

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013**

Item 2, CW(PH) Report No. 37 – Page 2

9. Mr. Raymond Grech, Tasha Court, Woodbridge;
10. Ms. Josie Fedele, Vice President, West Woodbridge Homeowners Association, Albany Drive, Woodbridge;
11. Mr. Nick Pinto, President, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge;
12. Ms. Julia Pal, Veneto Drive, Woodbridge, and Communication C20 dated August 28, 2013; and
13. Mr. Ron Moro, Tasha Court, Woodbridge, and Communication C33, dated September 3, 2013; and

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

- C1. Charles and Laura Belfiore, Veneto Drive, Vaughan, dated August 24, 2013;
- C2. Robert and Rina Sikora, Veneto Drive, Woodbridge, dated August 26, 2013;
- C3. Sanjay Agnihotri and Family, Veneto Drive, dated August 27, 2013;
- C5. Mr. Enrico D'Amico, Veneto Drive, dated August 27, 2013;
- C9. Mr. Robert Livi, Veneto Drive, Woodbridge, dated August 28, 2013;
- C10. Ms. Wendy Martin, Veneto Drive, Woodbridge, dated August 28, 2013;
- C11. Mr. Enrico Trombetta, Tasha Court, Woodbridge, dated August 28, 2013;
- C12. Mr. Pasquale Venditti, Nadia Avenue, dated August 28, 2013;
- C13. Frank and Patricia Mattei, Tasha Court, dated August 28, 2013;
- C15. Mr. Vincent Canale, Graceview Court, dated August 28, 2013;
- C16. Mr. John Kolozsvari, Kipling Avenue, dated August 28, 2013;
- C17. Ms. Amanda Rabbito, Veneto Drive, dated August 29, 2013;
- C18. Mr. Gianmarco R., Kipling Avenue, dated August 29, 2013;
- C19. Mr. Paolo Torchetti, Abell Avenue, Woodbridge, dated August 30, 2013;
- C22. Jane E. Campbell and John D. Brillinger, Dalmato Court, Woodbridge, dated August 30, 2013;
- C24. Ms. Ann Grech, Tasha Court, Woodbridge, dated August 30, 2013;
- C26. Diego and Stephanie Zuccarelli, Kipling Avenue, dated September 2, 2013;
- C27. Sergio Zeppieri, Susy Santos and baby Matthew Zeppieri, Angelina Avenue, Woodbridge, dated September 3, 2013; and
- C28. Ms. Norma Basciano, Coles Avenue, Woodbridge, dated September 3, 2013.

**Recommendation**

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

1. THAT the Public Hearing report for Files OP.13.003 and Z.13.005 (Portside Developments (Kipling) 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 will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Hearing was circulated: August 9, 2013
- b) Circulation Area: Extended polling area as shown on Attachment #2, and to the West Woodbridge Homeowners' Association, and individuals requesting to be notified.

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- c) Comments received as of August 20, 2013:
  - i) Correspondence received earlier on June 12, 2013, from neighbouring homeowners respecting concerns with the proposed density, traffic generation, and adverse impact to emergency response time in the event of an emergency/disaster.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of an 8-storey apartment building containing 162 residential units, a Floor Space Index (FSI) of 2.25, and 208 underground parking spaces as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.13.003 to amend OPA #240 (Woodbridge Community Plan) to incorporate the subject lands, which have been deleted from the Provincial Parkway Belt West Plan, into Neighbourhood 1 of OPA #240 and redesignating the property to “High Density Residential” (developable land) and “Open Space” (valleyland).
2. Zoning By-law Amendment File Z.13.005 to amend Zoning By-law 1-88, specifically to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RA2 Apartment Residential Zone (developable land) and OS1 Open Space Conservation Zone (valleyland) together with the following site-specific zoning exceptions:

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	<b>By-law Standard</b>	<b>By-law 1-88, RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to RA2 Apartment Residential Zone (Developable Land)</b>
a.	Minimum Parking Requirements	<p>162 units @ 1.5 spaces / unit = 243 spaces + 162 units @ 0.25 visitor spaces/unit = 41 spaces</p> <p>Total Parking Required = 284 spaces</p>	<p>162 units @ 1.08 spaces / unit = 175 spaces + 162 units @ 0.2 visitor spaces/unit = 33 spaces</p> <p>Total Parking Provided = 208 spaces</p>
b.	Minimum Landscape Strip Width Along a Street Line (Kipling Avenue)	6.0 m	Ranges between 1 m and 3.5 m
c.	Minimum Building Setback Front Yard	7.5 m	3.5 m
d.	Minimum Building Setback to Portions of Building Below Grade Along Kipling Avenue (Front Yard)	1.8 m	0.0 m
e.	Minimum Lot Area	12,960 m <sup>2</sup>	6,100 m <sup>2</sup>
f.	Loading Space Requirements	No loading space shall be permitted between a building and a street	Permit a loading space in the Front Yard between the building and Kipling Avenue

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

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#### Analysis and Options

Location	<ul style="list-style-type: none"><li>West side of Kipling Avenue, south of Regional Road 7, known municipally as 7476 Kipling Avenue, City of Vaughan, as shown on Attachments #1 and #2.</li><li>The 1.38 ha property has 128.6 m frontage on Kipling Avenue, and slopes downwards (west) towards Rainbow Creek. The parcel is currently developed with one residential dwelling that is proposed to be demolished.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>The subject lands are located outside of Neighbourhood 1, as identified on Schedule 1 of in-effect OPA #240 (Woodbridge Community Plan). These lands were previously located within the Parkway Belt West Plan, and have been released. Section 3.2 General Policies (h) of OPA #240 states (in part):<p>“Any lands south of Highway No. 7 may be incorporated into Neighbourhood 1 without an amendment to this plan, should they be released from the Parkway Belt West Plan. The lands fronting onto Kipling Avenue may be used for residential purposes only, compatible with adjacent residential uses, and shall be subject to a comprehensive plan.”</p></li><li>The proposed high density development consisting of an 8-storey apartment building with 162 residential units and an FSI of 2.25 does not conform to OPA #240 as it is not compatible with the existing “Low Density Residential” neighbourhood comprised of 1 and 2-storey single detached units.</li><li>The subject lands are designated “Low-Rise Residential” (developable lands) and “Natural Area” (valleylands) by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved in part by the Ontario Municipal Board on July 23, 2013. The “Low Rise Residential” designation permits detached, semi-detached and townhouses with a maximum building height of three storeys.</li><li>The proposed development does not conform to in-effect OPA #240, nor does it conform to VOP 2010, as the proposed 8-storey height and apartment building use and density are not permitted by either Official Plan. An amendment to the in-effect Official Plan has been submitted to redesignate the property to “High Density Residential” (developable land) and “Open Space” (valleylands). It is noted that the corresponding designation in VOP 2010 would be “Mid-Rise Residential” (6-12 storeys) and “Natural Areas”.</li></ul>

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Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned PB1 Parkway Belt Open Space Zone by Zoning By-law 1-88. To facilitate this proposal, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA2 Apartment Residential Zone (developable land) and OS1 Open Space Conservation Zone (valleyland), and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are identified to implement the residential apartment proposal.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning, together with the site-specific zoning exceptions will be reviewed in the context of the conceptual site plan and building elevations and the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.</li> </ul>
c.	Traffic, Road Widening, Parking Adequacy and Emergency Response	<ul style="list-style-type: none"> <li>Access improvements and any required road widening along Kipling Avenue must be identified by the City of Vaughan.</li> <li>The Transportation Impact and Parking Study submitted in support of the applications must be approved by the Vaughan Development/Transportation Engineering Department.</li> <li>The applications and supporting material have been circulated to internal City Departments and external public agencies including the Vaughan Development/Transportation Engineering Department, Vaughan Fire Department, and the Region of York Transportation Department to review traffic impact and emergency response considerations.</li> </ul>

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d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject property contains a relatively steep and high/deep slope which forms the valley of the Rainbow Creek valley corridor at the west end of the property. Rainbow Creek is a tributary of the Main Humber River and has been identified as a Red Side Dace Habitat. The site also contains mature forested and vegetated areas that extend up both sides of the valley and onto the adjacent tableland areas, and are of ecological value. The development limits (top of bank), slope stability, woodland protection, species and habitat protection, and any required buffer(s) and structural building setbacks must be established to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and the City of Vaughan.</li> <li>▪ The TRCA has indicated that they have significant concerns regarding the development concept as proposed, and the applicant will be required to address their concerns and requirements in the above bullet-point, to the satisfaction of the TRCA and the City.</li> </ul>
e.	Future Site Plan Application	<ul style="list-style-type: none"> <li>• A future Site Development Application is required to facilitate the proposed development, should the Official Plan and Zoning By-law Amendment applications be approved. The development will be reviewed to ensure, but not limited to: appropriate building and site design, building materials, transition between the proposed development and surrounding land uses, access, area traffic impact, internal traffic circulation, parking, landscaping, servicing and grading, stormwater management, pedestrian connectivity, appropriate amenity area, barrier free accessibility, and opportunities to provide a pedestrian trail along the valleylands.</li> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the subject applications are approved.</li> </ul>
f.	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 formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of a Holding Symbol “(H)” will be considered for the subject lands.</li> </ul>

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g.	Additional Studies	<ul style="list-style-type: none"><li>▪ A Phase 1 Environmental Site Assessment Report is required to be submitted for review and approval by the Vaughan Development / Transportation Engineering Department.</li><li>▪ Review will be given to determine if any additional studies are required to support the proposed development.</li></ul>
h.	Ontario Municipal Board	<ul style="list-style-type: none"><li>▪ On March 5, 2013, the Owner appealed Volume 1 and Volume 2 of VOP 2010 on the basis that no decision was made on the Official Plan within 180 days as outlined in the Planning Act. The Owner is specifically appealing the policies that apply to the subject lands (7476 Kipling Avenue) as they do not permit "Mid Rise Residential" uses that is the form of development proposed on the subject lands.</li><li>▪ On July 29, 2013, the applicant appealed Zoning By-law Amendment Application Z.13.005 on the basis that the City failed to make a decision on the application within 120 days as outlined in the Planning Act.</li><li>▪ Site-specific Official Plan Amendment Application OP.13.003 was deemed to be a complete application by the Development Planning Department on March 27, 2013 and the applicant can appeal this application to the OMB after 180 days in accordance with the Planning Act, which is anytime after September 27, 2013.</li><li>▪ No Ontario Municipal Board Hearing has been scheduled to date.</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 applications have been circulated to the Region of York Community Planning Department for review and approval. Any comments will be included in the technical report to the Committee of the Whole.

