

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 1, Report No. 14, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 11, 2018, as follows:

By approving the following:

- 1) ***That the recommendation of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, as modified by the Committee of the Whole on April 4, 2018, be further modified by adding the following recommendation:***

That should the Local Planning Appeal Tribunal approve Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036, either in whole or in part, that the Local Planning Appeal Tribunal withhold its final Order until such time that the undertakings set out in Recommendations 3(a) – (d) inclusive, of the Committee of the Whole are addressed to the satisfaction of the City;

By approving the confidential recommendation of the Council (Closed Session) meeting of April 11, 2018; and

By receiving the following communications:

- C7 Mr. Dale Gold, dated April 4, 2018;***
- C8 Rosie, Cedar Avenue, Thornhill, dated April 4, 2018;***
- C9 Ms. Marion Zhu, dated April 4, 2018;***
- C10 Ms. Elena Vinogradsky, dated April 4, 2018;***
- C11 Mr. Oleksandr Gutvin, dated April 4, 2018;***
- C12 Mr. Jake Jacobi, dated April 4, 2018;***
- C13 Ms. Reesa R. Rosen, Corey M., Ruth R., Daniel Bram Drive., Maple, dated April 4, 2018;***
- C14 Ms. Debbie Kiraleos, dated April 4, 2018;***
- C15 Mr. Alex Rakhmievitch, dated April 4, 2018;***
- C16 Ilona, Irina, Anastasia, and Gregory Fishbein, Viatcheslav Driz, Bathurst Glen Drive, Vaughan, dated April 4, 2018;***
- C17 Boris and Alice Barapp, dated April 6, 2018;***
- C19 Mr. Yaroslav Zakrevsky, dated April 9, 2018; and***
- C20 Mr. Rom Koubi, Preserve Thornhill Woods Association, dated April 10, 2018.***

Regional Councillor Ferri declared an interest with respect to this matter due to a former business relationship he had with the applicant at a time when he was not a member of Council, and did not take part in the discussion or vote on the matter.

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OFFICIAL PLAN AMENDMENT FILE OP.13.013
ZONING BY-LAW AMENDMENT FILE Z.13.036
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
VICINITY OF BATHURST STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, be approved;
- 2) That public access over the proposed private condominium road from Knightshade Drive to Bathurst Street be considered through the review of the Draft Plan of Subdivision and Site Development Applications to the satisfaction of the City;
- 3) That staff be directed to:
 - (a) undertake a traffic infiltration study for the immediate area surrounding the subject lands;
 - (b) undertake monitoring of the existing sanitary system;
 - (c) undertake further study regarding the woodland area to explore options to reduce the impact on existing trees;
 - (d) undertake further study with regards to addressing the parking issues; and
 - (e) consider the findings of all the above studies through the review of the Draft Plan of Subdivision and Site Development Applications;
- 4) That the following Deputations and Communications be received:
 1. Mr. Mark Flowers, Davies Howe LLP, Adelaide Street West, Toronto, on behalf of the applicant;
 2. Mr. Karim Ahmad Tahir, Zaffarullah Khan Crescent, Vaughan;
 3. Mr. Mohamed Peera, Barletta Drive, Maple;
 4. Mr. Jordan Kalpin, Serene Way, Thornhill;
 5. Ms. Irit Koubi, Ner Israel Drive, Thornhill;
 6. Mr. Maurice Gabay, Serene Way, Thornhill;
 7. Ms. Bella Katznelson, Auburndale Drive, Thornhill;
 8. Mr. Rom Koubi, Ner Israel Drive, Thornhill;
 9. Ms. Elena Serebryany, Thornhill Woods Drive, Thornhill;
 10. Ms. Fatima Sajan, Harris Way, Thornhill;
 11. Mr. Shafiq Ebrahim, Kootenay Ridge, Maple;
 12. Ms. Kaniz Khimjee, Bayview Avenue, Thornhill;

