residential apartment is not appropriate or compatible with the surrounding community that is developed with low density residential uses, and the existing commercial development.

9-the proposal represents an over development and overload on the infrastructure of the site and the surrounding community

10-the surrounding property values will decrease as a result of the development.

11- New development proposes 7 highrise buildings as high as 20 to 25 stories and other commercial business and services which extreme capacity compared to the current area density. This will create a lot of traffic in the neighborhood all day through with trucks delivering merchandise to the stores 24 hours per day.

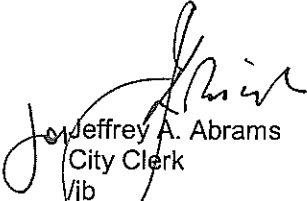
12- The suggested playground area is out of proportion and extremely small when compared to the exaggerated high-rise buildings and commercial businesses proposed; indicating that the development is geared more towards profiting than servicing the community.

Please consider our residents opinion when planning the land usage to make our community safe, comfortable, and suitable for residence.

Regards,"

Appendix 1 contains the names of persons identified as having 'signed' the form letter. This list has been revised to include street addresses of some signatories received by the City Clerk's Office on February 25, 2014.

Respectfully submitted,


Jeffrey A. Abrams
City Clerk
/jb

C9.3

Sr. No.	Name	Address
1	Marion Zhu	Santa Amato Crescent, Vaughan
2	Nasser Makkar	Autumn Hill Boulevard
3	Tharindra G Muthukumarana	Santa Amato Crescent, Thornhill
4	Joseph Zaki Boutros	Not provided
5	Lu Xin	Golden Forest Road, Maple
6	Timea Dula	Not provided
7	Fan Zhang	Santa Amato Crescent, Thornhill
8	Amani Zaki	Autumn Hill Boulevard
9	Ping Wu	Jacobi Court, Thornhill
10	XianCai (Tyler) Chen	Maple Valley Road, Maple
11	Haisheng Bian	Maple Valley Road, Maple
12	Qian Tan	Maple Valley Road, Maple
13	Sara Prince	Redmond Drive, Thornhill
14	Zhenlin (Mike) Chen	Maple Valley Road, Maple
15	Marbelys Fanego	Santa Amato Crescent, Thornhill
16	Eduardo Suarez	Santa Amato Crescent, Thornhill
17	Selim Gabra	Maple Valley Road, Maple
18	Helen Gabra	Maple Valley Road, Maple
19	Jorge Navarro	Santa Amato Crescent, Thornhill
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26	Noel Nowicki	Santa Amato Crescent, Thornhill
27	Rocky (Yaokun) Wu	Paperback Avenue, Vaughan
28	David Benchimol	Pantano Drive, Thornhill
29	Zhongmin Zhang	Santa Amato Crescent, Thornhill

Britto, John

C 12
COMMUNICATION

CW(PH) - FEB 25/14

ITEM - 1

From: Anat Goldschmidt <anatgold@hotmail.com>
Sent: Monday, February 24, 2014 5:47 PM
To: MacKenzie, John; Abrams, Jeffrey; Clerks@vaughan.ca; Racco, Sandra; DevelopmentPlanning@vaughan.ca
Cc: Sirizzotti, Michelle
Subject: Property at Northwest corner of Rutherford Rd and Dufferin St. - applicant: Nine-Ten West Limited

To Mr. MacKenzie, Mr. Abrams, City Clerks and Ward 4 Counselor:

I oppose Nine-Ten West Limited's application to amend the property at the Northwest corner of Rutherford Road and Dufferin Street, City of Vaughan.
Plan Amendment Application (OP13.015) to amend the City's Official Plan, specifically in -effect OPA\$600, as amended by OPA#651.
amendment to the zoning bi-law change being

The City of Vaughan has set bi-laws and established city plans and I believe that these were sound. Any amendments would greatly impact the landscape of the City and have a hugely negative effect on traffic, congestion and all our infrastructures (water, sewage, transit...).

We already have high rises at Jane and Rutherford close to Vaughn Mills (These are in a more commercial area of the City). Given the development of Vaughan Metropolitan, please keep your high rise/high density developments there and away from single home family dwellings. Although Vaughan is "The City above Toronto" please do not develop high density developments as our neighbouring City has. If the current bi-law is a maximum of 8 stories (which in my opinion is still too high) then at least stick to it.
and do not increase the density either.

Also there are plenty of shops, restaurants, services in the area and don't need anymore mixed use blocks. These are what contribute to traffic, create congestion and increase hazards for residents and visitors using the roads.

I beg you to NOT approve amending the zoning for this property.

Anat Goldschmidt
22 Foxwood Road
Vaughan, ON L4J 9C4

Britto, John

From: Nicole Kondratovits <nicolekondratovits@yahoo.com>
Sent: Monday, February 24, 2014 8:34 PM
To: Antoine, Mark
Subject: New Development

C 13	
COMMUNICATION	
GW (PH) -	FEB 25/14
ITEM -	1

Dear Mr. Antonie,

Let me introduce myself, my name is Nicole Kondratovits. I'm currently 11 years old and I live in Maple, Vaughan. My two favorite places would be the library and the community center. When I heard that they were going to build this close to my home I didn't have any words to say. I was very excited. A few months later I found out it was changed by you. My excitement went down. I just want to point out some facts how the library and community center may be useful for the city of Maple.

Firstly, I'm 99.9% sure everyone loves reading books, even you! This is why we have our libraries. In the city of Maple we only have 1 small library, the Maple Library. The books, DVD's and Magazines are always taken out, so we have to put them on hold. This process takes a long time. This means Maple and Vaughan have fewer libraries than Toronto. This was our chance to have a second main library and help out everyone in the city. We can make people happy with this library.

Secondly, the community center. A community center is used for multiple reasons. For a gym, pool, Jacuzzi, basketball courts (sometimes), and so on. In the Maple Community Center there was almost everything I listed. The problem is that if you want to sign up to classes most of the time they are over filled. This means we have very few community centers and a lot of people waiting to sign up. Community Centers make us fit and spend time with our families.

Lastly, the commercial buildings and residential buildings. These buildings may cause:

1. Traffic (similar to downtown)
2. accidents (because of traffic)
- 3 Being Late (to and from work) This can be related when parents are late picking up their children from school, extra curriculum activities, and so on.

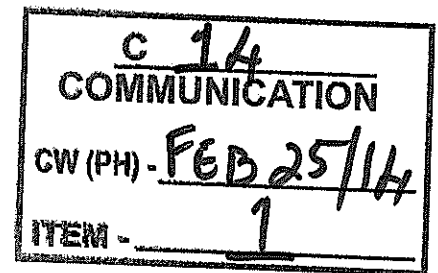
Please, this plan will be kept for centuries to come. We can help one another to make everyone feel welcome and happy. I hope this letter may change your mind about the plan.

Thank You Sir,
Nicole Kondratovits
55 Maple Valley Road

Britto, John

C14.1

From: ali karevan <akarevan@yahoo.com>
Sent: Monday, February 24, 2014 10:28 PM
To: Antoine, Mark
Subject: Dufferin & Rutherford Development



Dear Mark Antoine,

I oppose and object to the suggested amendments and changes to amend the City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010) for the following reasons:

1. Traffic congestion and safety: Traffic is already heavy on Dufferin street and Rutherford intersection, and the main side roads such as Apple Blossom, Pleasant Ridge Drive and Peter Rupert Ave. There are at least 3 schools in the area and a number of pedestrians use this route to walk to nearby bus stops. Our community has unfortunately already seen two fatalities at Thornhill Woods Drive and at Dufferin and Apple Blossom intersection. We have not seen the City's Councillor or City's representatives take any measures to mitigate these risks. .
The new development will result in adding approx 3000 to 5000. As well, increased traffic in the residential streets will impose undue risk on the families with young children.
Further to the above the proposed development will bring larger trucks to the area and the community will suffer from commercial business deliveries
This main intersection and the surrounding streets gets extremely busy between 7:30 am to 6:30 pm. overloading congestion will only perpetuate this problem.
2. Lack of infrastructure: The proposed plan does not indicate any tangible solutions for supporting the increased number of families in the community. At this point, public transport on Dufferin street (105 Dufferin bus) is heavily congested in the morning. As well, the GO station parking lot is almost at capacity and the morning commute will not be able to support the increased population. In addition, the corner of Dufferin and Rutherford imposes a risk for pedestrians walking to the bus stop on Bathurst, as no appropriate sidewalks have been created. The proposal to build more high-rises, before creating a tangible plan or providing sufficient amenities to support increased demand, signals to us that the project stands to profit the city at the expense of the community and its families.
3. The suggested playground and parks area is disproportional and extremely small when compared to the size of the proposed development, with 7 high-rise buildings and other commercial buildings and businesses proposed; indicating that the development is geared more towards profiting than servicing the community and its families.
4. Deterioration of the tone and feel of community: Families choose to pay a premium to join the Thornhill Woods area because of its community feel, the natural areas it offers, and safety that has been developed for low density residential uses. High rise condominiums will deteriorate this community feel and revert the area to become a highly dense area that many families sought to escape by moving here in the first place.
- 5 .Impact on housing prices: Construction of a high rise condo building in a residential area will lead to significant depreciation and drop of market value of all houses, where natural landscape and access to sunlight will be deteriorated as a result of huge shadowing from high rise building. Many

C14.2

families invested all their savings into these properties as an investment for retirement. In addition, houses near the natural areas have been bought at a premium (\$25,000- \$40,000) on top of the standard selling price which will all be lost as a result of construction.

