

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

By receiving the following Communications:

- ZONING BY-LAW AMENDMENT FILE Z.15.016**
DRAFT PLAN OF SUBDIVISION FILE 19T-15V003
CACHET SUMMERHILL DEVELOPMENTS INC.
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015, be approved;
- 2) That the following deputations and Communications be received:
 1. Mr. Jim Levac, Glen Schnarr & Associates, Kingsbridge Garden Circle, Mississauga, on behalf of the applicant;
 2. Mr. Rom Koubi, Chairman, Preserve Thornhill Woods Association, Ner Israel Drive, Thornhill;
 3. Mr. Adam Usprech, Autumn Hill Boulevard, Thornhill;
 4. Mr. Jason Cheskes, Starwood Road, Thornhill;
 5. Mr. Sergey Roz, Fraserwood Road, Vaughan, and Communication C2, dated September 20, 2015;
 6. Mr. Yury Shparber, Fraserwood Road, Thornhill and Communication C3, dated September 20, 2015;
 7. Mr. Ruslan Vasiliev, Dewpoint Road, Thornhill; and
 8. Mr. Warren Lee, Fraserwood Road, Vaughan; and
- 3) That the following Communications be received:
 - C1. Natalie Roz, Borjana Boulevard, Thornhill, dated September 21, 2015;
 - C4. Mario Ferrer, Dewpoint Road, Thornhill, dated October 5, 2015; and
 - C7. Pina Corigliano, Executive Director, Hesperus Fellowship Village, Hesperus Road, Thornhill, dated October 7, 2015.

 $\dots/2$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 2, CW(PH) Report No. 37 – Page 2

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: September 11, 2015
- b) Circulation Area: 150 m plus an expanded polling area, as shown on Attachment #2, and to the Preserve Thornhill Woods Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments Received as of September 22, 2015: None.

Any additional 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 Vaughan Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

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

- 1. Zoning By-law Amendment File Z.15.016, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RV4 Residential Urban Village Four Zone Requirements	Proposed Exceptions to the RV4 Residential Urban Village Four Zone Requirements
a.	Minimum Lot Frontage	9.75 m	7.75 m
b.	Minimum Lot Area	292 m ²	220 m ²
c.	Minimum Interior Side Yard Setback	1.2 m and 0.6 m on one side where it abuts a 1.2 m interior side yard setback	1.2 m and 0.4 m on one side where it abuts a 1.2 m interior side yard setback
d.	Minimum Lot Depth	30 m	28 m
e.	Maximum Building Height	9.5 m	11 m

Note: Additional zoning exceptions may be identified through the detailed review of the applications.

Originally when the applications were submitted, the Owner requested that the lands be zoned R5 Residential Zone and the Notice of Public Hearing was sent out on this basis. The Owner has

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 2, CW(PH) Report No. 37 – Page 3

subsequently revised the Zoning By-law Amendment application to rezone the lands to RV4 Residential Urban Village Four Zone to reflect a zoning that is more consistent with the surrounding area and the proposed Draft Plan of Subdivision to the south for the Toronto Waldorf School (Files Z.15.018 and 19T-15V004), as shown on Attachment #2.

2. Draft Plan of Subdivision File 19T-15V003 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #3, consisting of the following:

Lots 1 - 20 inclusive for detached dwellings units	0.48 ha
Block 21 - 0.3 m reserve	0.00 ha
Future Public Road (Street 'A', 17.5 m width)	0.16 ha
Total Area	0.64 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none">The subject lands are located south of Rutherford Road, west of Bathurst Street, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" as identified on Schedule "1" - Urban Structure of VOP 2010, which permits detached dwellings. The proposed Draft Plan of Subdivision conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 20 lot residential subdivision.The Owner is proposing to rezone the subject lands to R5 Residential Zone, together with site-specific zoning exceptions, to permit the proposed residential development.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Vaughan Official Plan 2010	<ul style="list-style-type: none">The applications will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.
b.	Appropriateness of Proposed Rezoning and Land Uses	<ul style="list-style-type: none">The appropriateness of the proposed RV4 Residential Urban Village Four Zone, together with the site-specific zoning exceptions, will be reviewed in consideration of the surrounding existing and proposed land uses.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 2, CW(PH) Report No. 37 – Page 4

		<ul style="list-style-type: none"> Consideration will be given to the zoning on the portion of the applicant's lands identified as "Additional Land Owned by Applicant" on Attachment #3. These lands are zoned A Agricultural Zone, which as a separate parcel may not comply with the minimum lot frontage and minimum lot area requirements of Zoning By-law 1-88 depending on their intended future use. The Owner has advised that as part of the purchase and sale agreement, these lands will be conveyed back to the original Owner (Hesperus Fellowship Village) and at this time, the Owner is not aware of the future intention of the use of these lands. Should these lands be combined with the lands to the east shown as "Existing Hesperus Village Seniors Residence" on Attachment #3 and used for the existing institutional uses the combined parcel will comply with the minimum requirements of Zoning By-law 1-88. The Owner will need to resolve this matter to the satisfaction of the Vaughan Planning Department.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and planned surrounding land uses and lot sizes including the proposed Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) located immediately south of the subject lands. Should the applications be approved, the required Draft Plan of Subdivision conditions will be reviewed to ensure the appropriate road alignment and connections, servicing and grading, environmental and other municipal, regional and community agency requirements.
d.	Street Naming	<ul style="list-style-type: none"> Should Draft Plan of Subdivision Files 19T-15V003 and 19T-15V004 be approved, the street name of the new public road should be Hesperus Road, in order not to inconvenience existing residents of the Hesperus Village Seniors Residence building located at 1 Hesperus Road and along Bathurst Glen Drive. Appropriate signage would be required to indicate that Hesperus Road changes to Bathurst Glen Drive at the southeast corner of the subject lands associated with 19T-15V004.
e.	Block 10 Plan	<ul style="list-style-type: none"> The approved Block 10 Plan identifies the subject lands as an institutional use (Hesperus/Toronto Waldorf campus). The development proposal will be reviewed in consideration of the Block 10 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 10 Plan to the satisfaction of the City, should the applications be approved. The Owner must satisfy all obligations, financial or otherwise of the Block 10 Developers Group Agreement, to the satisfaction of the Block 10 Trustee and the City of Vaughan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 2, CW(PH) Report No. 37 – Page 5

