

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 2, Report No. 50, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

2

**OFFICIAL PLAN AMENDMENT FILE OP.12.013
ZONING BY-LAW AMENDMENT FILE Z.12.031
DRAFT PLAN OF SUBDIVISION FILE 19T-12V006
NONNODESTO INCOME INC.
WARD 4 – VICINITY OF BATHURST STREET AND TESTON ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012, be approved;
- 2) That the following deputations be received:
 1. Mr. John Stevens, Stevens Consulting, Macarthur Drive, Campbellville, on behalf of the applicant;
 2. Mr. Hamid Boland, Lady Nadia Drive, Maple;
 3. Mr. David Elliott, Lady Nadia Drive, Maple;
 4. Ms. Doris Garzon, Torah Gate, Maple;
 5. Ms. Julia Feldman, Lady Nadia Drive, Maple; and
 6. Mr. Saurabh Moudgil, Lady Nadia Drive, Maple; and
- 3) That the following Communications be received:
 - C3. Petition, dated November 23, 2012;
 - C4. Petition, dated November 19, 2012;
 - C7. Ms. Rossana Burgos, Chair, School Council, Herbet H. Carnegie Public School, Maple, dated November 26, 2012;
 - C8. Ms. Andrea Kuprejanov-Hatzis, Vanda Drive, Maple, dated November 26, 2012;
 - C10. Ms. Pooja Dhamija, Treasurer, School Council, Herbet H. Carnegie Public School, Maple, dated November 26, 2012;
 - C11. Ms. Laura and Mr. Pete Bhoi, Queen Filomena Avenue, Vaughan, dated November 26, 2012;
 - C12. Mr. Michael Albright, Lady Nadia Drive, Maple, dated November 27, 2012;
 - C13. Mr. Steven Bahadoor, dated November 27, 2012;
 - C14. Ms. Belle Yuan, Alysha Way, Vaughan, dated November 27, 2012; and
 - C17. Mr. Len Hatzis, Vanda Drive, Vaughan, dated November 27, 2012.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.013, Z.12.031 and 19T-12V006 (Nonnodesto Income Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of a Public Meeting was circulated: November 2, 2012
- b) Circulation Area: 150 m
- c) Comments received as of November 13, 2012, are as follows:

The Development Planning Department has received correspondence from the following residents in opposition to the development:

- i) Mark and Afsaneh Pajot, Daniel Bran Drive;
- ii) Tomer Zarhi, Israel Zilber Drive.

The concerns identified in the correspondence are summarized as follows:

- i) did not receive notification on the proposed high density development;
- ii) desire to provide input in the design of high density development; and,
- iii) want a better vision for the area.

Any additional written correspondence received will be identified in the future technical report.

Purpose

The Owner has submitted the following applications for subject lands shown on Attachments #1 and #2:

1. Official Plan Amendment File OP.12.013 to amend the policies of in-effect OPA #600, as amended by site-specific OPA #638 to:
 - i) redesignate 1.98 ha of the subject lands, identified as Part "A" on Attachment #2, from "High Density Residential/Commercial" to "Low Density Residential" to facilitate the development of 34 single detached dwelling units, in the manner shown on Attachment #3; and,
 - ii) maintain the current "High Density Residential/Commercial" designation on Part "B" (0.88 ha) of the subject lands, as identified on Attachment #2, which permits as-of-right a minimum density of 250 units/ha, a Floor Space Index (FSI) of 2.95, and a maximum building height of 12 storeys.
2. Zoning By-law Amendment File Z.12.013 to amend Zoning By-law 1-88, specifically to:
 - i) rezone 1.98 ha of the subject lands identified as Part "A" on Attachment #2, from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and subject to Exception 9(1261) to RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on Attachment #3; and,
 - ii) maintain the existing RA3(H) Residential Apartment Zone Three Zone, with the Holding Symbol "(H)" and subject to Exception 9(1261) on Part "B" of the subject lands, as identified on Attachment #2, which provides for the following as-of-right site-specific zoning exceptions:

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	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements	Exception 9(1261), RA3 Requirements (As-of-Right)
a.	Minimum Lot Area Per Unit	67 m ² /unit	40 m ² /unit
b.	Minimum Yards	i) Front Yard – 7.5 m ii) Rear Yard – 7.5 m iii) Interior Side Yard – 4.5 m iv) Exterior Side Yard – 7.5 m	i) 6 m ii) 6 m iii) 6 m iv) 6 m
c.	Maximum Building Height	44 m	12 storeys 38.5 m
d.	Minimum Parking Requirement	1.5 spaces/unit and 0.25 visitor spaces/unit	1.2 spaces/unit and 0.25 visitor spaces/unit
e.	Permitted Yard Encroachment for a Balcony	0.3 m into any yard	1.8 m into any required yard
f.	Minimum Amenity Area Per Unit	Bachelor Unit – 15 m ² 1 Bedroom Unit – 20 m ² 2 Bedroom Unit – 55 m ² 3 Bedroom Unit – 90 m ² 4 Bedroom Unit – 110 m ²	20 m ² for each unit type

3. Draft Plan of Subdivision File 19T-12V006 on Part “A” of the subject lands as shown on Attachment #2, consisting of the following as shown on Attachment #3:

34 residential lots for single family dwellings (Lots 1-34)	1.26 ha
1 future high-density residential block (Block 36) (Portion “B”)	0.88 ha
1 Landscape Buffer block (Block 35)	0.05 ha
Municipal Road (Street “A”)	0.63 ha
0.3 m Reserves (Blocks 37-42)	0.01 ha
Total Area	2.83 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located southwest of Bathurst Street and Teston Road, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “High Density Residential/Commercial” and “Settlement Area” by in-effect OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conservation Plan) and site-specific OPA #638.▪ Site-specific OPA #638 designates the entirety of the subject lands (Parts “A” and “B”) “High Density Residential/Commercial” with a maximum residential density of 250 units/ha, a maximum building height of 12-storeys, and a maximum Floor Space Index (FSI) of 2.95.▪ The proposal for 34 single-detached residential units on 1.95 ha of the subject lands identified as Part “A” on Attachment #2 does not conform to the Official Plan as it represents a down designation of the property.▪ The remaining 0.88 ha of the subject lands identified as Part “B” on Attachment #2, for future high density residential uses conforms to the Official Plan.▪ The subject lands are designated “Mid-Rise Mixed-Use” by the Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), and is pending approval from the Ontario Municipal Board. The VOP 2010 permits a maximum building height of 12-storeys and maximum density of 3.5 FSI on the subject lands. The development proposal for Portion “A” (34 single detached units) does not conform to VOP 2010 as it represents a down designation of the property. However, the proposal to maintain the existing “High Density Residential/Commercial” designation on Portion “B” is consistent with the policies of VOP 2010.
Zoning	<ul style="list-style-type: none">▪ The entirety of the subject lands (Parts “A” and “B”) are zoned RA3(H) Apartment Residential Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1261).▪ The proposed 34 single-detached dwelling units does not comply with Zoning By-law 1-88, as amended, and therefore, an amendment to the Zoning By-law is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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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.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies.
b.	Appropriateness of the Development Proposal and Future High Density Residential Block	<ul style="list-style-type: none"> The appropriateness of down designating and permitting the proposed 34 single-detached dwelling units will be reviewed in consideration of, but not limited to, compatibility with the surrounding area including the existing residential development to the southwest, existing institutional use (place of worship) to the south and the existing commercial development to the north, lotting pattern, built form, urban design, environmental sustainability, and traffic. The appropriateness of the 0.88 ha “High Density Residential/Commercial” block identified as Part “B” on Attachment #2 will be reviewed in consideration of, but not limited to, compatibility with the other existing uses, size of development block, permitted density, building height, floor space index, achieving a transition with adjacent uses, and access.
c.	Phase 1 Environmental Report	<ul style="list-style-type: none"> The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
d.	Archaeological Assessment	<ul style="list-style-type: none"> The archaeological assessment submitted in support of the applications must be reviewed and approved by the Vaughan Cultural Services Division.
e.	Supporting Documents	<ul style="list-style-type: none"> The following documents submitted in support of the applications must be reviewed and approved by the Region of York and/or the City of Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> Noise and Vibration Report; Functional Servicing Report; and, Pedestrian Wind Conditions Report.

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f.	Planning Justification Report	<ul style="list-style-type: none"> The Planning Justification Report prepared by J. H. Stevens Planning & Development Consultants in support of the proposal must be approved to the satisfaction of the Vaughan Development Planning Department.
g.	Servicing	<ul style="list-style-type: none"> Servicing Allocation must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” will continue to apply to the subject lands. Removal of the Holding Symbol “(H)” will be conditional upon servicing capacity being allocated.
h.	Block 12 Community Plan	<ul style="list-style-type: none"> The subject lands are located within the Block 12 Community Plan. The Owner will be required to revise the Block 12 Community Plan to reflect the proposed development should the subject applications be approved.
i.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the approved Urban Design and Architectural Design Guidelines for Block 12.
j.	Future Site Development Application	<ul style="list-style-type: none"> A future Site Development Application will be required for the future high-rise residential block, if the subject applications are approved, and will be reviewed to ensure appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, waste management and servicing and grading. Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc. will be reviewed and implemented through the site plan approval process for the future high-rise residential block, if approved.
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> A future Draft Plan of Condominium Application will be required for the high density residential block to create a condominium corporation for the residential apartment building(s).

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York 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 Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision 19T-12V006

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

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



C <u>3</u>
COMMUNICATION
CW (PH) - <u>Nov 27/12</u>
ITEM - <u>2</u>

Communication C3
Committee of the Whole (Public Hearing) – November 27, 2012
Item - 2

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition are: 91

We the undersigned are concerned members of the community who urge representatives of our city to reconsider the proposed development plans on the southwest corner of Teston Road and Bathurst Street.

A copy of the entire petition document containing a total of 8 pages is on file in the City Clerk's Office.



<u>C 4</u>
COMMUNICATION
CW (PH) - <u>Nov 27/12</u>
ITEM - <u>2</u>

Communication C3
Committee of the Whole (Public Hearing) – November 27, 2012
Item - 2

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 12

We hereby request that the Vaughan City Council not authorize the development of a condominium (twelve stores) on Lady Dolores between Torah Gate & Bathurst Street.

A copy of the entire petition document containing a total of 11 pages is on file in the City Clerk's Office.

C 7 COMMUNICATION CW (PH) - <u>Nov 27/12</u> ITEM - <u>2</u>

From: Rossana Burgos [mailto:rossanaburgos@gmail.com]

Sent: Monday, November 26, 2012 4:58 PM

To: Caputo, Mary

Cc: sheila.macrae@yrdsb.edu.on.ca; pamela.mcinnis@yrdsb.edu.on.ca; rossanaburgos@gmail.com; bhoi@rogers.com; pooja.dhamija@gmail.com; ahatzis@rogers.com; maraarturi@gmail.com; sarah.k@rogers.com; ojschemool@hotmail.com; annamayfung@gmail.com; apmarquesmartins@rogers.com; shwet k@hotmail.com; mpajpani@gmail.com; p_melania@hotmail.com; melania.puscas@peelsb.com; lorne.cooper@yrdsb.edu.on.ca; kzentena@kidsconnectionce.com; malabre@gmail.com; connie@starfiresystems.biz; vbquick@hotmail.com; suzanne.mcrae@sympatico.ca; thefriels@rogers.com; gera.danilov@gmail.com; ak_edwards@yahoo.ca; Andres Burgos; Furfaro, Cindy; Racco, Sandra

Subject: Public Hearing - Bathurst Street and Teston Road High Rise Development

Applicant: Nonnodesto Income Inc.

