

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

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

- ZONING BY-LAW AMENDMENT FILE Z.04.049  
DRAFT PLAN OF SUBDIVISION FILE 19T-04V12  
EVELYN CHARTERS  
WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
  1. Ms. Joan Macintyre, Principal, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant; and
  2. Mr. Sal Ladak, Lady Angela Lane, Vaughan.

1. THAT the Public Hearing report for Files Z.04.049 and 19T-04V12 (Evelyn Charters) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

## Communications Plan

- $\dots/2$

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 9, CW(PH) Report No. 38 – Page 2

#### Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the 9.67 ha subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.04.049 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to the following zone categories with the Holding Symbol “(H)”, as shown on Attachment #3:
  - RD2(H) Residential Detached Zone Two
  - RD3(H) Residential Detached Zone Three
  - RD4(H) Residential Detached Zone Four
  - RR(H) Rural Residential Zone
  - OS1(H) Open Space Conservation Zone
  - OS2(H) Open Space Park Zone
  - OS5(H) Open Space Environmental Protection Zone
2. Draft Plan of Subdivision File 19T-04V12 to facilitate a proposed residential Plan of Subdivision, as shown on Attachment #3, consisting of the following:

Lot/Block	Land Use	Area (ha)
1-47	47 lots for detached dwelling units (minimum 12.8 m frontage)	2.73 ha
48, 49	2 estate residential lots	2.86 ha
50, 51, 54,92	Open Space, Open Space Buffers, 3.0 m Landscape Buffers, and 3.0m walkway	1.83 ha
52	Storm Water Management Pond	0.23 ha
53	Parkette	0.13 ha
Streets A-F, 76-91	Streets and 0.3 m Reserves	1.42 ha
55-75	Future Residential Blocks	0.47 ha
Total		9.67 ha

#### Background - Analysis and Options

Location	<ul style="list-style-type: none"><li>▪ South side of Teston Road, west of Bathurst Street, municipally known as 981 Teston Road, shown as shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ “Low-Rise Residential”, which permits detached dwellings with no prescribed maximum density, “Natural Areas”, and “Infrastructure and Utilities” by Vaughan Official Plan 2010 (VOP 2010).</li><li>▪ The proposed rezoning of the subject lands to facilitate a residential Plan of Subdivision for future detached dwellings conforms to VOP 2010.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

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Zoning	<ul style="list-style-type: none"><li>▪ A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88.</li><li>▪ The development proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment application is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li><li>▪ Staff confirmed that the Block 12 Community Design Plan was displayed in all the sales offices during the development of the adjacent residential subdivisions.</li></ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable land use and built form policies of VOP 2010.</li></ul>
b.	Appropriateness of Proposed Zoning	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed zone categories for the lots and blocks within the proposed Draft Plan of Subdivision will be reviewed with regard to compatibility with the surrounding lot frontages, sizes, and land uses. The owner has not requested any zoning exceptions, however, this will need to be confirmed by staff.</li><li>▪ The appropriateness of the proposed limits of the RR Rural Residential Zone will require further review by the City and the Toronto and Region Conservation Authority (TRCA) with the Owner.</li><li>▪ The appropriateness of the Owner's proposal to include the Holding Symbol "(H)" for all of the proposed zone categories on the subject lands, particularly the Open Space Zones (not typically done for lands to be conveyed to public ownership) will be reviewed in consideration of the surrounding lands.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