f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The future detached dwellings on the subject lands must conform to the Urban Design and Architectural Design Guidelines approved for Block 10, if the applications are approved. ▪ Opportunities for the incorporation of sustainable design features, including drought tolerant landscaping, and energy efficient lighting will be reviewed.
g.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and/or the Vaughan Planning Department: <ul style="list-style-type: none"> - Functional Servicing Report - Urban Design and Sustainability Brief and Architectural Guidelines - On-Street Parking and Truck Manoeuvring Plan - Noise Brief - Tree Inventory and Preservation Plan ▪ Additional studies including, but not limited to, an Environmental Assessment (Phase 1) and an Archaeological Assessment may be required through the review of the applications.
h.	Existing Trees	<ul style="list-style-type: none"> ▪ There are a number of existing trees along the west limit of the subject lands. The Owner has submitted a Tree Inventory and Preservation Plan, which must be reviewed to the satisfaction of the City.
i.	Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Draft Plan of Subdivision is approved. Should servicing capacity not be available, a Holding Symbol "(H)" will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ Should the development proposal be approved, the Owner will be required to pay Cash-in-Lieu of Parkland Dedication to the City of Vaughan, in accordance with the Planning Act and the City's Cash-in-Lieu Policy.
k.	Existing Driveway (Hesperus Village Seniors Residence)	<ul style="list-style-type: none"> ▪ There is an existing driveway and parking located on the lands identified as "Additional Lands Owned by Applicant" on Attachment #3 that is proposed to connect to Street "A" in the Draft Plan of Subdivision. The appropriateness of the driveway, its alignment and design must be reviewed by the Development Engineering and Infrastructure Planning Services Department.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 2, CW(PH) Report No. 37 – Page 6

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

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

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-15V003 and Proposed Zoning

Report prepared by:

Margaret Holyday, Planner, ext. 8216
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.)

C	<u>1</u>
Item #	<u>142</u>
Report No.	<u>37 (PH)</u>
<u>Council - October 20/15</u>	

Subject:

FW: Zoning by-law amendment file Z.15.018 , draft plan of subdivision 19T-15V004 ;
19t-15V003

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

From: SEAN ZIBA [mailto:seanziba@gmail.com]

Sent: Thursday, October 08, 2015 10:50 AM

To: Britto, John

Subject: Zoning by-law amendment file Z.15.018 , draft plan of subdivision 19T-15V004 and file
Z.15.016 draft plan of subdivision 19t-15V003

Dear Councillors,

We are Hassan & Janna Ziba, residents of 47 Dewpoint Rd. Our house is backing to the area being re-zoned for future development. We oppose ALL of the proposed exceptions to the RV4 Residential Urban Village Zone Four Requirements as per developers request. Further, we would like to preserve the existing trees and shrubs on the West and South sides of the proposed development. We suggest a 10-15 ft green belt along the existing residential lots. This way the existing green area would be preserved and privacy of the current and future owners would be guaranteed. We support the ideas of two cul de sac street instead of a thru street for the new development. We request to be informed and involved in any discussion pertaining to the matter where possible.

Sincerely,

Hassan & Janna Ziba

C	<u>2</u>
Item #	<u>2</u>
Report No.	<u>37 (PH)</u>
<u>Council - October 20/15</u>	

Subject: FW: Objection to the file Z15.016 and 19T-15V003

From: Sergey Roz [<mailto:rozserg@gmail.com>]
Sent: Thursday, October 08, 2015 9:09 AM
To: Racco, Sandra
Cc: Holyday, Margaret; Britto, John
Subject: Re: Objection to the file Z15.016 and 19T-15V003

Dear Sandra,

Thank you for your support on yesterday public hearing meeting.
 We want to summarize our request re application **Z.15.016; 19T-15V003**.

1. We want the proposed solution to be changed to implement Cul-De-Sac streets to avoid all traffic related issues.
2. We want builders to follow the current By-laws without any exception for lot frontage and/or building height, specifically we don't want the proposed 3 storey buildings.
3. We ask to provide reasonable setback between lot #1 (top north lot on the plan) and the backyards of the houses on Fraserwood Road.

Thank you again.

Yours faithfully

Sergey Roz
 Svetlana Baukova
 69 Fraserwood Rd,
 Vaughan, ON, L4J 9C8
 Ph.: 905-889-6279

On Mon, Sep 21, 2015 at 10:31 AM, Racco, Sandra <Sandra.Racco@vaughan.ca> wrote:

Dear Sergey,

Thank you for voicing your concerns to my office regarding the above noted file. I have forwarded your letter to the Planner and the Clerks Department for communication and notification in regards to the above proposal.

