

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 6, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on September 26, 2017, as follows:

By receiving Communication C1 from Ms. Ann Hu, Giotto Crescent, Maple, dated September 19, 2017.

6

**OFFICIAL PLAN AMENDMENT FILE OP.17.002
ZONING BY-LAW AMENDMENT FILE Z.17.003
JANE TESTON HOLDINGS INC.
WARD 1 - VICINITY OF JANE STREET AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017, be approved;
- 2) That prior to this matter returning to a Committee of the Whole, the applicant in consultation with the Local Councillor organize a meeting with the community and interested parties to address outstanding issues;
- 3) That planning staff be authorized to attend the community meeting;
- 4) That the following deputations and Communication, be received:
 1. Mr. Martin Quarcoopome, Weston Consulting, representing the applicant;
 2. Mr. Adriano Volpentesta;
 3. Mr. Musti Alidina, Giotto Crescent, Maple, and Communication C12, petition, dated September 19, 2017;
 4. Mr. Angelo Oddi, Giotto Crescent, Maple;
 5. Mr. John Leonardelli, Kettle Court, Maple;
 6. Mr. Lawrence Genga, Giotto Crescent, Maple;
 7. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 8. Mr. Sean Talebi, Jane Street, Maple;
 9. Mr. Rocco Di Dio, Giotto Crescent, Maple;
 10. Mr. Daniele Messina, Giotto Crescent, Maple; and
 11. Mr. Richard Rodaro, Woodend Place, Woodbridge;
- 5) That the following Communications be received:
 - C4 Mr. Matthew Di Vona, Davies Howe, Adelaide Street West, Toronto, dated September 19, 2017;
 - C5 Mr. Alan Fiddes, Giotto Crescent, Maple, dated September 19, 2017;
 - C6 Ms. Sandy Szewczyk, Colombo Crescent, Maple, dated September 19, 2017;
 - C7 Dr. P. Sivananthan, dated September 17, 2017;
 - C8 Ms. Julieta Gardner, dated September 17, 2017;
 - C9 Mr. Tony Gullo, Giotto Crescent, dated September 18, 2017; and
 - C10 Mr. Darrell Gardner, dated September 18, 2017.

Recommendation

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

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1. THAT the Public Hearing report for Files OP.17.002 and Z.17.003 (Jane Teston Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 18, 2017

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and two Notice Signs were installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the subject lands plus the expanded notification area shown on Attachment #1, and to the MacKenzie Ridge Ratepayers' Association.

- c) Comments Received:

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

Purpose

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands, shown on Attachments #1 and #2, regarding a proposal for the development of an 11-storey residential apartment building with 176 dwelling units, and 188 parking spaces in 2 underground levels, and 17 surface parking spaces, as shown on Attachments #3 to #5.

1. Official Plan Amendment File OP.17.002 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) to:
 - i) redesignate the subject lands from "Low-Rise Residential" to "Mid-Rise Residential", whereas VOP 2010 only permits detached, semi-detached, and townhouse dwelling units without a prescribed density; and
 - ii) increase the maximum permitted building height from 3-storeys to 11-storeys and permit a maximum Floor Space Index (FSI) of 3.45 times the area of the lot.
2. Zoning By-law Amendment File Z.17.003 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and R4 Residential Zone subject to site-specific Exception 9(1100), to RA3 Apartment Residential Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions identified in Table 1:

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Table 1: Zoning By-law Amendment File Z.17.003			
	Zoning By-law 1-88 Standard	Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Permitted Uses	Apartment Dwelling Day Nursery	Permit the following additional uses: <ul style="list-style-type: none"> ▪ Independent Living Facility ▪ Long Term Care Facility ▪ Supportive Living Facility
b.	Minimum Amenity Area	1-bedroom units: 60 units @ 20 m ² = 1,200 m ² + 2-bedroom units: 72 units @ 55 m ² = 3,960 m ² + 3-bedroom units: 44 units @ 90 m ² = 3,960 m ² Total Required Minimum Amenity Area = 9,120 m ²	Total Proposed Minimum Amenity Area = 5,675 m ²
c.	Parking and Access Requirements Maximum Number of Driveway to a Site	176 units @ 1.5 spaces/unit = 264 spaces + Visitor Spaces - 176 units @ 0.25 spaces/unit = 44 spaces Total Parking Required = 308 spaces 1 driveway per lot	1-bedroom - 60 units @ 0.85 spaces/units = 51 + 2-bedroom - 72 units @ 0.95 spaces/ spaces/units = 69 + 3- bedroom - 44 units @ 1.15 spaces/ units = 51 Total Parking Proposed = 171 spaces 3 driveways
d.	Minimum Lot Area	67 m ² / unit	32.4 m ² / unit
e.	Minimum Building Setbacks	Front Yard (Jane Street): 7.5 m Exterior Side Yard (Teston Road): 7.5 m	Front Yard (Jane Street): 3 m Exterior Side Yard (Teston Road): 1 m

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f.	Minimum Landscaped Strip Width (Abutting a Street)	6 m	1 m
g.	Minimum Setback to Portions of a Building Below Grade (Abutting Jane Street and Teston Road)	1.8 m	1 m
h.	Maximum Width of a Driveway	7.5 m	9.1 m

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.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located at the southeast corner of Jane Street and Teston Road, and are municipally known as 2975, 2985 and 2993 Teston Road, shown as “Subject Lands” on Attachments #1 and #2. The lands are collectively 0.6 ha in size, and 2975 and 2985 are each developed with an existing dwelling.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010). This designation permits detached, semi-detached and townhouse dwellings, home occupations, private home day care, and small-scale convenience retail uses. The subject lands are further identified within a “Stable Area” and “Community Area”, in Schedule 1 – Urban Structure, of VOP 2010. Section 9.1.2.1 of VOP 2010 states that the built form of new developments in Community Areas will be designed to achieve the following general objective, (in part): <ul style="list-style-type: none"> “In Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3...”