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c.	Draft Plan of Subdivision	<ul style="list-style-type: none"><li>▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the adjacent approved Plan of Subdivision File 19T-99V08 (to the south, east and west), to ensure co-ordination of the road network, the overall open space system, and the proposed part lots and blocks.</li><li>▪ The required Draft Plan of Subdivision conditions will be reviewed to ensure appropriate road alignments and connections, servicing and grading, environmental and other municipal, regional and community agency requirements, should the applications be approved.</li></ul>
d.	Block 12 Community Plan	<ul style="list-style-type: none"><li>▪ The Owner will be required to submit an updated Block 12 Community Plan to the satisfaction of the City, should the applications be approved.</li><li>▪ The Owner must satisfy all obligations, financial or otherwise of the Block 12 Developers Group Agreement to the satisfaction of the Block 12 Trustee and the City of Vaughan.</li></ul>
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"><li>▪ The proposed development must conform to the approved Urban Design Guidelines and Architectural Design Guidelines for Block 12.</li></ul>
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The subject lands are located within the TRCA's regulated area. The Owner must satisfy all requirements of the TRCA.</li><li>▪ The Owner, City and the TRCA shall satisfactorily conduct a site visit to confirm the staked top-of-bank in order to ensure the flood line is contained in the Open Space Zone lands.</li></ul>
g.	Parkland	<ul style="list-style-type: none"><li>▪ The Owner shall provide parkland dedication and/or, if required, shall pay to the City of Vaughan, cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu Policy and the Planning Act, to the satisfaction of the Vaughan Legal Services Department, Real Estate Division, if approved.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

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h.	Supporting Studies/ Reports	<ul style="list-style-type: none"><li>▪ The following reports/studies in support of the proposed development must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department:<ul style="list-style-type: none"><li>▪ Functional Servicing Report</li><li>▪ Phase 1 Environmental Site Assessment (ESA)</li><li>▪ Noise and Vibration Study</li><li>▪ Geotechnical/Soils Report</li></ul></li><li>▪ The Archaeological Assessment report in support of the proposed development must be reviewed to the satisfaction of the Vaughan Planning Department's Cultural Heritage staff.</li><li>▪ The following reports/plans in support of the proposed development must be reviewed to the satisfaction of the Vaughan Planning Department and the TRCA:<ul style="list-style-type: none"><li>▪ Updated Oak Ridges Moraine Conformity Report</li><li>▪ Preliminary Grading Plan</li><li>▪ Tree Inventory Plan</li></ul></li></ul>
i.	Servicing Allocation	<ul style="list-style-type: none"><li>▪ Vaughan Council must identify and allocate servicing for the proposed development. Should servicing allocation be unavailable, the lands shall be zoned with the Holding Symbol "(H)".</li></ul>

**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 subject lands are located on Teston Road, which is a Regional road. As a result, the applications were circulated to York Region for review and comment. The owner must satisfy all requirements of York Region in including the dedication of any lands for the widening of Teston Road, if required. 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

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**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision
4. Approved Block 12 Community Plan

**Report prepared by:**

Stephen Lue, Planner, ext. 8210  
Christina Napoli, Senior Planner, ext. 8483

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

September 02, 2014

C	7
Item #	9
Report No.	38 (14)
Council - September 9/14	

**To: Vaughan City Hall,  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1**

Re: Property 981 Teston Road:  
(South side of Teston Road, West of Bathurst Street),  
City of Vaughan Ontario

Dear Sir or Madam,

We are residing at 161 Vanda Drive Vaughan L6A 4G1. We have an objection to the project and strongly disagree with this project for the following reasons:

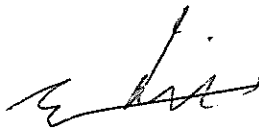
- We are going to have no personal life for at least two years due to being located sided by side to this property. Huge on going noise, dust, and mess coming to our property
- There are lots of nature including birds, rabbits, fox, deer and etc. habitat are going to get destroyed by this project
- We are trying to keep our quite place quite and avoid any huge ongoing distraction
- Our property get most affected by this project from all sides: front, back, and side as you see from the map

Please consider our concerns about this project.


For more questions please feel free to contact us.