This file will be coming forward to Public Hearing on October 7. All applications for rezoning are required to come forward to a Public Hearing as per the Planning Act. This public meeting will allow the applicant to present their project and allow the public to speak for or against the project. All deputations and written submissions will officially go on record as part of the public process. If possible I do suggest that you come attend the Public Hearing to voice your opinions and be part of the process.

Should you have any further questions about the application, please don't hesitate to contact the planner for this file, Margaret Holyday, who is copied on this email.

Sincerely,

Sandra Yeung Racco

Councillor, Concord/North Thornhill

City of Vaughan

"For the Community"

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Follow me on [Twitter](#).

Visit [Racco's Community Forum](#) on Facebook.

From: Sergey Roz [mailto:rozserg@gmail.com]

Sent: Sunday, September 20, 2015 10:49 AM

To: DevelopmentPlanning@vaughan.ca

Cc: Racco, Sandra

Subject: Objection to the file Z15.016 and 19T-15V003

Dear Sirs,

We want to object to the new development at Hesperus Rd., file: Z15.016 and 19T-15V003, because of the following reasons.

1. We want to object to the rezoning request that is put forth in section 1 of the above application, because Thornhill Woods is already overbuilt and infrastructure is simply not ready for another housing project.

2. In addition to that, we want to direct attention to the fact that in proposed project this is almost no space between Lot #1 and the backyard of the houses on Fraserwood Road. The proposed project has lot #1 only 7 cm (1/4 yard) bigger than other lots. This will not allow enough space between this lot and the backyards of the houses on Fraserwood Road. We want to object to it and we want to have more space between the above mentioned backyards and the Lot #1

3. We are worried that the proposed development has very narrow 7.75 meter lots. We know that the similar development at Bathurst Glen Dr. had no trees at all because of this. We don't want this area to be another sample of bad development like this, and we believe that in any proposed plan there should be space for trees.

Yours faithfully

Sergey Roz

Svetlana Baukova

69 Fraserwood Rd,

Vaughan, ON, L4J 9C8

Ph.: 905-889-6279

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

From: Racco, Sandra
Sent: September-21-15 10:32 AM
To: 'Natalie Rachel Roz'
Cc: Britto, John; Holyday, Margaret
Subject: RE: Objection to the file Z15.016 and 19T-15V003

C	1
COMMUNICATION	
CW (PH) -	OCT 7/15
ITEM -	2

Dear Natalie,

Thank you for voicing your concerns to my office regarding the above noted file. I have forwarded your letter to the Planner and the Clerks Department for communication and notification in regards to the above proposal.

This file will be coming forward to Public Hearing on October 7. All applications for rezoning are required to come forward to a Public Hearing as per the Planning Act. This public meeting will allow the applicant to present their project and allow the public to speak for or against the project. All deputations and written submissions will officially go on record as part of the public process. If possible I do suggest that you come attend the Public Hearing to voice your opinions and be part of the process.

Should you have any further questions about the application, please don't hesitate to contact the planner for this file, Margaret Holyday, who is copied on this email.

Sincerely,

Sandra Yeung Racco
Councillor, Concord North Thornhill
City of Vaughan
"For the Community"

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Follow me on [Twitter](#).
Visit [Racco's Community Forum](#) on Facebook.

From: Natalie Rachel Roz [<mailto:natalie.r.roz@gmail.com>]
Sent: Monday, September 21, 2015 9:03 AM
To: DevelopmentPlanning@vaughan.ca
Cc: Racco, Sandra
Subject: Objection to the file Z15.016 and 19T-15V003

All,

I want to object to the new development at Rd., file: Z15.016 and 19T-15V003. I believe it is time developers worried not only about maximizing their income from such projects but also about the impact of what they built on the community. We have too many developments that are built to just meet minimum requirements but the products that are built are nothing but mediocre. Continuing to allow homes to be built on small lots with barely any space between houses and yards just reduces our communities potential and achievements. I believe the city is the only regulatory body that can manage these developers and should seek higher standards than what we have seen for example on Bathurst Glen Drive. Those homes are a despicable example of how little these developers care about the end product. Those homes do not conform to the rest of the Thornhill Woods community. Someone has to hold these developers responsible for what they build. I urge you to please look into this further, not only on this proposal but on all future ones too.

I look forward to continuing this discussion.

Thank you,

Natalie Roz
41 Borjana Blvd
Thornhill, ON L4J 0E7
C. 416.735.4545

From: Sergey Roz [<mailto:rozserg@gmail.com>]
Sent: September-20-15 10:49 AM
To: DevelopmentPlanning@vaughan.ca
Cc: Racco, Sandra
Subject: Objection to the file Z15.016 and 19T-15V003

C	2
COMMUNICATION	
CW (PH) -	OCT 7/15
ITEM -	2

Dear Sirs,

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1. We want to object to the rezoning request that is put forth in section 1 of the above application, because Thornhill Woods is already overbuild and infrastructure is simply not ready for another housing project.

2. In addition to that, we want to direct attention to the fact that in proposed project this is almost no space between Lot #1 and the backyard of the houses on Fraserwood Road. The proposed project has lot #1 only 7 cm (1/4 yard) bigger then other lots. This will not allow enough space between this lot and the backyards of the houses on Fraserwood Road. We want to object to it and we want to have more space between the above mentioned backyards and the Lot #1

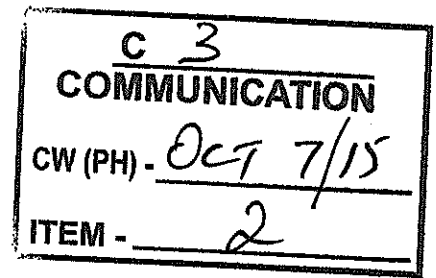
3. We are worried that the proposed development has very narrow 7.75 meter lots. We know that the similar development at Bathurst Glen Dr. had no trees at all because of this. We don't want this area to be another sample of bad development like this, and we believe that in any proposed plan there should be space for trees.