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	<ul style="list-style-type: none"> Section 9.1.2.2 of VOP 2010 requires that, “in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements: <ul style="list-style-type: none"> a) the local pattern of lots, streets and blocks; b) the size and configuration of lots; c) the building type of nearby residential properties; d) the heights and scale of nearby residential properties; e) the setback of buildings from the street; f) the pattern of rear and side-yard setbacks; and g) conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes. Section 9.1.2.3 contains policies that shall apply to all developments in Community Areas with the intent to protect their character, specifically, building heights and massing should respect the scale of adjacent residential buildings. The proposal to redesignate the subject lands from “Low-Rise Residential” to “Mid-Rise Residential” to permit the proposed development does not conform to the policies of VOP 2010.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone and R4 Residential Zone subject to site-specific Exception 9(1100) by Zoning By-law 1-88, which do not permit the proposed residential apartment building. Exception 9(1100) on the portion of the subject lands identified on Attachment #2 as 2975 Teston Road permits site-specific R4 Residential Zone development standards for three future residential lots on the planned extension of Giotto Crescent, which has not been developed. The Owner has submitted a Zoning By-law Amendment application to facilitate the proposed development shown on Attachments #3 and #5.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

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	COMMENTS
a.	Provincial Policies, Provincial Policy Statement (2014),	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies including the Provincial Policy Statement (2014), Places to Grow, and the York Region and

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	Regional and City Official Plans	<p>Vaughan Official Plan 2010 (VOP 2010) policies.</p> <ul style="list-style-type: none"> ▪ The appropriateness of the proposed redesignation of the subject lands, increased density and building height, and the proposed massing, among other matters, will be reviewed. ▪ The appropriateness of the proposed development will be considered in relation to the City's urban structure as shown on Schedule "1" of VOP 2010, in particular the planned locations for intensification areas being the Vaughan Metropolitan Centre, Regional Intensification Corridors, Primary Centres, Local Centres, or Primary Intensification Corridors. ▪ The appropriateness of the proposed development will be reviewed in consideration of the compatibility policies of VOP 2010, including but not limited to Section 9.1.2.2.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific exceptions, will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - the compatibility with the existing and planned surrounding lands uses; - the proposed land use; - appropriate site design and building height; - building setbacks; - parking and the built-form transition to the existing surrounding residential uses; and - the appropriateness of the proposed site-specific development standards.
c.	Section 37 Contribution	<ul style="list-style-type: none"> ▪ Should the applications be deemed good planning and be approved, Section 37 public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be required. ▪ The Owner has requested consideration of a Section 37 benefit related for the proposed driveway connecting Giotto Crescent to Jane Street and Teston Road. The appropriateness of this request will be considered in accordance with the requirements of Section 37 of the <i>Planning Act</i> and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, to the satisfaction of the City. ▪ Should the subject applications be approved, the implementing Zoning By-law will identify the Section 37 benefit and the Owner will be required to enter into a Section 37 Agreement with the City.

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d.	Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development application will be required to implement the development proposal, if the subject applications are approved. Issues that will be reviewed through the Site Development Application will include, but not be limited to: <ul style="list-style-type: none"> - appropriate building and site design; - appropriate built form; - access; - pedestrian connectivity; - barrier free accessibility; - internal traffic circulation; - parking; - landscape; - loading area locations; and - servicing and grading. <p>These issues will be addressed in a technical report to a future Committee of the Whole meeting, should the applications be approved.</p>
e.	Transportation	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate to York Region any lands required for the widening to the Jane Street and Teston Road. The plan must be modified to accommodate any road widenings as required. ▪ The location and design of the driveway from Teston Road and Jane Street must be approved by York Region. ▪ The appropriateness of terminating a public road (Giotto Crescent) and transitioning to a private driveway must be reviewed by the DEIP Department and York Region.
f.	Sustainability Features	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if the subject applications are approved.
g.	Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The proposed development must be considered by the Vaughan Design Review Panel (DRP) and the Owner must address any DRP comments, to the satisfaction of the Development Planning Department.

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h.	Archeological Significance	<ul style="list-style-type: none"> The subject lands will be reviewed and assessed to determine any potential Archeological significance.
i.	Water and Servicing Allocation	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
j.	Community Services and Facilities Study	<ul style="list-style-type: none"> A Community Services and Facilities Study will be required in support of the applications listing all existing facilities and services within the community. The Study should provide an opinion on the potential impact of the proposed development on existing facilities and services within the community, and identify any measures required to address any determined deficiencies. This study must be approved to the satisfaction of the Recreation Services Department.
k.	Parkland Dedication	<ul style="list-style-type: none"> Should the applications be approved, cash-in-lieu of the dedication of parkland will be required in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu Policy.
l.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following reports and studies in support of the development applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - NavCanada (NAVCAN) Submission - Landscape Master Plan - Pedestrian Level Wind Study - Arborist Report - Tree Inventory and Preservation Plan - Functional Servicing and Stormwater Management Report - Phase 1 Environmental Site Assessment - Phase 2 Environmental Site Assessment - Traffic Impact Study with Traffic Demand Management - Noise and Vibration Report - Geotechnical/Soils Report - Parking Study Additional reports may be required as part of the development application review process.