6. The city also failed to appropriately communicate to us the proposed amendments. We were sent this notice only 3 business days before the Public Hearing. This is unacceptable as it does not give us enough time to learn about the proposal or allow concerned individuals to book the evening off and attend the meeting.

In addition, the circulation we received is not consistent with the information presented on the City of Vaughan's website. The map we received in the mail (see attached) did not show that a key area (South-Eastern Corner of Rutherford and Dufferin) will be affected by the proposed amendments. The map shown on the City of Vaughan's website (Attachment 6 of the February 25 agenda) shows clearly that the South Eastern corner is in fact being considered for a high rise development. This was not communicated to the community appropriately and therefore has led to much confusion and in some cases lack of interest in appearing at the public hearing

7. Impact of construction: Construction of a high rise building will require long term intrusive activities, such as deep excavation, de-watering, piling, concrete pouring etc. This will have a prolonged adverse effect on the environment and quality of life for our families. Initial adverse conditions will have direct impact for at least 2 years of construction cycle and will continue permanently as result of overloading congested area with high density dwelling operation.

Thank you

Ali Karevan
72 Maple Valley Rd
Maple, Ont

February 25, 2014

John Mackenzie, Commissioner of Planning
Jeffrey A. Abrams, City Clerk
Cc: Sandra Racco, Ward 4 Councillor

c	15
COMMUNICATION	
CW (PH) -	FEB 25/14
ITEM -	1

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

Re: File number OP.13.015, Z.13.043& 19T-13V010 (Applicant: Nine-Ten West Limited)

To Whom It May Concern:

I recently received a notice of public meeting regarding the above referenced planning application to be held on February 25, 2014 at 7pm.

I oppose and object to the suggested amendments to amend the City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010).

The proposed development will negatively impact the quality of life of the surrounding residents and community, including issues related to traffic congestion, construction pollution, additional load on surrounding infrastructure, crowded schools, reduction of privacy, and loss in property value.

While I understand the applicant's intention to develop this land, I do not believe that the proposed high-rise buildings are appropriate or compatible with the current low-density, residential neighbourhood surrounding this plot. In comparison to the scale of development proposed, there are very limited benefits offered to the community. There are excellent city playgrounds in the surrounding neighbourhoods, including one at Apple Blossom and Dufferin, so I see very little benefit to existing residents.

I would strongly urge city council to not only consider the technical issues related to a project of this scope, but also the harmful effects on the surrounding communities and neighbourhoods.

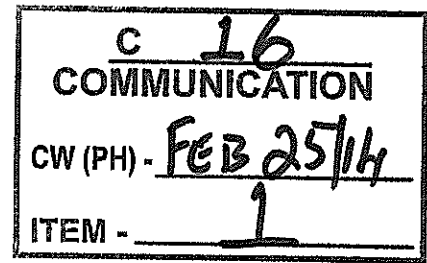
Thank you for your consideration.

Abbas Rizvi
15 Santa Amato Crescent,
Vaughan, ON L4J 0C4

February 25, 2014

John Mackenzie, Commissioner of Planning
Jeffrey A. Abrams, City Clerk
Cc: Sandra Racco, Ward 4 Councillor

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



Re: File number OP.13.015, Z.13.043& 19T-13V010 (Applicant: Nine-Ten West Limited)

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I would strongly urge city council to not only consider the technical issues related to a project of this scope, but also the harmful effects on the surrounding communities and neighbourhoods.

Thank you for your consideration.

Kaniz Sivjee
15 Santa Amato Crescent,
Vaughan, ON L4J 0C4

C 17.1

C 17
COMMUNICATION
CW (PH) - FEB 25/14
ITEM - 1

From: Ekaterina S. [mailto:ekaterina_sitnikova@hotmail.com]

Sent: Tuesday, February 25, 2014 2:48 PM

To: Antoine, Mark; DevelopmentPlanning@vaughan.ca; Racco, Sandra

Cc: Ekaterina S.; PrimeTech

Subject: Official Plan Amendment File OP.13.015; Zoning by-law amendment file Z.13.043; Draft Plan of Subdivision File 19T-13V010; Nine-Ten West Limited; Ward 4 – Vicinity of Dufferin Street and Rutherford Road

Importance: High

Dear Sirs/Mesdames:

Re: Official Plan Amendment File OP.13.015; Zoning by-law amendment file Z.13.043; Draft Plan of Subdivision File 19T-13V010; Nine-Ten West Limited; Ward 4 – Vicinity of Dufferin Street and Rutherford Road

This letter is written with respect to a Notice of Public Meeting for Committee of the Whole (Public Hearing) on February 25, 2014 at 7 p.m. This notice was sent to the community members **only 3 business days before** the Public Hearing. This is unacceptable as it does not give the community members enough time to learn about the proposal and to allow individuals to book the evening off to attend the meeting.

I, Ekaterina Sitnikova, a resident of Thornhill Woods, personally **oppose and object** to the suggested amendments to amend the City's Official Plan Application (OP.13.015), Zoning By-Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010). This objection letter is also written **on behalf of my husband, Artur Krzywiecki, and my parents, Alexander Sitnikov and Larisa Sitnikova**, who all reside with me at **23 Santa Amato Crescent** and our residence is within close proximity to the proposed development.

The reasons for our opposition and objection are as follows:

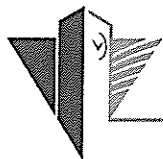
1. New development proposes 7 high-rise buildings as high as 20-25 floors and other commercial business and services, which are of extreme capacity compared to the current low-density area.
2. As a result, the development will result in increased traffic, on-street parking and congestion noise and air pollution. Already Dufferin Street gets extremely busy between 7:30 a.m. and 6:30 p.m. and traffic congestion is already heavy enough during rush hour.
3. The existing and proposed loading will bring larger trucks to the area and surrounding streets, and the community will suffer from 24-hour deliveries to the commercial businesses that will be added by this development.
4. This will result in adding approximately 3,000 to 5,000 cars and approximately 2,500 new families added to the community and using the main Dufferin/Rutherford intersection, surrounding streets and amenities.
5. The increase in the number of residents and traffic will hinder community safety. Our community have already seen a number of traffic accidents involving pedestrians and overloading congestion will only perpetuate this problem.

C17.2

6. The proposed building height will result in a loss of privacy for the abutting residents and will cause shadows on the existing residential development resulting in reduced exposure to sunlight.
7. The development will negatively impact the quality of life of the surrounding residents and community.
8. Construction of a high-rise building requires long-term intrusive activities, such as deep excavation, de-watering, piling, concrete pouring, etc. This will have a prolonged adverse effect on the environment and quality of life of our families.
9. There are insufficient amenities in the area to cope with the increased number of families.
10. The proposed residential apartment buildings are not appropriate or compatible with the surrounding community that is developed with low-density residential uses, and the existing commercial development.
11. The proposal represents an over-development and overload on the infrastructure of the side and the surrounding community.
12. The surrounding property values will decrease as a result of this development.
13. The suggested playground are is out of proportion and extremely small compared to the exaggerated high-rise buildings and commercial businesses proposed, indicating that the development is geared more towards profiting than servicing the community.
14. Existing residents in the area bought their properties for a reason – to live in suburbs with a lot of green space, access to sunlight, and quiet and safe low-density residential neighbourhood. My husband and I moved to Thornhill Woods three and a half years ago from Etobicoke, and decided to settle in this are for that particular reason. We do not want to see our area to become downtown Toronto and the value of our house to drop significantly as a result of this development.
15. This development does not take into consideration another development proposed by Jafarri Community Centre at 9000 Bathurst Street.