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13. Ms. Shirin Bhamani, King William Crescent, Richmond Hill;
14. Mr. Gul Jacobi, Chagall Drive, Thornhill, and Communication C16 dated March 30, 2018;
15. Ms. Maya Jacobi, Chagall Drive, Thornhill and Communication C25 dated April 2, 2018;
16. Mr. Styles Q. Weinberg, Pinecone Circle, Concord;
17. Mr. Mohamed Taki Sabur, Thornhill Woods Drive, Thornhill;
18. Mr. Toor Mehdi, Mosswood Road, Thornhill;
19. Mr. Marcello D'Agostino, As-Sadiq Ismail School, Bathurst Street, Thornhill;
20. Ms. Ellen Drazner, Mistywood Crescent and Communication C4, dated March 28, 2018;
21. Ms. Dale Gold, Mosswood Road, Thornhill;
22. Ms. Cindy Nichol, Westolivia Terrace and Communication C6, dated March 29, 2018;
23. Mr. David Assis, Cabernet Road, Thornhill;
24. Ms. Zaheeda Hamza, Major Mackenzie Drive East, Richmond Hill;
25. Ms. Xinning Lu, Serene Way, Vaughan;
26. Mr. Mikhail (Mike) Filatov, Sevrat Place, Thornhill and Communication C37, dated April 3, 2018;
27. Ms. Aiqin Geng, Maurier Boulevard, Maple;
28. Ms. Aviva Polonsy, Strauss Road, Thornhill;
29. Ms. Keyu Min, Cezanne Trail, Vaughan;
30. Mr. Young Jin, Vivaldi Drive, Thornhill;
31. Ms. Regina Shamrakov, Ilan Ramon Boulevard, Maple;
32. Mr. Adam Yao, Ner Israel Drive, Vaughan;
33. Ms. Bilin Lin, Chagall Drive, Thornhill;
34. Mr. Jack J. Gao, Fitzmaurice Drive, Vaughan;
35. Mr. Tao Feng, Mistysugar Trail, Vaughan;
36. Ms. Helena Arkanov, Ner Israel Drive, Thornhill;
37. Ms. Meri Galter, Leameadow Road, Thornhill;
38. Ms. Izabella Abramov, Mintwood Road, Thornhill;
39. Mr. Alexander Kapsh, Vivaldi Drive, Thornhill;
40. Ms. Ying Wu, Gould Lane, Thornhill;
41. Mr. Ali Shariff, Valmont Avenue, Richmond Hill;
42. Mr. Max Marants, Pleasant Ridge Avenue, Thornhill;
43. Ms. Lisa Xu, Mistysugar Trail, Vaughan;
44. Mr. Harvey Kaplan, Bathurst Street, Vaughan;
45. Mr. Firas Al Najim, Canadian Defenders for Human Rights, Humberwood Boulevard, Etobicoke;
46. Mr. Asghar Naqvi, Thornbank Road, Thornhill;
47. Mr. Naiyer Rizvi, Woodstone Avenue, Richmond Hill;
48. Mr. Habib Meghjee, Brookgreene Crescent, Richmond Hill;
49. Mr. Zuohua Zhu, Seabreeze Avenue, Thornhill;

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- 50. Mr. Jianling Fu, Ner Israel Drive, Thornhill;
- 51. Ms. Guang Lu, Mendell Crescent, Thornhill;
- 52. Ms. Itia Golan, North Park Road, Thornhill;
- 53. Mr. Alla Yagelsky, Summeridge Drive, Thornhill;
- 54. Mr. Samuel Poizner, Ilan Ramon Boulevard, Maple;
- 55. Mr. Arthur Azbel, Cezanne Trail, Thornhill; and
- 56. Mr. Simon Katznelson, Auburndale Drive, Thornhill; and

5) That the following Communications be received:

- C3. Mr. Rav Simacov, dated March 28, 2018;
- C5. Mr. Warren Goldstein, dated March 29, 2018;
- C7. Ms. Ekaterina Sitnikova, dated March 29, 2018;
- C8. Mr. Chris Zhu, dated March 29, 2018;
- C9. Ms. Tanya M. Roman, A.S.O., Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated March 26, 2018;
- C10. Ms. Ellen Drazner, Mistywood Crescent, Thornhill, dated March 27, 2018;
- C11. Thomas and Norma-Jean Alt, Summeridge Drive, Vaughan, dated March 11, 2018;
- C12. Mr. Oleg Epel, Chagall Drive, Thornhill, dated March 22, 2018;
- C13. Mr. Yael Tapiero, dated March 29, 2018;
- C14. Ms. Jessica Meghory, dated March 30, 2018;
- C17. Alexirena, dated March 30, 2018;
- C18. Galyna Semenmova, Alexander Matusevich, Volodymir Matushkin and Illya Semenov, dated April 1, 2018;
- C19. Ms. Elena Tre and the Treister family, dated April 1, 2018;
- C20. Natalie and Shlomo Shore, Spring Arbour Road, Thornhill, dated April 1, 2018;
- C21. Mr. Leon Ioguinov, Bathurst Glen Drive, Thornhill, dated April 2, 2018;
- C22. Mr. Mark McAlister, Hesperus Village, dated April 2, 2018;
- C23. Mr. Irwin Pressman, Daphnia Drive, Thornhill, dated April 2, 2018;
- C24. Mr. George Shivraj, dated April 2, 2018;
- C26. Ms. Irina Lobanova, Bathurst Glen Drive, Thornhill, dated April 2, 2018;
- C27. Mr. Nadir Zaki, dated April 2, 2018;
- C28. Mr. Nasser Makkar, dated April 2, 2018;
- C29. Amani Zaki, dated April 2, 2018;
- C30. Ms. Evguenia Temis, Strauss Road, Thornhill, dated April 2, 2018;
- C31. Ms. Alexandra Mazina, dated April 2, 2018;
- C32. Mr. Victor Mazin, dated April 2, 2018;
- C33. Anping Wang, dated April 3, 2018;
- C34. Ms. Marina Filatov, dated April 3, 2018;

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- C35. Mr. Aron Drescher, Strauss Road, Thornhill, dated April 3, 2018;**
- C36. Memorandum from the Deputy City Manager, Planning & Growth Management, dated March 29, 2018**
- C38. Evgeni Koudritski, dated April 3, 2018;**
- C39. Ms. Yana Formin, dated April 3, 2018;**
- C40. Mr. Earl Pomer, Thornhill Woods, dated April 3, 2018;**
- C42. Mr. Michael Mossiagin, dated April 3, 2018;**
- C43. Mr. Erez Zevulunov, Thornhill Woods, dated April 3, 2018;**
- C44. Ms. Karen Weisberg, dated April 3, 2018;**
- C45. Ms. Xiqiao Lucy Liu, Bathurst Glen Drive, Thornhill, dated April 3, 2018;**
- C46. Mr. Evan Zaretsky, dated April 4, 2018;**
- C47. Ms. Shelley Shields, Thornhill Woods, Thornhill, dated April 4, 2018;**
- C48. Mr. Boris Chemyak;**
- C49. Mr. & Mrs. Jean Lai, dated April 4, 2018;**
- C50. Ms. Sascha Jacobi, dated April 4, 2018;**
- C51. Mr. Ron Jacobi, dated April 3, 2018;**
- C52. Limor and Michael Webber, dated April 4, 2018;**
- C53. Ms. Corinne Vortsman, dated April 3, 2018;**
- C54. Ms. Lisa, dated April 3, 2018;**
- C55. Mr. Reuven Rashkovsky, dated April 3, 2018;**
- C56. Mr. Nazir Gulamhusein, dated April 4, 2018;**
- C57. Mr. Silverberg, dated April 4, 2018;**
- C58. A. Priya, dated April 4, 2018;**
- C59. Ms. Miriam Slozberg, dated April 4, 2018;**
- C60. Orly Sabo, dated April 4, 2018;**
- C61. Mr. Joseph Zaki Boutros, dated April 4, 2018;**
- C62. Rabbi Chaim Hildeshaim, dated April 4, 2018; and**
- C63. Ms. Esther Lieberman, dated April 4, 2018.**

Purpose

To seek approval from the Committee of the Whole to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 for the subject lands, to permit a development comprised of 6-storey and 8-storey apartment buildings with a total of 283 dwelling units, 60 townhouse units, a three-level parking structure, a two-storey private school, a walking trail, and a playing field, as shown on Attachments #3 to #8.

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Report Highlights

- The Owner seeks approval for a development consisting of 6-storey and 8-storey residential apartment buildings with a total of 283 dwelling units, 265 m² of ground floor commercial uses, 60 townhouse units, a future private school, a three level parking structure, a playing field, and a walking trail.
- Future Draft Plan of Subdivision and Site Development Applications are required to implement the proposed development.
- The existing heritage building located on the subject lands (Vaughan Glen House) is proposed to be relocated and preserved.
- Staff recommends approval of Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036 as the proposed development implements Provincial policies and Regional Official Plan policies and is considered to be compatible with the surrounding existing and planned land uses, subject to the recommendations and conditions in this report.