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m.	Draft Plan of Condominium Application	▪ A Draft Plan of Condominium Application will be required to establish the condominium tenure for the proposed development, if the subject applications are approved.
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

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

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has not requested York Region to exempt Official Plan Amendment File OP.17.002 from Regional approval. Since an exemption has not been requested by the Owner, York Region will be the approval authority for the Official Plan Amendment.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, 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. Concept Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Building Elevations

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

(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.)

Subject:

... Stop High Rise@Jane/Testing - File # OP.17.002 and Z.17.003

From: Ms.Hu@hotmail.com [mailto:Ms.Hu@hotmail.com]

Sent: Tuesday, September 19, 2017 6:43 PM

To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>

Subject: Stop High Rise@Jane/Testing - File # OP.17.002 and Z.17.003

c 1
Communication
COUNCIL: Sept 26/17
CW(PH) Rpt. No. 32 Item 6

Dear Councillor lafrate,

I am writing as a concerned home owner seeking your help blocking the development of a high rise condo that will negatively impact my neighbourhood from traffic, safety, noise and dust perspectives. If the city allows this project to proceed, it will be doing so for the financial benefit of the developers, at the expense of all of the neighbouring houses - not only will our property depreciate in value, the elders and children in our neighbourhood will no longer be able to play in our front yards or sit in the sun. For the various reasons I've cited in the letter below to the City's Development Planning Department, the proposed condo will have a prolonged adverse impact on the quality of life for the neighbouring families and should be stopped.

Please answer this cry for help from your constituents.

Regards,

Ann Hu

23 Giotto Cres., Maple

416-616-0162

Dear Development Planning Department,

I am writing as a concerned home owner for the re-zoning and high rise condo construction being proposed in my neighbourhood. The high rise condo being proposed for Jane and Teston will not only have a negative impact on my property value, but also severely affect the use and enjoyment of my property.

Traffic and Noise:

- Since the widening of Teston road several years back to 4 lanes (it was single lane each way when my family moved to 23 Giotto in 2005), there is already greater noise impact that not even the ravines in my backyard can shield us from. We've decreased usage of our backyard and stopped opening our windows facing the back. The cars simply travel at too fast a speed and generates a lot of noise, especially given the increased population in nearby area and increased usage of that road (overflow from congestion in nearby major roads and highways) in recent years. It's one thing to put up with increased development and houses going up everywhere in our community, but simply too much to bear now that we are expected to have our front yards impacted as well, by turning our quiet residential street into a major side street connected to the condominium complex off of Teston. The increased traffic means the kids in the neighbourhood can no longer safely play in the front yard and the street. The noise impact can't be discounted either. Has the condo builder submitted any traffic impact studies projecting the burden put on the neighbourhood, and any proposed mitigation of the impact? My neighbours and I firmly oppose having our street, Giotto Cres., opened up and connected to Teston road - this will greatly increase the traffic flow in our front yards, adding noise and safety impact that is not easy to mitigate.

Visual Impact:

- Another major concern of the high rise condo is the visual impact. The neighbourhood currently only has 2 story houses or bungalows, and now we are expected to put up with a high rise condo which will cast huge shadowing on neighbouring residences and block off our access to sunlight. When I look out my front windows, seeing a 11 story building shadowing my front lawn instead of the blue skies will severely impact the use and enjoyment of my front yard and the rooms in the front of my house. Needless to say, this will also negatively impact my property value.

Construction Impact:

- The noise, dust and other impact of constructing a high rise building with deep excavation should also not be discounted. I wouldn't be surprised if during the 2-3 years of construction, all the neighbours won't be able to open our windows without construction dust polluting our air quality, and dealing with constant construction noise.

For all the above reasons, I firmly oppose the construction of the high rise building right in my front yard.

Regards,
Ann Hu
23 Giott Cres., Maple
416-616-0162

Matthew Di Vona
matthewd@davieshowe.com
Direct: 416.263.4510
Main: 416.977.7088
Fax: 416.977.8931
File No. 702275

September 19, 2017

By E-Mail Only to clerks@vaughan.ca

Ms. Barbara A. McEwan
City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. McEwan:

Re: Applicant: Jane and Teston Holdings Inc.
Municipal File Numbers: OP.17.002 AND z.17.003

We are counsel to the Block 27 Landowners Group Inc. (the "Block 27").

We are writing in advance of this evening's meeting of the Committee of the Whole, in order to express concerns with the above noted development applications. Block 27's issues with the development proposal include, but are not limited to, the proposed densities and land uses along the Teston Road frontage, as well as the proposed servicing arrangement for the development.

Please forward this communication to Council in advance of its consideration of this item. Also, please provide our firm with notice of all decisions relating to this item.

Yours truly,
DAVIES HOWE LLP


Matthew Di Vona

MDV:MD

copy: Clients
Ms. Laura Janotta (developmentplanning@vaughan.ca)
Mr. Armine Hassakourians (armine.hassakourians@vaughan.ca)

**PUBLIC HEARING
COMMUNICATION**

Date: Sept 19/17 ITEM NO. 6

Subject: Teston and Jane condo development

**PUBLIC HEARING
COMMUNICATION**

C5

Date: Sept 19/17 ITEM NO. 6

From: Alan Fiddes [mailto:alfiddes@gmail.com]
Sent: Tuesday, September 19, 2017 10:21 AM
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>
Subject: Teston and Jane condo development

Dear Madam Councillor,

I am writing you today with respect to the proposed condo development at Jane and Teston, and asking that you oppose the the development vigorously at this evening's meeting in the council chamber.