Sincere Regards,

Tony M. Damircheli

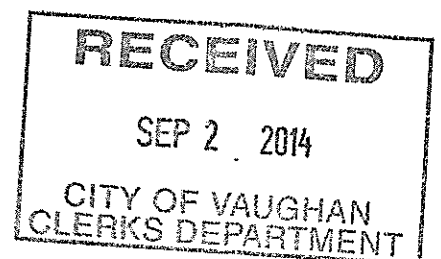


Mahnaz Bakhshi



Home: (647) 493-9990

Cell: (306) 241-9118



**From:** Jessica Li <jessica\_li@rogers.com>  
**Sent:** Friday, September 05, 2014 9:13 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Racco, Sandra; thomasching@rogers.com  
**Subject:** Objection of Zoning, File #19T-04V12, Amendment  
**Attachments:** Objection Letter Page1.jpg; Objection Letter Page 2  
Signatures3.jpg

C	12
Item #	9
Report No.	38 (PH)
Council -	September 9/14

Dear Ms. Racco & Mr. Abrams,

**RE: Subject: ZONING BY-LAW AMENDMENT FILE Z.04.049  
DRAFT PLAN OF SUBDIVISION FILE 19T-04V12  
EVELYN CHARTERS  
WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

I would like to express my strong opposition to the application File #19T-04V12, Amendment File #Z.04.049, Applicant Name: Evelyn Charters

Please see attached our objection letter with signatures. In addition, we have also collected 31 neighbors' signatures who would like to oppose it as well. please see attached.

Would you please kindly send me a confirmation email if you received my objection email?

Thanks

**Full Name:** Jessica Huan Li & Thomas Ching  
**Phone #:** 416-602-2166 or 416-278-0099  
**Email:** [jessica\\_li@rogers.com](mailto:jessica_li@rogers.com) or [thomasching@rogers.com](mailto:thomasching@rogers.com)  
**Address:** 1 Lady Angela Lane, Maple, ON. L6A 4E7

**Subject:**

**ZONING BY-LAW AMENDMENT FILE Z.04.049**

**DRAFT PLAN OF SUBDIVISION FILE 19T-04V12**

**EVELYN CHARTERS**

**WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

**Objection of file # 19T-04V12, Z.04.049**

**Applicant name: Evelyn Charters**

Dear Jeffery Abrams,

I have received a notice of public hearing on this matter but we were unable to attend because late pregnancy always gives me some trouble, and I was not feeling well that night. (By the way, my expected due date is September 9<sup>th</sup>, 2014)

However, as a taxpayer, I would like to express my **STRONG OPPOSITION** to the application for the following reasons:

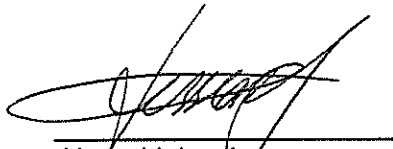
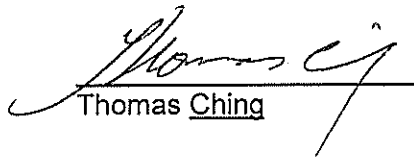
Beside this project application, there is another construction project on Torah Gate (Bathurst and Teston Road) to build 180 town houses, with the rapid increase of population, it will add tremendous pressure on our local school and recreational facilities.

The project will create healthy and pollution problems. Extensive noisy and dusty construction project will make both of me and the new-born baby continues living in a disturbance environment. The construction will also bring air pollution that stopping me to bring my 4 years old son and my new-born baby to the nearby park. In addition to the sound pollution and air quality concerns, all neighborhoods including myself will have to turn on air condition all the time, which is definitely not environmental friendly to the society. Beyond of that, the park is about 100 meters from the applicant's site and all the children in the neighborhood are being subject to safety hazard, which seriously affects their growth.

The project will also bring safety and traffic problems. We have lots of kids in our neighborhood, if the project is approved, more construction vehical are going through the quiet developed area, and children safety would be in danger. Part of this project is to extend Lady Nadia Drive up to Teston Road which will increase a lot of traffic in our quiet community.

Thank you very much for your time and consideration.

