

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 2, Report No. 27, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on June 27, 2017, as follows:

***By approving that Committee of the Whole (Public Hearing) recommendation 2) be replaced with the following:***

- 1) That the Local Councillor be authorized to convene meetings of stakeholders in this application, to promote a free exchange of views between the applicant, the City of Vaughan, and the ratepayers in an attempt to resolve issues identified through the public hearing process (i.e., by way of the Planning Department's preliminary report, by the deputants at the public hearing, and by correspondents on these matters);***
- 2) That appropriate staff be directed to attend such meetings on an as-needed basis as determined by the Local Councillor in consultation with stakeholders;***
- 3) That the Planning Department retain, at the applicant's expense, the consulting services of an independent traffic engineer, to conduct a review of traffic related studies submitted by the applicant; and***
- 4) That the local ratepayers' association be advised of said consultant and the scope of the review; and***

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

- C11 Mr. Bob Murray, Park Drive, Woodbridge, dated June 20, 2017;***  
***C12 Ms. Lori Orrico-Laudari, dated June 20, 2017;***  
***C13 Ms. Florence Facchini, dated June 20, 2017;***  
***C14 Ms. Ashley Macri, dated June 20, 2017; and***  
***C15 Mr. Bill van Geest, Meeting House Road, Woodbridge, dated June 20, 2017.***

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**2 OFFICIAL PLAN AMENDMENT FILE OP.16.012  
ZONING BY-LAW AMENDMENT FILE Z.16.051  
2466571 ONTARIO INC.  
WARD 2 - VICINITY OF CLARENCE STREET AND MOUNSEY STREET**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 20, 2017, be approved;**
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents, Ratepayers' Associations, appropriate City staff and Regional Councillors to address issues raised;**
- 3) That the following deputations and Communications be received:**
  - 1. Mr. Claudio Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan, on behalf of the applicant;**
  - 2. Mr. Mark Zwicker, Architecture Unfolded, on behalf of applicant;**
  - 3. Ms. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge;**

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4. Mr. Tony Lorini, Greater Woodbridge Ratepayers' Association, Ayton Crescent, Woodbridge;
5. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
6. Mr. Edward Uchimaru, James Street, Woodbridge;
7. Mr. William Clarke, Davidson Street, Woodbridge;
8. Ms. Linda Williamson, Park Drive, Woodbridge;
9. Ms. Talia Ilechukwu, Meeting House Road, Woodbridge and Communication C2, dated May 31, 2017;
10. Mr. Cheol Yong Lee, Rock Community Church, Clarence Street, Woodbridge and Communication C4, dated June 19, 2017;
11. Ms. Laura Federico, Waymar Heights Boulevard, Woodbridge; and

**4) That the following Communications be received:**

- C1. Ms. Lidia Taylor, Meeting House Road, Vaughan, dated June 2, 2017;
- C3. Mr. Roy Nicolucci, dated June 15, 2017;
- C5. Ms. Rose Mary Lecce, Davidson Drive, Woodbridge, dated June 19, 2017;
- C6. Ms. Joanne Morrison, Park Drive, Woodbridge, dated June 18, 2017;
- C7. Mr. Faiyaz Khandwala, Claddamour Place, Woodbridge, dated June 19, 2017;
- C8. Mr. Steve Woodhall, Fairground Lane, Woodbridge, dated June 20, 2017;
- C9. Mr. Christopher Nicol, Powesland Crescent, Woodbridge, dated June 19, 2017;
- C10. Ms. Lory Capoccia, dated June 19, 2017;
- C11. Ms. Susan Okom, Islington Avenue, Woodbridge, dated June 20, 2017;
- C12. Mr. Dan Scott, dated June 20, 2017;
- C13. Mr. Walter Fraccaro, dated June 20, 2017;
- C14. Ms. Pierina Sturino, dated June 20, 2017;
- C15. Mr. Chris Adamkowski, dated June 20, 2017; and
- C16. Irene Clarke and Patricia Moore, Clarence Street, Woodbridge, dated June 20, 2017.

#### **Recommendation**

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

1. THAT the Public Hearing report for Files OP.16.012 and Z.16.051 (2466571 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

#### **Contribution to Sustainability**

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

#### **Economic Impact**

This will be addressed when the technical report is completed.

#### **Communications Plan**

- a) Date the Notice of Public Hearing was circulated: May 26, 2017.

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The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the subject lands plus the expanded notification area shown on Attachment #2 and to the Woodbridge Village Ratepayers Association.
- c) Comments Received:

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

#### **Purpose**

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands, as shown on Attachments #1 and #2, to facilitate the development of a 9-storey, residential apartment building with 192 units as shown on Attachments #3 and #4. A total of 288 parking spaces are proposed in a 2 level underground parking garage served by a private driveway:

- 1. Official Plan Amendment File OP.16.012 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 2 specifically Section 11.11, Woodbridge Centre Secondary Plan (WCSP) of Volume 2 to:
  - i) redesignate the subject lands from “Low Rise Residential” to “Mid-Rise Residential”, whereas VOP 2010 only permits detached semi-detached and townhouse dwelling units without a prescribed density; and
  - ii) to increase the maximum permitted building height from 2-storeys to 9-storeys and permit a Maximum Floor Space Index (FSI) of 1.23.
- 2. Zoning By-law Amendment File Z.16.051 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone to RA2 Apartment Residential Zone, together with the following site-specific zoning exceptions:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirements</b>
a.	Minimum Front Yard Setback (Mounsey Street)	4.5 m	3 m

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b.	Minimum Setback to the Underground Garage (Mounsey Street)	1.8 m	0 m
c.	Minimum Amenity Area	110 one-bedroom units @ 20 m <sup>2</sup> /unit = 2,200 m <sup>2</sup> + 64 two bedroom units @ 55 m <sup>2</sup> /unit = 3,520 m <sup>2</sup> + 18-three bedroom units @ 90 m <sup>2</sup> /unit = 1,620 m <sup>2</sup>  Total = 7,340 m <sup>2</sup>	Minimum amenity area 5,740 m <sup>2</sup>
d.	Minimum Parking Requirements	192 apartment units @ 1.5 spaces/unit = 288 spaces + 192 apartment units @ 0.25 visitor spaces/unit = 48 spaces  Total Parking Required = 336	192 apartment units @ 1.5 spaces/unit (including visitor parking) = 288 spaces

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

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>The 1.64 ha subject lands are located on the south side of Mounsey Street, east of Clarence Street, and are municipally known as 31 and 55 Mounsey Street shown as "Subject Lands" on Attachments #1 and #2. The site is developed with an existing single-storey dwelling.</li> <li>The subject property fronts onto Mounsey Street, a municipal road with a rural cross section that provides access to two existing properties, the single-storey dwelling on the subject lands and a place of worship located immediately to the west.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated "Low Rise Residential" by Vaughan Official Plan 2010 (VOP 2010) Volume 2 specifically Volume 2 - Woodbridge Centre Secondary Plan (WCSP).</li> <li>The "Low Rise Residential" designation of the WCSP permits a maximum building height of 2-storeys on the subject lands. The WCSP also defers to the policies of the "Low Rise Residential" designation of Volume 1 of VOP 2010. The "Low</li> </ul>

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	<p>Rise Residential” designation permits the following building types; detached and semi-detached house, townhouse and public and private institutional buildings.</p> <ul style="list-style-type: none"> <li>▪ The majority of the lands have been identified as being located within the Natural Heritage Network by VOP 2010, Schedule 2. More specifically, a Significant Bio-forest (core feature) has been identified on the subject lands.</li> <li>▪ Development and or site alteration in Core Features is prohibited and development or site alteration adjacent to Core Features shall not be permitted unless it is demonstrated through an Environmental Impact Study that the development or site alteration will not result in a negative impact on the feature.</li> <li>▪ The proposal to redesignate the subject lands to “Mid-Rise Residential” to permit a 9-storey, 192 residential unit apartment building with a residential density having a floor space index (FSI) of 1.23 times the entire area of the lot does not conform to the policies of VOP 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned R2 Residential Zone, which permits a range of uses including but not limited to Home Occupation, Church, community centre, private home tutoring, day nursery, and a detached dwelling.</li> <li>▪ The current R2 Residential Zone of the Subject lands does not permit the proposed residential apartment building. An amendment to Zoning By-law 1-88 is required to facilitate the proposed development shown on Attachments #3 and #4, and the site-specific zoning exceptions identified in Table 1 of this report.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial Policies, 2014 (PPS), Regional and City Official Plan policies.	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable policies of the Provincial Policy Statement (2014), Places to Grow, the York Region Official Plan and the Vaughan Official Plan (VOP 2010) including the Woodbridge Centre Secondary Plan.</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed redesignation of the subject lands, increased density and height, among other matters, will be reviewed.</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific exceptions, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, built-form, appropriate site design and building height, parking, and transition to existing uses.</li> <li>▪ The development limits of the subject lands must be established to the satisfaction of the Toronto and Region Conservation Authority and the City. The portion of the lands located within the Natural Heritage Network will be zoned into the appropriate Open Space Zone and dedicated into public ownership, should the applications be approved.</li> </ul>
c.	Traffic, Road Widening/improvements, and Parking Adequacy	<ul style="list-style-type: none"> <li>▪ Mounsey Street is a municipal road with a rural cross section therefore the access, road improvements, including any potential road widening, must be identified and addressed as part of this review.</li> <li>▪ The Owner has submitted a Traffic Impact Study (TIS). The TIS includes a Parking Requirement Summary in support of the applications. The TIS must be reviewed and approved by the Development Engineering and Infrastructure Planning Department.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following reports and studies in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> <li>- Tree Inventory and Preservation/Edge Management Plan</li> <li>- Phase 1 Environmental Site Assessment</li> <li>- Functional Servicing Report</li> <li>- Environmental Impact Study</li> <li>- Slope Stability Assessment</li> <li>- Archaeological Assessment</li> <li>- Stormwater Management Report</li> </ul> </li> <li>▪ Additional reports, may be required as part of the development application review process.</li> </ul>