While I am a proponent of appropriately zoned mixed and higher density developments as means of providing access to more affordable housing options, this development is not the answer. It will fundamentally change the character of the neighborhood, which was not initially designed and zoned for developments such as this one. The quiet and narrow residential streets will be greatly stressed by the additional traffic in the area, and homes in the immediate area of the development will have their enjoyment of their properties and yards severely limited - some with dozens of condo units literally having views of their back yards, and others by being almost permanently in the shade of the high-rise. This is deeply unfair to the residents of the area, who are mostly middle class families of diverse backgrounds who chose this area for the quality of life it would offer for their children.

The location would be much more suitable for townhouses, or a smaller condo development - perhaps 5-6 stories, no more. I look forward to your thoughts, and to hear your position on the development.

Regards,
Alan Fiddes
20 Giotto Crescent
Maple, ON

Subject:

File No.: OP.17.002 and Z.17.003

**PUBLIC HEARING
COMMUNICATION**

Date: Sept 19/17 ITEM NO. 6

From: Sandy Szewczyk [mailto:sandyszew@gmail.com]

Sent: Tuesday, September 19, 2017 11:51 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>

Subject: File No.: OP.17.002 and Z.17.003

I write in connection with the above planning application. I have examined the plans and I know the site well being an area resident for almost 20 years. I wish to object strongly to the proposed development.

The proposed development is non-conforming to the area. When I am on my driveway and look at the area landscape there is nothing higher than 2 storey dwellings in the immediate area.

The area is already heavily congested due to the amount of homes and the commercial/retail in close proximity and Canada's Wonderland. The hospital while a great community asset will bring additional heavy congestion to the area.

When the roads were built in the area the City of Vaughan did not account for high density residential. Jane Street is 2 lanes in each direction and the road cannot be widened because the surrounding area is built.

I am also concerned about the value of my property if this proposal was approved. I have given my heart and soul to my home in the past 20 years. My home as many other rate payers in this area my nest egg.

It would be a better fit for the community if single family residential or townhouses were built in this location to fit the existing surrounding neighbourhood.

I am also concerned that if the building were to be approved the amount of traffic it would create and the impact on pedestrian and public safety. Jane and Teston has already been the scene of many serious car accidents. Traffic flow is already heavy during the day.

Yours faithfully,

Sandy Szewczyk

102 Colombo Crescent

Maple, ON

L6A2T9

Subject:

High-rise development at Jane and Teston: FILE # OP.17.002 AND Z.17.003

**PUBLIC HEARING
COMMUNICATION**

C7

Date: ~~Sept~~ 19/17 ITEM NO. 6**From:** Praveena Sivananthan [mailto:praveena15@gmail.com]**Sent:** September-17-17 1:09 PM**To:** DevelopmentPlanning@vaughan.ca**Subject:** High-rise development at Jane and Teston: FILE # OP.17.002 AND Z.17.003

To Whom it May Concern,

My husband and I live on Giotto Crescent and recently heard about the 11-storey condominium proposed for the corner of Jane and Teston from developer Jane Teston Holdings Inc.

As a young family, we are very concerned about the expected increase in vehicular traffic such a project would result in. The access road from Teston to Giotto would lead to more vehicles on the formerly dead-end road, which would heighten the danger risks for children in particular. Giotto Crescent is a family-centric street, with many children playing hockey in driveways and even occasionally on the street. We moved to this neighbourhood specifically to reduce traffic risks and enjoy a closed-knit community and family atmosphere.

In addition to more vehicles, there will also be more human traffic, which presents a risk to small children as well as potential violations of privacy, sanitary conditions and the "feel of the neighbourhood." More people means more garbage, more noise and generally more potential for disturbance. This is not what we expected when we paid a premium price for our house. Also in this regard, an 11-storey highrise would eliminate any west-facing view from our property and potentially decrease the property value.

For these reasons, my husband and I object to the proposed development of a condo at the corner of Jane and Teston.

Sincerely,

Dr. P. Sivananthan, MD, FRCPC.

Subject:

File # OP.17.002 and Z.17.003

**PUBLIC HEARING
COMMUNICATION**

C8

Date: Sept 19/17 ITEM NO. 6

From: julietagardner63 [mailto:julietagardner63@gmail.com]

Sent: September-17-17 7:43 PM

To: DevelopmentPlanning@vaughan.ca

Subject: File # OP.17.002 and Z.17.003

Hello,

With regards to the development proposed at the corner of Jane and Teston, I am very concerned with how it will negatively impact the area. When I purchased my home almost 15 years ago I was told that this area would not be opened up and that it would remain a dead end as are other streets that face Jane.

Allowing the condos to be built will:

- have a direct impact on the value of my home - I did not purchase my house to look out at the rear of a condo building with garbage bins
- change the ascetics of the neighbourhood, this is not a major intersection like Jane and Major Mackenzie or Jane and Rutherford
- traffic congestion and safety for the area...theses are single family residences with school age children and elderly

Allowing this will negatively set a precedent for other similar proposals. Even Toronto does not construct condos in the middle of residential single family areas.

Deeply concerned resident.

Julieta

Sent from my Samsung Galaxy Tab®4

Subject: (#OP.17.002AND Z.17.00)

**PUBLIC HEARING
COMMUNICATION**

C9

Date: Sept 19/17 ITEM NO. 6

From: Tony Gullo <tonygullo@rogers.com>

Date: September 18, 2017 at 8:26:47 PM EDT

To: marilyn.iafrate@vaughan.ca

Subject: (#OP.17.002AND Z.17.00)

Hello,

My name is Tony Gullo and I own a house on
146 Giotto Cres
Maple ON
L6A-3N7
Phone numbers
905-303-0579
416-452-0579

I'm writing to you to express my thoughts on this plan that's being proposed in my subdivision.

I oppose of this plan and will do everything to fight this proposal. This is not right what's being proposed and it will impact my family in the utmost negative way.