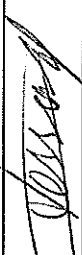


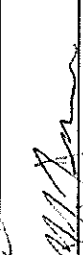


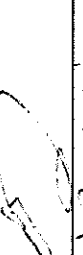
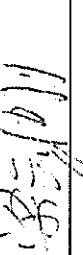



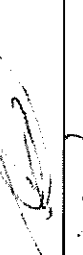


Sincerely,

  
Huan Li, Jessica  
Thomas Ching










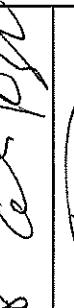




Address: 1 Lady Angela Lane, Maple, ON. L6A 4E7

Telephone: 416 602 2166

We are against rezoning and plan of subdivision FILE #19T-04V12 Amendment File # Z04.049

First Name	Last Name	Address	City	Postal Code	Phone number	Signature
Huan	Li	1 Lady Angela Lane.	Maple	L6A4E7	416-602-2161	
Francis	Ching	1 Lady Angela Lane	Maple	L6A4E7	416-278-0097	
Greg	Zheng	12 Lady Angela Lane	Maple	L6A4E7	416-981-3977	
Matthew	Cusheer	7 Lady Angela Ln.	Maple	L6A4E7	416-315-7051	
Bob	Wilson	11 Lady Angela Lane	Maple	L6A4E7	416-225-5333	
Sara	Hardman	11 Lady Angela Lane	Maple	L6A4E7	416-833-3700	
Vahid	Babae	17 Lady Angela Lane	Maple	L6A4E7	416-328-3379	
Jianming	Liang	38 Lady Angela Lane	Maple	L6A4E7	416-527-8138	
Andre	Clavich	42 Lady Angela Lane	Maple	L6A4E7	289-5532608	
Yan	Zhao	35 Lady Angela Lane	Maple	L6A4E7	905-303-6672	
Hamid	Parsa	48 Lady Angela Lane	Maple	L6A4E7	(416) 455-8349	
Yury	Vindarov	52 Lady Angela Lane	Maple	L6A4E7	905-208-3401	
Shanshan	Song	56 Lady Angela Ln.	Maple	L6A4E7	647-313-8081	
Yufeng	Zhang	56 Lady Angela Ln.	Maple	L6A4E7	416-689-8992	

We are against rezoning and plan of subdivision FILE #19T-04V12 Amendment File # Z04.049

First Name	Last Name	Address	City	Postal Code	Phone number	Signature
HAMID	GHASSI	235 Lady Nadia Dr	Maple	L6A 4E7	289-5530162	
LRBIN	XUFE	299 Lady Nadia Dr.	Maple	L6A 4E7	416-854-2660	
Ron	Xia	299 Lady Nadia Dr.	Maple	L6A 4E7	416-254-660	
Yi	Li	39 Lady Angela Lane	Maple	L6A 4E7	416-821-5896	
peiyun	Wang	38 Lady Angela Lane	Maple	L6A 4E7	905-538-800	
Kai	Tong	55 Lady Angela Lane.	Maple	L6A 4E7	647-262-5632	
Dongming	Tian	122 Lady Nadia Dr.	Maple	L6A 4E6	416-234-8518	
Zena	Wang	98 Barbours Street	Maple	L6A 4E6	647-588-0778	
LINGJIN	WANG	223 Lady Nadia Dr.	Maple	L6A 4E7	289-304-8801	
Alireza	Asgharzadeh	8 Lady Angela	Maple	L6A 4E7	289-304-0548	
Tetyana	Voshchenev	27 Lady Angela Lane	Maple	L6A 4E7	905-417-5055	
Igor	Chasovnik	27 Lady Angela Lane	Maple	L6A 4E7	905-417-5063	
Michael	Hyan	64 Lady Angela Ln	Maple	L6A 4E7	647-885-9171	
Stefan	NATTA	68 Lady Angela Lane	Maple	L6A 4E7	416-828-9110	