#### Conclusion

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

#### Attachments

1. Context Location Map
2. Location Map



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3. Context Plan
4. Site Plan
5. Elevation Plan

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

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

C	1
COMMUNICATION	
CW (PH) - <u>SEPT. 3/13</u>	
ITEM - <u>2</u>	

**From:** Charles Belfiore [<mailto:ccbel001@gmail.com>]

**Sent:** Saturday, August 24, 2013 9:13 PM

**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** [wwha@wwha.ca](mailto:wwha@wwha.ca)

**Subject:** 7476 Kipling Avenue Re: Official Plan and Zoning By-Law Amendment Applications

**Special Note to the City Clerk:**

*Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.*

*Dear Honourable Mayor and Members of Council,*

**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

**File #:** OP.13.003 and Z.13.005

**Property:** 7476 Kipling Avenue

**Applicant:** Portside Developments (Kipling) Inc.

**Committee of Whole Public Meeting – September 3, 2013**

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*I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.*

*Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.*

*The proposed development:*

- 1. Will create instability and destroy the neighbourhood's fabric, character and integrity;*
- 2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);*
- 3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;*
- 4. Is not within an intensification area; and*
- 5. Is not consistent with Provincial Policies.*

*Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.*

*You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity.*

*I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.*

*If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.*

*In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.*

*Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.*

*Sincerely,*

*Charles & Laura Belfiore*

*268 Veneto Drive, Vaughan, ON*

C	2
COMMUNICATION	
CW (PH) -	SEPT. 3/13
ITEM -	2

**From:** Rina Sikora [mailto:rinasikora@hotmail.com]

**Sent:** Monday, August 26, 2013 9:53 AM

**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca

**Cc:** Robert Sikora; 'wwha=wwha.ca@mail172.us4.mcsv.net'; WWHA

**Subject:** OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS - File #: OP.13.003 and Z.13.005 - Property: 7476 Kipling Avenue

**Special Note to the City Clerk:** *Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.*

**Dear Honourable Mayor and Members of Council,**

**RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

**File #: OP.13.003 and Z.13.005**

**Property: 7476 Kipling Avenue**

**Applicant: Portside Developments (Kipling) Inc.**

**Committee of Whole Public Meeting – September 3, 2013**

We are residents of the Kipling Avenue south of Highway 7 neighbourhood, and a member of The West Woodbridge Homeowners Association Inc. With respect, I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By- Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.

Since its creation, our neighbourhood is blessed with a strong defined sense of community identity, and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.

The proposed development:

Will create instability and destroy the neighbourhood's fabric, character and integrity;

1. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
2. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;
3. Is not within an intensification area;
4. Is not consistent with Provincial Policies.

Like many of my neighbours, I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity.

I urge you stand up for our neighbourhood and its residents, and review the proposal before you with a critical eye.

If the Mayor and Council members' decision is to approve this application, it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.

In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood. Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,

Robert & Rina Sikora  
220 Veneto Drive  
Woodbridge, Ontario  
L4L 8X6

<p><b>C 3</b>  <b>COMMUNICATION</b>          CW (PH) - <u>SEPT. 3/13</u>          ITEM - <u>2</u></p>
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-----Original Message-----

From: Carella, Tony

Sent: Tuesday, August 27, 2013 9:58 AM

To: Sanjay Agnihotri; [maurizio.bevilacqua@vauhan.ca](mailto:maurizio.bevilacqua@vauhan.ca); Abrams, Jeffrey; Uyeyama, Grant

Cc: Rosati, Gino; Di Biase, Michael; Schulte, Deb; lafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan

Subject: RE: New Zoning - File #OP.13.003 and Z.13.005 (7476 Kipling Ave)

Sanjay, thank you for your e-mail. To ensure that your comments are part of the public record on this application, I am forwarding your email to the Clerk's Office, as well as to the Director of Development Planning, whose department is handling this application. I look forward to hearing from other residents in the area at the public hearing on September 3.

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From: Sanjay Agnihotri [[sanjay.a@rogers.com](mailto:sanjay.a@rogers.com)]

Sent: Tuesday, August 27, 2013 8:56 AM

To: [maurizio.bevilacqua@vauhan.ca](mailto:maurizio.bevilacqua@vauhan.ca)

Cc: Rosati, Gino; Di Biase, Michael; Schulte, Deb; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan

Subject: New Zoning - File #OP.13.003 and Z.13.005 (7476 Kipling Ave)

Dear Honourable Mayor and Members of Council,

My family and I live in the neighbourhood of Kipling and Hwy 7. I have just learned of the possible re-zoning of the above mentioned property, and I must tell you that we will be extremely disappointed if this goes ahead.

The proposed development:

1. Will create and destroy neighbourhood's fabric, character and integrity
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan)
3. Does not respect and reinforce the existing surrounding character which is predominantly low-rise residential (single family) neighbourhood.
4. Is not within an intensification area
5. Is not consistent with Provincial policies.

I can tell you that both my neighbours on either side and across from me have the same sentiment—this condo will destroy the beauty of our wonderful neighbourhood.

Please protect our community's character and identity.

Sincerely,

Sanjay Agnihotri and Family

15 Veneto Drive

C 4
COMMUNICATION
CW (PH) - SEPT. 3/13
ITEM - 2

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

From: Carella, Tony  
 Sent: Tuesday, August 27, 2013 10:00 AM  
 To: Abrams, Jeffrey; Uyeyama, Grant  
 Subject: FW: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

Correspondence FYI

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From: Joanne Lopez [jolopez@rogers.com]  
 Sent: Monday, August 26, 2013 10:25 PM  
 To: Carella, Tony; lafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan  
 Cc: [wwha@wwha.ca](mailto:wwha@wwha.ca)  
 Subject: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

Dear Councillor Carella and fellow Councillors of Vaughan:

I am sending you an email below, which I've sent to the Honourable Mayor and Members of Council - Gino Rosati; Michael Di Biase; and Deb Schulte.

As Councillor to our Ward and to Vaughan, I want to bring to your attention what residents of your community feel strongly about and will make a stand.

Sincerely,  
 Joanne Lopez

----- Forwarded Message -----

From: Joanne Lopez <[jolopez@rogers.com](mailto:jolopez@rogers.com)>  
 To: "[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)" <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>; "[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)" <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; "[michael.dibiase@vaughan.ca](mailto:michael.dibiase@vaughan.ca)" <[michael.dibiase@vaughan.ca](mailto:michael.dibiase@vaughan.ca)>; "[deb.schulte@vaughan.ca](mailto:deb.schulte@vaughan.ca)" <[deb.schulte@vaughan.ca](mailto:deb.schulte@vaughan.ca)>  
 Cc: "[wwha@wwha.ca](mailto:wwha@wwha.ca)" <[wwha@wwha.ca](mailto:wwha@wwha.ca)>; "[tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca)" <[tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca)>  
 Sent: Monday, August 26, 2013 10:15:59 PM  
 Subject: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

Dear Honourable Mayor and Members of Council:

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS File #: OP.13.003 and Z.13.005  
 Property: 7476 Kipling Avenue  
 Applicant: Portside Developments (Kipling) Inc.  
 Committee of Whole Public Meeting – September 3, 2013

---

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc.

With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By- Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.

Since its creation, our neighborhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.

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1. Will create instability and destroy the neighbourhood's fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
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Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

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I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.

In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.

Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,

Joanne Lopez  
21 Sara Street  
Woodbridge, Ontario  
L4L 8P1

Special Note to the City Clerk: Would you please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.



<p style="text-align: center;"><u>C 5</u>  <b>COMMUNICATION</b></p> <p>CW (PH) - <u>SEPT. 3/13</u></p> <p>ITEM - <u>2</u></p>
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-----Original Message-----

From: Carella, Tony

Sent: Tuesday, August 27, 2013 10:02 AM

To: ENRICO DAMICO; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; lafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Abrams, Jeffrey; Uyeyama, Grant

Cc: [wwha@wwha.ca](mailto:wwha@wwha.ca)

Subject: RE: Stron Opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Ammendment Applications

Enrico, thank you for your e-mail. To ensure that your comments are part of the public record on this matter, I am forwarding your message to the Clerk's Department, and to the Director of Development Planning for his information. I look forward to hearing from other residents of the community at the public hearing set for September 3.