Yours faithfully

*Sergey Roz
Svetlana Baukova*

*69 Fraserwood Rd,
Vaughan, ON, L4J 9C8
Ph.: 905-889-6279*

From: Yury shparber [mailto:yurta@rogers.com]
Sent: September-20-15 12:30 PM
To: DevelopmentPlanning@vaughan.ca
Cc: Racco, Sandra
Subject: Fwd: Objection to the file Z15.016 and 19T-15V003



Sent from my iPad

Dear Sirs,

We want to object to the new development at Hesperus Rd., file: Z15.016 and 19T-15V003, because of the following reasons.

1. We want to object to the rezoning request that is put forth in section 1 of the above application, because Thornhill Woods is already overbuild and infrastructure is simply not ready for another housing project.

2. In addition to that, we want to direct attention to the fact that in proposed project this is almost no space between Lot #1 and the backyard of the houses on Fraserwood Road. The proposed project has lot #1 only 7 cm (1/4 yard) bigger then other lots. This will not allow enough space between this lot and the backyards of the houses on Fraserwood Road. We want to object to it and we want to have more space between the above mentioned backyards and the Lot #1

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best regards,,
Tatiana and Yury Shparber,
79 Fraserwood, Thornhill
905 326 6838

From: Holyday, Margaret
Sent: Monday, October 05, 2015 5:30 PM
To: 'Mario Ferrer'

Cc: Birch, Carol; Uyeyama, Grant; MacKenzie, John; Pearce, Andrew; Jankowski, Paul; Furfaro, Cindy; Britto, John; Peverini, Mauro; Racco, Sandra

Subject: Files Z.15.016 & 19T-15V003 Cachet Summerhill Developments and Files Z.15.018 & 19T-15V004 Toronto Waldorf School

C 4
COMMUNICATION
CW (PH) - <u>OCT 7/15</u>
ITEM - <u>2</u>

Hi Mario,

Thank you for your email. By copy of this response, please note that I have included John Britto, Assistant City Clerk on this email. Your concerns will be noted as a communication item related to these applications (Files Z.15.016 & 19T-15V003 Cachet Summerhill Developments and Files Z.15.018 & 19T-15V004 Toronto Waldorf School) at Wednesday's upcoming Public Hearing Meeting.

Regards,
Margaret Holyday
Planner
City of Vaughan

From: Racco, Sandra
Sent: October-05-15 1:43 PM
To: 'Mario Ferrer'
Cc: Birch, Carol; Holyday, Margaret; Uyeyama, Grant; MacKenzie, John; Pearce, Andrew; Jankowski, Paul; Furfaro, Cindy
Subject: RE: Waldorf and Hesperus development
Importance: High

Hello Mario,

Thank you for your e-mail and the concerns you have raised.

As you know, under the Planning Act, anyone can bring forward an application to the City for consideration however, the applicant will need undertake due diligence and the responsibility to show to the City that their application does not negatively impact the existing community.

In this particular case, both the applicants for Warldorf and for Hesperus lands must demonstrate to the City by providing reports and studies to substantiate their requests.

As part of the process under the Planning Act which we are guided by, a Public Hearing will be taking place this Wednesday evening at the City Hall, 7:00 pm, in the Council Chamber, for us to hear from the public, either for or against the applications. Until we hear from the public, we as elected official or staff cannot voice our position on the matter otherwise it would be looked upon us as being bias. At this Public Hearing meeting, no decision will be made other than accepting comments from the public and receiving all comments, in person or otherwise, so that staff can take all of them into consider and to work with applicant to have the issues raised resolved prior to writing their technical report on their recommendation for the applications.

Therefore, we cannot outright reject any application that comes forward to us at the City. After this Public Hearing meeting, applicants will be advised by staff on issues that they need to resolve, and in this case, the traffic impact, and until they can prove to the City that they can address this and other issues satisfactory to City's standard, the applications will not move forward.

It is unfortunate that there are individuals who are misleading the community with their own bias judgement and/or opinion without knowing the process that we need to adhere to. I have NEVER said that I cannot do anything and in fact, I had offered to some of your neighbours in your community, even though it was turned down, to come in and meet with me and staff to look at the bigger issues surrounding the traffic in the area and see how we can try to resolve or at least, minimize the impact. This offer of course still stands and if anyone would like to meet, I will be happy to do so with staff. Our staff has the expertise to address these technical issues and it is only appropriate that we look to them to assist us in resolving these issues.

I trust I have clarified some of the issues you have brought up. If you have further questions and/or concerns, please do not hesitate to contact my office.

Have a good day!!!

Sandra Young Racco
Councillor, Concord/North Thornhill
City of Vaughan

"For the Community"

To subscribe to Councillor Racco's e-newsletter, please click [here](#).
Visit [Racco's Community Forum](#) on Facebook.

"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

From: Mario Ferrer [<mailto:mferrer@hotmail.com>]
Sent: Monday, October 05, 2015 8:27 AM
To: Racco, Sandra
Subject: Waldorf and Hesperus development

Sandra,

I'm Mario Ferrer. I don't know if you remember me but our kids used to go to RCA together. I'm writing you today because I'm greatly concerned about the traffic in Thornhill Woods, especially the North-East, because it continues to worsen. The proposed development on the Waldorf and Hesperus lands, with a road linking Bathurst Glen and Hesperus would add to this problem and cannot be allowed.