**9.    ZONING BY-LAW AMENDMENT FILE Z.04.049  
      DRAFT PLAN OF SUBDIVISION FILE 19T-04V12  
      EVELYN CHARTERS  
      WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

**P.2014.39**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1.        THAT the Public Hearing report for Files Z.04.049 and 19T-04V12 (Evelyn Charters) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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 Meeting was circulated: August 8, 2014. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca), and three Notice Signs were installed on the property along Teston Road, Lady Nadia Drive, and Sweet Anna Court in accordance with the City's Sign Notification Protocol.
- b)        Circulation Area: 150 m and the expanded polling area as shown on Attachments #1 and #2.
- c)        Comments Received as of August 19, 2014: None

The subject applications were received by Vaughan Council at a Public Hearing on May 1, 2006. In accordance with Vaughan Council's approved Notification Procedures for Public Hearings for planning applications that have not been considered by Vaughan Council within 2 years of the original Public Hearing date, a new Public Hearing is required.

**Purpose**

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g.	Parkland	<ul style="list-style-type: none"> <li>▪ The Owner shall provide parkland dedication and/or, if required, shall pay to the City of Vaughan, cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu Policy and the Planning Act, to the satisfaction of the Vaughan Legal Services Department, Real Estate Division, if approved.</li> </ul>
h.	Supporting Studies/ Reports	<ul style="list-style-type: none"> <li>▪ The following reports/studies in support of the proposed development must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> <li>▪ Functional Servicing Report</li> <li>▪ Phase 1 Environmental Site Assessment (ESA)</li> <li>▪ Noise and Vibration Study</li> <li>▪ Geotechnical/Soils Report</li> </ul> </li> <li>▪ The Archaeological Assessment report in support of the proposed development must be reviewed to the satisfaction of the Vaughan Planning Department's Cultural Heritage staff.</li> <li>▪ The following reports/plans in support of the proposed development must be reviewed to the satisfaction of the Vaughan Planning Department and the TRCA: <ul style="list-style-type: none"> <li>▪ Updated Oak Ridges Moraine Conformity Report</li> <li>▪ Preliminary Grading Plan</li> <li>▪ Tree Inventory Plan</li> </ul> </li> </ul>
i.	Servicing Allocation	<ul style="list-style-type: none"> <li>▪ Vaughan Council must identify and allocate servicing for the proposed development. Should servicing allocation be unavailable, the lands shall be zoned with the Holding Symbol "(H)".</li> </ul>

#### **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 subject lands are located on Teston Road, which is a Regional road. As a result, the applications were circulated to York Region for review and comment. The owner must satisfy all

requirements of York Region in including the dedication of any lands for the widening of Teston Road, if required. 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. Proposed Zoning and Draft Plan of Subdivision
4. Approved Block 12 Community Plan