Sincerely,

Ekaterina Sitnikova,
Artur Krzywiecki, Larisa Sitnikova, and Alexander Sitnikov
23 Santa Amato Crescent
Vaughan, ON L4J 0C4



VAUGHAN

C18.1

memorandum

TO: MEMBERS OF COUNCIL

FROM: JEFFREY A. ABRAMS, CITY CLERK

DATE: FEBRUARY 25, 2014

SUBJECT: Committee of the Whole (Public Hearing) Item No. 1
Official Plan Amendment File OP.13.015
Zoning By-law Amendment File Z.13.043 and
Draft Plan of Subdivision File 19T-13V010
Nine-Ten West Limited
WARD 4 – Vicinity of Dufferin Street and Rutherford Road

c	18
COMMUNICATION	
CW (PH) -	FEB 25/14
ITEM -	1

The City Clerk's Office has received a number of submissions on this application generated by a form letter and an online petition. The purpose of this communication is to present those submissions which have been received by the City Clerk's Office up to the 5:00 p.m. communication deadline for Committee of the Whole (Public Hearing), being two hours prior to the commencement of the meeting at 7:00 p.m. on February 25, 2014. It is hoped that organizing the submissions in this manner will assist the Committee in its deliberations.

The text of the form letter is as follows:

"Dear City of Vaughn Representatives

I received a Notice of Public Meeting for Committee of The Whole (Public Hearing) for the 25 of February 2014 at 7 pm.

I oppose and object to the suggested amendments to amend the City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010).

I oppose and object for the following reasons:

1- The development will result in increased traffic, on-street parking and congestion noise and air pollution. Already Dufferin gets extremely busy between 7:30 am and 6:30 pm

2- This will result in adding approximately 3000 to 5000 cars and 2500 new families added to the community and using the main Dufferin Rutherford intersection, surrounding streets and amenities.

3-The increase in the number of residents and traffic will hinder community safety.

4-The existing and proposed loading will bring larger trucks to the area and surrounding streets, and the community will suffer from 24 hours deliveries for the commercial business that will be added by this development.

5-The proposed building height will result in a loss of privacy for the abutting residents and will cast shadows on the existing residential development resulting in reduced exposure to sunlight.

6-the development will negatively impact the quality of life of the surrounding residents and community

7-There are insufficient amenities in the area to cope with the increased number of families

C18.2

8-The proposed residential apartment is not appropriate or compatible with the surrounding community that is developed with low density residential uses, and the existing commercial development.

9-the proposal represents an over development and overload on the infrastructure of the site and the surrounding community

10-the surrounding property values will decrease as a result of the development.

11- New development proposes 7 highrise buildings as high as 20 to 25 stories and other commercial business and services which extreme capacity compared to the current area density. This will create a lot of traffic in the neighborhood all day through with trucks delivering merchandise to the stores 24 hours per day.

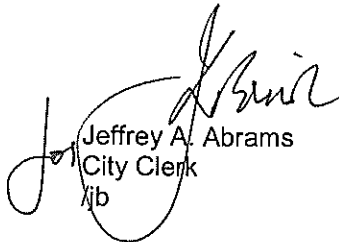
12- The suggested playground area is out of proportion and extremely small when compared to the exaggerated high-rise buildings and commercial businesses proposed; indicating that the development is geared more towards profiting than servicing the community.

Please consider our residents opinion when planning the land usage to make our community safe, comfortable, and suitable for residence.

Regards,

Appendix 1 contains the names of persons identified as having 'signed' the form letter.

Respectfully submitted,


Jeffrey A. Abrams
City Clerk
/jb

C18.3

Appendix 1

Sr. No.	Name	Address
1	Karlo Babakhanian	Not provided
2	Luigi Boccanfuso	Redmond Drive, Thornhill
3	Nataliya Makhalik	Santa Amato Crescent, Thornhill

if you object to the Highrise Development that is proposed at Dufferin & Rutherford North West corner Please send your concerns to
DevelopmentPlanning@vaughan.ca
mark.antoine@vaughan.ca
and also to

Councillor Sandra Yeung Racco
sandra.racco@vaughan.ca
for further details please email me: selgeo@yahoo.com
or join us at facebook:

Preserve Thornberry Woods Community - Say NO to High Rise buildings
<https://www.facebook.com/pages/Preserve-Thornberry-Woods-Community-Say-NO-to-High-Rise-buildings/524204817692409>

C 19	
COMMUNICATION	
CW (PH) -	FEB 25/14
ITEM -	1

APPLICANT: Nine-Ten West Limited
FILE NUMBER: OP.13.015, Z.13.043& 19T-13V010

23 Feb 2014

Dear City of Vaughn Representative

I received a Notice of Public Meeting for Committee of The Whole (Public Hearing) for the 25 of February 2014 at 7 pm.

I oppose and object to the suggested amendments to amend the City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010)

I oppose and object for the following reasons:

- 1- The development will result in increased traffic, on-street parking and congestion noise and air pollution. Already Dufferin gets extremely busy between 7:30 am and 6:30 pm
- 2- This will result in adding aprox 3000 to 5000 cars and aprox 2500 new families added to the community and using the main Dufferin Rutherford intersection, surrounding streets and amenities.
- 3-The increase in the number of residents and traffic will hinder community safety
- 4-The existing and proposed loading will bring larger trucks to the area and surrounding streets, and the community will suffer from 24 hours deliveries for the commercial business that will be added by this development
- 5-The proposed building height will result in a loss of privacy for the abutting residents and will case shadows on the existing residential development resulting in reduced exposure to sunlight.
- 6-the development will negatively impact the quality of life of the surrounding residents and community
- 7-There are insufficient amenities in the area to cope with the increased number of families
- 8-The proposed residential apartment is not appropriate or compatible with the surrounding community that is developed with low density residential uses, and the existing commercial development.
- 9-the proposal represents an over development and overload on the infrastructure of the site and the surrounding community
- 10-the surrounding property values will decrease as a result of the development.
- 11- new development proposes 7 high rise buildings as high as 20 to 25 stories and other commercial business and services which extreme capacity compared to the current area density. This will create a lot of traffic in the neighbourhood all day through with trucks delivering merchandise to the stores 24 hours per day.
- 12- the suggested playground area is out of proportion and extremely small when compared to the exaggerated high-rise buildings and commercial businesses proposed; indicating that the development is geared more towards profiting than servicing the community.

Name: Leonid Grozdnev

Contact Information.....

106 Maple Valley Rd.
Maple, ON L6A 0Y1
(905) 417-0782
leoengco@yahoo.com

- P.2011.5**

Recommendation

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

1. THAT the Public Hearing report for Files OP.13.015, Z.13.043 and 19T-13V010 (Nine-Ten West Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: January 31, 2014
- b) Circulation Area: 150 m and to the Valleys of Thornhill Ratepayers Association, the Eagle Hills Community Association and the Confederation Parkway Ratepayers Association
- c) Comments Received as of February 11, 2014: None

Purpose

The owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. Official Plan Amendment File OP.13.015 to amend in-effect OPA #600, as amended by OPA #651 (Carrville District Centre Plan) to permit the following:
 - i) redesignate the subject lands from “Mixed Use 1”, “Mixed Use 2” and “Parks”, as shown on Attachment #5, to “High-Rise Mixed-Use”, “Low-Rise Mixed-Use” and “Parks”, in the manner shown on Attachment #6;
 - ii) increase the range of the permitted building heights for the Mixed-Use designations shown on Attachment #5 from 1 to 8-storeys, to 2 to 25-storeys, as shown on Attachment #6;
 - iii) reconfigure the planned road pattern shown on Attachment #5 in the manner shown on Attachment #3;
 - iv) increase the range of permitted densities on the subject lands from a Floor Space Index (FSI) of 2.0 to 3.0, to a Floor Space Index (FSI) of 2.0 to 6.05, as shown on Attachment #6; and,
 - v) modify the following three site-specific exceptions for the “High - Rise Mixed Use” designation on the subject lands, as follows:

Exception #	OPA #651 Exception Requirement	Proposed Amendment to OPA #651 Exception Requirement
*1	A gas bar may be permitted at the location identified by a “*1” on Attachment #5 (Block “9” on Attachment #3)	Permit a commercial complex containing a combination of retail, office, recreational and entertainment uses on the lands identified by a “*1” on Attachment #6 (Block “5” on Attachment #3), and in accordance with the permitted building heights and densities as shown on Attachment #6
*2	<p>A landmark quality building that may include a public library of 10,000 to 15,000 square feet at the location identified by a “*2” on Attachment #5 (Block “5” on Attachment #3), with the following permitted uses:</p> <ul style="list-style-type: none"> • Office Uses • High Density Residential Uses • Small Scale Retail Uses • Cultural and Social Facilities, including a Library • Recreational Facilities • Community Facilities • Transit Facility • Public Utilities 	Permit single-use commercial buildings as an interim use on the lands identified by a “*2” on Attachment #6 (Block “3” on Attachment #3)
*3	One stand-alone, single-use food store building may be permitted at the location identified by a “*3” on Attachment #5 (Blocks “3” and “10” on Attachment #3), with no restriction to maximum floor plate area providing all of its required parking and landscaping are included on the same block. The food store shall have a minimum height of 10 metres, which may contain one-storey plus an above grade mezzanine as an alternative to a two-storey building	Permit single-use commercial buildings as an interim use with a minimum height of one-storey and a maximum Gross Floor Area (GFA) of 2,500 m ² , provided that there is no parking or vehicular circulation between the building face and the public street, on the lands identified by a “*3” on Attachment #6 (Blocks “6” and “8” on Attachment #3)

The Official Plan Amendment application has been submitted in consideration of the Carrville Centre Secondary Plan (Vaughan Official Plan 2010, Volume 2, Section 11.2). The proposed land use designations, development blocks, building heights, densities and road network and exceptions are consistent with the policies and objectives of the Carrville Centre Secondary Plan (CCSP) as incorporated into VOP 2010. The subject Official Plan Amendment Application may not be required once the applicable portions of Volume 1 of VOP 2010 are in effect.