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e.	Water and Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li></ul>
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The subject lands contain a relatively steep slope, which is highly vegetated and considered a forested area that forms part of the valley corridor. The subject lands are also located within the TRCA's Regulated Area under O. Reg. 166/06, and therefore, the Owner must satisfy all requirements of TRCA.</li></ul>
g.	Future Site Plan Application	<ul style="list-style-type: none"><li>▪ A future Site Development Application will be required for the proposed development, if the subject applications are approved.</li><li>▪ All issues identified through the review of the Site Development Application, including but not limited to, connection to a future trail system, pedestrian accessibility, site organization, built form and design, environmental sustainability, will be addressed in a technical report to a future Committee of the Whole meeting, should the application be approved.</li></ul>
h.	Sustainable Development	<ul style="list-style-type: none"><li>▪ Opportunities for suitable design, including CEPTD ( Crime Prevention Through Environmental Design), LEED (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 the subject applications are approved.</li></ul>
i.	Parkland Dedication	<ul style="list-style-type: none"><li>▪ Should the applications be approved, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands or a fixed rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-Lieu Policy is required to the satisfaction of the City.</li></ul>

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j.	Section 37 (Density Bonusing)	<ul style="list-style-type: none"><li>▪ Should the applications be approved, the implementing Zoning By-law shall include provisions respecting density bonusing that will be implemented through an executed Density Bonusing Agreement in accordance with Section 37 of the Planning Act RSO 1990, to the satisfaction of the City of Vaughan.</li></ul>
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"><li>▪ A Draft Plan of Condominium Application will be required for the proposed development, if the subject applications are approved.</li><li>▪ The Draft Plan of Condominium shall be reviewed to ensure it implements the approved site plan and any outstanding issues will be addressed in a technical report to a future Committee of the Whole meeting.</li></ul>

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

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

#### **Regional Implications**

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

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the 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. Concept Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Building Elevations

#### **Report prepared by:**

Eugene Fera, Senior Planner OMB, ext. 8003



**Subject:**

31 and 55 Mounsey development

**From:** Bob Murray [REDACTED]  
**Sent:** June-20-17 5:23 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** 31 and 55 Mounsey development

c11 - Communication COUNCIL: <u>June 27/17</u> CW(PH) Rpt. No. <u>27</u> Item <u>2</u>
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File number OP.16.012 and 2.16.015

I am responding to the Notice of a Public Hearing regarding the development at 31 and 55 Mounsey street City of Vaughan.

As a long time resident of Woodbridge (35years) I have serious concerns as to what has been proposed at this sight.

If any of this gets approved the City of Vaughan is venturing down a slippery slope in that a precedence will be made to allow

other developers in the future to get approval to build in areas designated for low rise residential and get approved for apartments or

condos 7 or more stories. (Mid-Rise residential). This will have an impact on neighborhoods with traffic and noise.

Clarence street is clogged now with the morning and afternoon vehicle volume.

The other concern is the recent purchase of the Board of Trade property ( The Country Club Golf.course) once development starts more construction

more noise and ware and tear on roads that are already at capacity.

The city of Vaughan can not allow this assault on our neighborhoods as we know them today. THIS IS JUST NOT RIGHT!!!

So lets hope our Mayor and city fathers have what it takes and what the citizens of Vaughan expect to use common sense and listen to

what the citizens in this are telling them.

Bob Murray  
16 Park Dr.  
Woodbridge

**Subject:**

File op.16.012 and Z.16.051

c 12
Communication
COUNCIL: June 27/17
CW(PH) Rpt. No. 27 Item 2

**From:** Orrico-Laudari, Lori (James Cardinal McGuigan)

**Sent:** June-20-17 9:23 PM

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

**Cc:** [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca)

**Subject:** File op.16.012 and Z.16.051

To whom it may concern,

**RE: File op.16.012 and Z.16.051**

I reside at [REDACTED] Clarence St. Woodbridge ON L4L 1L3. As a resident of Woodbridge from 1986 I have seen its development and have been supportive of its growth and progress. However, I am strongly opposed to the proposed construction of a 9 story residential building on Mounsey St.

Firstly, Mounsey street is located near to the Humber River and any construction near the River will have environmental consequences, such as introducing more silt and or debris into the watershed, as well as impacting migratory birds and other species who live in or near the river and its surrounding area.

Secondly, introducing 192 units into an area serviced by one main artery, Clarence St., leading to another single artery, Woodbridge Ave. will create traffic mayhem. Presently, residents must line up during peak traffic times in order to move south on Clarence Ave to then turn right or left onto Woodbridge Ave. Due to its Heritage classification Clarence St and Woodbridge Ave cannot nor should not be widened to accommodate increased traffic. Residents who use Meeting House as a conduit to Kipling Ave are met with a steep and slipper slope during the winter months of November through March. Thus, an already troubling traffic issue in "downtown" Woodbride will worsen due limited infrastructure in the surrounding areas.

Thirdly, the village of Woodbridge should be developed as a unique, historical neighbourhood. By adding a 9 story building the historical essence will be undermined and altered.

Before allowing this type of construction to commence all concerns must be addressed and all efforts made to create an alternate traffic route from Mounsey St to Islington Ave (which would have an impact on the adjacent Board of Trade Golf Course and Fundale Park)

Please feel free to advise me of any modifications or decisions moving forward,

*Lori Orrico-Laudari*

*Co operative Education Teacher*

James Cardinal McGuigan

1440 Finch Avenue West, Toronto, Ontario M3J 3G3

☎ 416.393.5527 | ☎ 416.397.6062 | ✉ [lori.orrico-laudari@tdsb.org](mailto:lori.orrico-laudari@tdsb.org)

**Subject:**

File #OP.16.012 and Z.16.051

c 13
Communication
COUNCIL: June 27/17
CW(PH) Rpt. No. 27 Item 2

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

From: FLORENCE FACCHINI [REDACTED]  
Sent: June-20-17 8:45 PM  
To: DevelopmentPlanning@vaughan.ca  
Cc: info@villageofwoodbridge.ca  
Subject: File #OP.16.012 and Z.16.051

To whom it may concern,

As a resident of Woodbridge for over 25 years, I have seen the city develop at a rapid pace. While I understand that growth and developing of the city is positive, the idea of approving a 9 storey condo off of Clarence street is something I hope the city will not allow. The building does not respect the surrounding forested area and destroys our unique neighbourhood character. As a taxpayer, I want to express my opposition to this project as a 9 storey building will only increase the traffic in our neighbourhood.

Florence Facchini

**Subject:**

File # OP.16.012 and Z.16.051

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Communication
COUNCIL: June 27/17
CW(P) Rpt. No. 27 Item 2

**From:** Ashley Cicchillo [REDACTED]

**Sent:** June-20-17 6:07 PM

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

**Subject:** File # OP.16.012 and Z.16.051

To whom it may concern,

My husband and myself may not be able to attend the hearing this evening at City Hall at 7pm regarding **File # OP.16.012 and Z.16.051**. Below are our concerns we would like to voice for the proposed increase of the 2 floor condo building being built on 31 and 55 Mousey Street in Woodbridge.

- There will be more traffic on Woodbridge Avenue, where they already several condo buildings already.
- This will lead to more destruction of our unique neighbourhood character and natural environment.
- This will eventually lead to more problems with our infrastructure.
- The roads in this area do not have several lanes for traffic; leading to frequent road repairs, increased traffic, and delays in daily schedules.
- Even higher buildings

I thank you for your time and attention during this matter.