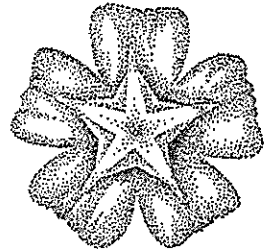
This will only increase traffic in our residential area, and I understand that Bathurst will be widened in a few years so people will invade this area to avoid traffic.

I urge you to support the residents of this area by working with council to deny the re-zoning application unless that road is dropped from the plan and an alternate route directly to Bathurst is incorporated prior to approval. I understand you've told other neighbors you can't really do much, but if that's the case, why do have councilors then? I've always been told that councilors are people we should go to when we have concerns so they do something about it, so you can't just say there's nothing you can do. Therefore I ask that you take action to resolve existing traffic problems, prior to consideration of any further development that will put further pressure on the roads of Thornhill Woods. I've always voted for you and even for Mario when he was in politics, and hope you will not disappoint me and the residents. Even if you end up not being able to change anything, it is your duty to your constituents to try.

Regards,

Mario Ferrer

Hesperus Village



October 7, 2015

Chair and Members
Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive West
Vaughan ON L6A 1T1

C 7
COMMUNICATION
CW (PH) - <u>OCT 7/15</u>
ITEM - <u>2</u>

Dear Chair and Members:

RE: Item 2 - Public Hearing Agenda of October 7, 2015
Cachet Summerhill Developments Inc. – Z.15.016 and 19T-15V003
Part 4, Reference Plan 65R-31449 Ward 4 - Hesperus Road, Vaughan

As indicated in your staff report, Hesperus Fellowship Village (HFV) is the former owner of the lands that are the subject of the above applications ("the Part 4 lands") and also owns the lands immediately to the east where the existing Hesperus seniors community is located.

Earlier this year, HFV sold the Part 4 lands (1.01 ha) to Cachet Summerhill Developments Inc. for residential development purposes, subject to the reconveyance of a portion of the lands (0.37 ha) back to HFV. This sale helped HFV meet its financial obligations relating to the construction of the addition, which opened in 2011.

Your staff report states that HFV's future intentions regarding the reconveyed lands are unknown. I am writing to clarify that the reconveyed lands will continue to provide access and parking for the existing Hesperus independent living facility. The reconveyed lands will also provide room to expand the facility, which is permitted by the existing Agricultural zoning. The timing of this future expansion is, however, unknown at the present time.

We trust that the foregoing information will be useful to the Committee. Our planning consultant, Mr. Alan Young, will not be making a delegation at the public hearing, but will be in attendance and will be available to answer any questions relating to HFV. If any further clarification is desired prior to the meeting, I may be reached at 905-764-0840 extension 221, or you may contact Mr. Young at 416-806-2843.

Yours truly,

Pina Corigliano
Executive Director
Hesperus Fellowship Village

c.c Alan Young, A. Young Planner Ltd. and Weston Consulting
Ramsey Sheehan, Cachet Summerhill Developments Inc.
Margaret Holyday, Development Planning Department, City of Vaughan

2. **ZONING BY-LAW AMENDMENT FILE Z.15.016** **P.2015.29**
 DRAFT PLAN OF SUBDIVISION FILE 19T-15V003
 CACHET SUMMERHILL DEVELOPMENTS INC.
 WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET

Recommendation

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.15.016 and 19T-15V003 (Cachet Summerhill Developments Inc.), BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: September 11, 2015
- b) Circulation Area: 150 m plus an expanded polling area, as shown on Attachment #2, and to the Preserve Thornhill Woods Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments Received as of September 22, 2015: None.

Any additional 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 Vaughan Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

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

1. Zoning By-law Amendment File Z.15.016, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RV4 Residential Urban Village Four Zone Requirements	Proposed Exceptions to the RV4 Residential Urban Village Four Zone Requirements
a.	Minimum Lot Frontage	9.75 m	7.75 m
b.	Minimum Lot Area	292 m ²	220 m ²
c.	Minimum Interior Side Yard Setback	1.2 m and 0.6 m on one side where it abuts a 1.2 m interior side yard setback	1.2 m and 0.4 m on one side where it abuts a 1.2 m interior side yard setback
d.	Minimum Lot Depth	30 m	28 m
e.	Maximum Building Height	9.5 m	11 m

Note: Additional zoning exceptions may be identified through the detailed review of the applications.

Originally when the applications were submitted, the Owner requested that the lands be zoned R5 Residential Zone and the Notice of Public Hearing was sent out on this basis. The Owner has subsequently revised the Zoning By-law Amendment application to rezone the lands to RV4 Residential Urban Village Four Zone to reflect a zoning that is more consistent with the surrounding area and the proposed Draft Plan of Subdivision to the south for the Toronto Waldorf School (Files Z.15.018 and 19T-15V004), as shown on Attachment #2.

2. Draft Plan of Subdivision File 19T-15V003 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #3, consisting of the following:

Lots 1 - 20 inclusive for detached dwellings units	0.48 ha
Block 21 - 0.3 m reserve	0.00 ha
Future Public Road (Street 'A', 17.5 m width)	0.16 ha
Total Area	0.64 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located south of Rutherford Road, west of Bathurst Street, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" as identified on Schedule "1" - Urban Structure of VOP 2010, which permits detached dwellings. The proposed Draft Plan of Subdivision conforms to the Official Plan.

Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 20 lot residential subdivision. ▪ The Owner is proposing to rezone the subject lands to R5 Residential Zone, together with site-specific zoning exceptions, to permit the proposed residential development.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Vaughan Official Plan 2010	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.
b.	Appropriateness of Proposed Rezoning and Land Uses	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed RV4 Residential Urban Village Four Zone, together with the site-specific zoning exceptions, will be reviewed in consideration of the surrounding existing and proposed land uses. ▪ Consideration will be given to the zoning on the portion of the applicant's lands identified as "Additional Land Owned by Applicant" on Attachment #3. These lands are zoned A Agricultural Zone, which as a separate parcel may not comply with the minimum lot frontage and minimum lot area requirements of Zoning By-law 1-88 depending on their intended future use. The Owner has advised that as part of the purchase and sale agreement, these lands will be conveyed back to the original Owner (Hesperus Fellowship Village) and at this time, the Owner is not aware of the future intention of the use of these lands. Should these lands be combined with the lands to the east shown as "Existing Hesperus Village Seniors Residence" on Attachment #3 and used for the existing institutional uses the combined parcel will comply with the minimum requirements of Zoning By-law 1-88. The Owner will need to resolve this matter to the satisfaction of the Vaughan Planning Department.

	MATTERS TO BE REVIEWED	COMMENTS
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and planned surrounding land uses and lot sizes including the proposed Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) located immediately south of the subject lands. Should the applications be approved, the required Draft Plan of Subdivision conditions will be reviewed to ensure the appropriate road alignment and connections, servicing and grading, environmental and other municipal, regional and community agency requirements.
d.	Street Naming	<ul style="list-style-type: none"> ▪ Should Draft Plan of Subdivision Files 19T-15V003 and 19T-15V004 be approved, the street name of the new public road should be Hesperus Road, in order not to inconvenience existing residents of the Hesperus Village Seniors Residence building located at 1 Hesperus Road and along Bathurst Glen Drive. Appropriate signage would be required to indicate that Hesperus Road changes to Bathurst Glen Drive at the southeast corner of the subject lands associated with 19T-15V004.
e.	Block 10 Plan	<ul style="list-style-type: none"> ▪ The approved Block 10 Plan identifies the subject lands as an institutional use (Hesperus/Toronto Waldorf campus). The development proposal will be reviewed in consideration of the Block 10 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 10 Plan to the satisfaction of the City, should the applications be approved. ▪ The Owner must satisfy all obligations, financial or otherwise of the Block 10 Developers Group Agreement, to the satisfaction of the Block 10 Trustee and the City of Vaughan.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The future detached dwellings on the subject lands must conform to the Urban Design and Architectural Design Guidelines approved for Block 10, if the applications are approved. ▪ Opportunities for the incorporation of sustainable design features, including drought tolerant landscaping, and energy efficient lighting will be reviewed.

	MATTERS TO BE REVIEWED	COMMENTS
g.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and/or the Vaughan Planning Department: <ul style="list-style-type: none"> - Functional Servicing Report - Urban Design and Sustainability Brief and Architectural Guidelines - On-Street Parking and Truck Manoeuvring Plan - Noise Brief - Tree Inventory and Preservation Plan ▪ Additional studies including, but not limited to, an Environmental Assessment (Phase 1) and an Archaeological Assessment may be required through the review of the applications.
h.	Existing Trees	<ul style="list-style-type: none"> ▪ There are a number of existing trees along the west limit of the subject lands. The Owner has submitted a Tree Inventory and Preservation Plan, which must be reviewed to the satisfaction of the City.
i.	Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Draft Plan of Subdivision is approved. Should servicing capacity not be available, a Holding Symbol "(H)" will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ Should the development proposal be approved, the Owner will be required to pay Cash-in-Lieu of Parkland Dedication to the City of Vaughan, in accordance with the Planning Act and the City's Cash-in-Lieu Policy.
k.	Existing Driveway (Hesperus Village Seniors Residence)	<ul style="list-style-type: none"> ▪ There is an existing driveway and parking located on the lands identified as "Additional Lands Owned by Applicant" on Attachment #3 that is proposed to connect to Street "A" in the Draft Plan of Subdivision. The appropriateness of the driveway, its alignment and design must be reviewed by the Development Engineering and Infrastructure Planning Services Department.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

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

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-15V003 and Proposed Zoning

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Stephen Lue, Senior Planner, ext. 8210