2. Zoning By-law Amendment File Z.13.043 to amend Zoning By-law 1-88, specifically to:

- a) rezone a portion of the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (Blocks 1, 1b, 1c and 1d) and OS2 Open Space Park Zone (Blocks 11 and 12) in the manner shown on Attachment #7, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RT1 Residential Townhouse Zone Requirements (Lot Accessed by a Lane)	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements (Lot Accessed by a Lane)
a.	Minimum Lot Area	180 m ²	145 m ²
b.	Minimum Lot Depth	30 m	25 m
c.	Minimum Front Yard Setback to Dwelling	4.5 m	4.0 m
d.	Minimum Rear Yard Setback (Attached Garage)	15 m	1.5 m
e.	Minimum Exterior Side Yard Setback	4.5 m	3.0 m
f.	Minimum Exterior Side Yard Setback to Attached Garage Abutting a Sight Triangle	3.0 m	1.0 m
g.	Maximum Building Height	11 m	12 m
h.	Minimum Distance Between a Garage and the Nearest Wall of Dwelling	7.5 m	5.0 m

- b) create the "CMU3 Mixed Use 3 - Carrville Centre Zone" as a new zone in Zoning By-law 1-88 for Blocks 2 to 10 inclusive, as shown on Attachment #7, in order to implement the policies of the Carrville Centre Secondary Plan, with the following permitted uses and development standards:

Proposed Permitted Uses

- Apartment Dwelling
- Art Gallery
- Banking and Financial Institution
- Business or Professional Office
- Club or Health Centre
- Clinic
- Day Nursery
- Doctor, Dental or Medical Office or Clinic
- Eating Establishment
- Eating Establishment, Take-Out
- Eating Establishment, Convenience
- Employment Use
- Freestanding Commercial Complex
- Hotel
- Live/Work Units
- LCBO and Brewers Retail Outlet
- Mixed Use Development
- Mixed Use Development, Main Street
- Nursing Home
- Office Building
- Personal Service Shop
- Pharmacy
- Place of Amusement
- Place of Entertainment, including a multi-screen cinema complex
- Parking Garage
- Parks
- Public Parking Lot
- Public Parking Garage
- Public Uses
- Recreational Uses
- Regulated Health Professional
- Retail Store
- Seniors' or Retirement Home
- Service or Repair Shop
- Supermarket
- Technical School
- Townhouse Dwelling
- Video Store
- Veterinary Clinic

Proposed Development Standards

	By-law Standard	CMU3 Mixed Use 3 - Carrville Centre Zone
a.	Minimum Lot Area	500 m ²
b.	Minimum Lot Frontage	50 m
c.	Maximum Building Height	As shown on Attachment #6
d.	Minimum Front Yard Setback (Rutherford Road and Dufferin Street)	3.0 m
e.	Minimum Front Yard Setback (Local Road)	0 m
f.	Minimum Floor to Floor Height for Ground Floor Commercial and Residential Uses	4.5 m

	By-law Standard	CMU3 Mixed Use 3 - Carrville Centre Zone
g.	"Build to Zone", meaning an area abutting a street line within which a portion of the building on the lot must be located. The horizontal extent to which the build to zone is required to be occupied by a building is given as a percentage of the length of the street line of the lot on which the building is located.	75% on lands adjacent to local roads 50% on lands adjacent to Rutherford Road and Dufferin Street

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

3. Draft Plan of Subdivision File 19T-13V010 as shown on Attachment #3 to facilitate a mixed-use plan of subdivision consisting of the following:

Low-Rise Mixed-Use Blocks (Blocks 1, 1b, 1c, and 1d)	0.87 ha
High-Rise Mixed-Use Blocks (Blocks 2, 3, 4, 5, 6, 7, 8, 9, 10)	7.63 ha
Parks (Blocks 11 and 12)	0.48 ha
<u>Public Rights-of-Way (Streets "A", "B", "C", "D", "E" and Lanes "1" "2" and "3")</u>	<u>2.24 ha</u>
Total	11.22 ha

Background - Analysis and Options

Following the approval of the Carrville District Centre Plan (OPA #651) in 2006, Vaughan Council approved the Carrville District Centre Urban Design Streetscape Master Plan Study in 2008, that facilitated modifications to the policies included in OPA #651 to achieve an appropriate built form and massing within the Carrville District Centre. Other modifications included minor adjustments to the road and block pattern, and increased building heights while maintaining the same overall density within the District Centre, through the reduction in size of the building floor plates. These modifications allowed for taller narrower buildings on podiums to reduce shadowing, and create a more interesting skyline. These changes, were incorporated into the adopted City of Vaughan Official Plan 2010, as the Carrville Centre Secondary Plan (Volume 2, Section 11.2) as shown on Attachment #6, which was approved by the Ontario Municipal Board on December 2, 2013. Through the final approval of the City of Vaughan Official Plan 2010, OPA #651 will be superseded.

The owner is proposing amendments to the in-effect Carrville District Centre Plan (OPA #651), to conform to the Carrville Centre Secondary Plan (CCSP) as incorporated into VOP 2010, Volume 2, Section 11.2, as Volume 2 is dependant on portions of Volume 1 of VOP 2010 being fully in effect. The proposed land use designations, development blocks, height, density and road network are consistent with the policies and objectives of the CCSP.

Location	<ul style="list-style-type: none"> Northwest of Dufferin Street and Rutherford Road, City of Vaughan, being part of Planning Block 18 (Attachment #8), shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation a) In-effect Official Plan	<ul style="list-style-type: none"> "Mixed Use 1", "Mixed Use 2", and "Parks" by in-effect OPA #600, as amended by OPA #651 (Carrville District Centre Plan). The "Mixed Use 1" designation permits a maximum building height of 8-storeys and a maximum Floor Space Index (FSI) of 3.0. The "Mixed Use 2" designation permits a maximum building height of 4-storeys and a maximum FSI of 2.0.

b) VOP 2010	<ul style="list-style-type: none"> ▪ The proposed amendments to the land use designation boundaries, road pattern, maximum densities, and building heights do not conform to OPA #600, as amended by OPA #651. ▪ The lands are subject to the Carrville Centre Secondary Plan (CCSP) area policies of the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012) and further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part, by the Ontario Municipal Board on July 23, 2013, December 2, 2013 and February 3, 2014. The Carrville Centre Secondary Plan (Volume 2, Section 11.2 of VOP 2010) was approved by the Ontario Municipal Board on December 2, 2013. The proposed amendment to the Official Plan is consistent with the Carrville Centre Secondary Plan as incorporated into Volume 2 of VOP 2010. ▪ The subject Official Plan Amendment Application may not be required once the applicable portions of Volume 1 of VOP 2010 are in effect.
Zoning	<ul style="list-style-type: none"> ▪ "A" Agricultural Zone by Zoning By-law 1-88. ▪ The proposed rezoning and site-specific exceptions do not comply with Zoning By-law 1-88, and therefore, a zoning by-law amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, with the purpose to be consistent with the Carrville Centre Secondary Plan (VOP 2010, Volume 2).
b.	Appropriateness of Proposed Land Uses, Lot Configuration, Building Height and	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed modifications to the land use and site-specific exceptions, road pattern, and the permitted building heights and density will be reviewed in consideration of compatibility with the surrounding existing and planned land uses, and to be consistent with the general intent