Kind regards,

Ashley Macri (Cicchillo)

**Subject:**

file # OP.16.012 and Z.16.051.

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Communication
COUNCIL: June 27/17
CW(RH) Rpt. No. 27 Item 2

**From:** Bill van Geest, [REDACTED]

**Sent:** June-20-17 4:09 PM

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

**Cc:** [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca); Carella, Tony

**Subject:** Re: file # OP.16.012 and Z.16.051.

Sir or madam:

I am responding to the proposal to build a nine-story condominium building on Mounsey Drive in Woodbridge Village. I am not able to attend the public hearing, so hence this letter.

I am generally in favour of intensification and the construction of condo buildings and commercial development in Woodbridge village, provided that they are modest and well-designed. However, this proposal goes far beyond the bounds of proper planning and would produce a monstrosity in an area that should remain a low density area.

Vaughan, along with area residents, is already grappling with the excessive traffic congestion in the village. Clarence St is a particularly congested street. To add traffic from 192 units or anything larger than a small development to this existing problem would be simply outrageous. Mounsey is a small, dead-end street and Clarence is also narrow. Getting in and out of the streets alone will be a major challenge for residents of this development and others who regularly use Clarence St. and Woodbridge Ave.

The proposal also is completely out of character with its neighbourhood. This street should be one of detached homes or maximally a small street-facing townhouse complex. This area is also part of the village's green space with the forest behind the proposed development containing many native tree species. This has already been damaged by the stripping of the landscape. The property owner should be ordered to replant a significant portion of this land in native forest trees. The required widening of the Mounsey would also destroy many mature trees.

While the proposed nine-story height is no doubt a classic bargaining ploy in the hope of getting six or seven, this proposal should not even begin to be seen as the beginning of a negotiation process.

The Vaughan Official Plan was developed with considerable study and consultation. I understand that small amendments to the Plan need to be considered as time goes along. This proposal is so thoroughly violates the intent of the Plan and the character of the village that it should be turned down in its entirety.

Sincerely,

Bill van Geest

[REDACTED] Meeting House Rd.

Woodbridge, L4L 1K9

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**Subject:** FW: public meeting re:2466571 Ontario Inc. low-rise  
Mounsey

**From:** Carella, Tony  
**Sent:** Friday, June 2, 2017 9:05 AM  
**To:** Lidia Panella [REDACTED] McEwan, Barbara <Barbara.McEwan@vaughan.ca>  
**Cc:** Cardile, Lucy <Lucy.Cardile@vaughan.ca>  
**Subject:** Re: public meeting re:2466571 Ontario Inc. low-rise to mid-rise application on Mounsey

Lidia, I am copying this reply to the Clerk, to ensure your views become part of the public record.

Sent from my BlackBerry 10 smartphone on the Bell network.

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**From:** Lidia Panella  
**Sent:** Friday, June 2, 2017 8:39 AM  
**To:** Carella, Tony  
**Subject:** public meeting re:2466571 Ontario Inc. low-rise to mid-rise application on Mounsey

Good morning Mr. Carella,

As per our conversation, as a resident(I live at Meeting house Rd. and Clarence Rd.) I am strongly opposed to the planning application that proposes development of a 9-storey apartment building with 192 units on Mounsey St.

Please forward this email to the clerk of the public meeting.

Kind regards,

Lidia Taylor  
[REDACTED]

IMPORTANT: This information is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this record is strictly prohibited. If you receive this record in error, please notify me immediately.

In an effort to be environmentally friendly, please do not print unless required for hard copy record

**Subject:** FW: OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street

**From:** Fera, Eugene  
**Sent:** Tuesday, June 6, 2017 3:46 PM  
**To:** Magnifico, Rose <Rose.Magnifico@vaughan.ca>; Britto, John <John.Britto@vaughan.ca>  
**Subject:** FW: OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street

Hi John/Rose please see the email thread below regarding the June 20, 2017 Public Hearing item OP.16.012 and Z.16.051.

Thank You Eugene Fera

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**From:** Panaro, Doris  
**Sent:** June-06-17 3:29 PM  
**To:** 'Thalia Ilechukwu'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Matteo Cecamore; Fera, Eugene  
**Subject:** RE: OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street

Thalia, Thank you for contacting the City of Vaughan. I have forward your email to Eugene Fera who will further assist you. Thank you.

**Doris Panaro**  
Clerical Typist  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Thalia Ilechukwu [REDACTED]  
**Sent:** May-31-17 3:55 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Matteo Cecamore  
**Subject:** OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street

Dear Mr. Fera,

As residents of Meeting House Road we disapprove of the following planning application amendments affecting 31 and 55 Mounsey Street:

1. The Redesignation of the Official Plan Amendment File OP.16.012 from Low-Rise Residential to Mid-Rise Residential increasing storey height to 9 (originally 2) = 192 units.
2. Re-Zoning the lands from R2 Residential Zone to RA2 Apartment Residential Zone.

In order to avoid irresponsible planning and hyper-development for West Woodbridge / Ward 2 specifically the area of focus that is called the Woodbridge Heritage Conservation District, it is residents like us that must ensure established neighbourhoods like Meeting House Road that are directly connected to Clarence Street are protected, preserved and enhanced. A focus on higher density housing for economic viability without a proactive approach to preserving existing communities and urban conditions are significant concerns and should be for the City of Vaughan and TRCA.

Mounsey borders on the Woodbridge Heritage Conservation District. The current planning amendments proposed need to support the district's historical heritage, urban fabric and existing landscape conditions that make Clarence a beautiful, pastoral gateway and golf course experience.

We have seen current developments along Kipling degrade and disfigure this Woodbridge heritage district. Unsatisfactory attention towards traffic volume and access / egress are demonstrated on a daily basis in this district. Currently, Clarence Street, Woodbridge Avenue and established residential roads like Meeting House Road are already severely impacted by traffic infiltration, noise and emissions from the various new mid-rise and townhouse developments along Kipling and Woodbridge Avenue.

Unless the City of Vaughan has a master plan in place that shows and proves overall mitigation and improvement to these overburdened local arteries and supply permanent solutions in a timely manner for traffic minimization in this district -- then the current development proposal for 31 and 55 Mounsey Street is extremely negligent and self-serving.

Sincerely,  
Thalia Ilechukwu and Matteo Cecamore  




**Subject:** FW: File numbers: OP.16.012 and Z.16.051 located at 31 and 55 Mounsey Street, City of Vaughan

Mr. Nicolucci, thank you for providing comment. I will forward your email thread to the applicant, and to the City Clerks Department to be included as a communication item.

Thank You

Eugene Fera

**From:** Panaro, Doris

**Sent:** June-15-17 10:12 AM

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

**Cc:** Fera, Eugene <[EUGENE.FERA@vaughan.ca](mailto:EUGENE.FERA@vaughan.ca)>

**Subject:** RE: File numbers: OP.16.012 and Z.16.051 located at 31 and 55 Mounsey Street, City of Vaughan

Roy, I have forward your concerns to the Senior Planner overseeing the above mentioned file application for his response to you directly. Thank you.

**Doris Panaro**

**Clerical Typist**

905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

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



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**From:** [REDACTED]

**Sent:** June-15-17 8:31 AM

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

**Subject:** File numbers: OP.16.012 and Z.16.051 located at 31 and 55 Mounsey Street, City of Vaughan

I received the Notice of Public Hearing schedule for June 20<sup>th</sup> next with respect to the above noted property. Unfortunately I am unable to attend the meeting in person but wish to make my opinion known. I am strictly OPPOSED to this plan for a 9-storey building at this location. I feel that the damage to the local community is immeasurable. The traffic, noise and pollution that a 9-storey building would bring to this tranquil area would be devastating to the surrounding property owners. I would question the motivation of the applicant and I would also be opposed to town houses being built in that location. Clarence Avenue is not a place for high density construction. Woodbridge Avenue and the surrounding area have been devastated with the construction of way too many mid-rise buildings and this would just add to the destruction of the area. We have already allowed way too much high density construction and need to stop the insanity. Traffic is horrendous, but then again Vaughan is known for permitting construction first without the proper infrastructure in place. We do NOT need any more buildings!

Roy Nicolucci

Broker of Record

Steeles-West Realty Inc.  
[REDACTED]



## ROCK COMMUNITY CHURCH

249 Clarence Street Woodbridge, ON Canada L4L 1L6

Tel: 416.771.2705

C 4  
COMMUNICATION  
CW (PH) - June 20/2017  
ITEM - 2

June 19, 2017

Re: 31-55 Mousey St. Woodbridge, ON

Dear Mr. Eugene Fera,

My name is Cheol Yong (C.Y.) Lee, I am a director of Rock Community Church located at 249 Clarence St. Woodbridge. The Church received a notice of a public hearing scheduled on June 20th, about the planning application for 31-55 Mousey St. The church board has several concerns about the application.