Recommendations

The Ontario Municipal Board be advised that City of Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.13.013 (Islamic Shia-Ithna-Asheri Jamaat of Toronto), BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #1 and #2, to redesignate Block 4 of the subject lands, as shown on Attachment #5, from "Low-Rise Residential" to "Mid-Rise Residential".
2. THAT the implementing Official Plan Amendment shall:
 - a) Permit the following in Block 4, as shown on Attachment #5:
 - i) a maximum building height of 6-storey and 8-storeys for Buildings A and B respectively, as shown on Attachment #3;
 - ii) a maximum of 283 dwelling units; and
 - iii) a maximum Floor Space Index (FSI) of 1.94 times the area of the lot.
3. THAT Zoning By-law Amendment File Z.13.036 (Islamic Shia-Ithna-Asheri Jamaat of Toronto), BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation

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Zone, as shown on Attachment #2, to the following zone categories in the manner shown on Attachment #4, and together with the site-specific zoning amendments identified in Table 1 of this report:

- a) Blocks 2 and 5 (Street Townhouse Units, Landscape Buffer and Public Road) - RVM1(A)(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone;
- b) Block 3 (Common Element Townhouse Units and Landscape Buffer) - RT1(H) Residential Townhouse Zone (H) with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone;
- c) Block 4 (6-storey and 8-storey apartment buildings) - RA3(H) Apartment Residential Zone with the Holding Symbol "(H)"; and
- d) The implementing Zoning By-law shall:
 - i) permit a maximum of 42 street townhouse units on Block 2, as shown on Attachment #5, of the subject lands;
 - ii) permit a maximum of 18 townhouse units on a common element road on Block 3, as shown on Attachment #5, of the subject lands;
 - iii) permit a maximum of 283 dwelling units on Block 4 as follows:
 - Building A - Supportive Living Facility Units (74 seniors assisted living units), 75 condominium units, and 265 m² of ground floor retail uses; and
 - Building B - 134 condominium units;
 - iv) include provisions respecting density bonusing pursuant to Section 37 of the *Planning Act* that will be implemented in the site-specific zoning by-law and through a Density Bonusing Agreement; and
 - v) include a provision requiring the 3 level parking structure to be constructed at the same time as the first phase of any development of any of the townhouse portion (Block 2 or 3), 6-storey or 8-storey apartment buildings, or the expansion of the existing buildings on the subject lands.

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4. THAT the Holding Symbol “(H)” shall not be removed from the subject lands, or any portion thereof, until such time as the following conditions are addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Protocol assigning capacity to the subject lands for the proposed 343 dwelling units (646 persons equivalent);
 - b) the Owner shall successfully obtain approval of a Site Development Application from Vaughan Council for that portion of the subject lands proposed for removal of the Holding Symbol “(H)”;
 - c) the implementing Site Plan Agreement(s) is approved and includes the final approved plans and conditions of the City of Vaughan and external public agencies;
 - d) the Owner and the City shall execute a shared use agreement for the private playing field in Block 1, and for the proposed trail along the valley top of bank should this trail be located on private lands; and
 - e) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.
5. THAT should the Ontario Municipal Board approve Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036, either in whole or in part, that the Ontario Municipal Board withhold its final Order until such time that:
 - a) the implementing Official Plan and Zoning By-law Amendments are prepared to the satisfaction of the City;
 - b) the Owner and the City execute a Density Bonusing Agreement, in accordance with Section 37 of the *Planning Act*, to the satisfaction of the City;
 - c) a Draft Plan of Subdivision application for the subject lands has been approved by Vaughan Council, pursuant to Section 51 of the *Planning Act*, to the satisfaction of the City, including the appropriate Conditions of Draft Plan of Subdivision approval from the City, the Toronto and Region Conservation Authority and other agencies; and

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- d) the Owner has submitted a revised Functional Servicing Report, a revised Stormwater Management Report, and an Environmental Impact Study to the satisfaction of the City, Toronto and Region Conservation Authority and the City, and other agencies.
- 6. THAT City of Vaughan staff and external legal counsel be directed to attend the Ontario Municipal Board Hearing in support of the recommendations contained in this report regarding Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036.