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From: ENRICO DAMICO [[enrico.damico@rogers.com](mailto:enrico.damico@rogers.com)]

Sent: Tuesday, August 27, 2013 9:39 AM

To: Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan

Cc: [wwha@wwha.ca](mailto:wwha@wwha.ca)

Subject: Stron Opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Ammendment Applications

Special Note to the City Clerk: Please add my correspondence below to the Committee

of Whole Public Meeting (September 3, 2013) Communications. Thank you.

Dear Honourable Mayor and Members of Council,

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

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I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By- Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.

Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.

The proposed development:

1. Will create instability and destroy the neighbourhood's fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;

4. Is not within an intensification area; and

5. Is not consistent with Provincial Policies.

Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity.

I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.

In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.

Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,

Enrico D'Amico  
252 Veneto Drive

C 9	
COMMUNICATION	
CW (PH) -	SEPT. 3/13
ITEM -	2

**Special Note to the City Clerk:** Please add my correspondence below to the Committee

of Whole Public Meeting (September 3, 2013) Communications. Thank you.

Dear Honourable Mayor and Members of Council,

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

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I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

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In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.

Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,

Robert Livi

300 Veneto Drive

Woodbridge, Ontario

L4L 8X8

**Special Note to the City Clerk:** Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.

C 10
COMMUNICATION
CW (PH) - SEPT. 3/13
ITEM - 2

Dear Honourable Mayor and Members of Council,

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

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In addition, I respectfully ask that city councilors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.

Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,  
Wendy Martin  
261 Veneto Dr.  
Woodbridge, Ontario  
L4L 8X7

**Special Note to the City Clerk:** Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.

Dear Honourable Mayor and Members of Council,

**RE:** OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS  
File #: OP.13.003 and Z.13.005  
Property: 7476 Kipling Avenue  
Applicant: Portside Developments (Kipling) Inc.  
Committee of Whole Public Meeting – September 3, 2013

C 11
<b>COMMUNICATION</b>
CW (PH) - SEPT. 3/13
ITEM - 2

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.

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Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,

*Enrica Trombetta*

[Insert your name]

[Insert your home address]

**RECEIVED**

**AUG 28 2013**

**CLERK'S DEPT.**

1. TASHA-CRT WOODBRIDGE

<p style="text-align: center;"><b>C 12</b></p> <p style="text-align: center;"><b>COMMUNICATION</b></p> <p>CW (PH) - <u>SEPT. 3/13</u></p> <p>ITEM - <u>2</u></p>
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 APPLICATIONS File #: OP.13.003 and Z.13.005  
 Property: 7476 Kipling Avenue  
 Applicant: Portside Developments (Kipling) Inc.  
 Committee of Whole Public Meeting – September 3, 2013

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Sincerely,

Pasquale Venditti  
65 Nadia Avenue

**Britto, John**

CW (PH) - SEPT. 3/13

**From:** Patricia and Frank Mattei <fmpm@rogers.com>  
**Sent:** Wednesday, August 28, 2013 2:51 PM  
**To:** Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; Rosati, Gino; Shefman, Alan; Clerks@vaughan.ca  
**Cc:** wwha@wwha.ca  
**Subject:** RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS File #:  
 OP.13.003 and Z.13.005 Property: 7476 Kipling Avenue Applicant: Portside Developments (Kipling) Inc. Committee of Whole Public Meeting – September 3, 2013

**ITEM -** 2

Dear Honourable Mayor and Members of Council,

**RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

**File #: OP.13.003 and Z.13.005 Property: 7476 Kipling Avenue Applicant: Portside Developments (Kipling) Inc. Committee of Whole Public Meeting – September 3, 2013**

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Sincerely,

Frank and Patricia Mattei  
51 Tasha Court

**Britto, John**

---

**From:** Anna Di Flaviano-Sirianni <adiflaviano.sirianni@gmail.com>  
**Sent:** Wednesday, August 28, 2013 8:15 PM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca  
**Cc:** West Woodbridge Home Association  
**Subject:** OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS -File #: OP.13.003 and Z.13.005

Special Note to the City Clerk:

**Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications**  
**Thank you.**

<b>C 14</b>
<b>COMMUNICATION</b>
<b>CW (PH) - SEPT. 3/13</b>
<b>ITEM - 2</b>

Dear Honourable Mayor and Members of Council,

**RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**  
**File #: OP.13.003 and Z.13.005**  
**Property: 7476 Kipling Avenue**  
**Applicant: Portside Developments (Kipling) Inc.**  
**Committee of Whole Public Meeting**

September 3, 2013

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling ) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.

Since its creation, our neighbourhood has been blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.

The proposed development:

1. Will create instability and destroy the neighbourhoods fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low - rise residential (single family homes) neighbourhood;
4. Is not within an intensification area; and
5. Is not consistent with Provincial Policies.

Like many of my neighbours I see this development as setting a very worrisome precedent for the city if it moves forward. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity.

I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye. In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.

Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. **THIS NEIGHBOURHOOD** cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

**REMEMBER ALWAYS THAT OUR NEIGHBOURHOOD IS ALSO YOUR NEIGHBOURHOOD. IF APPROVED THIS KIND OF DEVELOPMENT WILL BE COMING TO YOUR FRONT DOOR! BY VOTING IN FAVOR TO THIS APPLICATION THE DIRECTION IS INEVITABLE AS IT WILL SET PRECEDENTS FOR ALL FUTURE APPLICATIONS IN THE CITY OF VAUGHAN.**

Sincerely

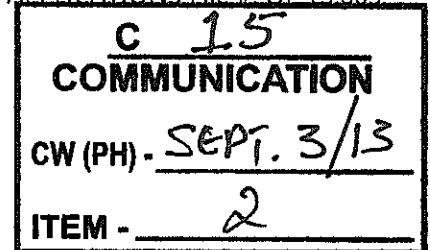
Anna Sirianni  
99 Hawman Avenue  
Woodbridge, Ontario  
L4L 1S3

[adiflaviano.sirianni@gmail.com](mailto:adiflaviano.sirianni@gmail.com)

**Britto, John**

---

**From:** Vincent Canale [REDACTED]  
**Sent:** Wednesday, August 28, 2013 9:13 PM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca  
**Cc:** Inc. The WWHA  
**Subject:** FFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS File #: OP.13.003 and Z.13.005



Dear Honourable Mayor and Members of Council,

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

---

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood, and a member of The West Woodbridge Homeowners Association Inc. I'm writing to express my strong opposition to the Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue.

Since its creation, our neighbourhood has had a strong sense of community identity, and is a haven for the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.

The proposed development will have the following impact:

1. It will create instability and destroy the neighbourhood's fabric, character, and integrity.
2. It does not conform to the Official Plan #240 (Woodbridge Community Plan).
3. It does not respect or reinforce the existing surrounding physical character, which is a predominantly low-rise residential (single family homes) neighbourhood.
4. It is not within an intensification area.
5. It is not consistent with Provincial Policies.

As with many of my neighbours, I see this development, if it goes ahead, as setting a very worrying precedent for the city. This intrusive, tall condo, placed within our established neighbourhood, will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected and appointed to be the keepers, guardians, and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity. I urge you to stand up for our neighbourhood and its residents, and review the proposal before you with a critical eye.

If the Mayor and Council members' decision is to approve this application, then it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge and, perhaps, even Vaughan as a whole.

In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc., to ensure that this site retains the scale and character of our neighbourhood.

Please listen to the residents of the Kipling Avenue south of Highway 7 neighbourhood, and the representatives of the West Woodbridge Homeowners Association, who we empower to speak on our behalf. Our neighbourhood cannot support any more development, and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,

Vincent Canale  
■ Graceview Court

Special Note to the City Clerk: Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.

C 16	
COMMUNICATION	
CW (PH) -	SEPT. 3/13
ITEM -	2

**From:** Carella, Tony  
**Sent:** Wednesday, August 28, 2013 5:58 PM  
**To:** 'johnk@championfreezedry.com'; Abrams, Jeffrey  
**Subject:** Re: File# OP. 13.003 Z 13.005

John, thank you for your comments. I am forwarding them to the Clerk so that they become part of the public record.

**From:** John Kolozsvari [<mailto:johnk@championfreezedry.com>]  
**Sent:** Wednesday, August 28, 2013 03:23 PM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; [allan.shefman@vaughan.ca](mailto:allan.shefman@vaughan.ca) <[allan.shefman@vaughan.ca](mailto:allan.shefman@vaughan.ca)>  
**Cc:** [wwha@wwha.ca](mailto:wwha@wwha.ca) <[wwha@wwha.ca](mailto:wwha@wwha.ca)>  
**Subject:** File# OP. 13.003 Z 13.005

Special note to the City Clerk: Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013)

RE: Official plan and zoning by-law amendment application.  
 File# OP. 13.003 Z 13.005  
 Property 7476 Kipling Avenue  
 Applicant: Portside Developments (Kipling) Inc.  
 Committee of Whole Public Meeting-September 3, 2013

Dear Honorable Mayor and Members of Council,

The following are the sentences that describe your vision for the city of Vaughan;

**"The Vaughan Vision 2020 strategic plan sets out a vision and direction for the City over the next decade and beyond. Planning for the future through the strategic plan will position the City to deal with the many pressing issues impacting the organization such as community safety, access to health facilities, environment, traffic congestion and issues related to growth and the quality of municipal services"**

They are very nice words. For one it takes good will to implement them.