1. Entire neighbourhood is zoned, R2, single family low density residential zone; and OS2, open space park zone. There is no major or minor arterial road nearby except municipal residential streets. How can this project fit into the context from the planning point of view?
2. Mousey St. is very narrow street without any curb or sidewalk. How will it accommodate the much increased traffic if the 9 storey residential tower is constructed?
3. The proposed building will possibly have hundreds of tenants and the church has many young children on Sundays. How will the security and privacy issues be resolved?; high fence, landscaping, etc...?
4. Is there any plan the city may in future connect Mousey St. to Davison Dr.?

Once we receive the answers to the above questions, the church will decide their action in regards to the application.

Thank you so much in advance for your help on this matter and if you have any concerns, please contact me any time at my office (416-223-6400 x201) or cell (416-219-7540); or email, cylee@cyleearchitect.com.

Yours Sincerely,

Cheol Yong (C.Y.) Lee, Director, Rock Community Church  
OAA, MRAIC, M. Sc. Arch., B. Arch., B.Sc. Arch.

---

**From:** Fera, Eugene  
**Sent:** June-19-17 11:46 AM  
**To:** Bellisario, Adelina  
**Cc:** [REDACTED]  
**Subject:** FW: 31-55 Mounsey St. Woodbridge  
**Attachments:** Letter to Mr. Fera.pdf; ATT00001.htm

Mr. Lee thank you for your comments regarding the June 20, 2017 Public Hearing meeting for OP.16.012. I will forward you comments to the Clerks Department and to the applicant.

Eugene Fera

---

**From:** C.Y. Lee [REDACTED]  
**Sent:** June-19-17 11:39 AM  
**To:** Fera, Eugene <EUGENE.FERA@vaughan.ca>  
**Cc:** Ariel Lee [REDACTED]; Yooshin Kim [REDACTED]; Jae Pil Yoo [REDACTED]; John Lee [REDACTED]; Sung Kim [REDACTED]; John Park [REDACTED]; Albert Hsu [REDACTED]; E. Jay Kim [REDACTED]; Eugene Chang [REDACTED]; David Cho [REDACTED]; Joo Hong Lee [REDACTED]  
**Subject:** 31-55 Mounsey St. Woodbridge

Hi Eugene,

Further to our telephone conversation of last week, I am enclosing a letter in regards to the planning application for 31-55 Mounsey St. I will also be attending the tomorrow's public hearing. If you have any concerns, please contact me any time.

Thank you.

Best regards,

C.Y. LEE, ARCHITECT, OAA, MRAIC  
B.Sc.Arch., B.Arch., M.Sc.Arch.

C.Y. LEE ARCHITECT INC.  
200 Finch Ave. W. Suite 348  
Toronto, Ontario  
M2R 3W4, Canada

T. 416 223 6400 ext 201

[www.cyleearchitect.com](http://www.cyleearchitect.com)

**Subject:**

FW: OP.16.012 and Z.16.051

C 5  
**COMMUNICATION**  
CW (PH) - June 20/2017  
ITEM - 2

**From:** Carella, Tony  
**Sent:** Monday, June 19, 2017 12:38 PM  
**To:** 'Rosemary Lecce' <[REDACTED]>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Cardile, Lucy <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>  
**Subject:** RE: OP.16.012 and Z.16.051

Rosemary, thanks for your email. Good to hear from an old friend. By copy of your email to the City Clerk, your views will become part of the public record on this file. If you prefer they not be let me know as soon as possible.

**From:** Rosemary Lecce <[REDACTED]>  
**Sent:** Monday, June 19, 2017 12:28 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca); Carella, Tony <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>  
**Subject:** OP.16.012 and Z.16.051

As the owner of a single-home property bordering on 13 and 55 Mounsey Street, I strongly object to this application.

I recently purchased my home in an established community with the expectation that the integrity and unique character be maintained.

Thank-you,

Rose Mary Lecce  
[REDACTED]  
[REDACTED]

[LECCERO1@GMAIL.COM](mailto:LECCERO1@GMAIL.COM)

r.

**Subject:**

FW: File # OP.16.012 and Z.16.051 email thread opposing the development

From: Fera, Eugene  
Sent: June-19-17 2:26 PM  
To: 'Joanne Morrison' [REDACTED]; Squadrilla, Dorianne <Dorianne.Squadrilla@vaughan.ca>; Bellisario, Adelina <Adelina.Bellisario@vaughan.ca>  
Cc: Panaro, Doris <Doris.Panaro@vaughan.ca>; Clerks@vaughan.ca; cbrutto@bruttoconsulting.ca  
Subject: RE: File # OP.16.012 and Z.16.051 email thread opposing the development

Joanne, thank you for the comments, they will be forwarded to the Clerks Department to be recorded as communication. I will also forward copy to the applicant.

Eugene Fera

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From: Joanne Morrison [REDACTED]  
Sent: June-19-17 1:43 PM  
To: Squadrilla, Dorianne <Dorianne.Squadrilla@vaughan.ca>  
Cc: Panaro, Doris <Doris.Panaro@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>; Clerks@vaughan.ca  
Subject: RE: File # OP.16.012 and Z.16.051

Thanks

---

From: Squadrilla, Dorianne [mailto:Dorianne.Squadrilla@vaughan.ca]  
Sent: June-19-17 1:34 PM  
To: Joanne Morrison  
Cc: Panaro, Doris; Fera, Eugene; Clerks@vaughan.ca  
Subject: RE: File # OP.16.012 and Z.16.051

Joanne, by way of this email, I have copied Eugene Fera, Senior Planner and Clerks Department to address the above noted files.

Regards,

Dorianne Squadrilla  
Office Coordinator  
905-832-8585 ext. 8376 | [dorianne.squadrilla@vaughan.ca](mailto:dorianne.squadrilla@vaughan.ca)  
City of Vaughan | Development Planning Department  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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From: Joanne Morrison [REDACTED]  
Sent: Sunday, June 18, 2017 9:13 PM  
To: [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
Cc: [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca)  
Subject: File # OP.16.012 and Z.16.051

To whom it may concern,

As a resident of [REDACTED] Park Drive in Woodbridge, I noticed the sign indicating the proposed development at 31 and 55 Mounsey Street. I am completely outraged that this proposal would have proceeded as far as it has as it seems to lack any measure of common sense.

Unfortunately, I will be out of town during the public meeting on Tuesday, June 20 and unable to attend but I wanted to express my extreme concern regarding the environmental impact, congestion, and transportation issues this ill-conceived plan will have on the area.

A 9-story, 192 unit building on this site is completely unsustainable in terms of current infrastructure in the area.

I strongly urge you to reconsider this plan and I applaud the Village of Woodbridge Ratepayers Association for raising awareness of this issue. I will urge my neighbours to attend the meeting and I demand the development planning office of the City of Vaughan to consider the needs of the current residents and taxpayers rather than cater to the greed of a handful of condo developers.

Sincerely,

Joanne Morrison

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

Click [here](#) to report this email as spam.

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**Subject:**

FW: File #: OP.16.012 and Z.16.051

C 7  
COMMUNICATION  
CW (PH) - June 20/2017  
ITEM - 2

**From:** Fera, Eugene

**Sent:** June-20-17 10:50 AM

**To:** Panaro, Doris <Doris.Panaro@vaughan.ca>; 'Faiyaz Khandwala' [REDACTED] <DevelopmentPlanning@vaughan.ca>

**Cc:** info@villageofwoodbridge.ca; Bellisario, Adelina <Adelina.Bellisario@vaughan.ca>; [REDACTED]

**Subject:** RE: File #: OP.16.012 and Z.16.051

Faiyaz, thank for the email thread below. I will forward your comments to the Clerks Department and to the applicant.

Thank You Eugene Fera

---

**From:** Panaro, Doris

**Sent:** June-20-17 9:28 AM

**To:** 'Faiyaz Khandwala' [REDACTED]; <DevelopmentPlanning@vaughan.ca>

**Cc:** info@villageofwoodbridge.ca; Carella, Tony <Tony.Carella@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>

**Subject:** RE: File #: OP.16.012 and Z.16.051

Faiyaz, I have forward your concerns to Eugene Fera, Senior Planner overseeing the above noted file application for his response to you directly. Thank you.

**Doris Panaro**

**Clerical Typist**

905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

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



**From:** Faiyaz Khandwala [REDACTED]

**Sent:** June-19-17 3:40 PM

**To:** <DevelopmentPlanning@vaughan.ca>

**Cc:** info@villageofwoodbridge.ca; Carella, Tony

**Subject:** File #: OP.16.012 and Z.16.051

Dear Sir/Madam;

I am writing to you regarding the above mentioned applications submitted to permit the proposed development of the subject lands.