Background

On November 9, 2017, the Owner of the subject lands appealed Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036 (the “Applications”), to the Ontario Municipal Board (the “OMB”), pursuant to Sections 22(7) and 34(11) of the *Planning Act*, citing the City’s failure to make a decision on the Applications within the prescribed timelines of the *Planning Act*. An OMB Prehearing is scheduled for March 27, 2018. No full hearing date(s) have been scheduled at this time.

The Applications appealed to the OMB represent a revised version the original submission, which consisted of (in part) two 17-storey residential apartment buildings, and 61 common element condominium townhouses. As set out above, the Applications have been revised to propose (in part) 6-storey and 8-storey residential apartment buildings, 42 street townhouses, and 18 common element townhouses.

The 11.41 ha site is located on the west side of Bathurst Street, south of Rutherford Road, shown as Subject Lands on Attachments #1 and #2 (the “Subject Lands”). The existing Jaffari Community Centre lands include a private school, place of worship, accessory buildings, and a heritage building (the Vaughan Glen House), as shown on Attachment #3. The surrounding land uses are shown on Attachment #2.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

On January 10, 2014, a Notice of Committee of the Whole (Public Hearing) (the “statutory Public Meeting”) was circulated to all property Owners within 150 m of the Subject Lands for a statutory Public Meeting held on February 4, 2014. At the time of the mailing of the Notice of Public Hearing the Preserve Thornhill Ratepayers Association did not exist. 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 subject lands in accordance with the City’s Notice Signs Procedures and Protocols.

The Committee of the Whole on February 4, 2014, received the Public Hearing report

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and recommended that the Applications be forwarded for a comprehensive technical report to be considered at a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Vaughan Council on February 18, 2014. Council also adopted the Committee of the Whole recommendation to establish a Community Task Force, referred to as the Community Working Group (the “CWG”), to be comprised of representatives from the community, the Owner, and City staff to address the matters raised by the Community at the Public Hearing.

Summary of comments received regarding the Applications

45 deputations, 124 communications, and a petition dated January 31, 2014, containing over 5,000 names of individuals opposing the Applications from the Thornhill community were received at the Public Hearing. The Preserve Thornhill Ratepayers Association was established in March 2014 and submitted correspondence to the City regarding the Applications. The City also received over 500 requests for notification regarding the Applications, and 360 letters seeking Council's refusal of the Applications. The following is a summary of the comments received at the Public Hearing and through correspondence to the City with respect to the original applications and the Applications appealed to the OMB:

Compatibility with the Surrounding Low-Rise Community

The proposed development is incompatible with the current low-density community, which never included high-density residential. The proposed townhouse units should be consistent with the surrounding development in terms of unit sizes and site design.

Traffic, Safety and Parking

The existing congestion on Bathurst Street and the resulting traffic infiltration into the surrounding neighbourhoods were cited as concerns attributed to the existing and proposed development. Vehicles speed through the community and create unsafe pedestrian and vehicular environments. The proposed development would contribute to more motor vehicles in the area and exacerbate on-street parking within the surrounding established neighbourhood.

Comments identified that there is insufficient on-site parking available for the existing facilities and that additional development will increase the demand for parking in the surrounding neighbourhood and the amount of time required for vehicles to exit the site, thereby impacting the surrounding streets after major events.

Comments were received regarding the existing and future parking requirements, the location and design of the proposed parking structure, the traffic movements and parking associated with the existing and proposed future private school.

Comments were provided suggesting that the proposed private road pattern did not provide adequate access for emergency vehicles for the proposed 6-storey and 8-storey buildings in Block 4 of the Subject Lands.

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Environmental

The proposed development is located adjacent to the East Don River Valley, which provides relief from suburban sprawl and traffic. Concern was raised about the environmental impacts of the development on the surrounding environment such as: building shadows, affect on endangered species and the natural habitat, slope stability, stormwater management, the location/use of the proposed trail, and that the proposed development will have an impact on the surrounding natural environment including the existing trees and habitat on the site and in the valley.

An Environmental Impact Study (“EIS”) should be conducted to determine if the woodland located in the southwest corner of the subject lands provides habitat for endangered species. All dead and fallen trees should be removed from the proposed 11 m buffer.