I am a resident of the Kipling Avenue south of Highway 7 and a member of the West Woodbridge Homeowners Association Inc.  
 This proposal is not right and it does not meet my vision and your vision about creating quality life in our community.  
 I urge you to stand up for my neighborhood and its residents.

Sincerely

IOAN KOLOZSVARI

7698 Kipling Avenue.



**Britto, John**

C 17  
COMMUNICATION

**From:** Amanda Attard <amanda2816@hotmail.com>  
**Sent:** Thursday, August 29, 2013 5:05 PM  
**Cc:** wwha@wwha.ca  
**Subject:** STOP the portside condo development on Kipling

CW (PH) - SEPT. 3/13  
ITEM - 2

**Special Note to the City Clerk:** Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.

*Dear Honourable Mayor and Members of Council,*

**RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

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Sincerely,  
Amanda Rabbito  
~~151 Veneto Drive~~

**Britto, John**

<b>C 18</b>
<b>COMMUNICATION</b>
<b>SEP. 3/13</b>
<b>OW (PH)</b>
<b>ITEM - 2</b>

**From:** Gianmarco R <grabbito@hotmail.com>  
**Sent:** Thursday, August 29, 2013 8:13 PM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Shefman, Alan; Racco, Sandra; Clerks@vaughan.ca  
**Cc:** wwha@wwha.ca  
**Subject:** STOP!! the portside condo development on Kipling

**Special Note to the City Clerk:** Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.

*Dear Honourable Mayor and Members of Council,*

**RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

---

*I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc.*

*With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes. Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works. The proposed development:*

- 1. Will create instability and destroy the neighbourhood's fabric, character and integrity;*
- 2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);*
- 3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;*
- 4. Is not within an intensification area; and*
- 5. Is not consistent with Provincial Policies.*

*Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.*

*You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity. I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.*

*If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.*

*In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.*

*Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and*

*the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.*

*Sincerely,  
Gianmarco R.*

**Britto, John**

**From:** Amanda Torchetti <ptorchetti@sympatico.ca>  
**Sent:** Friday, August 30, 2013 9:44 AM  
**To:** Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca  
**Cc:** wwha@wwha.ca  
**Subject:** FW: 7476 Kipling Ave.

<b>C</b> <u>19</u>
<b>COMMUNICATION</b>
CW (PH) - <u>SEPT. 3/13</u>
ITEM - <u>2</u>

Special Note to the City Clerk

:  
Please add my correspondence below to the Committee  
of Whole Public Meeting (September 3, 2013) Communications. Thank you.  
Dear Honourable Mayor and Members of Council,  
RE

:  
OFFICIAL PLAN AND ZONING BY  
-  
LAW AMENDMENT APPLICATIONS  
File #: OP.13.003 and  
Z.  
13.005

Property: 7476 Kipling Avenue  
Applicant: Portside Developments (Kipling) Inc.  
Committee of Whole Public Meeting

—  
September 3, 2013

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I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighborhood homes.

Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. Its a neighbourhood that works.

The proposed development:

1. Will create instability and destroy the neighborhood's fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;
4. Is not within an intensification area; and
5. Is not consistent with Provincial Policies.

Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity. I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.

In addition, I respectfully ask that city councilors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighborhood. Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf.

Our neighborhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighborhood.

Sincerely,

Paolo Torchetti  
62 Abell Ave.  
Woodbridge, ON  
L4L 1B8

Julia Pal  
320 Veneto Drive  
Woodbridge, Ontario  
L4L 8X8  
paljulia@hotmail.com

Aug.28, 2013

Committee of Whole Public Meeting  
Vaughan City Hall, Council Chambers  
2141 Major Mackenzie Drive,  
Vaughan, Ontario

C	20
COMMUNICATION	
CW (PH) -	SEPT. 3 / 13
ITEM -	2

re OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

- file # OP.13.003 and Z.13.005

-Property: 7476 Kipling Ave., Woodbridge, Ontario

-Applicant: Portside Developments (Kipling) Inc.

-Committee of Whole Public Meeting – Sept.3, 2013

Dear Honourable Mayor and Members of Council,

I am a resident of the Kipling Ave, south of HWY 7 neighbourhood. With respect, I wish to express my deep concern and opposition to the proposed development by Portside at 7476 Kipling Ave.

My chief concerns include:

- a) **increased vehicular traffic** and associated issues ( noise; safety issues re children; congestion; strain on infrastructure )
- b) **increased population density** which is not in keeping with the character of this primarily single family housing neighbourhood; undue strain will be put on already minimal amenities; we have one small park/playground that serves this area. The infrastructure and access via Kipling is not designed to support an 8 storey, 162 unit which may generate well over 200 cars which is a conservative estimate.
- c) **the size, scale and design** of this proposed development ( i.e too high, too many units, way too heavy-handed and aesthetically completely out of place with the surrounding residential tone of this community)
- d) **negative impact on flora and fauna** - we have all sorts of birds including hawks, goldfinches, cedar waxwing, chickadees, nuthatch, kinglet, woodpeckers, Baltimore orioles, flickers; other animals include deer, fox, red squirrel, chipmunks; many native trees including white pine; pond life ( frogs, ducks) This flourishing habitat is worthy of protection.
- e) **decimation of the natural habitat and wildlife corridor** which currently provides much needed green space, vegetation, and a buffer from the noise of the nearby HWY. 407
- f) **the vulnerability of official plan and zoning** decisions if precedent-setting proposed changes like this one are approved.

My question to you, Honourable Mayor , and Members of Council is:

**Once this 162 unit plan is approved, then who is next in line to develop the rest of the lands south of Veneto?**

When we purchased our home here 3 years ago, I inquired about future development potential directly south of us and was reassured that the lands were protected and designated as a green belt. If I had been

*aware that the lands south of Veneto Drive were so vulnerable to this kind of development, we would never have purchased a home here.*

*As a taxpayer and resident, I feel that it is important that I be able to trust and believe that our urban and regional planners and politicians are providing accurate information and that as residents we can feel confident that the municipality will make informed decisions with long term vision in the building of its communities.*

*Progress and development are inevitable realities in cities and communities. However without intelligent, informed and thoughtful vision there would be no High Park in Toronto, no Central Park in New York City and no Balboa Park in San Diego. The land value and potential tax revenue from developing those large scale parks would be enormous. Because value was placed on people, their needs in an urban setting and on nature, those parklands exist today and positively impact residents' quality of life and add value to their neighbourhoods.*

*I urge you to halt this proposed development and turn down the request to amend the zoning and change the official plan.*

*Sincerely,*

*Julia Pal*



August, 30, 2013

C	22
COMMUNICATION	
CW (PH) -	SEPT. 3/13
ITEM -	2

**Special Note to the City Clerk:** Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.

Dear Honourable Mayor and Members of Council,

**RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

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*We are concerned citizens of the Kipling Avenue south of Highway 7 neighbourhood and members of The West Woodbridge Homeowners Association Inc. With respect we must express our strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes. Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people we have chosen to live with and raise my children with. It's a neighbourhood that works.*

*The proposed development:*

- 1. Will create instability and destroy the neighbourhood's fabric, character and Integrity;*
- 2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);*
- 3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood?*
- 4. Is not within an intensification area; and*
- 5. Is not consistent with Provincial Policies.*

*Like many of our neighbours we see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.*

*You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our Community's character and identity. We urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.*

*If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.*

*In addition, we respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.*

*Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.*

*Sincerely,*

*Jane E. Campbell & John D. Brillinger  
19 Dalmato Court,  
Woodbridge, ON  
L4L 8X7*

**Britto, John**

<b>C</b> <u>24</u>
<b>COMMUNICATION</b>
<u>SEP. 3 / 13</u>
<b>CW (PH) -</b> _____
<b>ITEM -</b> <u>2</u>

**From:** Ann Grech <agrech@rogers.com>  
**Sent:** Friday, August 30, 2013 8:30 PM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca  
**Cc:** wwha@wwha.ca  
**Subject:** Committee of Whole Public Meeting September 3, 2013

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Honourable Mayor and Members of Council:

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting - September 3, 2013

I am a resident in the Kipling and Highway 7 area and this email is to express my strong opposition to the above referenced development application. The plan proposes to knock down one of my neighbourhood's single family houses and replace it with a high density condominium. The proposed development:

1. Will create instability and destroy the neighbourhood's fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
3. Does not respect or reinforce the existing surrounding physical character that is predominantly low rise residential homes(single family houses) and green space;
4. Is not within the City's intensification area; and
5. Is not consistent with Provincial Policies.

Many of my neighbours and I see this type of aggressive development as setting a very worrying precedent for the City. This intrusive, tall condo sitting within our established, environmentally sensitive neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected to represent the City's residents and that role includes enforcing planning documents and prior OMB decisions that were put in place to protect our community's character and identity. I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

In addition, I respectfully ask that you and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood. Our area requires strategic and well designed development and your commitment to this principle is needed to preserve the unique nature of our neighbourhood.

Sincerely,

Ann Grech  
14 Tasha Court

**Special Note to the City Clerk:**

**Please add my correspondence above to the Committee  
of Whole Public Meeting (September 3, 2013) Communications. Thank you**

**Britto, John**

**From:** Bonsignore, Connie on behalf of Clerks@vaughan.ca  
**Sent:** Tuesday, September 03, 2013 9:39 AM  
**To:** Britto, John  
**Subject:** FW: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS \_ 7476 Kipling Avenue

C 25  
**COMMUNICATION**

CW (PH) - SEPT. 3/13

ITEM - 2

**Importance:** High

Communication.