	MATTERS TO BE REVIEWED	COMMENT(S)
	Density	of the Carrville District Urban Design Streetscape Master Plan Study and the City of Vaughan Official Plan, CCSP (VOP 2010, Volume 2), to ensure that this area is the focus of the highest intensity and order of land uses within the Carrville community and its development as an urban core.
c.	Appropriateness of the Proposed Street Network	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed street network, including potential connections to the broader Carrville Centre Secondary Plan Area, will be reviewed. ▪ The owner is proposing a private road between Blocks 2, 7, and 8, as shown on Attachment #3, whereas the Carrville Centre Secondary Plan designates this road as a public local right-of-way, as shown on Attachment #6. The appropriateness of the proposed private road will be reviewed and addressed in a comprehensive technical report to a future Committee of the Whole meeting.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the approved Carrville District Centre Urban Design Streetscape Master Plan Study.
e.	Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The Zoning By-law Amendment Application will be reviewed in consideration of the provisions of the City's Zoning By-law 1-88 and the appropriateness of the proposed new zone categories and site-specific zoning exceptions necessary to implement the development proposal. ▪ Thirteen of the 40 proposed permitted uses in the CMU3 Mixed Use 3 - Carrville Centre Zone are not defined in Zoning By-law 1-88. The appropriateness of permitting the range of commercial uses proposed and any required definitions will be reviewed and addressed in a comprehensive technical report to a future Committee of the Whole meeting.
f.	Block 18 Plan	<ul style="list-style-type: none"> ▪ The approved Block 18 Plan as shown on Attachment #8 identifies the subject lands as the Carrville District Centre. The proposal will be reviewed in consideration of the Block 18 Plan and the surrounding existing and planned land uses and any Block Plan conditions respecting Regional infrastructure, including wastewater and water system improvements, any requirements for reconstruction of Dufferin Street and/or Rutherford Road and road widenings, and City infrastructure, including sanitary, water and stormwater management, to the satisfaction of the City.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Traffic Impact Study	<ul style="list-style-type: none"> The Region of York and the Vaughan Development/Transportation Engineering Department must review and approve the Traffic Impact study submitted in support of the applications.
h.	Block 18 Developers Group Agreement	<ul style="list-style-type: none"> 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.
i.	Parkland Dedication	<ul style="list-style-type: none"> The owner will be required to provide parkland and/or cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the City's Parkland Dedication and Cash-in-lieu Policy.
j.	Studies and Reports	<ul style="list-style-type: none"> The owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> Planning Justification Report Environmental Noise Report Geotechnical Report Environmental Impact Study and Tree Inventory Urban Design and Sustainable Design Guidelines/Brief Landscape Master Plan Transportation Management Plan Road Hierarchy Plan
k.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.
l.	Interim Uses	<ul style="list-style-type: none"> The owner is proposing to permit single use commercial buildings as interim uses towards the full build out of the plan as envisaged by the Official Plan. Appropriate policies and planning tools (e.g. zoning) will be reviewed to establish mechanisms to ensure that these uses are phased out over time and replaced with uses to implement the long term vision of the Official Plan.
m.	Functional Servicing Report/Allocation	<ul style="list-style-type: none"> The Vaughan Development/Transportation Engineering Department must review and approve the Master Environmental Servicing Plan/Functional Serving Report

	MATTERS TO BE REVIEWED	COMMENT(S)
		submitted in support of the applications. The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should allocation not be available, use of the Holding Symbol "(H)" will be considered for the subject lands.
n.	Draft Plan of Subdivision	<ul style="list-style-type: none"> Draft Plan of Subdivision File 19T-13V010 will be reviewed in consideration of the surrounding land uses, to create development blocks, and to implement draft plan of subdivision conditions to ensure appropriate road alignments and connections, servicing and grading and other municipal, regional and community agency requirements.
o.	Phase 1 Environmental Report	<ul style="list-style-type: none"> The Vaughan Development/Transportation Engineering Department must review and approve the Phase 1 ESA (Environmental Site Assessment) submitted in support of the application.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. The subject lands are located at the intersection of two Regional Roads (Rutherford Road and Dufferin Street). The Owner is required to satisfy all requirements of the Region, including but not limited to potential road widening requirements, intersection locations and design, the provision of transit facilities as may be required, turning lanes, and servicing. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and 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. Draft Plan of Subdivision File 19T-13V010
4. Landscape Plan
5. OPA 651 (In-effect) - Carrville District Centre-Land Use
6. Proposed Official Plan (VOP 2010) - Carrville Centre Secondary Plan-Land Use
7. Proposed Zoning
8. Block 18 Plan

Report prepared by:

Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

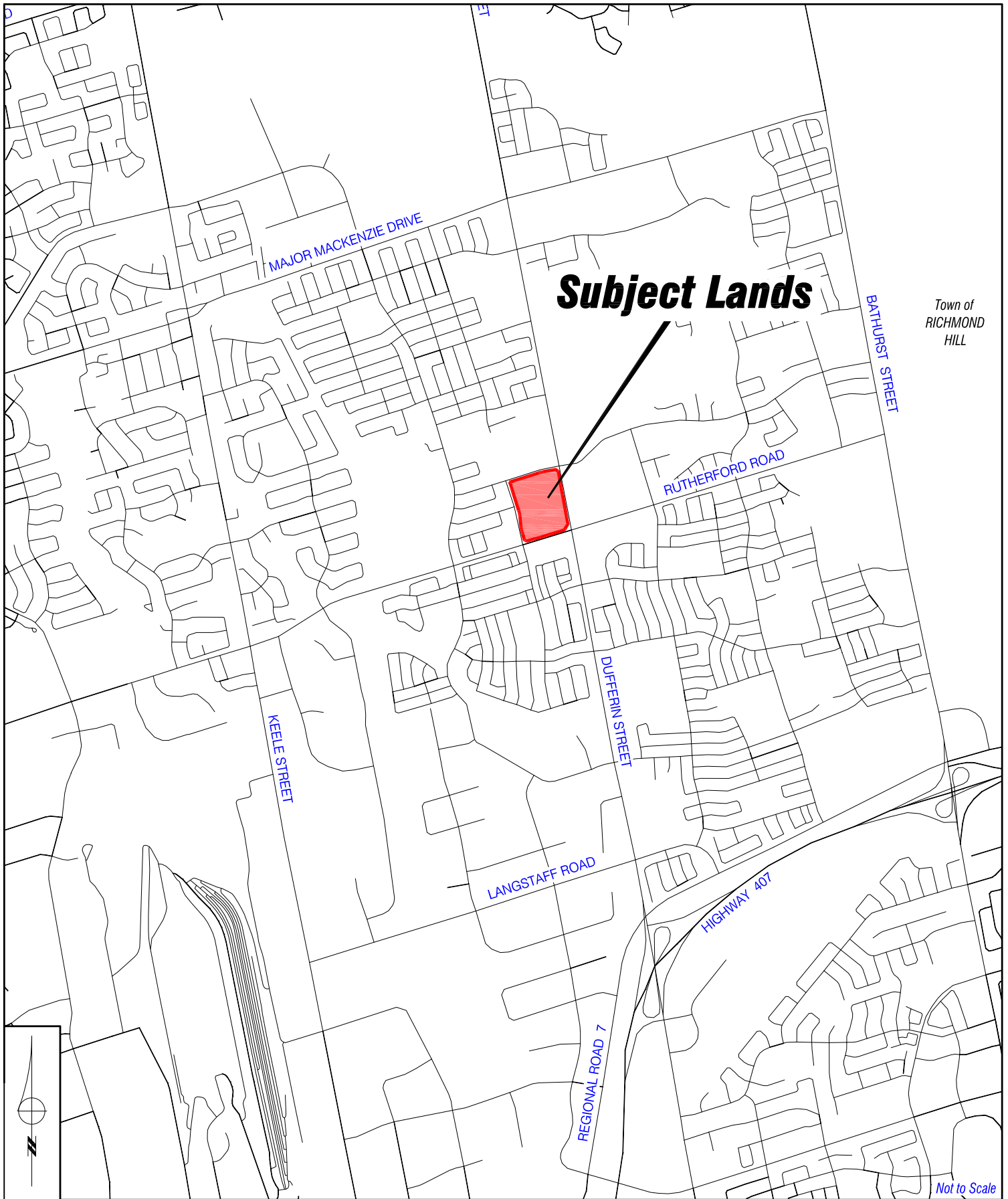
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part Lot 16, Concession 3