I would like to be on the record with my concerns of this most ridiculous proposal, and would like to be included in any discussions or future meetings regarding this proposal.

I know there is a meeting regarding this proposal on September 19/2017 @7:00 pm and I will be there along with my family and all my neighbors in my entire subdivision.

Thank you, Tony Gullo

Subject:

Condo Project Jane and Teston Rd

**PUBLIC HEARING
COMMUNICATION**

C10

Date: Sept 19/17 ITEM NO. 6**From:** Darrell Gardner <darrell.gardner@rogers.com>**Date:** September 18, 2017 at 9:57:57 PM EDT**To:** marilyn.iafrate@vaughan.ca**Subject:** Condo Project Jane and Teston Rd

Dear Councillor,

I am a resident of Giotto Cres in your ward. Many of us are concerned about this project getting approval to move forward. The impact, immediate and long-term, on our community will be disastrous. Not just the construction phase but the negative financial impact to our home/community value as well as safety for local kids. We are a family community and many small children and seniors traverse our neighbourhood everyday. This project will have a very high impact on increased traffic through our now quiet community. It is easy to see our street as a "shortcut" if this building is approved. It can also be noted that the odds of most of the condo would not be owner occupied as most condos now are investments and rented out which can also create its own set of issues.

Many in my community may have contacted you already as we would expect that our concerns over this project are taken seriously and hope for you to speak with us at the review on September 19th. Approval for this would set a terrible precedent for future developments to build whatever building wherever there's an empty lot.

I am all for progress but there is such a thing as more suitable locations with minimal impact.

Thank you for your time,
Darrell Gardner
Local resident

Sent from Samsung tablet



PUBLIC HEARING C12
COMMUNICATION
Date: Sept 19/17 ITEM NO. 6

NOTICE OF PETITION

A petition has been submitted with respect to the following matter and a copy is on file in the office of the City Clerk:

**Meeting & Date: Committee of the Whole (Public Hearing)
September 19, 2017**

Agenda Item No.: Item 6

**Item Name: OFFICIAL PLAN AMENDMENT FILE OP.17.002
ZONING BY-LAW AMENDMENT FILE Z.17.003
JANE TESTON HOLDINGS INC.
WARD 1 - VICINITY OF JANE STREET AND
TESTON ROAD**

Particulars of the Petition:

Dated: September 19, 2017

Submitted by: Mr. Musti Alidina

For a copy of the petition contact:

**City of Vaughan, Clerk's Department, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1
Tel: (905) 832-8504 Fax: (905) 832-8535**

6. **OFFICIAL PLAN AMENDMENT FILE OP.17.002 P.2017.21**
 ZONING BY-LAW AMENDMENT FILE Z.17.003
 JANE TESTON HOLDINGS INC.
 WARD 1 - VICINITY OF JANE STREET AND TESTON ROAD

Recommendation

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

1. THAT the Public Hearing report for Files OP.17.002 and Z.17.003 (Jane Teston Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 18, 2017

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and two Notice Signs were installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the subject lands plus the expanded notification area shown on Attachment #1, and to the MacKenzie Ridge Ratepayers' Association.

- c) Comments Received:

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

Purpose

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands, shown on Attachments #1 and #2, regarding a proposal for the development of an 11-storey residential apartment building with 176 dwelling units, and 188 parking spaces in 2 underground levels, and 17 surface parking spaces, as shown on Attachments #3 to #5.

1. Official Plan Amendment File OP.17.002 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) to:

- i) redesignate the subject lands from “Low-Rise Residential” to “Mid-Rise Residential”, whereas VOP 2010 only permits detached, semi-detached, and townhouse dwelling units without a prescribed density; and
 - ii) increase the maximum permitted building height from 3-storeys to 11-storeys and permit a maximum Floor Space Index (FSI) of 3.45 times the area of the lot.
2. Zoning By-law Amendment File Z.17.003 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and R4 Residential Zone subject to site-specific Exception 9(1100), to RA3 Apartment Residential Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions identified in Table 1:

Table 1: Zoning By-law Amendment File Z.17.003			
	Zoning By-law 1-88 Standard	Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Permitted Uses	Apartment Dwelling Day Nursery	Permit the following additional uses: <ul style="list-style-type: none"> ▪ Independent Living Facility ▪ Long Term Care Facility ▪ Supportive Living Facility
b.	Minimum Amenity Area	1-bedroom units: 60 units @ 20 m ² = 1,200 m ² + 2-bedroom units: 72 units @ 55 m ² = 3,960 m ² + 3-bedroom units: 44 units @ 90 m ² = 3,960 m ² Total Required Minimum Amenity Area = 9,120 m ²	Total Proposed Minimum Amenity Area = 5,675 m ²
c.	Parking and Access Requirements Maximum Number of Driveway to a Site	176 units @ 1.5 spaces/unit = 264 spaces + Visitor Spaces - 176 units @ 0.25 spaces/unit = 44 spaces Total Parking Required = 308 spaces 1 driveway per lot	1-bedroom - 60 units @ 0.85 spaces/units = 51 + 2-bedroom - 72 units @ 0.95 spaces/ spaces/units = 69 + 3- bedroom - 44 units @ 1.15 spaces/ units = 51 Total Parking Proposed = 171 spaces 3 driveways

Table 1: Zoning By-law Amendment File Z.17.003			
	Zoning By-law 1-88 Standard	Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to the RA3 Apartment Residential Zone
d.	Minimum Lot Area	67 m ² / unit	32.4 m ² / unit
e.	Minimum Building Setbacks	Front Yard (Jane Street): 7.5 m Exterior Side Yard (Teston Road): 7.5 m	Front Yard (Jane Street): 3 m Exterior Side Yard (Teston Road): 1 m
f.	Minimum Landscaped Strip Width (Abutting a Street)	6 m	1 m
g.	Minimum Setback to Portions of a Building Below Grade (Abutting Jane Street and Teston Road)	1.8 m	1 m
h.	Maximum Width of a Driveway	7.5 m	9.1 m

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.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located at the southeast corner of Jane Street and Teston Road, and are municipally known as 2975, 2985 and 2993 Teston Road, shown as “Subject Lands” on Attachments #1 and #2. The lands are collectively 0.6 ha in size, and 2975 and 2985 are each developed with an existing dwelling.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010). This designation permits detached, semi-detached and townhouse dwellings, home occupations, private home day care, and small-scale convenience retail uses.