File Numbers: OP.12.013,Z.12.031 and 19T-12V006

RECEIVED

NOV 27 2012

CLERK'S DEPT.

Dear Ms. Caputo,

I am writing to you regarding a Public Hearing taking place on November 27, 2012 at 7:00pm at the Vaughan City Hall, Council Chamber. The above-mentioned applicant has applied for a future high-rise building (maximum 12 storeys) to be located southwest of Bathurst Street and Teston Road, City of Vaughan (Ward 4).

I feel that a high-rise building at this location would be a tremendous mistake. This area has seen unprecedented growth in the last 4 years. There is already an issue with parking and traffic on the streets of Lady Dolores Avenue, Torah Gate, Israel Zilber Drive, and Danielbram Drive. This is largely due to the overflow of cars from the Chabad Romano Synagogue located directly across from the proposed development. The roads are very narrow and not able to safely accommodate more visitors or such a large number of new residents. Many of the existing homes in the area only have single-car garages and driveways, which also increases the number of parked cars on the road.

Anytime there is a high-rise building, there never is enough visitor parking on-site. Visitors to this building would have to park on the street, these streets are not suitable for that.

The school designated for this area is Herbert H. Carnegie Public School. This school is no longer accepting children from grades 1-8 as it is at full capacity. Families now moving to this area must send their children by school bus to Silver Pines Public School.

It is my sincere hope that this application will be denied by the City of Vaughan. Please use the aforementioned area for additional single detached homes. I encourage the residents of this area to write to you before 7:00pm November 27, 2012 to express their concern as well.

Thank you for your attention to this matter.
Truly,

Rossana Burgos
Chair, School Council
Herbert H. Carnegie P.S.

From: Andrea Kuprejanov-Hatzis [<mailto:ahatzis@rogers.com>]

Sent: Monday, November 26, 2012 6:04 PM

To: Schulte, Deb; Racco, Sandra

Cc: Caputo, Mary

Subject: Public Hearing - Bathurst Street and Teston Road High Rise Development

C 8
COMMUNICATION
CW (PH) - <u>NOV 27/12</u>
ITEM - <u>2</u>

Dear Councillors:

Re:Applicant: Nonnodesto Income Inc., File Numbers: OP.12.013,Z.12.031 and 19T-12V006
Please see the attached email from a neighbour of mine. We both live near Bathurst Street and Teston Road, and I echo her grave concerns about any development of a high rise at the corner of Bathurst Street and Teston Road. Currently, traffic in this area is absolutely horrible, yet there is no infrastructure in place to encourage walking.

This particular piece of land would be better served as a gathering place that the residents of this neighbourhood can walk to, such as a cafe, grocery store (given that there aren't any located within a safe walking distance of the Upper Thornhill Estates neighbourhood) and/or other community spaces. Turning the area into a community park would be the ideal.

The neighbourhood is also desperately in need of another school, because as indicated below by Mrs. Burgos, the current public school is at full capacity, even though the development of houses in the neighbourhood is not yet complete. I personally know of a family living within a one minute walk to the school but cannot send their child there because it is full. This is a shameful state of affairs!!!

Adding more residents to this already congested area makes absolutely no sense. I understand that high density housing is part of sustainable development, but not in an area where traffic is at a gridlock and there are no schools in the area to accommodate more students. Also, given the real challenges we will be facing over the next years due to climate change, it makes sense to limit the number of cars on the road and build infrastructure that instead encourages and facilitates safe walking and cycling.

I greatly appreciate your consideration of our concerns, and truly hope that the City of Vaughan rejects this non-sensical application.

Regards,
Andrea Kuprejanov-Hatzis
198 Vanda Drive, Maple

RECEIVED
NOV 27 2012
CLERK'S DEPT.

From: Pooja Dhamija [mailto:pooja.dhamija@gmail.com]

Sent: Monday, November 26, 2012 8:03 PM

To: Caputo, Mary

Cc: Racco, Sandra

Subject: Fwd: Public Hearing - Bathurst Street and Teston Road High Rise Development

C	10
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	2

Applicant: Nonnodesto Income Inc.

File Numbers: OP.12.013,Z.12.031 and 19T-12V006

RECEIVED

NOV 27 2012

CLERK'S DEPT.

Dear Ms. Caputo,

I am writing to you regarding a Public Hearing taking place on November 27, 2012 at 7:00pm at the Vaughan City Hall, Council Chamber. The above-mentioned applicant has applied for a future high-rise building (maximum 12 storeys) to be located southwest of Bathurst Street and Teston Road, City of Vaughan (Ward 4).

I feel that a high-rise building at this location would be a tremendous mistake. This area has seen unprecedented growth in the last 4 years. There is already an issue with parking and traffic on the streets of Lady Dolores Avenue, Torah Gate, Israel Zilber Drive, and Danielbram Drive. This is largely due to the overflow of cars from the Chabad Romano Synagogue located directly across from the proposed development. The roads are very narrow and not able to safely accommodate more visitors or such a large number of new residents. Many of the existing homes in the area only have single-car garages and driveways, which also increases the number of parked cars on the road.

Anytime there is a high-rise building, there never is enough visitor parking on-site. Visitors to this building would have to park on the street, these streets are not suitable for that.

The school designated for this area is Herbert H. Carnegie Public School. This school is no longer accepting children from grades 1-8 as it is at full capacity. Families now moving to this area must send their children by school bus to Silver Pines Public School.