### **Report prepared by:**

Stephen Lue, Planner, ext. 8210  
Christina Napoli, Senior Planner, ext. 8483

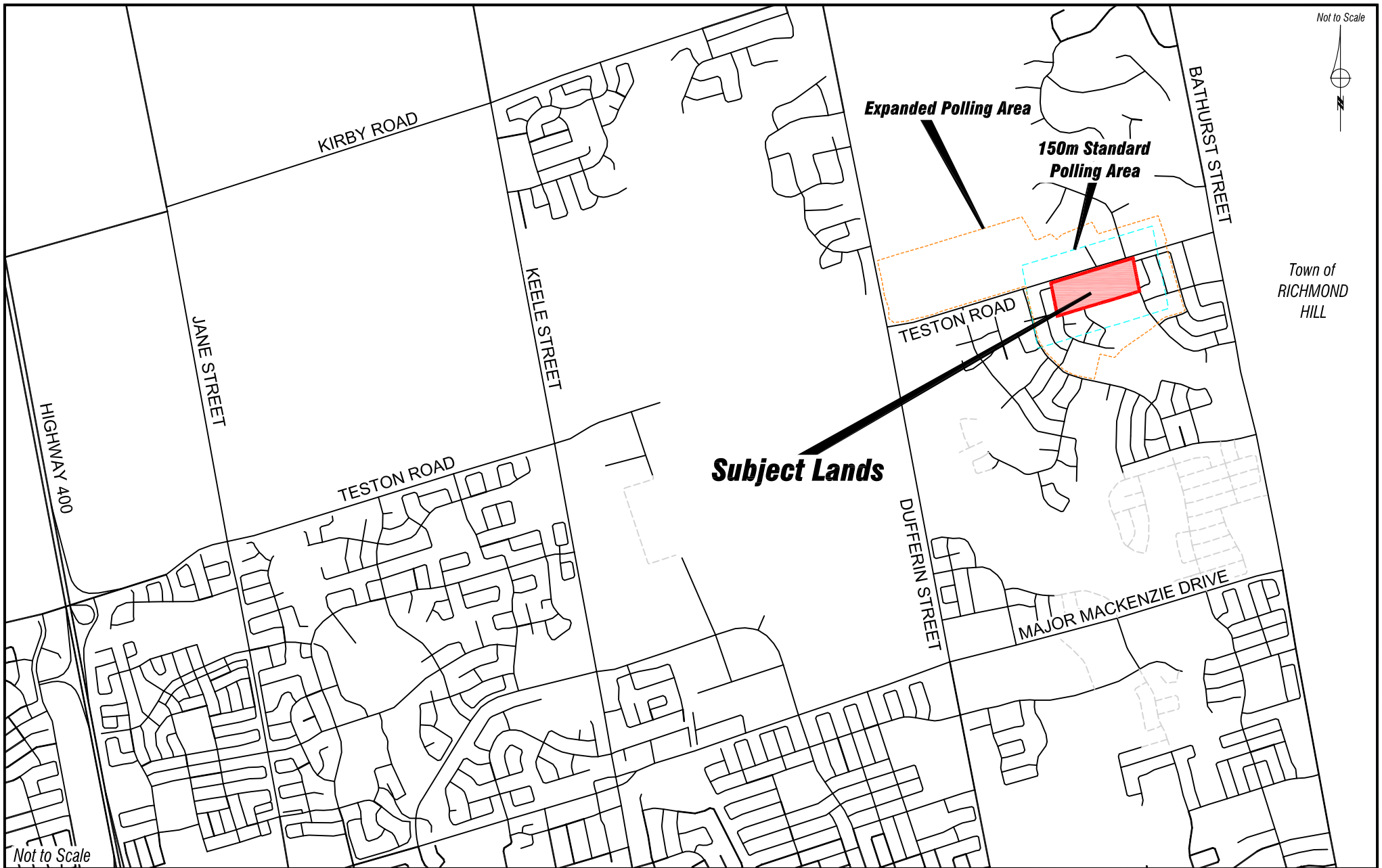
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning and  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/LG