	<ul style="list-style-type: none"> ▪ The subject lands are further identified within a “Stable Area” and “Community Area”, in Schedule 1 – Urban Structure, of VOP 2010. ▪ Section 9.1.2.1 of VOP 2010 states that the built form of new developments in Community Areas will be designed to achieve the following general objective, (in part): <p style="margin-left: 40px;">“In Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3...”</p> ▪ Section 9.1.2.2 of VOP 2010 requires that, “in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements: <ul style="list-style-type: none"> a) the local pattern of lots, streets and blocks; b) the size and configuration of lots; c) the building type of nearby residential properties; d) the heights and scale of nearby residential properties; e) the setback of buildings from the street; f) the pattern of rear and side-yard setbacks; and g) conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes. ▪ Section 9.1.2.3 contains policies that shall apply to all developments in Community Areas with the intent to protect their character, specifically, building heights and massing should respect the scale of adjacent residential buildings. ▪ The proposal to redesignate the subject lands from “Low-Rise Residential” to “Mid-Rise Residential” to permit the proposed development does not conform to the policies of VOP 2010.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone and R4 Residential Zone subject to site-specific Exception 9(1100) by Zoning By-law 1-88, which do not permit the proposed residential apartment building. Exception 9(1100) on the portion of the subject lands identified on Attachment #2 as 2975 Teston Road permits site-specific R4 Residential Zone development standards for three future residential lots on the planned extension of Giotto Crescent, which has not been developed. ▪ The Owner has submitted a Zoning By-law Amendment application to facilitate the proposed development shown on Attachments #3 and #5.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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	COMMENTS
a.	Provincial Policies, Provincial Policy Statement (2014), Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies including the Provincial Policy Statement (2014), Places to Grow, and the York Region and Vaughan Official Plan 2010 (VOP 2010) policies.▪ The appropriateness of the proposed redesignation of the subject lands, increased density and building height, and the proposed massing, among other matters, will be reviewed.▪ The appropriateness of the proposed development will be considered in relation to the City's urban structure as shown on Schedule "1" of VOP 2010, in particular the planned locations for intensification areas being the Vaughan Metropolitan Centre, Regional Intensification Corridors, Primary Centres, Local Centres, or Primary Intensification Corridors.▪ The appropriateness of the proposed development will be reviewed in consideration of the compatibility policies of VOP 2010, including but not limited to Section 9.1.2.2.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific exceptions, will be reviewed in consideration of, but not limited to, the following:<ul style="list-style-type: none">- the compatibility with the existing and planned surrounding lands uses;- the proposed land use;- appropriate site design and building height;- building setbacks;- parking and the built-form transition to the existing surrounding residential uses; and- the appropriateness of the proposed site-specific development standards.
c.	Section 37 Contribution	<ul style="list-style-type: none">▪ Should the applications be deemed good planning and be approved, Section 37 public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be required.▪ The Owner has requested consideration of a Section 37 benefit related for the proposed driveway connecting Giotto Crescent to Jane Street and Teston Road. The appropriateness of this request will be considered in

	MATTERS TO BE REVIEWED	COMMENTS
		<p>accordance with the requirements of Section 37 of the <i>Planning Act</i> and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, to the satisfaction of the City.</p> <ul style="list-style-type: none"> Should the subject applications be approved, the implementing Zoning By-law will identify the Section 37 benefit and the Owner will be required to enter into a Section 37 Agreement with the City.
d.	Site Development Application	<ul style="list-style-type: none"> A Site Development application will be required to implement the development proposal, if the subject applications are approved. Issues that will be reviewed through the Site Development Application will include, but not be limited to: <ul style="list-style-type: none"> appropriate building and site design; appropriate built form; access; pedestrian connectivity; barrier free accessibility; internal traffic circulation; parking; landscape; loading area locations; and servicing and grading. <p>These issues will be addressed in a technical report to a future Committee of the Whole meeting, should the applications be approved.</p>
e.	Transportation	<ul style="list-style-type: none"> The Owner will be required to dedicate to York Region any lands required for the widening to the Jane Street and Teston Road. The plan must be modified to accommodate any road widenings as required. The location and design of the driveway from Teston Road and Jane Street must be approved by York Region. The appropriateness of terminating a public road (Giotto Crescent) and transitioning to a private driveway must be reviewed by the DEIP Department and York Region.
f.	Sustainability Features	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if the subject applications are approved.