Overall Quality of Life

Concern was raised about the noise and light pollution the proposed development will generate from parking lot lights and traffic, which would have negative effects on the quality of life in the surrounding neighbourhoods.

Status of the Heritage House

Comments were received about the ability to safely relocate the Vaughan Glen House heritage building and clarification was sought about the ultimate use of the building.

Public Access to Proposed Playing Field

Concern was expressed about obtaining public access to the private playing field and heritage building, since the Subject Lands will remain in private ownership.

Infrastructure

Comments were provided regarding whether adequate water, sanitary, and stormwater management capacity are available to support the proposed development.

Educational Facilities

A comment was provided regarding the capacity of existing schools in the surrounding area to support additional students.

Cultural Campus

Reference is made to the term “cultural campus” used in the original Planning Justification report submitted in support of the proposal. Clarification was requested regarding whether the units in the development will be available to the general public and whether this development will be an open community for all persons regardless of race, religion or sexual orientation.

Design of the Proposed Apartment Buildings

The residential apartment buildings have been reduced in height but are now too flat

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and wide; a 75 m² condominium unit is too small; buildings remain too high; and there is a lack of outdoor amenity space.

Comments from the Development Planning Department

The Development Planning Department has reviewed the matters identified above and provide the following comments:

Compatibility of the development with the adjacent Low-Rise Community

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan (VOP) 2010. The Owner proposes to redesignate only Block 4 of the Subject Lands, as shown on Attachment #5, from “Low-Rise Residential” to a “Mid-Rise Residential” designation. The remainder of the Subject Lands will retain the “Low-Rise Residential” designation. Townhouses are permitted in the “Low-Rise Residential” designation subject to the compatibility policies of VOP 2010. The proposed townhouses conform to the following compatibility policies contained in Section 9.1.2.2 of VOP 2010, which requires development to have regard for:

- a) *The local pattern of lots, streets and blocks:* The Owner proposes to construct a new public street to connect Knightshade Drive with Apple Blossom Drive. Forty-two (42) townhouse units are proposed on lots with their frontage on the public street. Eighteen (18) townhouse units are proposed on lots with their frontage on a private condominium road, which connects to the new public street.
- b) *The size and configuration of lots:* The proposed townhouse lots would have a similar configuration as the existing lots located to the south and west of the Subject Lands and would include backyards and a landscaped buffer abutting the backyards of the existing properties. The existing lots to the south and west have lot depths of approximately 37 metres. The townhouse lots would have similar lot depths of 33 metres, which includes the 11 metre landscaped buffer.
- c) *The heights and scale of nearby residential properties.* The Owner has proposed three-storey townhouses, which are higher than the existing two-storey detached dwellings to the west and south. To mitigate the difference in built form and height, an 11 m wide landscaped buffer and 4 m rear yards are proposed to provide a minimum 15 m separation distance from each townhouse unit to the rear lot line. There will be approximately a 23 m (i.e. a 4 rear yard, an 11 m buffer and approximately

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8 m rear yards for existing detached dwellings) separation distance between the proposed townhouse units and the existing detached homes to the south and west.

- d) *The setback of buildings from the street:* The townhouse built form will be set back approximately 6 m from the proposed public street, which is in keeping with the setbacks of the existing detached homes in the surrounding neighbourhood.

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010. The Block 10 Community Plan identifies the Subject Lands as “Institutional” since the property has been used by the Jaffari Community Centre for private institutional uses since 1994. Public and Private Institutional Buildings are permitted in a “Low-Rise Residential” designation.

Section 2.2.3.3 of VOP 2010 states that limited intensification may be permitted in Community Areas provided the proposed development is sensitive to and compatible with the character, form, and planned function of the surrounding context. Block 4 of the subject lands fronts onto Bathurst Street. The full service YRT Bathurst Street #88 bus route travels along this portion of Bathurst Street, which connects with the existing YRT/Viva transit services that links to the Regional Road 7 and Centre Street bus terminal, and to the TTC subway stations at York University, Pioneer Village and the Vaughan Metropolitan Centre.