## Context Location Map

LOCATION:  
Part of Lot 25, Concession 2

APPLICANT:  
Evelyn Charters

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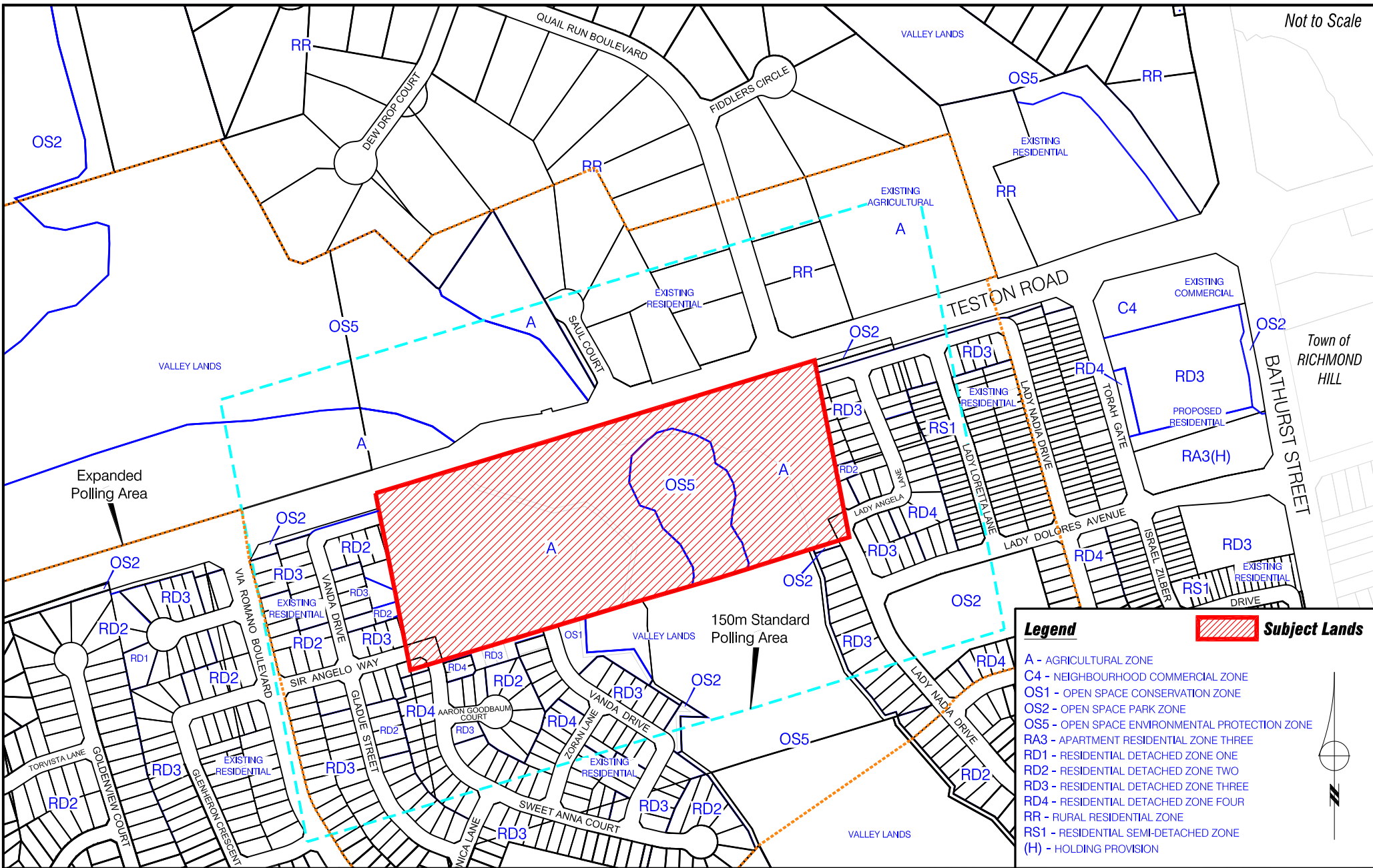
## Attachment

FILE:  
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DATE:  
September 2, 2014

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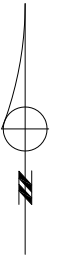
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**Legend**

 **Subject Lands**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE THREE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RR - RURAL RESIDENTIAL ZONE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE
- (H) - HOLDING PROVISION