	MATTERS TO BE REVIEWED	COMMENTS
g.	Vaughan Design Review Panel	<ul style="list-style-type: none"> The proposed development must be considered by the Vaughan Design Review Panel (DRP) and the Owner must address any DRP comments, to the satisfaction of the Development Planning Department.
h.	Archeological Significance	<ul style="list-style-type: none"> The subject lands will be reviewed and assessed to determine any potential Archeological significance.
i.	Water and Servicing Allocation	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
j.	Community Services and Facilities Study	<ul style="list-style-type: none"> A Community Services and Facilities Study will be required in support of the applications listing all existing facilities and services within the community. The Study should provide an opinion on the potential impact of the proposed development on existing facilities and services within the community, and identify any measures required to address any determined deficiencies. This study must be approved to the satisfaction of the Recreation Services Department.
k.	Parkland Dedication	<ul style="list-style-type: none"> Should the applications be approved, cash-in-lieu of the dedication of parkland will be required in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu Policy.
l.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following reports and studies in support of the development applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - NavCanada (NAVCAN) Submission - Landscape Master Plan - Pedestrian Level Wind Study - Arborist Report - Tree Inventory and Preservation Plan - Functional Servicing and Stormwater Management Report - Phase 1 Environmental Site Assessment - Phase 2 Environmental Site Assessment - Traffic Impact Study with Traffic Demand Management - Noise and Vibration Report - Geotechnical/Soils Report - Parking Study

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> Additional reports may be required as part of the development application review process.
m.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> A Draft Plan of Condominium Application will be required to establish the condominium tenure for the proposed development, if the subject applications are approved.

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

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

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has not requested York Region to exempt Official Plan Amendment File OP.17.002 from Regional approval. Since an exemption has not been requested by the Owner, York Region will be the approval authority for the Official Plan Amendment.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, 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. Concept Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Building Elevations

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

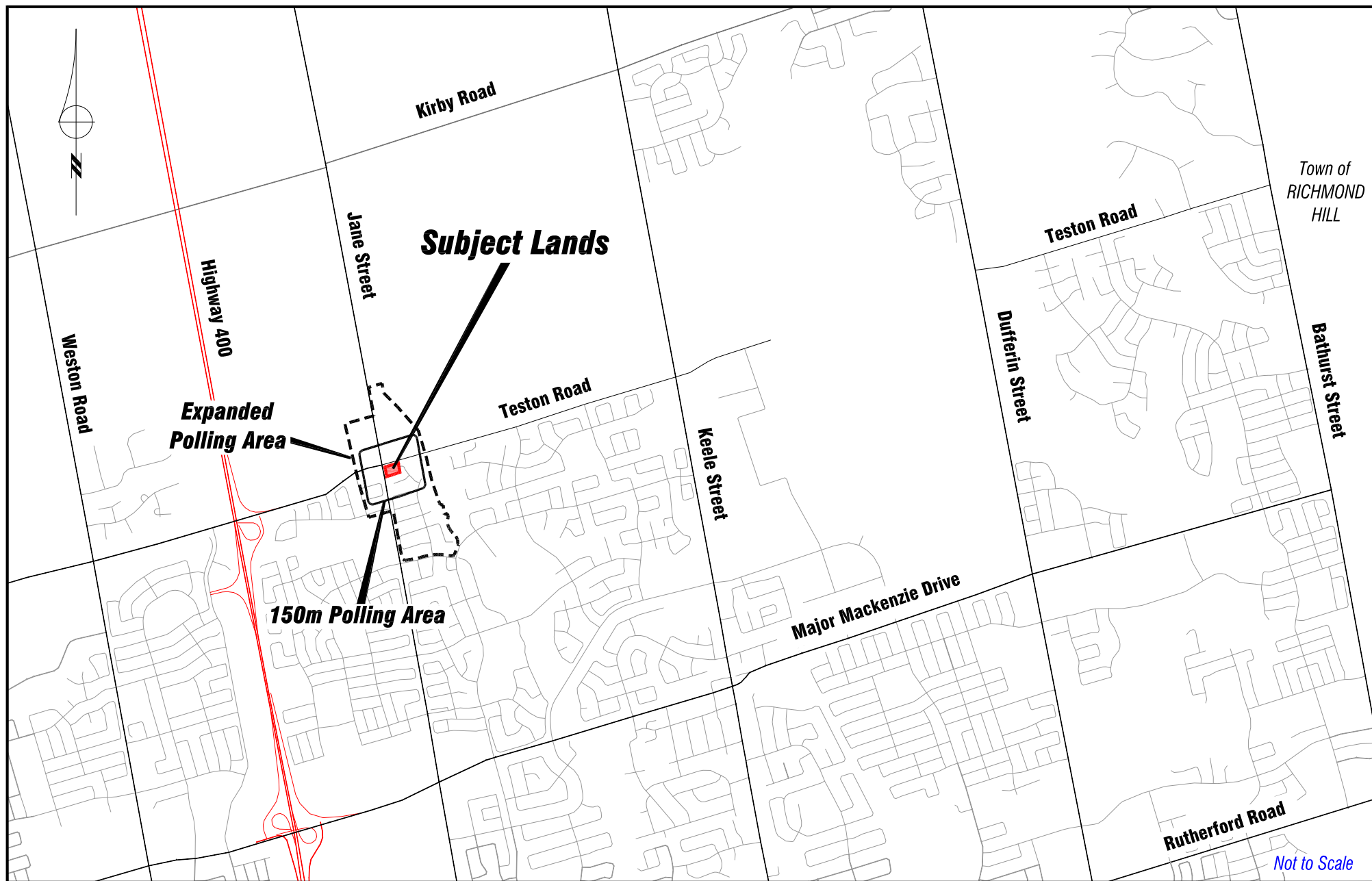
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 25, Concession 4

APPLICANT:
Jane Teston Holdings Inc.