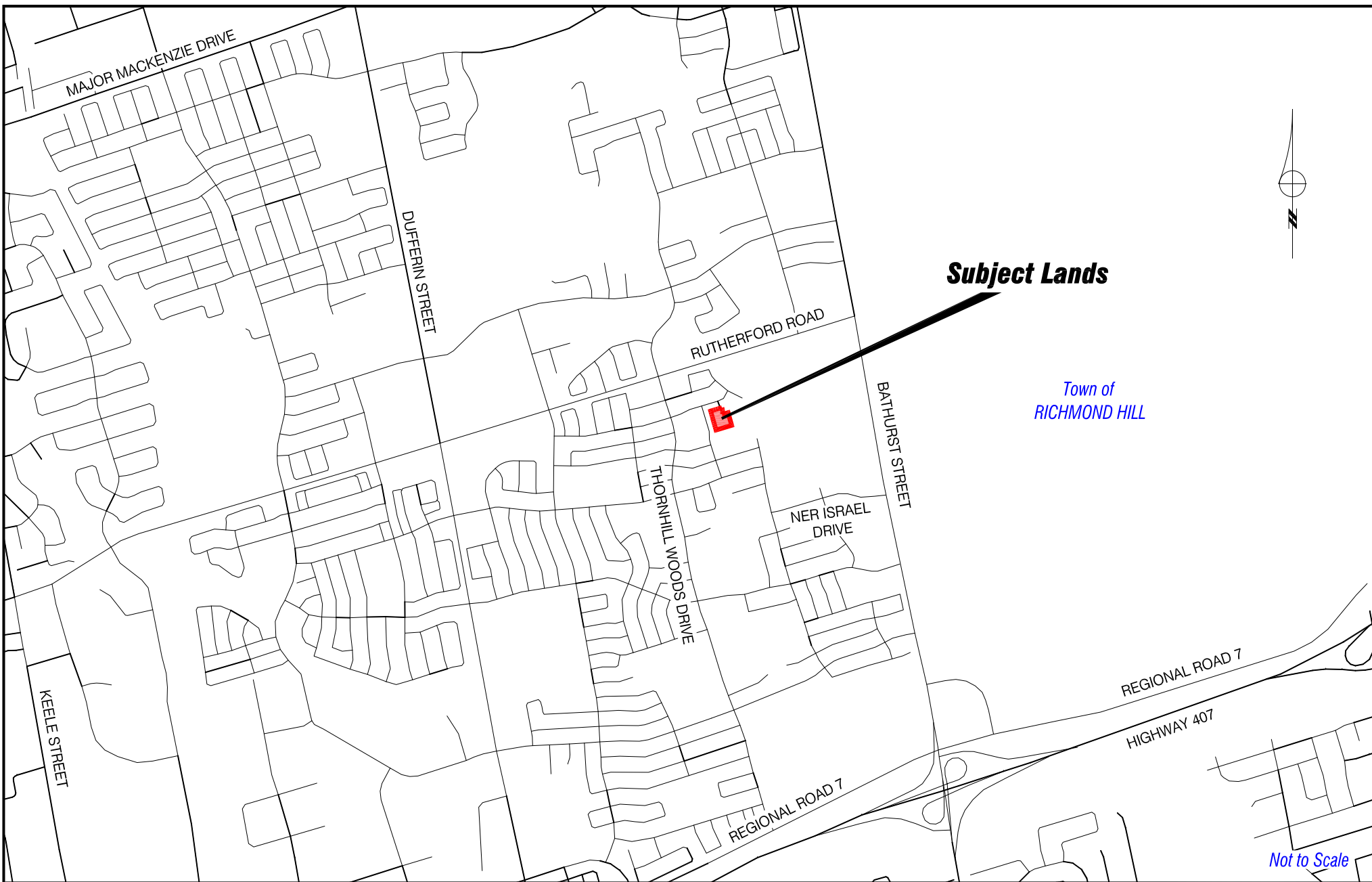
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Cachet Summerhill Developments Inc.

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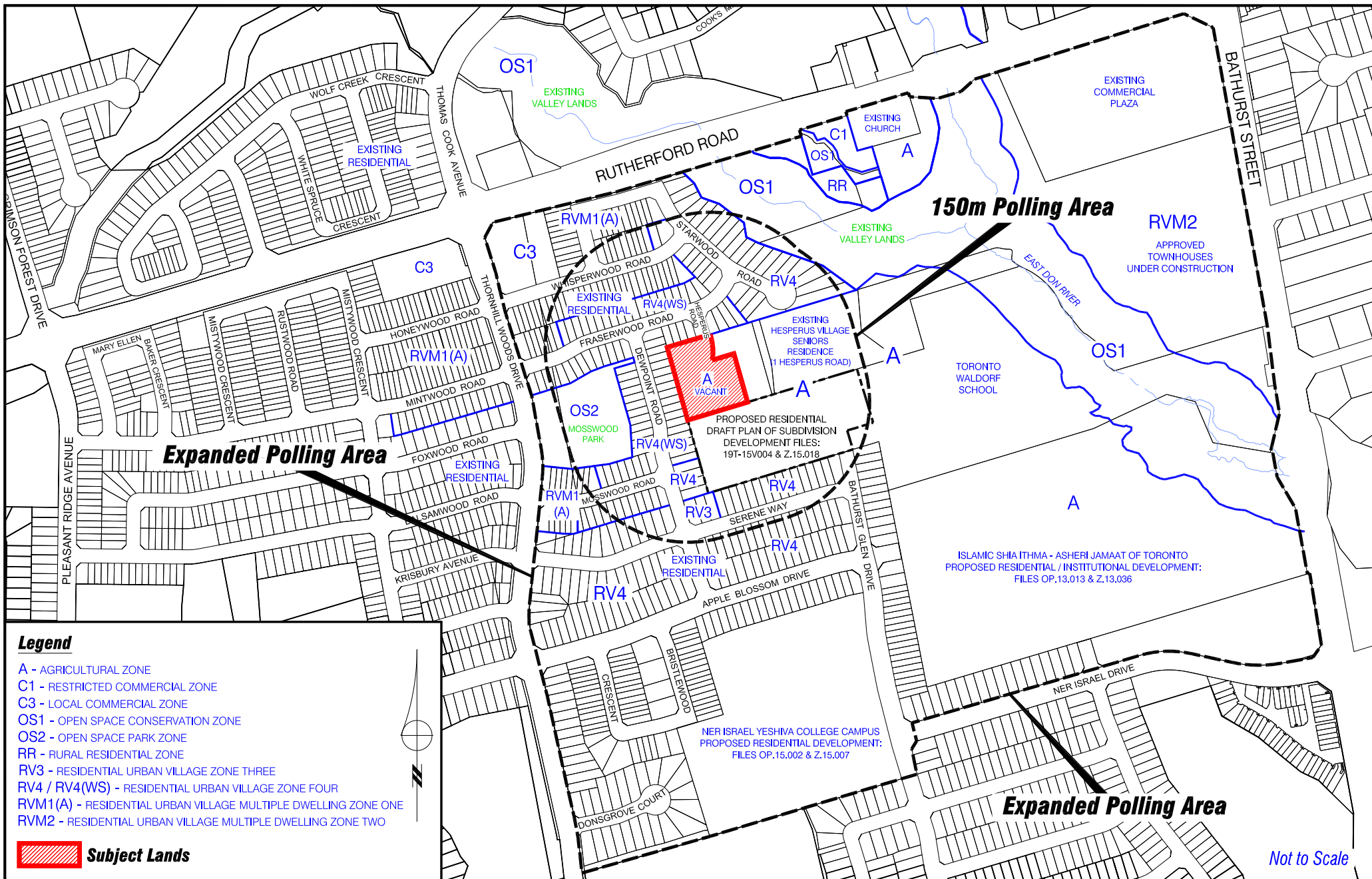