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**From:** Tina Catalano [mailto:tina.catalano@sympatico.ca]  
**Sent:** Monday, September 02, 2013 2:26 PM  
**To:** Bevilacqua, Maurizio; Schulte, Deb; Carella, Tony; DeFrancesca, Rosanna; gino.rosati@vaughan.ca; michael.dibiase@vaughan.ca; Iafrate, Marilyn; sandra.racco@vaughan.ca; alan.shefman@vaughan.ca; Clerks@vaughan.ca; Uyeyama, Grant; Woolfson, Daniel; Jalilli, Farhad; Jalilli, Farhad  
**Cc:** Inc. The WWHHA; Tina Catalano  
**Subject:** OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS \_ 7476 Kipling Avenue  
**Importance:** High

Dear Honourable Mayor and Members of Council, and City staff,

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes. I specifically am writing to you regarding: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS, File #: OP.13.003 and Z.13.005  
Property: 7476 Kipling Avenue  
Applicant: Portside Developments (Kipling) Inc.  
Committee of Whole Public Meeting – September 3, 2013

Many of you may have had the opportunity to have come through our areas especially Honourable Mayor Bevilacqua, years back during the annual Canada Day BBQ and Bike ride, and Tony Carella our elect local councillor and will know/should know why this development is truly wrong for this neighbourhood. For those of you who have not had the opportunity to come into our small unique community it is important to realize that since its creation, our neighbourhood has been blessed with a strong defined sense of community identity. It's a neighbourhood that works and one that is quite diverse than many of the other local neighbourhoods and the reason that my family has chosen to call this home. More specifically, we are in a diverse and unique pocket of Woodbridge close to all amenities of city life while being blessed with the beauty of nature at our footsteps with wild life living side by side with us. For example, we have deer living in our back yards (literally, as below is a picture taken about 1 month or so ago in my back yard), fox, rabbits, ducks, turtles, frogs, etc.....along with a variety of unique bird species in what many

call the city's bird sanctuary. Wild turkey have even been spotted within our serene picturesque surroundings – surroundings that have provided the residents of this area with a true sense of serenity and balance- a place close but away from our day to day busy city life.



I and many of my neighbours strongly oppose this proposed development for numerous reasons including simple facts that this development:

1. Will create instability and destroy the neighbourhood's fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;
4. Is not within an intensification area;
5. Is not consistent with Provincial Policies.

These simple facts clearly indicated that we should not even be wasting our time and tax payers money in even listening and entertaining such a proposal that goes completely against Vaughan Tomorrow – it goes against Criteria set forth for intensification guidelines for the city of Vaughan, against the principals of sustainability first and even against key elements within the City Design Guidelines. We need to show developers that they can not walk into vulnerable communities to make a quick buck with disregard to City Guidelines and Provincial policies and complete disregard and disrespect to the members of the community. You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity. I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye. If the Mayor and Council members decision is to approve this application

it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole - If existing planning documents can be overturned without blinking an eye. I trust and sincerely hope that this is not the case and this is the opportunity to further show to the community and City of Vaughan as a whole your strong sense of integrity and honesty in doing what is right in accordance to the guidelines and policies that exist and in doing what is right for the people of your community and city.

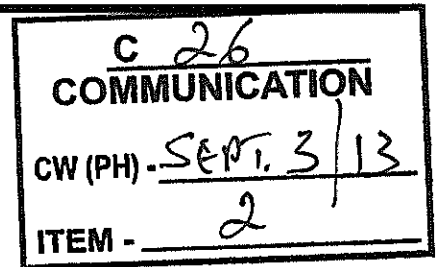
In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling)Inc. to ensure that this site retains the scale and character of our neighbourhood- **single detached homes**. Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,

Tina Catalano  
20 Dalmato Crt  
Woodbride,ON

**Britto, John**

**From:** Bonsignore, Connie on behalf of Clerks@vaughan.ca  
**Sent:** Tuesday, September 03, 2013 9:39 AM  
**To:** Britto, John  
**Subject:** FW: File #: OP.13.003 and Z.13.005



Communication.

**From:** Diego Zuccarelli [mailto:diegozuc@gmail.com]  
**Sent:** Monday, September 02, 2013 4:55 PM  
**To:** [mayor@vaughan.ca](mailto:mayor@vaughan.ca); Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [wwha@wwha.ca](mailto:wwha@wwha.ca)  
**Subject:** File #: OP.13.003 and Z.13.005

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS  
File #: OP.13.003 and Z.13.005  
Property: 7476 Kipling Avenue  
Applicant: Portside Developments (Kipling) Inc.  
Committee of Whole Public Meeting – September 3, 2013

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.

Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.

The proposed development:

1. Will create instability and destroy the neighbourhood's fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;
4. Is not within an intensification area; and
5. Is not consistent with Provincial Policies.

Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity.

I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and



perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.

In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.

Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

Sincerely,

Diego and Stephanie Zuccarelli

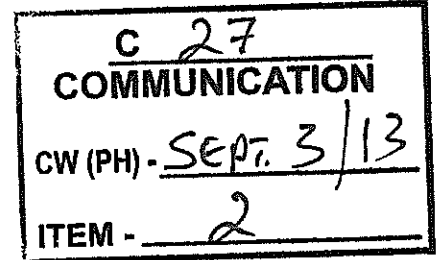
**Britto, John**

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**From:** Bonsignore, Connie on behalf of Clerks@vaughan.ca  
**Sent:** Tuesday, September 03, 2013 9:37 AM  
**To:** Britto, John  
**Subject:** FW: File #: OP.13.003 and Z.13.005 Property: 7476 Kipling Avenue

Communication.

**From:** Sergio Zeppieri [<mailto:zeppieri.sergio@gmail.com>]  
**Sent:** Tuesday, September 03, 2013 6:50 AM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [wwha@wwha.ca](mailto:wwha@wwha.ca); Susy Santos  
**Subject:** File #: OP.13.003 and Z.13.005 Property: 7476 Kipling Avenue



Special Note to the City Clerk: Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.

Dear Honourable Mayor and Members of Council,

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

File #: OP.13.003 and Z.13.005

Property: 7476 Kipling Avenue

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

---

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. With respect I must express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.

Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.

The proposed development:

1. Will create instability and destroy the neighbourhood's fabric, character and integrity;
2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);
3. Does not respect and/or reinforce the existing surrounding physical character which is predominantly low-rise residential (single family homes) neighbourhood;
4. Is not within an intensification area; and
5. Is not consistent with Provincial Policies;

Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.

You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity.

I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye.

If the Mayor and Council members decision is to approve this application it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole. If existing planning documents can be overturned without blinking an eye.

In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood.

Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood.

I would also like to add that my decision to purchase a home and live in this particular area south of Highway 7 off of Kipling was one of many years of planning and saving. The tranquil nature and quiet community attracted me here for my future and the future of my children. It is nice to see the kids playing on the streets without worry. I see that changing as traffic becomes heavier with this type of development and safety is a major concern going forward. I just had my first child. My wife and I are really considering moving out of the area for this particular reason. It's been only 2 years we've lived in the area but the continued multiple dense residency development is becoming a concern to us in particular.

Please stop the development. We are concerned NEW residents of the neighbourhood.

Sincerely,

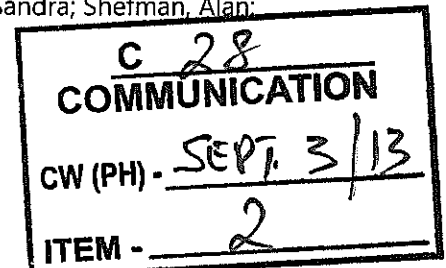
Sergio Zeppieri , Susy Santos & baby Matthew Zeppieri

[56 Angelina Avenue]

**Britto, John**

---

**From:** Norma Basciano <n.basciano@hotmail.com>  
**Sent:** Tuesday, September 03, 2013 10:47 AM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; deb.schultz@vaughan.ca; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca  
**Cc:** wwha@wwha.ca  
**Subject:** Portside Developments Inc.



**Special Note to the City Clerk:** *Please add my correspondence below to the Committee of Whole Public Meeting (September 3, 2013) Communications. Thank you.*

*Dear Honourable Mayor and Members of Council,*

**RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS**

File #: OP.13.003 and Z.13.005

**Property: 7476 Kipling Avenue**

Applicant: Portside Developments (Kipling) Inc.