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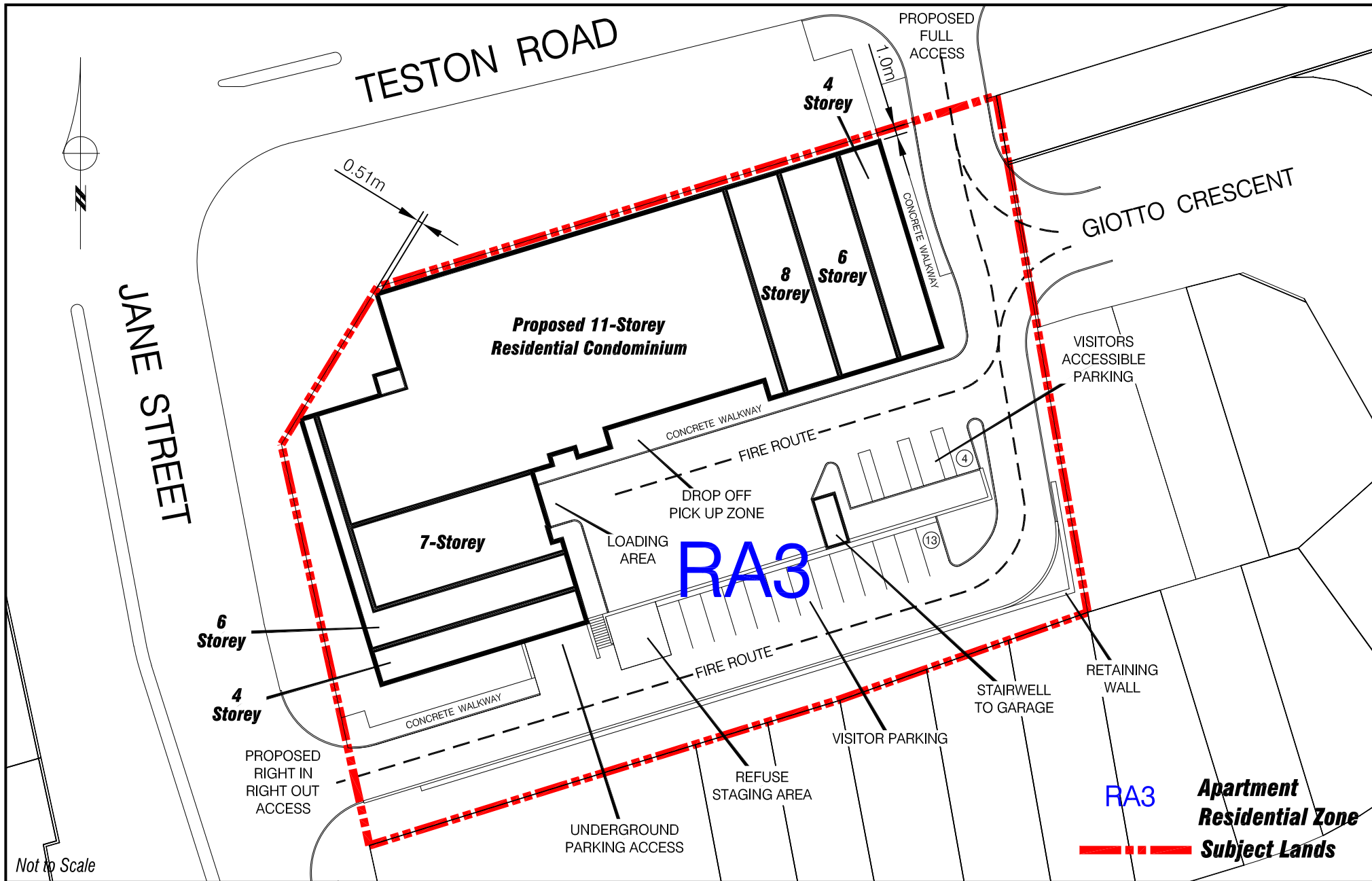


Attachment

FILES: OP.17.002 &
Z.17.003

DATE:
September 19, 2017

1



Conceptual Site Plan & Proposed Zoning

APPLICANT: Jane Teston Holdings Inc. LOCATION: Part of Lot 25, Concession 4

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Attachment

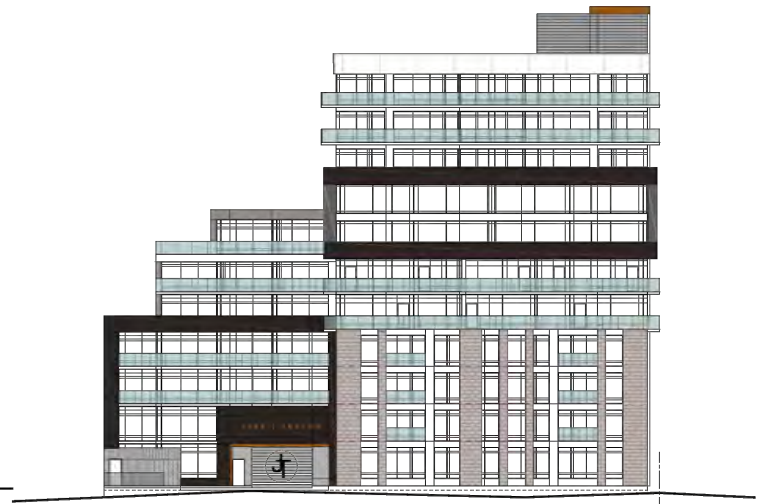
FILES: OP.17.002 & Z.17.003

DATE: September 19, 2017

3



NORTH ELEVATION (FACING TESTON ROAD)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION (FACING JANE STREET)

Not to Scale

Conceptual Building Elevations

LOCATION:
Part of Lot 25, Concession 4

APPLICANT:
Jane Teston Holdings Inc.

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VAUGHAN

Development Planning
Department

Attachment

FILES: OP.17.002 &
Z.17.003

DATE:
September 19, 2017

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