# Location Map

LOCATION:  
Part of Lot 25, Concession 2

APPLICANT:  
Evelyn Charters

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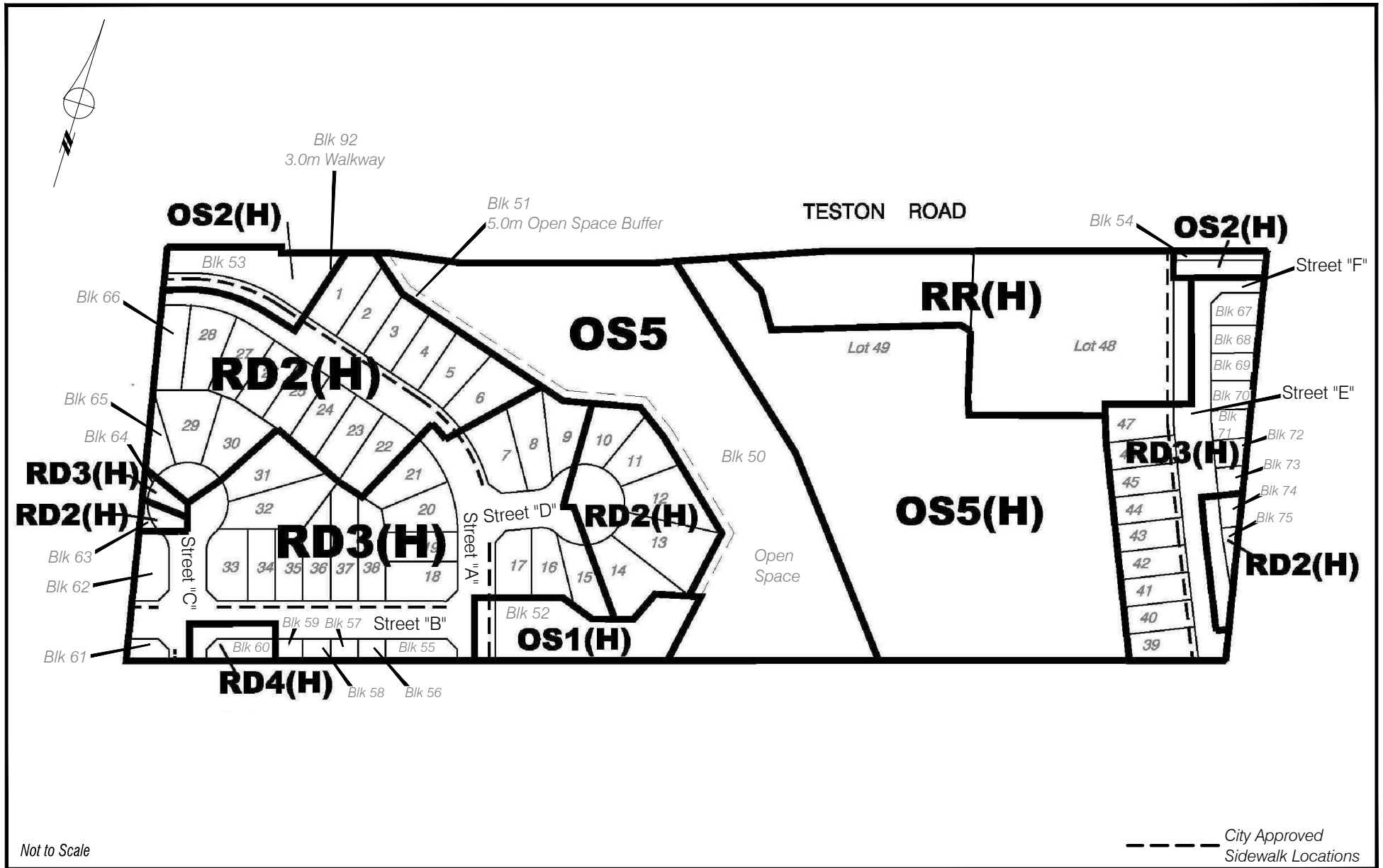


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DATE:  
September 2, 2014

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# Proposed Zoning and Draft Plan of Subdivision

LOCATION: Part of Lot 25, Concession 2

APPLICANT: Evelyn Charters

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Attachment

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Z.04.049 & 19T-04V12

DATE:  
September 2, 2014

3



# Approved Block 12 Community Plan

LOCATION: Part of Lot 25, Concession 2

APPLICANT: Evelyn Charters

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Attachment

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DATE:  
September 2, 2014

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