It is my sincere hope that this application will be denied by the City of Vaughan. Please use the aforementioned area for additional single detached homes. I encourage the residents of this area to write to you before 7:00pm November 27, 2012 to express their concern as well.

Thank you for your attention to this matter.

Truly,

Pooja Dhamija
Treasurer, School Council
Herbert H. Carnegie P.S.

From: Laura and Pete Bhoi [<mailto:bhoi@rogers.com>]
Sent: Monday, November 26, 2012 9:45 PM
To: Caputo, Mary
Subject: Public Hearing re High-Rise at Bathurst & Teston Road

C	11
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	2

Applicant: Nonnodesto Income Inc.
File Numbers: OP.12.013, Z.12.031 and 19T-12V006

Dear Ms. Caputo,

As a resident in Upper Thornhill Estates, I am writing to you regarding a Public Hearing taking place on November 27, 2012 at 7:00pm at the Vaughan City Hall, Council Chamber. The above-mentioned applicant has applied for a future high-rise building (maximum 12 storeys) to be located southwest of Bathurst Street and Teston Road, City of Vaughan (Ward 4).

I would like to express my opinion that there should not be a high-rise placed in this location. It would be a huge mistake. The city infrastructure is already not able to handle the current levels of traffic along Bathurst. There are daily traffic jams in this residential neighborhood during rush hour. The roads need to be widened. It would be irresponsible to consider overloading the current infrastructure any further, given that Bathurst Street is already at over-capacity. The city should prioritize the quality-of-life for its current tax-paying residents, and use existing revenues to widen the current roads, *prior to* focusing on obtaining new property tax revenue from this development.

Thank you for your consideration.

Kind Regards,

Pete Bhoi

198 Queen Filomena Avenue
Vaughan, ON, L6A 0H7
905-553-3709
bhoi@rogers.com

RECEIVED

NOV 27 2012

CLERK'S DEPT.

C 12	
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	2

From: michael albright [mailto:michaelyja@hotmail.com]

Sent: Tuesday, November 27, 2012 8:47 AM

To: Caputo, Mary

Subject: Public Hearing 27th November 2012 - Proposed Highrise Bathurst and Teston

Ms. Caputo, I have just recently heard of this proposed high-rise plan at the the corner of Teston and Bathurst and that there will be a Public Hearing today November 27, 2012 at 7:00pm at the Vaughan City Hall. As a local resident of the area and a former police officer I'm appalled that such a plan would even be considered. The streets in this neighbourhood are already over capacity with the number of cars in such a confined space.

We'd love to send our daughter to the local school Herbert Carnegie, but alas its already over booked with a waiting list? A brand new subdivision, a brand new school and its already full? That's great planning by anyone's standards. I live in a million dollar plus home, pay outrageous taxation, and already can't get my child into the local school and now some builder wants to build lower income multi unit high-rises within a city block. Where are their kids going to go to school?

I know many a builder; and I know many a builder who wines and dines local politicians into helping approve outrageous proposals. I unfortunately am not up on a lot of our local politics in this area but my understanding is if anyone can help us quash this proposal its you. This proposal needs to be reviewed in its entirety, the roads, our lack of schools and parks in the area make this proposal ridiculous. Build another street of million dollar homes, grab some taxation there. Or better yet another school so my daughter and my neighbours children can obtain an education in our local school board.

My vote is for this application to be denied by the City of Vaughan. I'm hoping to attend this evening and voice my opinion, what you'll find I'm sure is that many like myself know nothing about this proposal and won't even know of the meeting. Posted on the land in question I'm sure; but that's it. People in this area are hard working and pay a lot of money to live here. I can assure you if everyone was given the information and everyone had the time to attend councils meeting all the votes would be the same - please help have this proposal denied. Reassess the area and revisit the proposal once a proper assessment is done.

Sincere regards,

Mike Albright
65 Lady Nadia Drive
Maple, Ontario
L6A 0G9
416 399-8484

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NOV 27 2012

CLERK'S DEPT.

C L S
COMMUNICATION

CW (PH) - Nov 27/12
ITEM - 2

From: steve.bahadoor@HydroOne.com [<mailto:steve.bahadoor@HydroOne.com>]

Sent: Tuesday, November 27, 2012 9:15 AM

To: Caputo, Mary

Cc: michaelvja@hotmail.com

Subject: FW: Public Hearing 27th November 2012 - Proposed Highrise Bathurst and Teston

Ms. Caputo

I have just been made aware of this proposal and am extremely disappointed that the city would even consider such plans for this already oversaturated area. I was informed by the city of Vaughan before purchasing my home 4 years ago that this bock between Teston/major mac and Bathurst/Dufferin is zoned "ONLY" for single dwelling homes.

Unfortunately I will not be able to make it to the meeting later today to voice my opinion against this proposal, as I fully agree with Mike and many other neighbors in the area who are now becoming aware of this issue.

Thanks

Steven Bahadoor

RECEIVED

NOV 27 2012

CLERK'S DEPT.

C	14
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	2

From: Bella Yuan [mailto:belleyuan@hotmail.com]
Sent: Tuesday, November 27, 2012 10:27 AM
To: Caputo, Mary
Cc: Racco, Sandra
Subject: Concern re High rise @ Bathurst & Teston

RECEIVED

NOV 27 2012

CLERK'S DEPT.

I'd like to write to you to express my concern for the plan to build a condo near Bathurst and Teston road. As an existing resident in the Upper Thornhill Estates, I know first hand how congested our roads on Bathurst, Teston and Dufferin are on a daily basis during rush hour as it stands today. Especially on Teston where there is only 1 lane, everyday, the left hand turn lane onto Dufferin is backed up at least 15-20 mins before you are able to make it through the lights. I can't fathom the thought of how this congestion would be exacerbated by the plan to build a condo in the area. There simply is no road infrastructure to support such a development.