APPLICANT:
Nine-Ten West Limited

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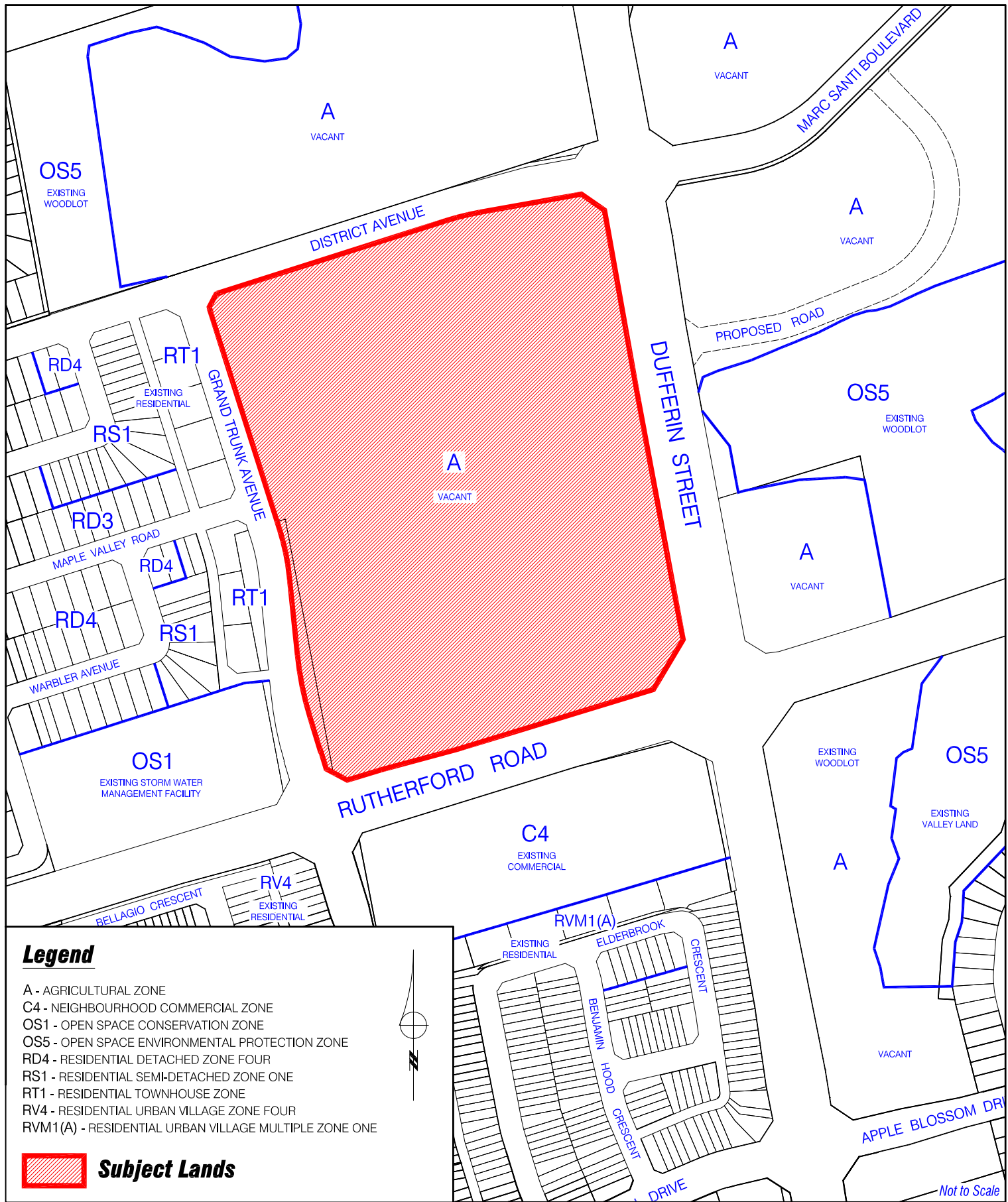