I reside on the West side of Mounsey/Clarence Street intersection and as an resident I have very strong objections and concerns pertaining to approval of this permit, specifically:

1. Certain part of this intersection and area have been previously declared as heritage zone area due to certain building being declared as heritage, specifically 249 Clarence St (Wallace house) which is adjacent to 31 and 55 Mounsey Street.

2. TRCA has also declared parts of the Woodbridge area a conservation sensitive area.
3. A nine story structure in this area will be an eyesore in this green area, and at a time when all green space is being developed, it is really discouraging to see the city approving such a development to replace what little green space we have in the area.
4. There are no other 9 story high rise buildings in the area and this increased density will result in:
  - a. More traffic on Clarence st. / Woodbridge Ave.
  - b. High density of infrastructure impacting noise and safety in the neighbourhood.
  - c. Destruction of unique neighbourhood character which is protected under heritage and conservation zoning.
  - d. Reduction in green space.

I am not be in favor of this development on the subject property in this neighborhood.

Regards,

Faiyaz Khandwala

[REDACTED]

[REDACTED]



---

**From:** Carella, Tony  
**Sent:** June-20-17 11:31 AM  
**To:** 'Steve Woodhall'; Clerks@vaughan.ca  
**Cc:** Cardile, Lucy  
**Subject:** RE: Development application - 31 and 55 Mounsey Street

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**COMMUNICATION**  
CW (PH) - June 20 / 2017  
ITEM - 2

Steve, I understand your concerns. However, you should know the following:

1. The Planning Act permits the amendment of official plans as the result of an application for an Official Plan Amendment or OPA (the receipt of which application a municipality cannot refuse) and which in turn becomes the subject of a public hearing at which those in favour and those opposed to the application can voice their opinions. You may attend the hearing on this matter when it takes place; however, I shall forward your comments to the Clerk, so that they become part of the public record, and so that you may be informed of the progress of the application once formally received at the public hearing (e.g., when, after a technical review by planning staff, the application comes back to the Committee of the Whole with a recommendation for approval or refusal).
2. Applications of this sort typically include a study of the proposal's impact on local traffic. This issue, as well as issues relating to noise, shadows, servicing, etc. are all part of the technical review
3. Whether the application is ultimately refused (or approved), anyone can appeal Council's decision to the Ontario Municipal Board (OMB), which then becomes the final approval authority, overtaking the city's planning process.
4. The OMB is bound to make a decision based on provincial policies, in this case respecting "intensification" and "infill". Essentially, since the creation of the Greenbelt, the province has mandated that more development must occur within the existing urban boundaries (defined as where services such as sewers and watermain lines stopped when the Greenbelt Act came into effect), rather than beyond those limits, in so-called white belts. The argument is that existing infrastructure can bear more development. Whether this is true when it comes to roads makes that point debatable, as you rightly point out.

---

**From:** Steve Woodhall [REDACTED]  
**Sent:** Tuesday, June 20, 2017 11:08 AM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** Carella, Tony <Tony.Carella@vaughan.ca>; Villageofwoodbridge Info <info@villageofwoodbridge.ca>  
**Subject:** Development application - 31 and 55 Mounsey Street

I recently learned of the following application to be proposed at the street address of 31 and 55 Mounsey Street (file # OP.16.012 and Z.16.051).

Looking at the proposal this is very concerning given the possible precedent it could set for future development if anything like this were to be accepted. Once again we have a proposal that completely ignores the Official Plan. The height, density and sheer size of the project is nowhere near any of the guidelines and is completely out of place for the location.

Another concern is the added stress this would cause on an already taxed transportation infrastructure, that being Clarence Road. The traffic on Clarence Road is already at a breaking point and the intersection of Clarence and Woodbridge Avenue is already way

above capacity during rush hour. The poor residence that live along Clarence road are now at a point where they can't even get out of their driveways.

Please reject this application.

Regards,

Steve Woodhall

[REDACTED]

[REDACTED]

**Subject:** FW: OP.16.012 Z.16.051

**From:** Fera, Eugene  
**Sent:** June-20-17 12:18 PM  
**To:** Panaro, Doris <Doris.Panaro@vaughan.ca>; [REDACTED] DevelopmentPlanning@vaughan.ca  
**Cc:** Bellisario, Adelina <Adelina.Bellisario@vaughan.ca>; cbrutto@bruttoconsulting.ca  
**Subject:** RE: OP.16.012 Z.16.051

Hi Christopher, thank you for your comments noted below. I will forward a copy to the City Clerks Department and to the applicant.

---

**From:** Panaro, Doris  
**Sent:** June-20-17 9:26 AM  
**To:** 'cnicolod@gmail.com' [REDACTED]; DevelopmentPlanning@vaughan.ca  
**Cc:** Fera, Eugene <EUGENE.FERA@vaughan.ca>  
**Subject:** RE: OP.16.012 Z.16.051

Christopher, I have forward your concerns to Eugene Fera, Senior Planner overseeing the above noted file application for his response to you directly. Thank you.

**Doris Panaro**  
Clerical Typist  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** [REDACTED]  
**Sent:** June-19-17 5:05 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** OP.16.012 Z.16.051

I am opposed to the application for rezoning of the subject property to permit the development of a 9 storey apartment building as requested by the zoning application.

Rezoning to accommodate a high rise apartment is inconsistent with the character and natural beauty of the surrounding area. Furthermore, the original zoning was considered for a reason and is fundamentally sound today. High rise multiple family units are best suited for locations close to major thoroughfares and high density populations. Approval of the application would create an anomaly and possible set a precedent for high density development all along Clarence Ave.

I regret that I cannot attend the meeting of Council on June 20. Please express my views in opposition at the Council meeting.

Thank you,

Christopher Nicol  
[REDACTED]  
[REDACTED]

**Subject:** FW: Public Hearing - File # OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street - Email from Concerned Resident

**From:** Fera, Eugene  
**Sent:** June-20-17 12:21 PM  
**To:** Panaro, Doris <Doris.Panaro@vaughan.ca>; 'Lory C' [REDACTED]; DevelopmentPlanning@vaughan.ca  
**Cc:** info@villageofwoodbridge.ca; Bellisario, Adelina <Adelina.Bellisario@vaughan.ca>; cbrutto@bruttoconsulting.ca  
**Subject:** RE: Public Hearing - File # OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street - Email from Concerned Resident

Lory, thank for the email comments below, I will forward your comments to the City Clerks Department and to the applicant.

---

**From:** Panaro, Doris  
**Sent:** June-20-17 9:25 AM  
**To:** 'Lory C' [REDACTED]; DevelopmentPlanning@vaughan.ca  
**Cc:** info@villageofwoodbridge.ca; Fera, Eugene <EUGENE.FERA@vaughan.ca>  
**Subject:** RE: Public Hearing - File # OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street - Email from Concerned Resident

Lory, I have forward your concerns to Eugene Fera, Senior Planner overseeing the above noted file application for his response to you directly. Thank you.

**Doris Panaro**  
**Clerical Typist**  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Lory C [REDACTED]  
**Sent:** June-19-17 2:48 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** info@villageofwoodbridge.ca  
**Subject:** Public Hearing - File # OP.16.012 and Z.16.051 - 31 and 55 Mounsey Street - Email from Concerned Resident

To whom it may concern,

I am writing to oppose the application to permit the proposed development at 31 and 55 Mounsey Street, Vaughan, consisting of a 9-storey apartment building. It is another example of development completely disregarding the existing environmental and neighbourhood context. How can 9-storeys be proposed in area zoned for only 2? What justifies this extreme intensity on a street not even serviced by public transportation? Clarence Street is already jammed weekday mornings, further adding to gridlock on

Woodbridge Avenue, not to mention increased risk to pedestrians and cyclists where speeding is the norm and not enforced by York Region Police.

We chose to live in Woodbridge because of its natural and heritage beauty. Development here should respect the unique character of this neighbourhood, not destroy it. This proposal belongs on Highway 7, not next to a golf course and woodlands. How will existing infrastructure be improved by this proposal? How will community safety be upheld? How will the heritage of the neighbourhood be preserved?

I implore the City of Vaughan to deny this inappropriate development and to maintain the cherished cultural heritage of Woodbridge.