It is also my understanding that residential high-rises are already slated to be built on the NE and NW corners of Dufferin & Rutherford roads already as well. With this being the case, we do not need more condos to be built in the area. As such, I request that the plan to build a multi-unit high rise dwelling @ Bathurst & Teston be denied and instead to allocate the land for commercial/community use.

What's really needed in our area is actually child care facilities and a place where kids can go for after-school programs as currently there is only 1 other to choose from outside of the school within the Herbert Carnegie school zone which is the Lullaboo child care centre. This area has undergone significant growth and the demographics of residents here are made up of primarily young professional families, that's why our school is now also at over capacity and 7 portables had to be added only after 4 years of opening. There is a significant need to offer working parents like myself more options and access to quality child care and after-school care facilities within our school zone which Bathurst and Teston would be. This is even more of an issue knowing our school releases early at 2:35pm daily which is extremely difficult for working parents to manage unless one parent stays at home or there are more options/availability of quality child care in the area where kids can be bussed to for after school programs.

I sincerely hope that my concerns and subsequent recommendation raised will be thoroughly reviewed by the city and the needs & interests of the residents at Upper Thornhill Estates are given due consideration.

Should you have any questions, please feel free to contact me at 905-879-9993.

Thank you,

Belle Yuan
Resident - 52 Alysha Way

C 17	
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	2

From: Hatzis, Len (MGS) [<mailto:Len.Hatzis@ontario.ca>]

Sent: Tuesday, November 27, 2012 3:26 PM

To: Caputo, Mary

Cc: Racco, Sandra; DevelopmentPlanning@vaughan.ca

Subject: Public Hearing - Bathurst Street and Teston Road High Rise Development

Mary/Development Planning (Vaughan):

I live in Upper Thornhill Estates near Bathurst and Teston (198 vanda drive). I am shocked and fundamentally opposed to the notion of a High Rise development in the above noted area. We have terrible gridlock as-is. This area has seen unprecedented growth in the last 4 years. There is already an issue with parking and traffic on the streets of Lady Dolores Avenue, Torah Gate, Israel Zilber Drive, and Danielbram Drive. This is largely due to the overflow of cars from the Chabad Romano Synagogue located directly across from the proposed development. The roads are very narrow and not able to safely accommodate more visitors or such a large number of new residents. Please notify me of developments on this matter.

RECEIVED

NOV 27 2012

CLERK'S DEPT.

2. **OFFICIAL PLAN AMENDMENT FILE OP.12.013 P.2012.40**
ZONING BY-LAW AMENDMENT FILE Z.12.031
DRAFT PLAN OF SUBDIVISION FILE 19T-12V006
NONNODESTO INCOME INC.
WARD 4 – VICINITY OF BATHURST STREET AND TESTON ROAD

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.013, Z.12.031 and 19T-12V006 (Nonnodesto Income Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: November 2, 2012
- b) Circulation Area: 150 m
- c) Comments received as of November 13, 2012, are as follows:

The Development Planning Department has received correspondence from the following residents in opposition to the development:

- i) Mark and Afsaneh Pajot, Daniel Bran Drive;
- ii) Tomer Zarhi, Israel Zilber Drive.

The concerns identified in the correspondence are summarized as follows:

- i) did not receive notification on the proposed high density development;
- ii) desire to provide input in the design of high density development; and,
- iii) want a better vision for the area.

Any additional written correspondence received will be identified in the future technical report.

Purpose

The Owner has submitted the following applications for subject lands shown on Attachments #1 and #2:

- 1. Official Plan Amendment File OP.12.013 to amend the policies of in-effect OPA #600, as amended by site-specific OPA #638 to:
 - i) redesignate 1.98 ha of the subject lands, identified as Part “A” on Attachment #2, from “High Density Residential/Commercial” to “Low Density Residential” to facilitate the development of 34 single detached dwelling units, in the manner shown on Attachment #3; and,

- ii) maintain the current "High Density Residential/Commercial" designation on Part "B" (0.88 ha) of the subject lands, as identified on Attachment #2, which permits as-of-right a minimum density of 250 units/ha, a Floor Space Index (FSI) of 2.95, and a maximum building height of 12 storeys.

2. Zoning By-law Amendment File Z.12.013 to amend Zoning By-law 1-88, specifically to:

- i) rezone 1.98 ha of the subject lands identified as Part "A" on Attachment #2, from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and subject to Exception 9(1261) to RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on Attachment #3; and,
- ii) maintain the existing RA3(H) Residential Apartment Zone Three Zone, with the Holding Symbol "(H)" and subject to Exception 9(1261) on Part "B" of the subject lands, as identified on Attachment #2, which provides for the following as-of-right site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements	Exception 9(1261), RA3 Requirements (As-of-Right)
a.	Minimum Lot Area Per Unit	67 m ² /unit	40 m ² /unit
b.	Minimum Yards	i) Front Yard – 7.5 m ii) Rear Yard – 7.5 m iii) Interior Side Yard – 4.5 m iv) Exterior Side Yard – 7.5 m	i) 6 m ii) 6 m iii) 6 m iv) 6 m
c.	Maximum Building Height	44 m	12 storeys 38.5 m
d.	Minimum Parking Requirement	1.5 spaces/unit and 0.25 visitor spaces/unit	1.2 spaces/unit and 0.25 visitor spaces/unit
e.	Permitted Yard Encroachment for a Balcony	0.3 m into any yard	1.8 m into any required yard
f.	Minimum Amenity Area Per Unit	Bachelor Unit – 15 m ² 1 Bedroom Unit – 20 m ² 2 Bedroom Unit – 55 m ² 3 Bedroom Unit – 90 m ² 4 Bedroom Unit – 110 m ²	20 m ² for each unit type