Attachment

FILE(S):
OP.13.015, Z.13.043, 19T-13V010

DATE:
December 12, 2013

1



Location Map

LOCATION:
Part Lot 16, Concession 3

APPLICANT:
Nine-Ten West Limited

N:\DFT\1 ATTACHMENTS\OP\op.13.015_z.13.043_19T-13V010.dwg

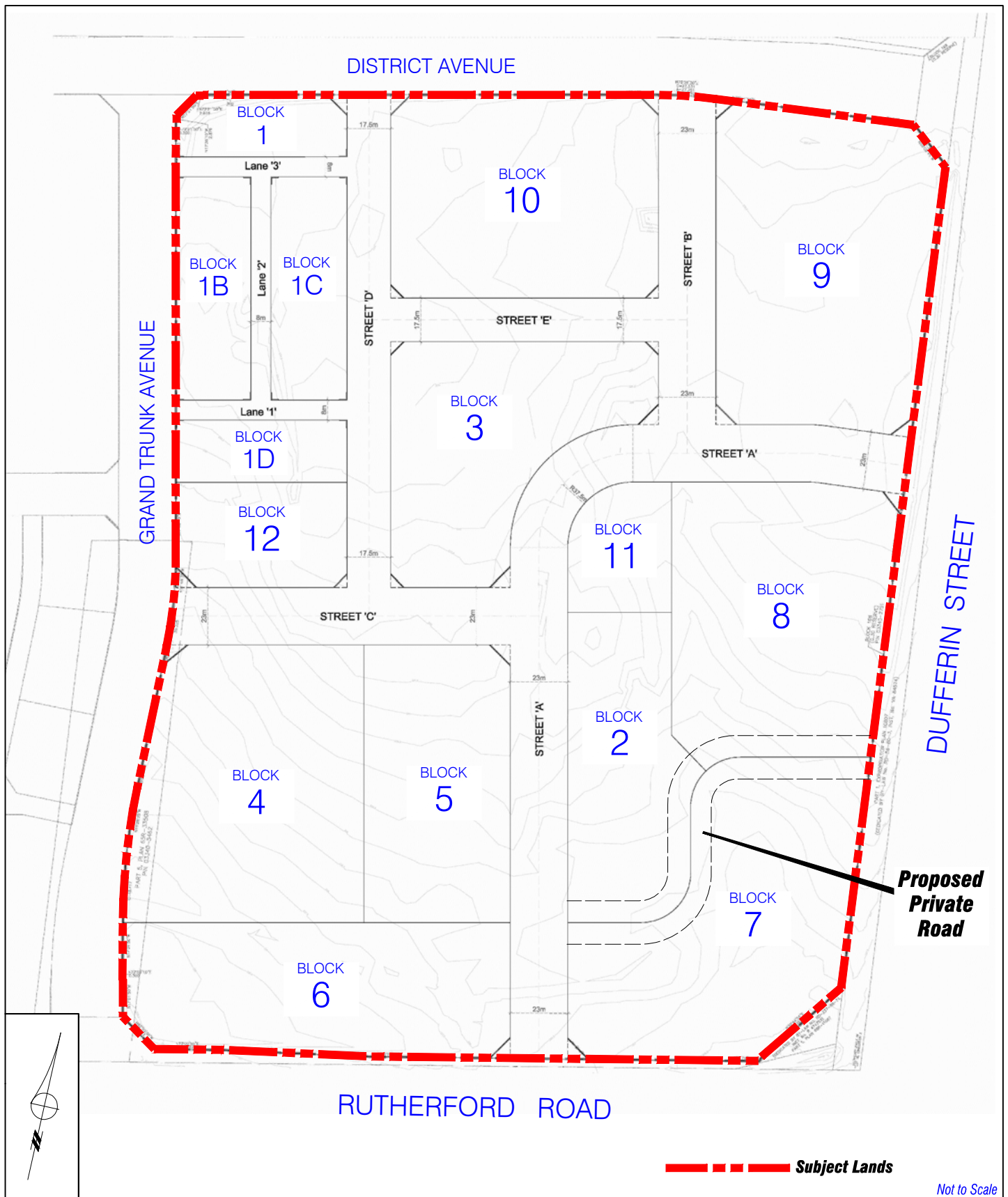


Attachment

FILE(S):
OP.13.015, Z.13.043, 19T-13V010

DATE:
December 12, 2013

2



Draft Plan of Subdivision File 19T-13V010

LOCATION:
Part Lot 16, Concession 3

APPLICANT:
Nine-Ten West Limited

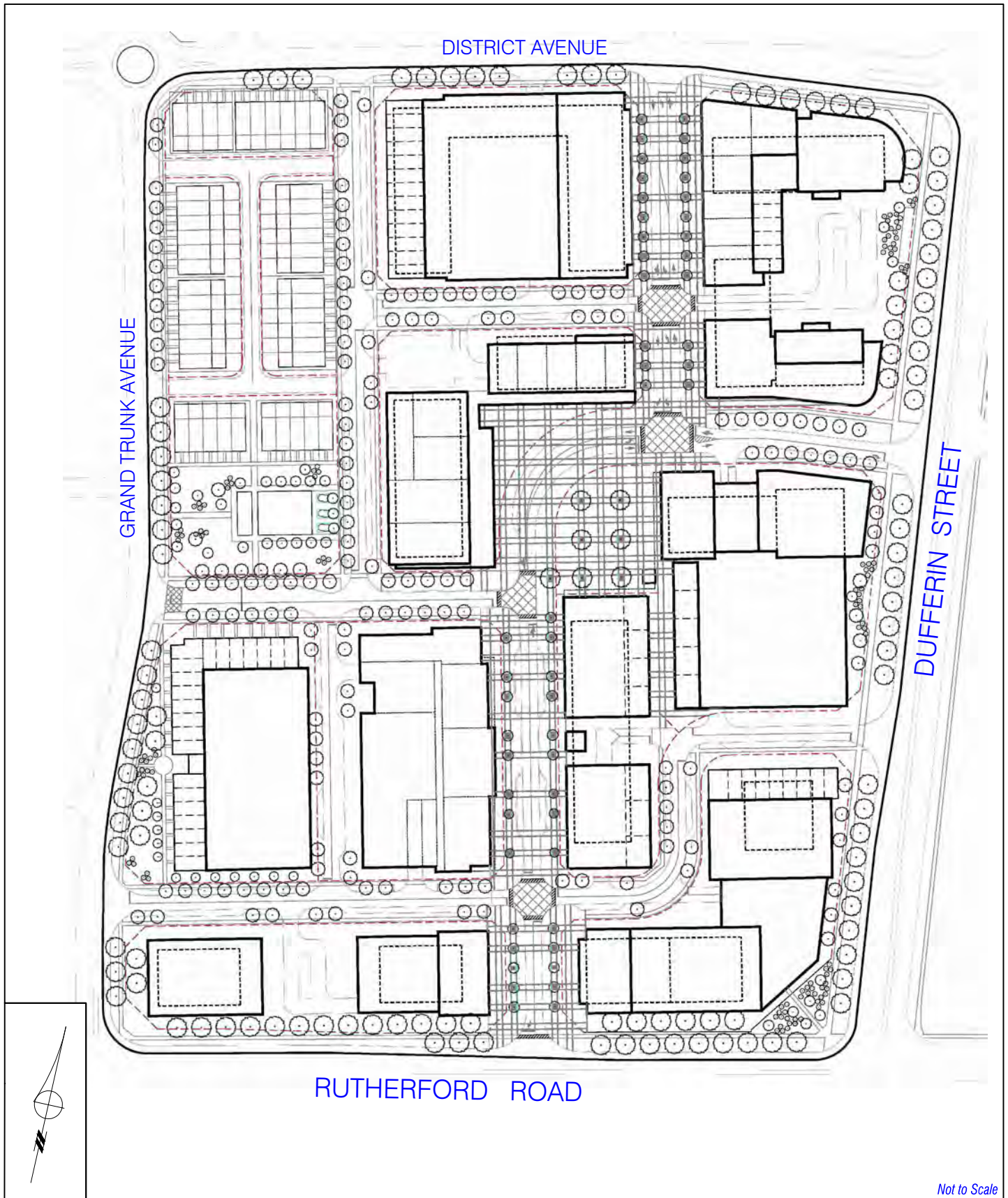


Attachment

FILE(S):
OP.13.015, Z.13.043, 19T-13V010

DATE:
December 12, 2013

3



Landscape Plan

LOCATION:
Part Lot 16, Concession 3

APPLICANT:
Nine-Ten West Limited

N:\DFT\1 ATTACHMENTS\OP\op.13.015_z.13.043_19T-13V010.dwg

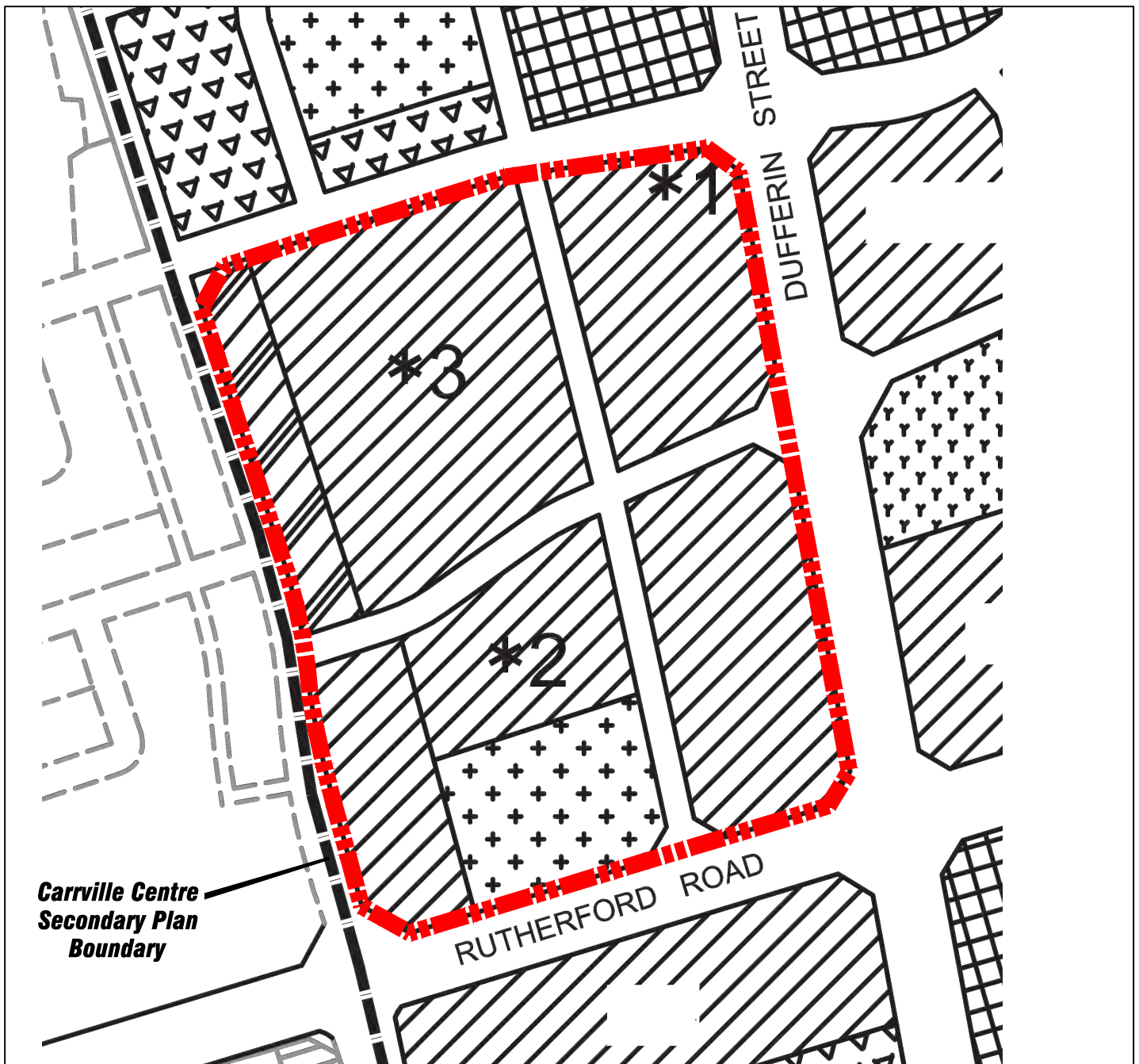


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FILE(S):
OP.13.015, Z.13.043, 19T-13V010







DATE:
December 12, 2013

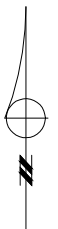
4



Secondary Plan for Carrville District Centre

Subject Lands

- | | | |
|---|----------------------------|--|
|  | Mixed Use 1 | * For exceptions to MU-1 and MD-R see relevant land use designations in OPA |
|  | Mixed Use 2 |  Parks |
|  | High Density Residential |  Valleylands/Woodlots |
|  | Medium Density Residential | |