Committee of Whole Public Meeting – September 3, 2013

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*My name is Norma Basciano and I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and a member of The West Woodbridge Homeowners Association Inc. I have lived in this neighbourhood for the past 20 years and have enjoyed living here, raising my four children and building a warm and nurturing home together with my husband Nick.*

*I am writing to express my strong opposition to Portside Developments (Kipling) Inc. Official Plan and Zoning By-*

*Law Amendment Applications for a proposed development at 7476 Kipling Avenue that will knock down one of our neighbourhood homes.*

*Since its creation, our neighbourhood is blessed with a strong defined sense of community identity and is a magnet to the wonderful people I have chosen to live with and raise my children with. It's a neighbourhood that works.*

***The proposed development:***

- 1. Will create instability and destroy the neighbourhood's fabric, character and integrity***
- 2. Does not conform to the Official Plan #240 (Woodbridge Community Plan);***
- 3. Does not respect and/or reinforce the existing surrounding physical character  
which is predominantly low-rise residential (single family homes) neighbourhood;***
- 4. Is not within an intensification area; and***
- 5. Is not consistent with Provincial Policies.***

*Like many of my neighbours I see this development as setting a very worrying precedent for the city if it goes ahead. This intrusive, tall condo sitting within our established neighbourhood will bring this development behaviour into other vulnerable residential neighbourhoods in Vaughan.*

*You were elected and appointed to be the keepers, guardians and defenders of our neighbourhood and the planning documents that were put in place to protect our community's character and identity. I urge you stand up for our neighbourhood and its residents and review the proposal before you with a critical eye. If the Mayor's and Council Members' decision is to approve this application, it is also the beginning of the end of any kind of sensible and good planning in west Woodbridge, and perhaps even Vaughan as a whole.*

*In addition, I respectfully ask that city councillors and city staff continue working with the West Woodbridge Homeowners Association Inc., and Portside Developments (Kipling) Inc. to ensure that this site retains the scale and character of our neighbourhood. Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and*

*the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf.*

***Our neighbourhood cannot support any more development and your commitment is needed to preserve the unique nature of our neighbourhood.***

*Sincerely,*

*Norma Basciano*

*63 Coles Avenue*

*Woodbridge, Ontario L4L 1L8*

Committee of the Whole (Public Meeting)

September 3<sup>rd</sup>, 2013

7:00pm

Portside Developments (Kipling) Inc.

File # OP.13.003 and Z.13.005

C 33
COMMUNICATION
CW (PH) - SEPT. 3/13
ITEM - 2

Honorable Mayor Maurizio Bevilacqua and Members of Vaughan Council. My name is Ron Moro and my family has resided at 61 Tasha Court for the last 21 years.

We oppose the proposed amendments requested by Portside Developments (Kipling) Inc. as this site is over half a kilometer within the established Low Density Residential Boundary Line. We are very proud of our neighbors that united and reached a settlement in June 2009 along with the City of Vaughan, and supported by the OMB. In fact, the presiding OMB Member, Ms. S.J. Sutherland wrote in her summary;

“the adjustment of the boundary line for OPA 661, as represented in the settlement, helps protect the character of the well-maintained neighborhood, the proposed development borders, and represents good planning”.

How fair are any amendments to the existing low density residential designation of this site when just 4 years ago the City and the OMB agreed the revised boundary line represents good planning?

This neighborhood has done its part towards the intensification efforts of the City, Region, Province, and the OMB. We strongly urge that the City of Vaughan Council and Planning Department clearly say NO to any amendments to the existing low density residential designation off Kipling south of HWY #7 and send a message to all developers “Do not cross the line.”

Thank you



Ron Moro  
(416) 747-3917

✓ \*copy to City of Vaughan Clerk



2.      **OFFICIAL PLAN AMENDMENT FILE OP.13.003      P.2013.31**  
         **ZONING BY-LAW AMENDMENT FILE Z.13.005**  
         **PORTSIDE DEVELOPMENTS (KIPLING) INC.**  
         **WARD 2 - VICINITY OF KIPLING AVENUE AND REGIONAL ROAD 7**

**Recommendation**

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

1.      THAT the Public Hearing report for Files OP.13.003 and Z.13.005 (Portside Developments (Kipling) 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 will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Hearing was circulated: August 9, 2013
- b)      Circulation Area: Extended polling area as shown on Attachment #2, and to the West Woodbridge Homeowners' Association, and individuals requesting to be notified.
- c)      Comments received as of August 20, 2013:
  - i)      Correspondence received earlier on June 12, 2013, from neighbouring homeowners respecting concerns with the proposed density, traffic generation, and adverse impact to emergency response time in the event of an emergency/disaster.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of an 8-storey apartment building containing 162 residential units, a Floor Space Index (FSI) of 2.25, and 208 underground parking spaces as shown on Attachments #3 to #5:

1.      Official Plan Amendment File OP.13.003 to amend OPA #240 (Woodbridge Community Plan) to incorporate the subject lands, which have been deleted from the Provincial Parkway Belt West Plan, into Neighbourhood 1 of OPA #240 and redesignating the property to "High Density Residential" (developable land) and "Open Space" (valleyland).
2.      Zoning By-law Amendment File Z.13.005 to amend Zoning By-law 1-88, specifically to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RA2 Apartment Residential Zone (developable land) and OS1 Open Space Conservation Zone (valleyland) together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to RA2 Apartment Residential Zone (Developable Land)
a.	Minimum Parking Requirements	162 units @ 1.5 spaces / unit = 243 spaces + 162 units @ 0.25 visitor spaces/unit = 41 spaces Total Parking Required = 284 spaces	162 units @ 1.08 spaces / unit = 175 spaces + 162 units @ 0.2 visitor spaces/unit = 33 spaces Total Parking Provided = 208 spaces
b.	Minimum Landscape Strip Width Along a Street Line (Kipling Avenue)	6.0 m	Ranges between 1 m and 3.5 m
c.	Minimum Building Setback Front Yard	7.5 m	3.5 m
d.	Minimum Building Setback to Portions of Building Below Grade Along Kipling Avenue (Front Yard)	1.8 m	0.0 m
e.	Minimum Lot Area	12,960 m <sup>2</sup>	6,100 m <sup>2</sup>
f.	Loading Space Requirements	No loading space shall be permitted between a building and a street	Permit a loading space in the Front Yard between the building and Kipling Avenue

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

### **Analysis and Options**

Location	<ul style="list-style-type: none"> <li>West side of Kipling Avenue, south of Regional Road 7, known municipally as 7476 Kipling Avenue, City of Vaughan, as shown on Attachments #1 and #2.</li> <li>The 1.38 ha property has 128.6 m frontage on Kipling Avenue, and slopes downwards (west) towards Rainbow Creek. The parcel is currently developed with one residential dwelling that is proposed to be demolished.</li> </ul>
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Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The subject lands are located outside of Neighbourhood 1, as identified on Schedule 1 of in-effect OPA #240 (Woodbridge Community Plan). These lands were previously located within the Parkway Belt West Plan, and have been released. Section 3.2 General Policies (h) of OPA #240 states (in part): <p style="margin-left: 40px;">“Any lands south of Highway No. 7 may be incorporated into Neighbourhood 1 without an amendment to this plan, should they be released from the Parkway Belt West Plan. The lands fronting onto Kipling Avenue may be used for residential purposes only, compatible with adjacent residential uses, and shall be subject to a comprehensive plan.”</p> </li> <li>▪ The proposed high density development consisting of an 8-storey apartment building with 162 residential units and an FSI of 2.25 does not conform to OPA #240 as it is not compatible with the existing “Low Density Residential” neighbourhood comprised of 1 and 2-storey single detached units.</li> <li>▪ The subject lands are designated “Low-Rise Residential” (developable lands) and “Natural Area” (valleylands) by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved in part by the Ontario Municipal Board on July 23, 2013. The “Low Rise Residential” designation permits detached, semi-detached and townhouses with a maximum building height of three storeys.</li> <li>▪ The proposed development does not conform to in-effect OPA #240, nor does it conform to VOP 2010, as the proposed 8-storey height and apartment building use and density are not permitted by either Official Plan. An amendment to the in-effect Official Plan has been submitted to redesignate the property to “High Density Residential” (developable land) and “Open Space” (valleylands). It is noted that the corresponding designation in VOP 2010 would be “Mid-Rise Residential” (6-12 storeys) and “Natural Areas”.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned PB1 Parkway Belt Open Space Zone by Zoning By-law 1-88. To facilitate this proposal, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA2 Apartment Residential Zone (developable land) and OS1 Open Space Conservation Zone (valleyland), and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are identified to implement the residential apartment proposal.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the 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.	Conformity with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li></ul>
b.	Appropriateness of Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed rezoning, together with the site-specific zoning exceptions will be reviewed in the context of the conceptual site plan and building elevations and the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.</li></ul>
c.	Traffic, Road Widening, Parking Adequacy and Emergency Response	<ul style="list-style-type: none"><li>▪ Access improvements and any required road widening along Kipling Avenue must be identified by the City of Vaughan.</li><li>▪ The Transportation Impact and Parking Study submitted in support of the applications must be approved by the Vaughan Development/Transportation Engineering Department.</li><li>▪ The applications and supporting material have been circulated to internal City Departments and external public agencies including the Vaughan Development/Transportation Engineering Department, Vaughan Fire Department, and the Region of York Transportation Department to review traffic impact and emergency response considerations.</li></ul>
d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The subject property contains a relatively steep and high/deep slope which forms the valley of the Rainbow Creek valley corridor at the west end of the property. Rainbow Creek is a tributary of the Main Humber River and has been identified as a Red Side Dace Habitat. The site also contains mature forested and vegetated areas that extend up both sides of the valley and onto the adjacent tableland areas, and are of ecological value. The development limits (top of bank), slope stability, woodland protection, species and habitat protection, and any required buffer(s) and structural building setbacks must be established to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and the City of Vaughan.</li><li>▪ The TRCA has indicated that they have significant concerns regarding the development concept as proposed, and the applicant will be required to address their concerns and requirements in the above bullet-point, to the satisfaction of the TRCA and the City.</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
e.	Future Site Plan Application	<ul style="list-style-type: none"> <li>• A future Site Development Application is required to facilitate the proposed development, should the Official Plan and Zoning By-law Amendment applications be approved. The development will be reviewed to ensure, but not limited to: appropriate building and site design, building materials, transition between the proposed development and surrounding land uses, access, area traffic impact, internal traffic circulation, parking, landscaping, servicing and grading, stormwater management, pedestrian connectivity, appropriate amenity area, barrier free accessibility, and opportunities to provide a pedestrian trail along the valleylands.</li> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the subject applications are approved.</li> </ul>
f.	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 formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of a Holding Symbol “(H)” will be considered for the subject lands.</li> </ul>
g.	Additional Studies	<ul style="list-style-type: none"> <li>▪ A Phase 1 Environmental Site Assessment Report is required to be submitted for review and approval by the Vaughan Development / Transportation Engineering Department.</li> <li>▪ Review will be given to determine if any additional studies are required to support the proposed development.</li> </ul>
h.	Ontario Municipal Board	<ul style="list-style-type: none"> <li>▪ On March 5, 2013, the Owner appealed Volume 1 and Volume 2 of VOP 2010 on the basis that no decision was made on the Official Plan within 180 days as outlined in the Planning Act. The Owner is specifically appealing the policies that apply to the subject lands (7476 Kipling Avenue) as they do not permit “Mid Rise Residential” uses that is the form of development proposed on the subject lands.</li> <li>▪ On July 29, 2013, the applicant appealed Zoning By-law Amendment Application Z.13.005 on the basis that the City failed to make a decision on the application within 120 days as outlined in the Planning Act.</li> <li>▪ Site-specific Official Plan Amendment Application OP.13.003 was deemed to be a complete application by the Development</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>Planning Department on March 27, 2013 and the applicant can appeal this application to the OMB after 180 days in accordance with the Planning Act, which is anytime after September 27, 2013.</p> <ul style="list-style-type: none"> <li>▪ No Ontario Municipal Board Hearing has been scheduled to date.</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 applications have been circulated to the Region of York Community Planning Department for review and approval. Any comments will be included in the technical report to the Committee of the Whole.