3. Draft Plan of Subdivision File 19T-12V006 on Part "A" of the subject lands as shown on Attachment #2, consisting of the following as shown on Attachment #3:

34 residential lots for single family dwellings (Lots 1-34)	1.26 ha
1 future high-density residential block (Block 36) (Portion "B")	0.88 ha
1 Landscape Buffer block (Block 35)	0.05 ha
Municipal Road (Street "A")	0.63 ha
0.3 m Reserves (Blocks 37-42)	0.01 ha
Total Area	2.83 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located southwest of Bathurst Street and Teston Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "High Density Residential/Commercial" and "Settlement Area" by in-effect OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conservation Plan) and site-specific OPA #638. Site-specific OPA #638 designates the entirety of the subject lands (Parts "A" and "B") "High Density Residential/Commercial" with a maximum residential density of 250 units/ha, a maximum building height of 12-storeys, and a maximum Floor Space Index (FSI) of 2.95. The proposal for 34 single-detached residential units on 1.95 ha of the subject lands identified as Part "A" on Attachment #2 does not conform to the Official Plan as it represents a down designation of the property. The remaining 0.88 ha of the subject lands identified as Part "B" on Attachment #2, for future high density residential uses conforms to the Official Plan. The subject lands are designated "Mid-Rise Mixed-Use" by the Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), and is pending approval from the Ontario Municipal Board. The VOP 2010 permits a maximum building height of 12-storeys and maximum density of 3.5 FSI on the subject lands. The development proposal for Portion "A" (34 single detached units) does not conform to VOP 2010 as it represents a down designation of the property. However, the proposal to maintain the existing "High Density Residential/Commercial" designation on Portion "B" is consistent with the policies of VOP 2010.
Zoning	<ul style="list-style-type: none"> The entirety of the subject lands (Parts "A" and "B") are zoned RA3(H) Apartment Residential Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1261).

	<ul style="list-style-type: none"> ▪ The proposed 34 single-detached dwelling units does not comply with Zoning By-law 1-88, as amended, and therefore, an amendment to the Zoning By-law is required.
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.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies.
b.	Appropriateness of the Development Proposal and Future High Density Residential Block	<ul style="list-style-type: none"> ▪ The appropriateness of down designating and permitting the proposed 34 single-detached dwelling units will be reviewed in consideration of, but not limited to, compatibility with the surrounding area including the existing residential development to the southwest, existing institutional use (place of worship) to the south and the existing commercial development to the north, lotting pattern, built form, urban design, environmental sustainability, and traffic. ▪ The appropriateness of the 0.88 ha "High Density Residential/Commercial" block identified as Part "B" on Attachment #2 will be reviewed in consideration of, but not limited to, compatibility with the other existing uses, size of development block, permitted density, building height, floor space index, achieving a transition with adjacent uses, and access.
c.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
d.	Archaeological Assessment	<ul style="list-style-type: none"> ▪ The archaeological assessment submitted in support of the applications must be reviewed and approved by the Vaughan Cultural Services Division.
e.	Supporting Documents	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved by the Region of

	MATTERS TO BE REVIEWED	COMMENTS
		<p>York and/or the City of Vaughan Development/Transportation Engineering Department:</p> <ul style="list-style-type: none"> ▪ Noise and Vibration Report; ▪ Functional Servicing Report; and, ▪ Pedestrian Wind Conditions Report.
f.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Planning Justification Report prepared by J. H. Stevens Planning & Development Consultants in support of the proposal must be approved to the satisfaction of the Vaughan Development Planning Department.
g.	Servicing	<ul style="list-style-type: none"> ▪ Servicing Allocation must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" will continue to apply to the subject lands. Removal of the Holding Symbol "(H)" will be conditional upon servicing capacity being allocated.
h.	Block 12 Community Plan	<ul style="list-style-type: none"> ▪ The subject lands are located within the Block 12 Community Plan. The Owner will be required to revise the Block 12 Community Plan to reflect the proposed development should the subject applications be approved.
i.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the approved Urban Design and Architectural Design Guidelines for Block 12.
j.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application will be required for the future high-rise residential block, if the subject applications are approved, and will be reviewed to ensure appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, waste management, and servicing and grading. ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc. will be reviewed and implemented through the site plan approval process for the future high-rise residential block, if approved.

	MATTERS TO BE REVIEWED	COMMENTS
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> A future Draft Plan of Condominium Application will be required for the high density residential block to create a condominium corporation for the residential apartment building(s).

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York 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 Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision 19T-12V006

Report prepared by:

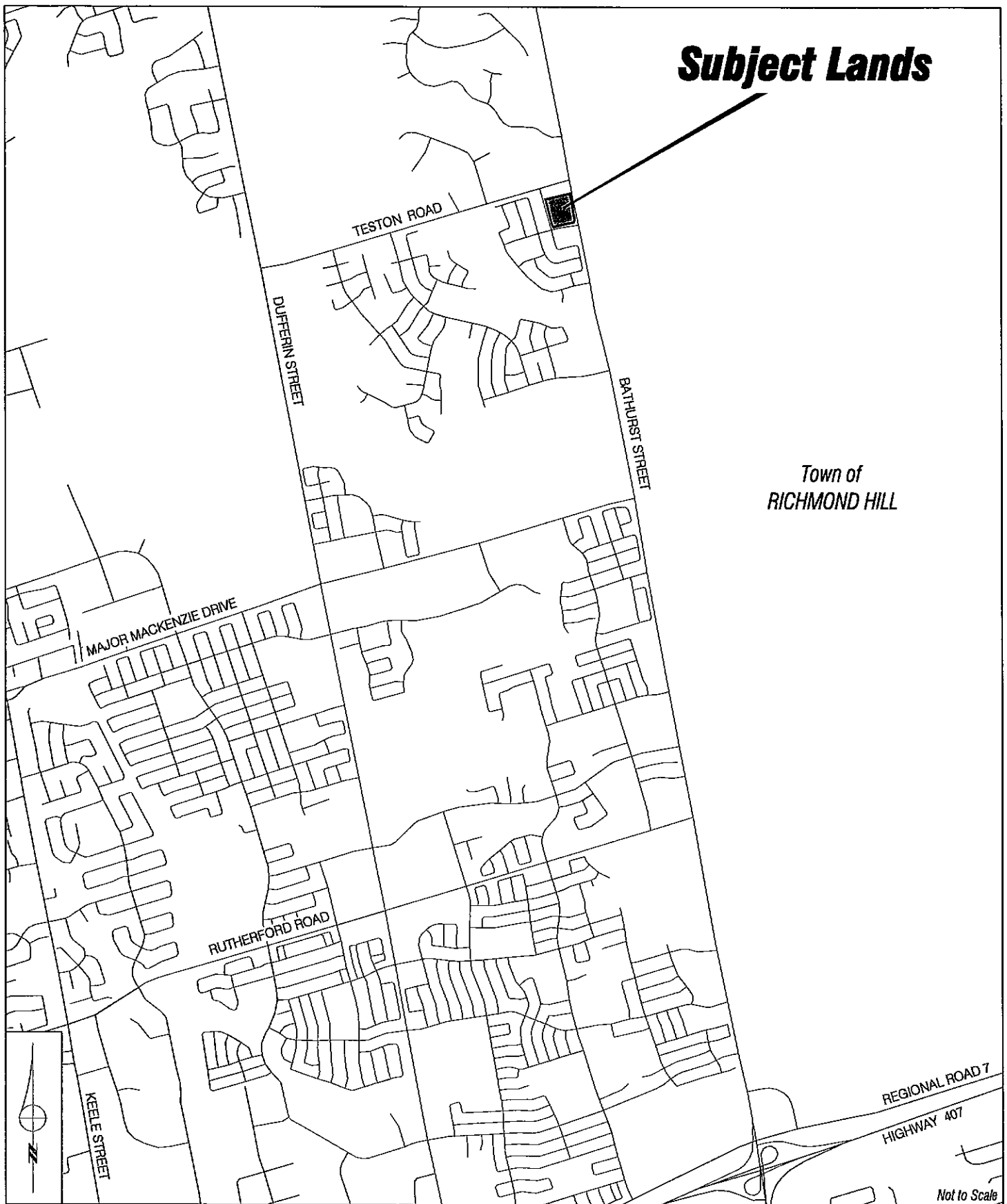
Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Subject Lands

*Town of
RICHMOND HILL*

Context Location Map

LOCATION:
Part Lot of 25, Concession 2

APPLICANT:
Nonnodesto Income Inc.