Attachment

FILES:
Z.15.016 & 19T-15V003

DATE:
October 7, 2015

1



Location Map

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Cachet Summerhill Developments Inc.

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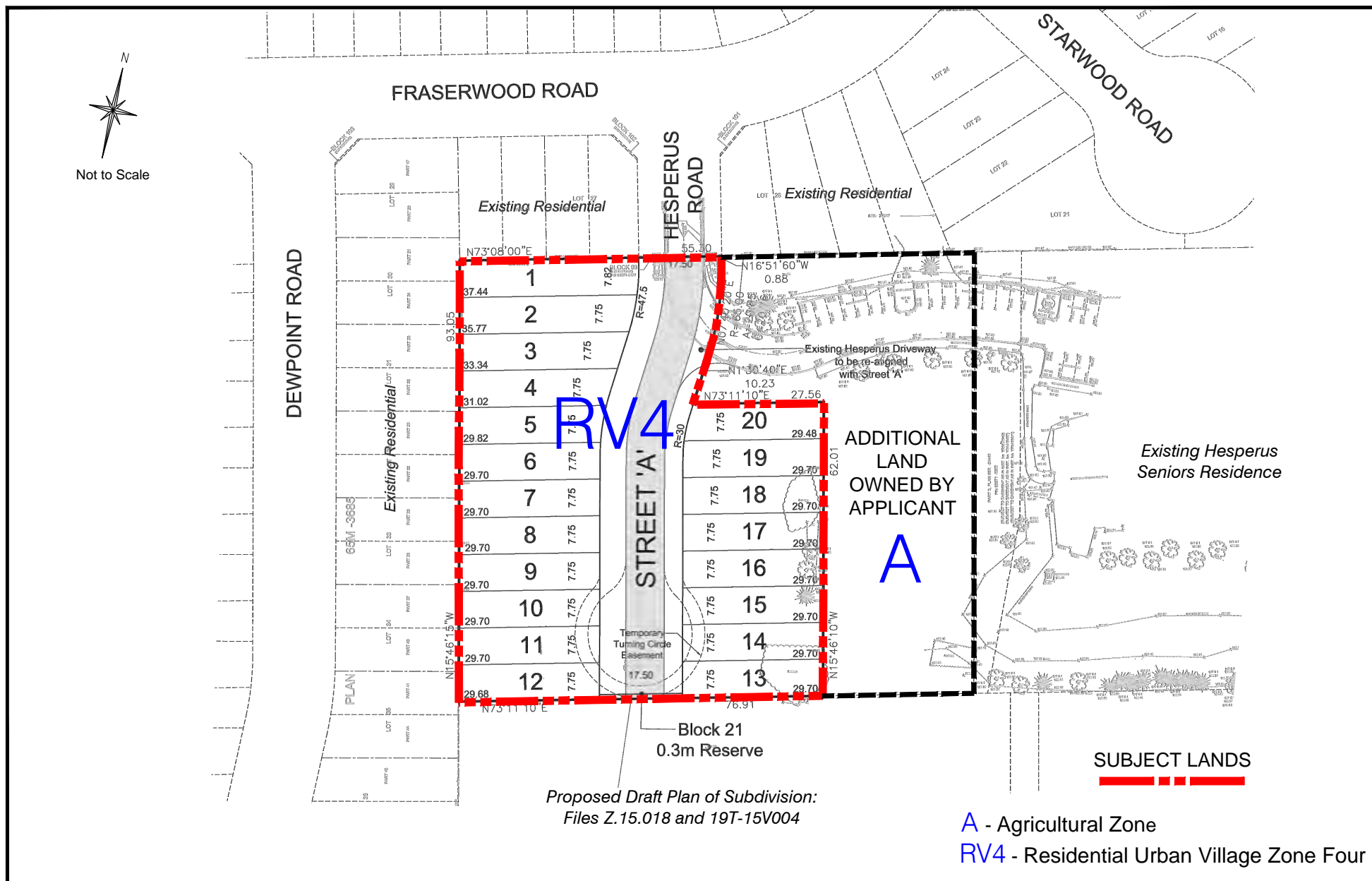


Attachment

FILES:
Z.15.016 & 19T-15V003

DATE:
October 7, 2015

2



Draft Plan of Subdivision File 19T-15V003 and Proposed Zoning

APPLICANT:
Cachet Summerhill Developments Inc.

LOCATION:
Part of Lot 15, Concession 2



Attachment
FILES:
Z.15.016 & 19T-15V003

DATE:
October 7, 2015

3