### **Conclusion**

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

### **Attachments**

1. Context Location Map
2. Location Map
3. Context Plan
4. Site Plan
5. Elevation Plan

### **Report prepared by:**

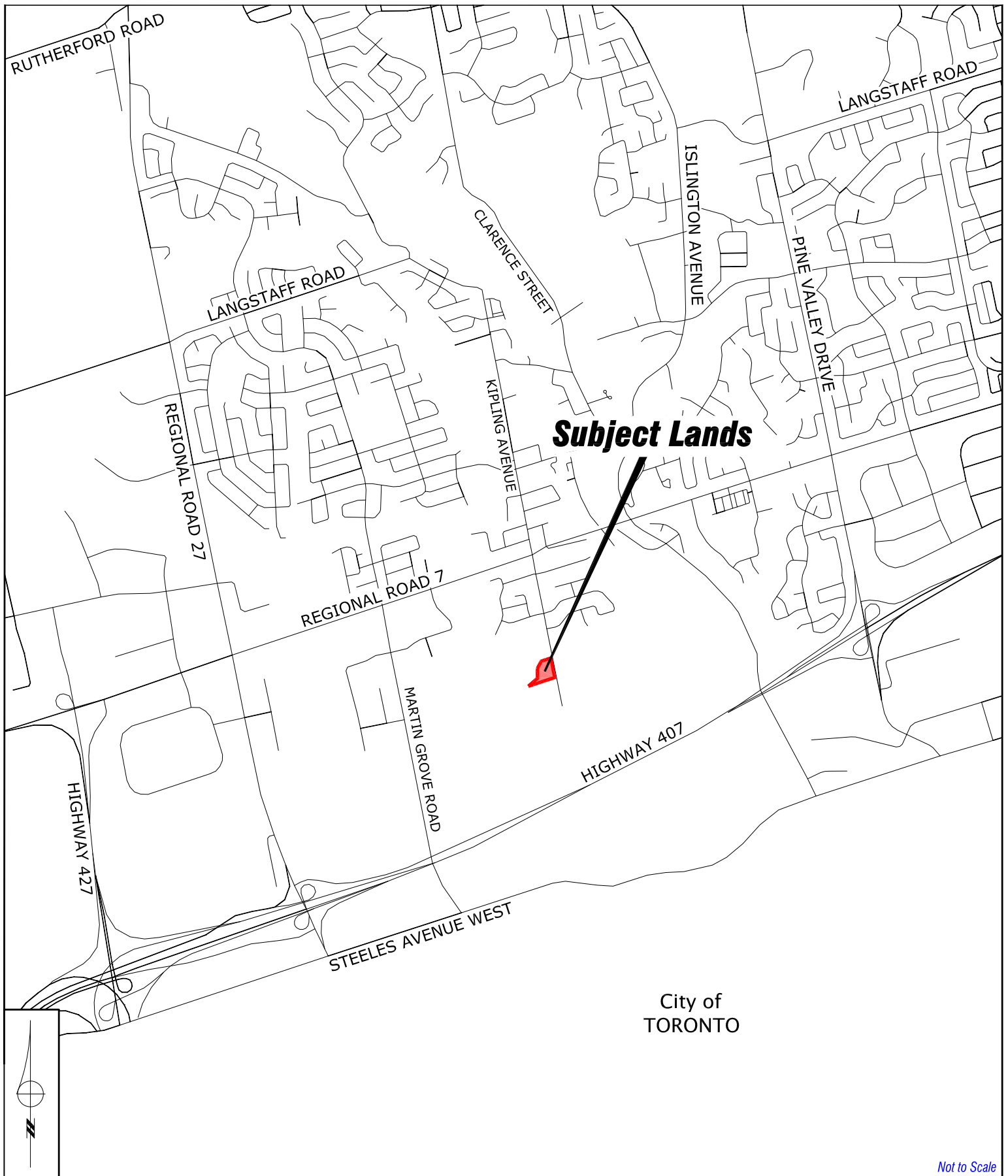
Eugene Fera, Planner, ext. 8064  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



Not to Scale

# Context Location Map

LOCATION:  
Lot 4, Concession 8

APPLICANT:  
Portside Developments (Kipling) Inc.

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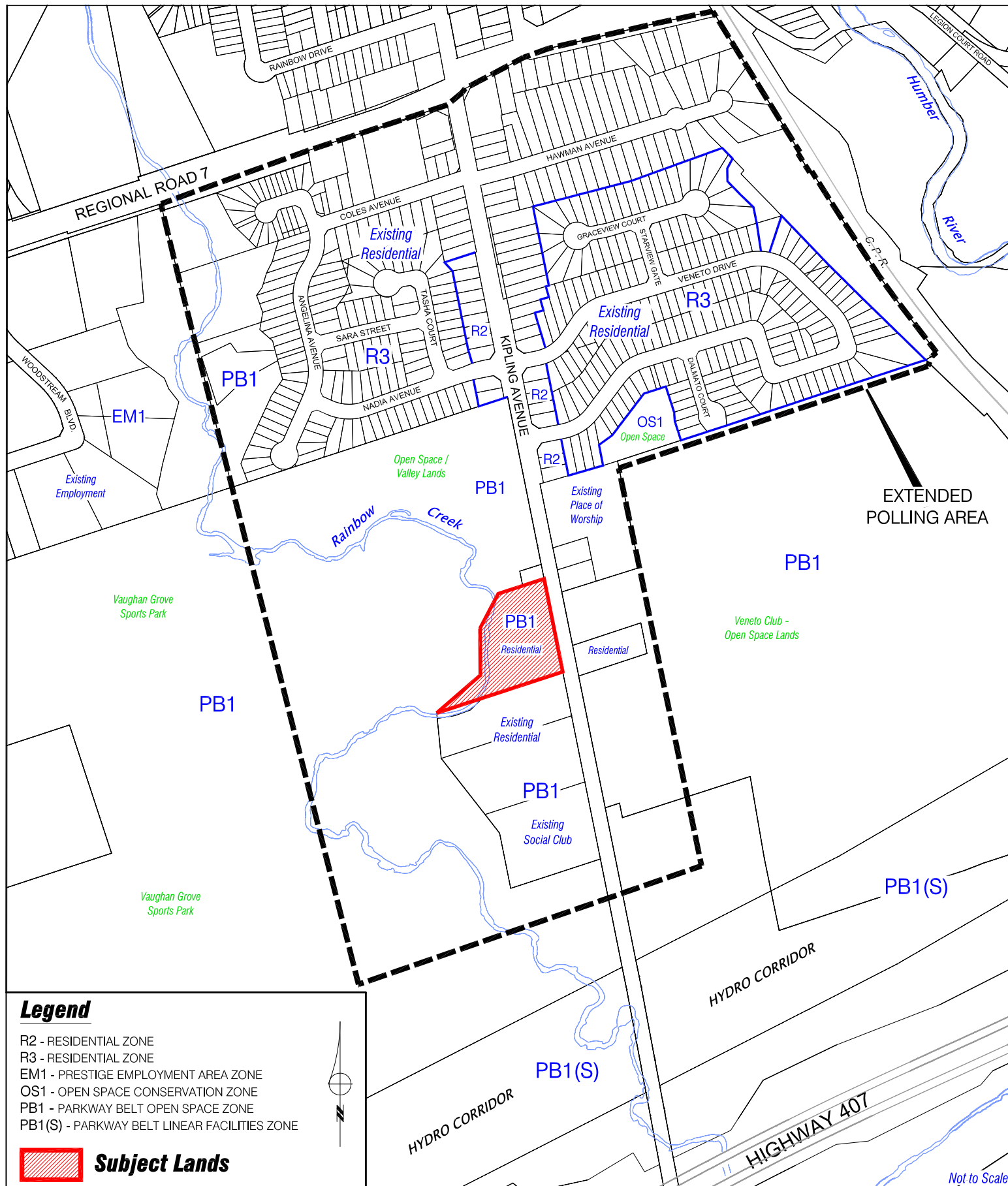


# Attachment

FILES: OP.13.003 &  
Z.13.005

DATE:  
April 16, 2013

1



## Location Map

LOCATION:  
Lot 4, Concession 8

APPLICANT:  
Portside Developments (Kipling) Inc.