Regards

Lory Capoccia  
Member, The Village of Woodbridge Ratepayers Association

June 20, 2017

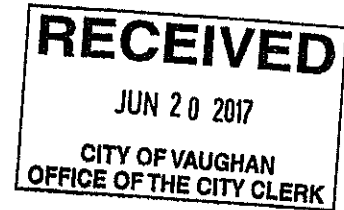
RE: File numbers: OP.16.012 and Z.16.051

31 and 55 Mounsey Street

Public Hearing June 20, 2017

Committee of the Whole

City of Vaughan



I would like to express my comments with respect to the above noted application.

The current proposal for a 9 storey residential condominium is completely out of context with existing single family dwellings in the surrounding area. Mounsey Street is a narrow dirt road that currently provides access to a small community church and is used as a golf cart path for the Country Club golf course (formerly known as the Board of Trade).

The only access to Mounsey Street is by Clarence Street, which is 2 lanes and has no possibility of being widened southbound and very limited possibility of widening northbound. The traffic generated from this proposed development would require major changes to the existing infrastructure, which may not be possible.

Significant changes to the Woodbridge core over the last several years and also with recent and current projects, have already dramatically increased traffic along Clarence Street, Meeting House Road, Kipling Avenue and Woodbridge Avenue. Some approved developments have not yet commenced construction and the area residents have dealt with constant delays and road and sidewalk closures for a number of years. Residents are dealing with this situation for the projects currently under construction and it seems never ending and uncoordinated. The same sidewalks and roads have been removed and replaced several times. Surely there can be a better plan in place.

It is my understanding that the Country Club Golf Course has been sold and will possibly be developed in the near future. Should this information be accurate, it seems premature to move forward with this application prior to further review by the City for the entire area. Such a massive change to the Woodbridge core should be approached with a great deal of oversight and with much input from the local community.

Finally, I would like to point out that the location of the signage for this application is practically invisible and I only noticed it because I walked through the golf course prior to it being open for the season. I appreciate that the circulation area for the application was widened by the Planning Department, otherwise most area residents would not even be aware of the public hearing. I would suggest that, in the future, any signage for rezoning be located in a clearly visible area if the property is not readily visible.

Thank you for your consideration and please provide me with any updates concerning this application.

Yours truly,

A handwritten signature in cursive script, appearing to read "S. Okom".

Susan Okom

[REDACTED]

[REDACTED]

[REDACTED]

---

**Subject:** FW: file # OP.16.012 and Z.16.051

C 12  
COMMUNICATION  
CW (PH) - June 20/2017  
ITEM - 2

**From:** Panaro, Doris  
**Sent:** June-20-17 2:12 PM  
**To:** 'Dan Scott'; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Fera, Eugene  
**Subject:** RE: file # OP.16.012 and Z.16.051

Thank you for your comments Dan....by way of this e-mail, I have copied the Clerk's dept. to ensure your comments are included as part of their communications, and I have also copied, Eugene Fera the Senior Planner overseeing this development application for his review and response.

**Doris Panaro**  
**Clerical Typist**  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Dan Scott [REDACTED]  
**Sent:** June-20-17 10:17 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** file # OP.16.012 and Z.16.051

I am writing to express my concern with the proposed application for development at 31 & 55 Mounsey Street. Why are we entertaining a proposal for a high-rise development when we already have several within that small area of downtown Woodbridge? I have several concerns:

1. The proposed application is for a 9 story building, which exceeds the current designation of 2.
2. Current zoning is for low-rise. We don't need another high-rise in this area.
3. We have significant traffic concerns around Woodbridge Ave and Clarence currently – and 2 buildings in the area are still not occupied. There is no room to accommodate even more traffic expected from this proposed development.
4. Can our current infrastructure support this?

How can the City of Vaughan entertain a proposal that goes against already-negotiated guidelines for this area? The proposed area for development is not conveniently located near transit – these occupants would have to rely on vehicles as their main mode of transportation. Our community has expressed time and time again that we cannot move out of our neighbourhood in the mornings to get to work without spending at least 10-15 minutes just to get as far as Islington and 7 (just from downtown Woodbridge). Something has to be done to stop high-rise development in downtown Woodbridge.

I'm counting on my City to reject the application and listen to the concerns of my community.

Dan Scott



C 13  
COMMUNICATION  
CW (PH) - June 20/2017  
ITEM - 2

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**From:** Panaro, Doris  
**Sent:** June-20-17 2:16 PM  
**To:** 'Yahoo!'; DevelopmentPlanning@vaughan.ca  
**Cc:** Fera, Eugene; Bellisario, Adelina  
**Subject:** RE: File # OP.16.012 and Z.16.051

Thank you for your comments Walter....by way of this e-mail, I have copied the Clerk's dept. to ensure your comments are included as part of their communications, and I have also copied, Eugene Fera the Senior Planner overseeing the above noted development application.

**Doris Panaro**  
**Clerical Typist**  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Yahoo! [REDACTED]  
**Sent:** June-20-17 1:54 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** File # OP.16.012 and Z.16.051

Attn: John Mackenzie  
Deputy City Manager, Planning and Growth

Regarding the above noted File numbers.  
I am sending you this email to oppose the application for rezoning of the subject property to permit the development of a 9 storey building, as requested by the zoning application.

Regards  
Walter Fraccaro CET  
Can-Wall Systems Inc.

C 14  
COMMUNICATION  
CW (PH) - June 20/2017  
ITEM - 2.

**From:** Panaro, Doris  
**Sent:** June-20-17 2:17 PM  
**To:** 'Pierina Sturino'; DevelopmentPlanning@vaughan.ca  
**Cc:** Fera, Eugene; Bellisario, Adelina  
**Subject:** RE: File#OP.16.013 and Z.16.051

Thank you for your comments Pierina...by way of this e-mail, I have copied the Clerk's dept. to ensure your comments are included as part of their communications, and I have also copied, Eugene Fera the Senior Planner overseeing the above noted development application.

**Doris Panaro**  
**Clerical Typist**  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Pierina Sturino [REDACTED]  
**Sent:** June-20-17 1:32 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** File#OP.16.013 and Z.16.051

I cannot imagine that a building of this size and magnitude would be permitted on Mounsey Street. Traffic on Clarence St. and Woodbridge Ave. is already way beyond capacity, especially during "rush hour" times in the a.m. and p.m. This would also destroy the unique character of this section of Woodbridge. Anyone that would allow this is clearly more interested in financial gains than the well-being of local residents, wildlife, nature, and historical values. When will the overdevelopment and destruction stop!

Pierina Sturino

**From:** Panaro, Doris  
**Sent:** June-20-17 2:21 PM  
**To:** 'Chris Adamkowski'; DevelopmentPlanning@vaughan.ca  
**Cc:** Fera, Eugene; Bellisario, Adelina  
**Subject:** RE: Woodbridge Development

Thank you for your comments Chris....by way of this e-mail, I have copied the Clerk's dept. to ensure your comments are included as part of their communications, and I have also copied; Eugene Fera the Senior Planner overseeing the above noted development application.

**Doris Panaro**  
**Clerical Typist**  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** Chris Adamkowski [REDACTED]  
**Sent:** June-20-17 1:02 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** Woodbridge Development

Hi Eugene Fera,

I am a resident of Woodbridge. I am writing to you to express my concern with some of the proposed developments in my neighbourhood. Congestion continues to intensify with infrastructure that does not support the population growth. The juxtaposition of large single family dwellings with higher density structures results in an imbalanced, thrown together feel, which does not resemble a neighborhood.

I understand that as people leave Woodbridge and choose to sell their land they would like to maximize the money their monetary return. As the development planning department, please take care to ensure development happens responsibly, and more consideration is given to those living in the neighbourhood then those leaving.

Specifically, I would like to express my opposition to File no OP 16.012 and Z 16.051.

Thank you for your consideration,

Chris

**Subject:** FW: File No. OP.16.012 and Z.16.051

C 16  
COMMUNICATION  
CW (PH) - June 20/2017  
ITEM - 2

**From:** Panaro, Doris  
**Sent:** June-20-17 2:25 PM  
**To:** 'Patricia Moore' [REDACTED] DevelopmentPlanning@vaughan.ca  
**Cc:** info@villageofwoodbridge.ca; Fera, Eugene <EUGENE.FERA@vaughan.ca>; Bellisario, Adelina <Adelina.Bellisario@vaughan.ca>  
**Subject:** RE: File No. OP.16.012 and Z.16.051

Thank you for your comments Irene and Patricia....by way of this e-mail, I have copied the Clerk's dept. to ensure your comments are included as part of their communications, and I have also copied, Eugene Fera the Senior Planner overseeing the above noted development application.