N:\DFT\1 ATTACHMENTS\Z\z.12.031.dwg

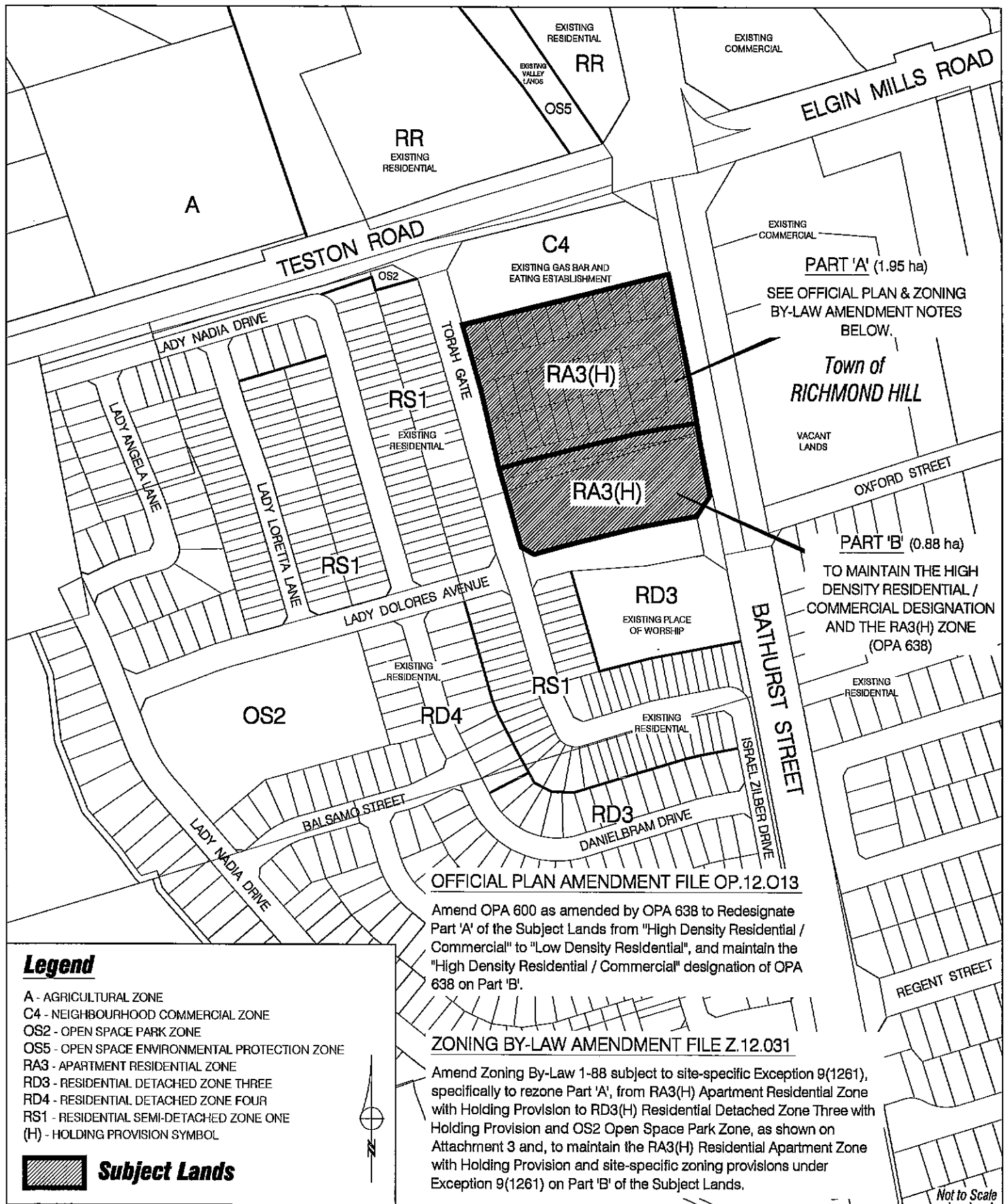


Attachment

FILES:
OP.12.013, Z.12.031, 19T-12V006

DATE:
October 26, 2012

1



Location Map

LOCATION:
Part Lot of 25, Concession 2

APPLICANT:
Nonnodelto Income Inc.

N:\DFT\1 ATTACHMENTS\Z\z.12.031.dwg

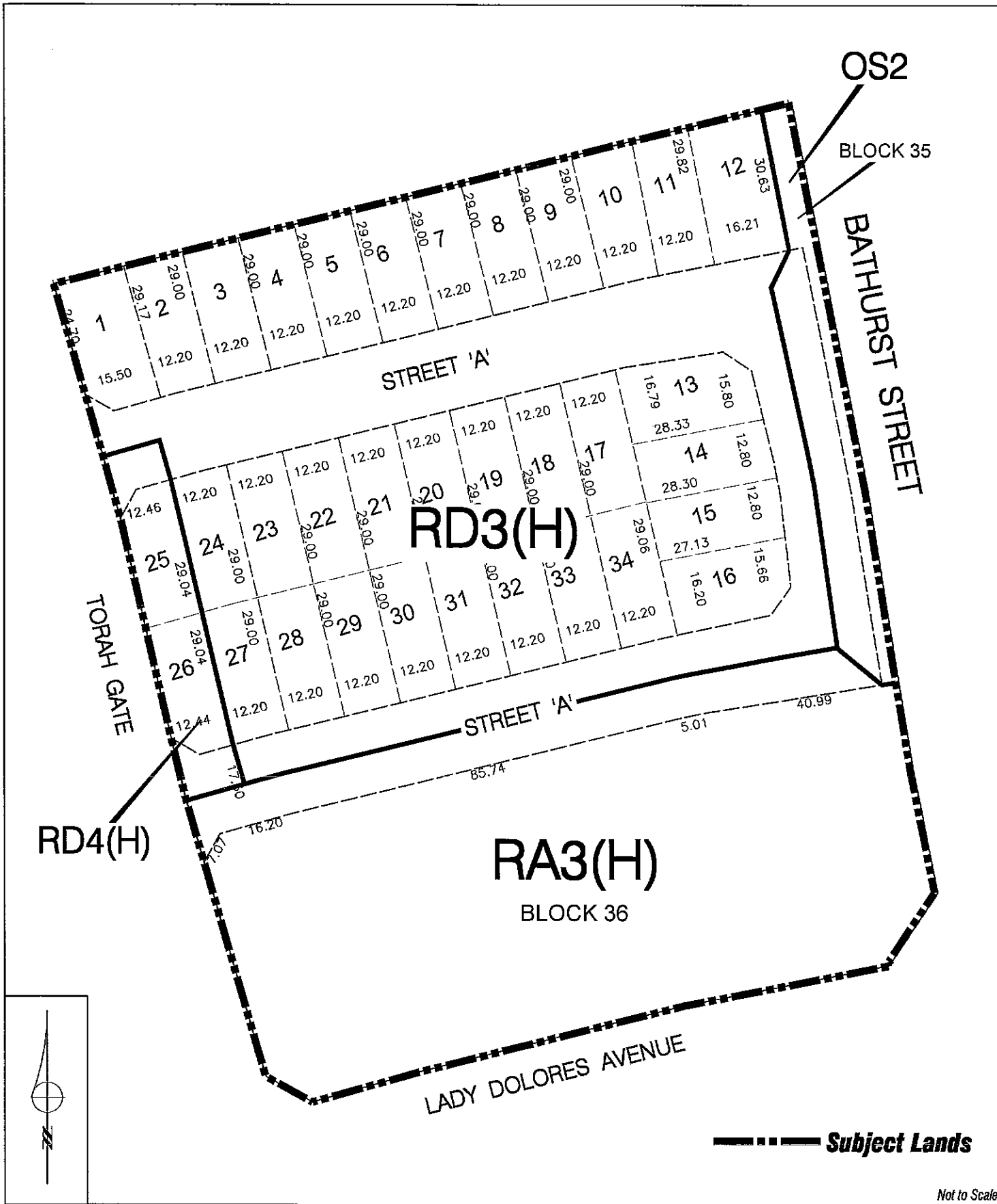


Attachment

FILES:
OP.12.013, Z.12.031, 19T-12V006

DATE:
October 26, 2012

2



Proposed Zoning & Draft Plan of Subdivision 19T-12V006

LOCATION:
Part Lot of 25, Concession 2

APPLICANT:
Nonnodesto Income Inc.



Attachment
FILES:
OP.12.013, Z.12.031, 19T-12V006
DATE:
October 26, 2012

3