Not to Scale

OPA 651(In Effect) - Carrville District Centre - Land Use

LOCATION:
Part Lot 16, Concession 3

APPLICANT:
Nine-Ten West Limited

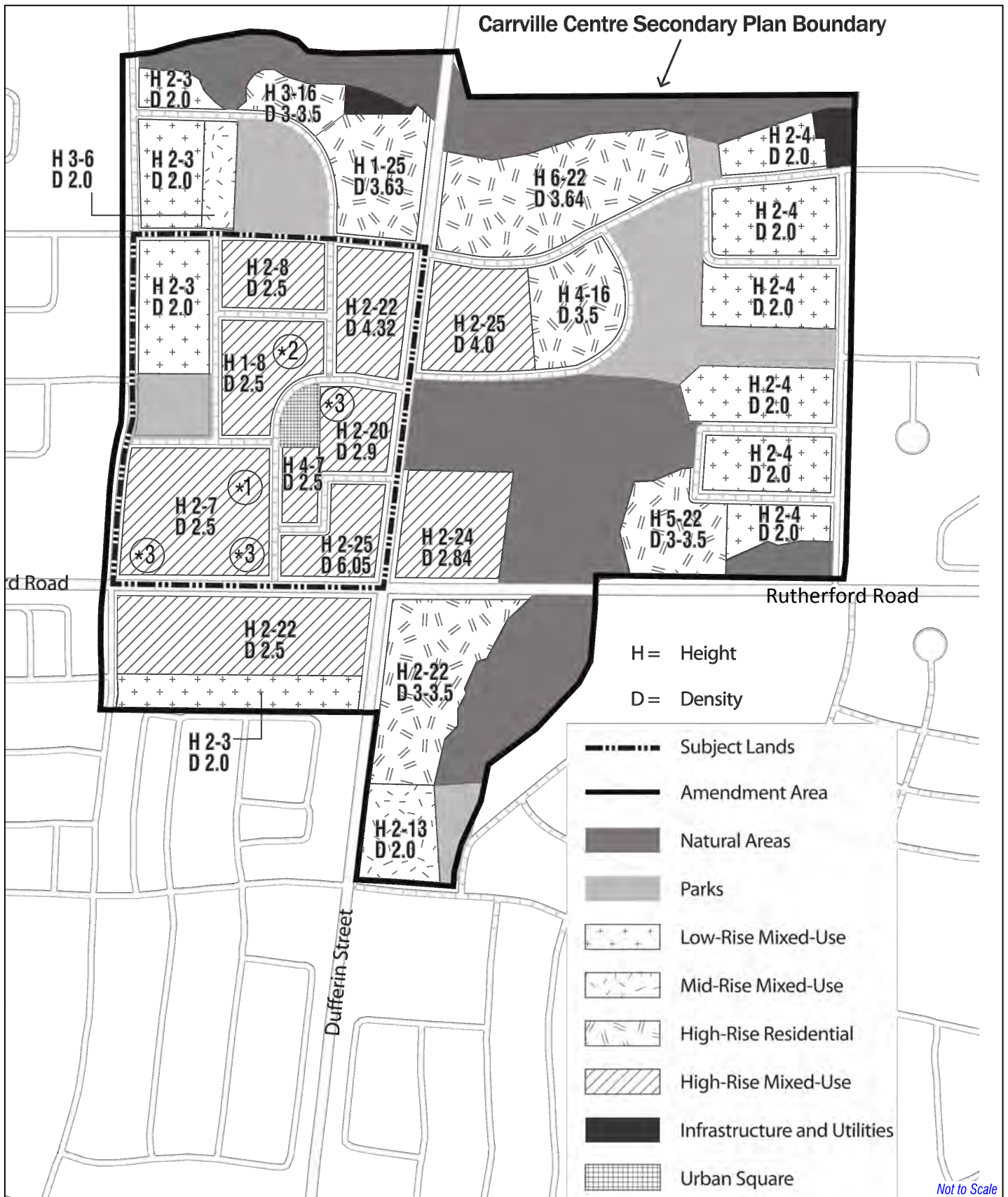


Attachment

FILE(S):
OP.13.015, Z.13.043, 19T-13V010

DATE:
December 12, 2013

5



Proposed Official Plan (VOP 2010) - Carrville Centre Secondary Plan - Land Use

LOCATION:
Part Lot 16, Concession 3

APPLICANT:
Nine-Ten West Limited

N:\DFT\1 ATTACHMENTS\OP\op.13.015_z.13.043_19T-13V010.dwg

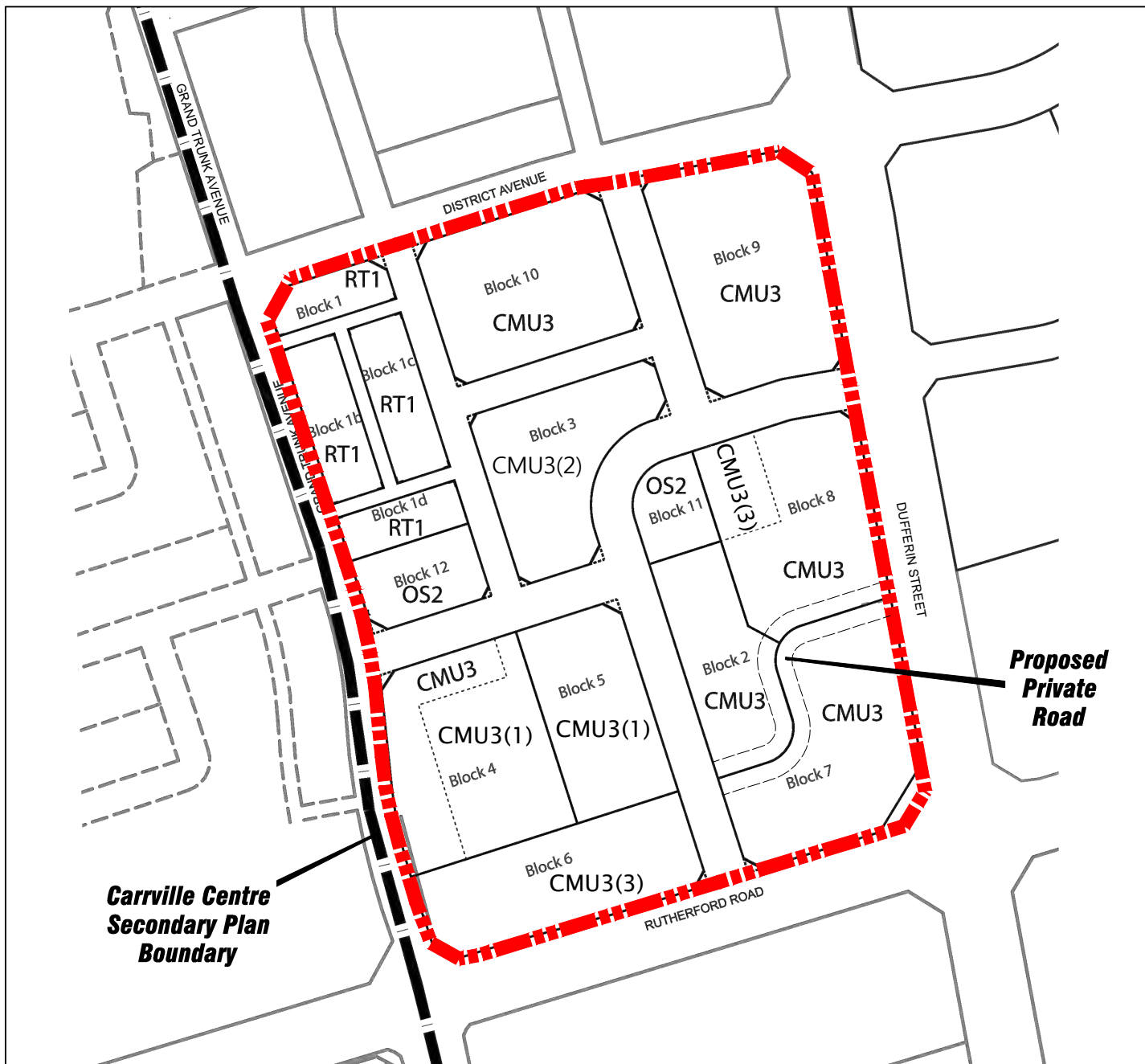


Attachment

FILE(S):
OP.13.015, Z.13.043,
19T-13V010

DATE:
December 12, 2013

6



Zoning By-Law Amendment

To amend Zoning By-Law 1-88 to rezone the Subject lands from A Agricultural to:

RT1 Residential Townhouse Zone

OS2 Open Space Park Zone

CMU3 Mixed Use 3 - Carrville Centre

CMU3(1) Mixed Use 3 - Carrville Centre (exception 1)

CMU3(2) Mixed Use 3 - Carrville Centre (exception 2)

CMU3(3) Mixed Use 3 - Carrville Centre (exception 3)

Subject Lands

Not to Scale

Proposed Zoning

LOCATION:
Part Lot 16, Concession 3

APPLICANT:
Nine-Ten West Limited

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Attachment

FILE(S):
OP.13.015, Z.13.043, 19T-13V010

DATE:
December 12, 2013

7



Block 18 Plan

LOCATION:
Part Lot 16, Concession 3

APPLICANT:
Nine-Ten West Limited

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Attachment

FILE(S):
OP.13.015, Z.13.043, 19T-13V010

DATE:
December 12, 2013

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