**Doris Panaro**  
Clerical Typist  
905-832-8585, ext. 8208 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca)

City of Vaughan | Development Planning Department  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Patricia Moore [REDACTED]  
**Sent:** June-20-17 11:59 AM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** [info@villageofwoodbridge.ca](mailto:info@villageofwoodbridge.ca)  
**Subject:** File No. OP.16.012 and Z.16.051

We are totally against yet another monstrous condominium development further eroding what we once thought of as a unique neighbourhood village. We didn't sign on for these character destroying buildings. What happened to maintaining this area as a heritage community that the City of Vaughan promoted so vehemently for in recent years? When will you begin to adhere to your own standards for future building within this area, or were these standards intended to apply to single family-owned residents only? Why are these condominiums not adhering to the same heritage rules?

When is the City of Vaughan going to recognize this particular "village" area is not able to cope with the current levels of traffic? Our Clarence Street neighbours are already fleeing due to the traffic and noise problems and yet you continue to add to our woes. We recall not that long ago going to a meeting on the village development and having to delay the start of that meeting to accommodate the arrival of the City's representation. They apologized for their delay, but they were caught in the traffic! And guess what, it has only gotten worse since then.

Please give this proposed development further consideration, and pretend for a moment that **you** reside in this already over-developed area.

Irene Clarke and Patricia Moore  
[REDACTED]  
[REDACTED]

**JUNE 20, 2017**

- P.2017.15**

## Recommendation

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

1. THAT the Public Hearing report for Files OP.16.012 and Z.16.051 (2466571 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## Contribution to Sustainability

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

## Economic Impact

This will be addressed when the technical report is completed.

## Communications Plan

- a) Date the Notice of Public Hearing was circulated: May 26, 2017.
- The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.
- b) Circulation Area: To all property owners within 150 m of the subject lands plus the expanded notification area shown on Attachment #2 and to the Woodbridge Village Ratepayers Association.
- c) Comments Received:
- Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

## Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands, as shown on Attachments #1 and #2, to facilitate the development of a 9-storey, residential apartment building with 192 units as shown on Attachments #3 and #4. A total of 288 parking spaces are proposed in a 2 level underground parking garage served by a private driveway:

1. Official Plan Amendment File OP.16.012 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 2 specifically Section 11.11, Woodbridge Centre Secondary Plan (WCSP) of Volume 2 to:

- i) redesignate the subject lands from “Low Rise Residential” to “Mid-Rise Residential”, whereas VOP 2010 only permits detached semi-detached and townhouse dwelling units without a prescribed density; and
  - ii) to increase the maximum permitted building height from 2-storeys to 9-storeys and permit a Maximum Floor Space Index (FSI) of 1.23.
2. Zoning By-law Amendment File Z.16.051 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone to RA2 Apartment Residential Zone, together with the following site-specific zoning exceptions:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirements</b>
a.	Minimum Front Yard Setback (Mounsey Street)	4.5 m	3 m
b.	Minimum Setback to the Underground Garage (Mounsey Street)	1.8 m	0 m
c.	Minimum Amenity Area	110 one-bedroom units @ 20 m <sup>2</sup> /unit = 2,200 m <sup>2</sup> + 64 two bedroom units @ 55 m <sup>2</sup> /unit = 3,520 m <sup>2</sup> + 18-three bedroom units @ 90 m <sup>2</sup> /unit = 1,620 m <sup>2</sup>  Total = 7,340 m <sup>2</sup>	Minimum amenity area 5,740 m <sup>2</sup>
d.	Minimum Parking Requirements	192 apartment units @ 1.5 spaces/unit = 288 spaces + 192 apartment units @ 0.25 visitor spaces/unit = 48 spaces  Total Parking Required = 336	192 apartment units @ 1.5 spaces/unit (including visitor parking) = 288 spaces

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

## **Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ The 1.64 ha subject lands are located on the south side of Mounsey Street, east of Clarence Street, and are municipally known as 31 and 55 Mounsey Street shown as "Subject Lands" on Attachments #1 and #2. The site is developed with an existing single-storey dwelling.</li><li>▪ The subject property fronts onto Mounsey Street, a municipal road with a rural cross section that provides access to two existing properties, the single-storey dwelling on the subject lands and a place of worship located immediately to the west.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ The subject lands are designated "Low Rise Residential" by Vaughan Official Plan 2010 (VOP 2010) Volume 2 specifically Volume 2 - Woodbridge Centre Secondary Plan (WCSP).</li><li>▪ The "Low Rise Residential" designation of the WCSP permits a maximum building height of 2-storeys on the subject lands. The WCSP also defers to the policies of the "Low Rise Residential" designation of Volume 1 of VOP 2010. The "Low Rise Residential" designation permits the following building types; detached and semi-detached house, townhouse and public and private institutional buildings.</li><li>▪ The majority of the lands have been identified as being located within the Natural Heritage Network by VOP 2010, Schedule 2. More specifically, a Significant Bio-forest (core feature) has been identified on the subject lands.</li><li>▪ Development and or site alteration in Core Features is prohibited and development or site alteration adjacent to Core Features shall not be permitted unless it is demonstrated through an Environmental Impact Study that the development or site alteration will not result in a negative impact on the feature.</li><li>▪ The proposal to redesignate the subject lands to "Mid-Rise Residential" to permit a 9-storey, 192 residential unit apartment building with a residential density having a floor space index (FSI) of 1.23 times the entire area of the lot does not conform to the policies of VOP 2010.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned R2 Residential Zone, which permits a range of uses including but not limited to Home Occupation, Church, community centre, private home tutoring, day nursery, and a detached dwelling.</li><li>▪ The current R2 Residential Zone of the Subject lands does not permit the proposed residential apartment building. An amendment to Zoning By-law 1-88 is required to facilitate the proposed development shown on Attachments #3 and #4, and</li></ul>

	the site-specific zoning exceptions identified in Table 1 of this report.
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Provincial Policies, 2014 (PPS), Regional and City Official Plan policies.	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable policies of the Provincial Policy Statement (2014), Places to Grow, the York Region Official Plan and the Vaughan Official Plan (VOP 2010) including the Woodbridge Centre Secondary Plan.</li> <li>The appropriateness of the proposed redesignation of the subject lands, increased density and height, among other matters, will be reviewed.</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning of the subject lands, together with the site-specific exceptions, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, built-form, appropriate site design and building height, parking, and transition to existing uses.</li> <li>The development limits of the subject lands must be established to the satisfaction of the Toronto and Region Conservation Authority and the City. The portion of the lands located within the Natural Heritage Network will be zoned into the appropriate Open Space Zone and dedicated into public ownership, should the applications be approved.</li> </ul>
c.	Traffic, Road Widening/improvements, and Parking Adequacy	<ul style="list-style-type: none"> <li>Mounsey Street is a municipal road with a rural cross section therefore the access, road improvements, including any potential road widening, must be identified and addressed as part of this review.</li> <li>The Owner has submitted a Traffic Impact Study (TIS). The TIS includes a Parking Requirement Summary in support of the applications. The TIS must be reviewed and approved by the Development Engineering and Infrastructure Planning Department.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following reports and studies in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> <li>- Tree Inventory and Preservation/Edge Management Plan</li> <li>- Phase 1 Environmental Site Assessment</li> <li>- Functional Servicing Report</li> <li>- Environmental Impact Study</li> <li>- Slope Stability Assessment</li> <li>- Archaeological Assessment</li> <li>- Stormwater Management Report</li> </ul> </li> <li>▪ Additional reports, may be required as part of the development application review process.</li> </ul>
e.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject lands contain a relatively steep slope, which is highly vegetated and considered a forested area that forms part of the valley corridor. The subject lands are also located within the TRCA's Regulated Area under O. Reg. 166/06, and therefore, the Owner must satisfy all requirements of TRCA.</li> </ul>
g.	Future Site Plan Application	<ul style="list-style-type: none"> <li>▪ A future Site Development Application will be required for the proposed development, if the subject applications are approved.</li> <li>▪ All issues identified through the review of the Site Development Application, including but not limited to, connection to a future trail system, pedestrian accessibility, site organization, built form and design, environmental sustainability, will be addressed in a technical report to a future Committee of the Whole meeting, should the application be approved.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for suitable design, including CEPTD ( Crime Prevention Through Environmental Design), LEED (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 the subject applications are approved.</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ Should the applications be approved, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands or a fixed rate per unit, whichever is higher, in accordance with the Planning Act and the City’s Cash-in-Lieu Policy is required to the satisfaction of the City.</li> </ul>
j.	Section 37 (Density Bonusing)	<ul style="list-style-type: none"> <li>▪ Should the applications be approved, the implementing Zoning By-law shall include provisions respecting density bonusing that will be implemented through an executed Density Bonusing Agreement in accordance with Section 37 of the Planning Act RSO 1990, to the satisfaction of the City of Vaughan.</li> </ul>
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ A Draft Plan of Condominium Application will be required for the proposed development, if the subject applications are approved.</li> <li>▪ The Draft Plan of Condominium shall be reviewed to ensure it implements the approved site plan and any outstanding issues will be addressed in a technical report to a future Committee of the Whole meeting.</li> </ul>