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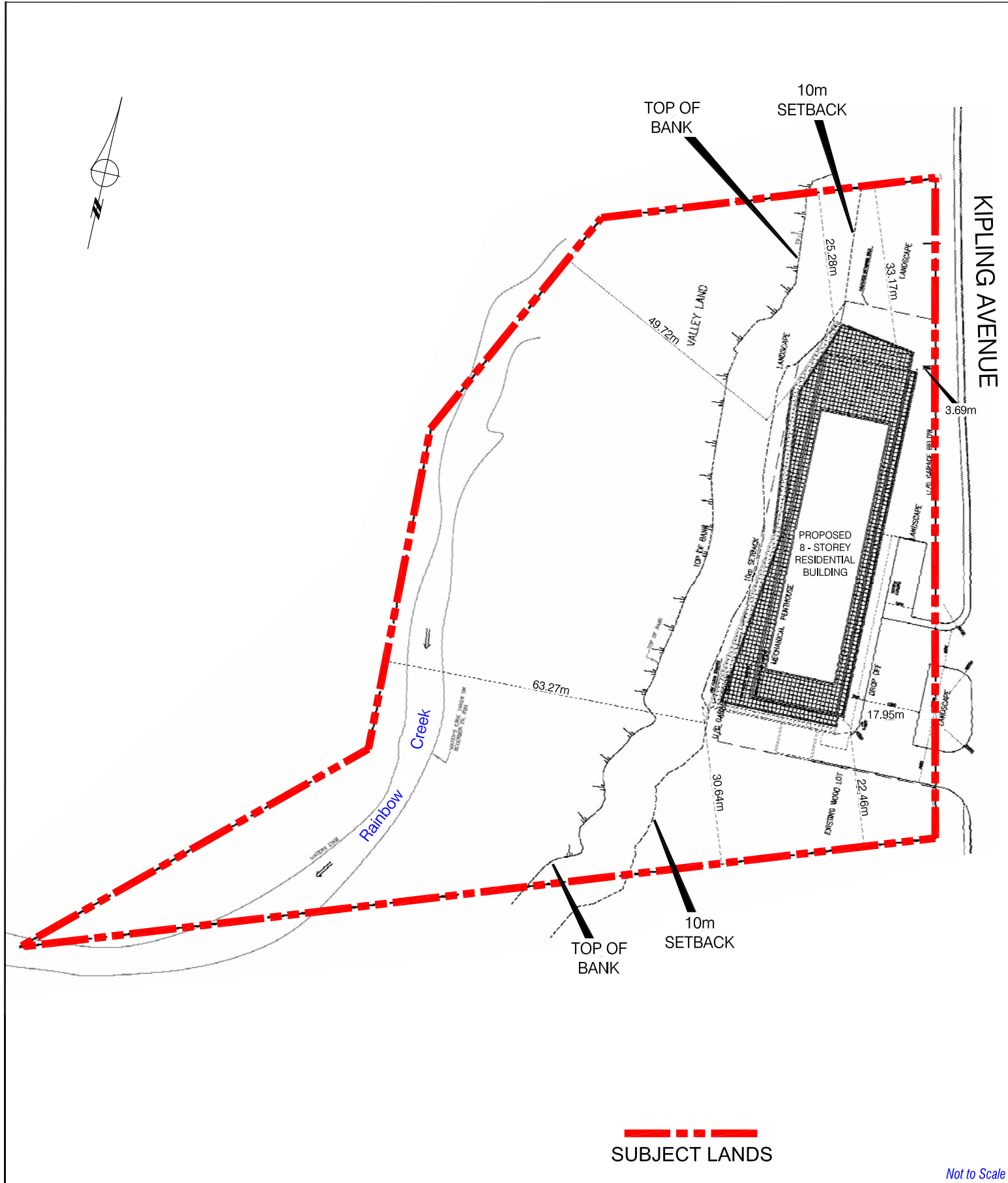
## Attachment

FILES: OP.13.003 &  
Z.13.005

DATE:  
April 16, 2013

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## Context Plan

LOCATION:  
Lot 4, Concession 8

APPLICANT:  
Portside Developments (Kipling) Inc.

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## Attachment

FILES: OP.13.003 &  
Z.13.005

DATE:  
April 16, 2013

3



PRECAST  
PANELS

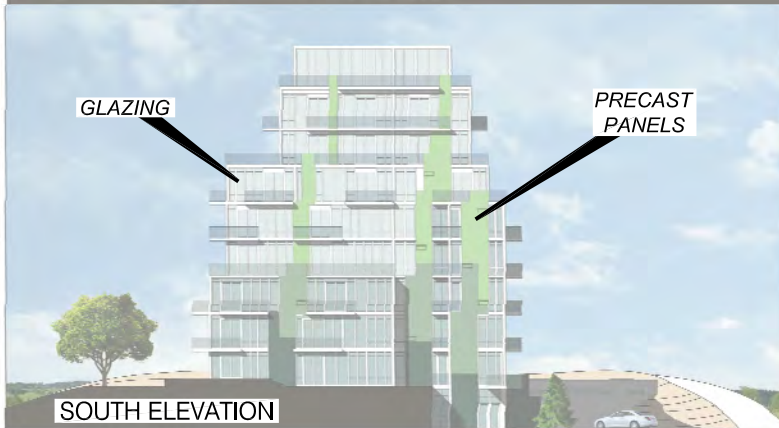
GLAZING



EAST ELEVATION - FACING KIPLING AVENUE

GLAZING

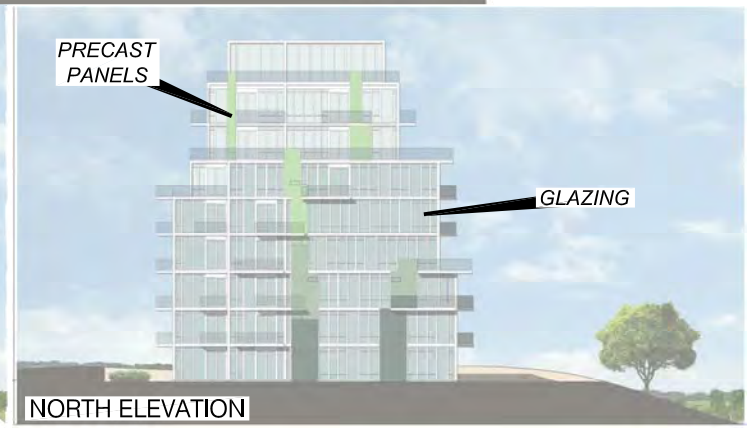
PRECAST  
PANELS



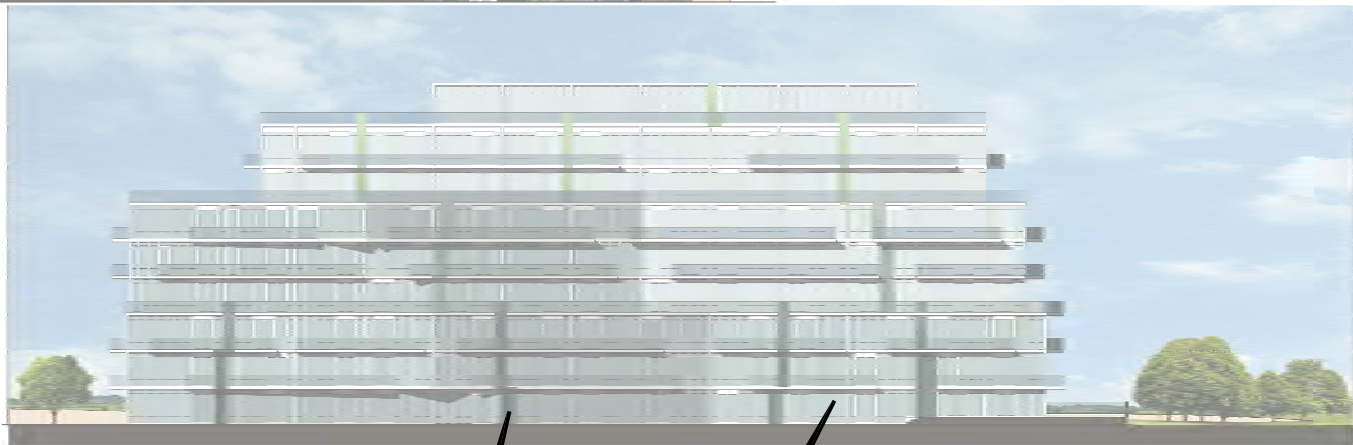
SOUTH ELEVATION

PRECAST  
PANELS

GLAZING



NORTH ELEVATION



WEST ELEVATION

PRECAST  
PANELS

GLAZING

*Not to Scale*

## Elevation Plan

LOCATION:  
Lot 4, Concession 8

APPLICANT:  
Portside Developments (Kipling) Inc.

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## Attachment

FILES: OP.13.003 &  
Z.13.005

DATE:  
April 16, 2013

5