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

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

#### **Regional Implications**

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

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the 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. Concept Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Building Elevations

**Report prepared by:**

Eugene Fera, Senior Planner OMB, ext. 8003

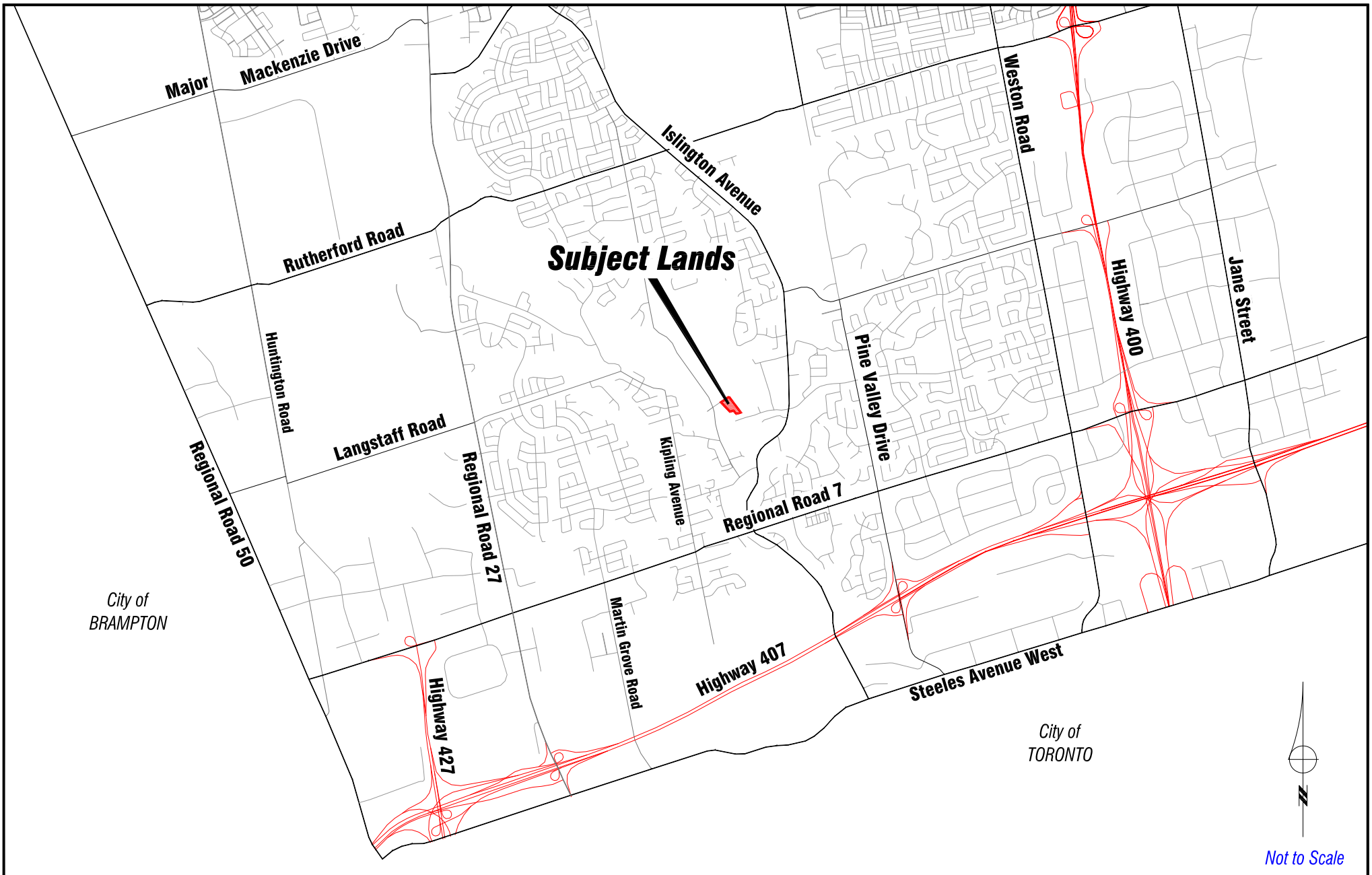
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM



# Context Location Map

LOCATION:  
Part of Lot 9, Concession 7

APPLICANT:  
2466571 Ontario Inc.

N:\GIS\_Archive\Attachments\OP\op.16.012etal.dwg



# Attachment

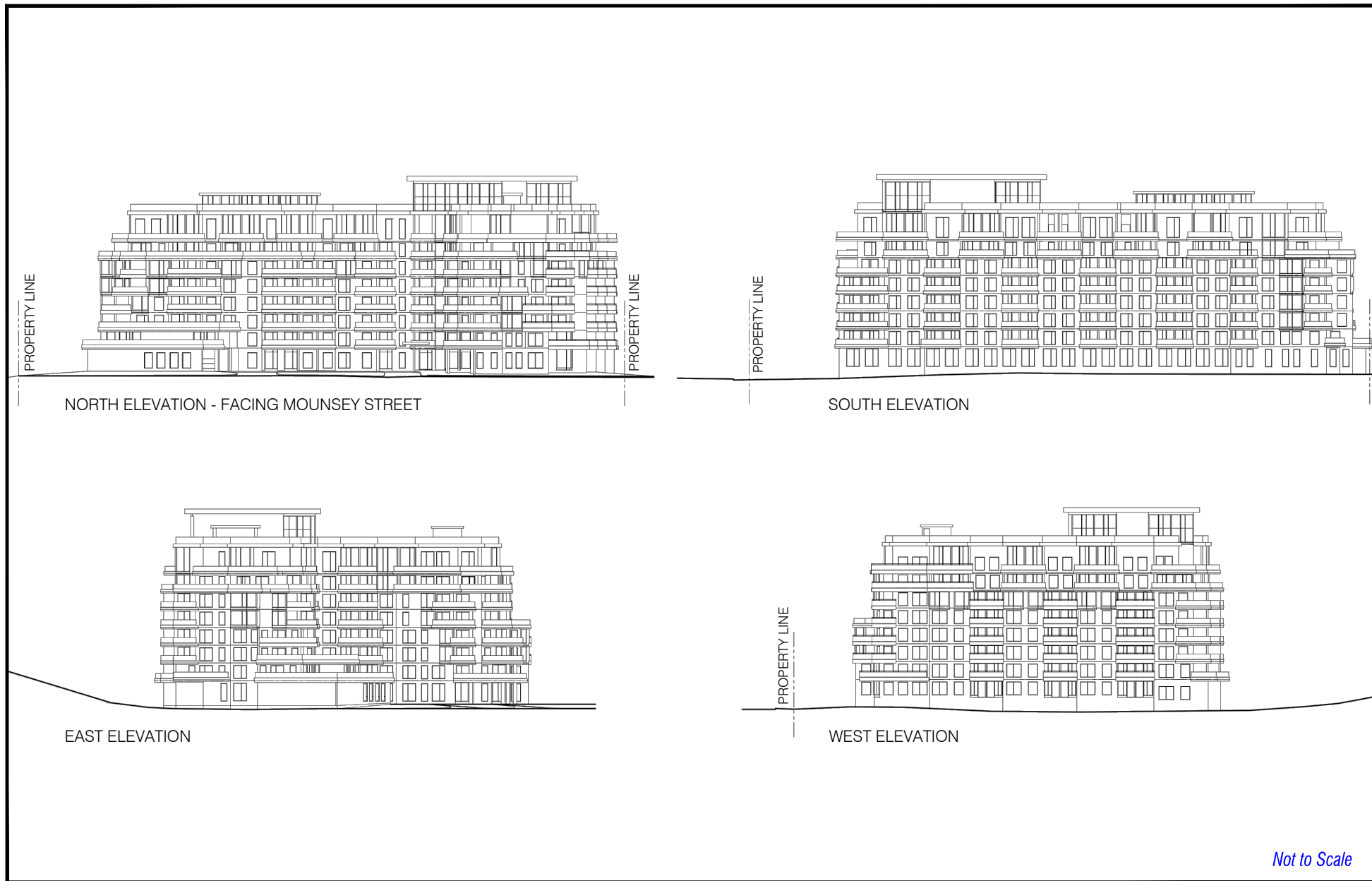
FILES: OP.16.012 &  
Z.16.051

DATE:  
April 28, 2017

1







## Conceptual Building Elevations

APPLICANT: 2466571 Ontario Inc. LOCATION: Part of Lot 9, Concession 7

N:\GIS\_Archive\Attachments\OP\op.16.012etal.dwg



## Attachment

FILES: OP.16.012 & Z.16.051

DATE: April 28, 2017

4