South of Regional Road 7, Bathurst Street is identified as a “Regional Rapid Transit Corridor” in the York Regional Official Plan (“YROP”), and is designated as a “Regional Corridor” in the YROP and VOP 2010. The York Region Transportation Master Plan identifies this portion of Bathurst Street as a dedicated Rapidway. The detailed design of this rapidway is currently underway in order to expand the transportation system on Bathurst Street to accommodate growth in travel demand as a result of development activity, which includes a road widening from 4 to 6 lanes, transit-HOV (High Occupancy Vehicle) lanes, and on-street cycling facilities. Regional Corridors are planned to be served by rapid transit. Bathurst Street is an important Regional Corridor as it connects three Regional Centres: The Vaughan Metropolitan Centre, the Richmond Hill/Langstaff Centre, and Markham Centre. Bathurst Street from Centre Street to approximately Kirby Road is also identified as a Frequent Transit Network by the York Region Transportation Master Plan, which is planned for a 15 minute (or better) transit frequency, all day and 7 days per week.

The proposed “Mid-Rise Residential” land use designation for Block 4 represents only a portion of the Subject Lands that is located on and has frontage along a transit route, which connects to a Regional Intensification Corridor. Block 4 is bounded by valley to the northeast, existing private institutional uses to the west, Bathurst Street to the east

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and vacant land to the south. The proposed 6-storey and 8-storey buildings are sufficiently setback from existing development to minimize impacts resulting from the built form (e.g. blocking of sunlight or views, shadows, etc.). The townhouse development includes an 11 m landscape buffer to the abutting lots and the parking structure design will be finalized through the site plan process to ensure an appropriate interface with the adjacent lands. The site plan review will also include an assessment of the massing and design of the mid-rise residential buildings, the location of the underground parking ramp, landscape design, surface parking design, and pedestrian wind mitigation measures.

Traffic, Safety and Parking

The Development Engineering (“DE”) Department has reviewed the Transportation Impact Study dated June 2017 (“TIS”), and the Transportation Demand Management Plan dated June 2017, both prepared by Crozier & Associates Consulting Engineers. The DE Department has concluded that the City’s transportation concerns related to traffic, parking and on-site circulation have been adequately addressed.

The DE Department has stated that the conceptual on-site traffic circulation is acceptable. The proposed public road, connecting Apple Blossom Drive to Knightshade Drive, will provide for better porosity including vehicular and pedestrian movements. The opportunity for a future proposed private road link from this connecting public road to Bathurst Street will also provide an additional access opportunity for vehicles and reduce impacts on Ner Israel Drive from Knightshade Drive. Vehicular maneuverability will also be improved in the future with the proposed parking garage and an additional opportunity for ingress and egress from Apple Blossom Drive. Details regarding the final design of the private road system, driveways, pick-up/drop-off locations, and parking for the proposed future private school will be reviewed through the site plan process. Additional opportunities for increasing vehicular movements in the area will also be explored during this phase.

The TIS identifies a proposed parking supply of 1,292 spaces for the full development. The DE Department recommends that should the construction of the development be phased, the proposed parking structure must be constructed as part of the first phase of development to accommodate the current and proposed parking demand of the Subject Lands in order to manage off-site parking. The Owner will need to identify their parking requirements during the construction of each phase of development and provide the necessary on-site parking without impacting the existing municipal road network. The City will request a phasing plan at the site plan stage.

Environmental

The existing valley will remain zoned OS1 Open Space Conservation Zone by Zoning By-law 1-88, as shown on Attachment #2. The Toronto and Region and Conservation

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Authority (“TRCA”) have confirmed the extent of the natural features and hazards of the valley, and the requisite 10 metre buffer to those features, which have been incorporated into the proposed plan. The Owner is proposing a trail along the valley top-of-bank, which is acceptable to the TRCA. The valley will be dedicated into TRCA ownership to provide for its long term protection. Should the proposed trail be located within the buffer or valley lands, it would be part of the TRCA ownership.

An Environmental Impact Statement (“EIS”) is required to address the potential impacts on the East Don River Valley. The EIS will be submitted as part of the supporting material for the Draft Plan of Subdivision Application. A recommendation to this effect is included in this report should the OMB approve the Applications, such that the OMB withhold its final Order until Vaughan Council has approved the Draft Plan of Subdivision, which would include any TRCA conditions of Draft Plan of Subdivision approval.

The TRCA has requested a revised Functional Serving Report (“FSR”) and a Stormwater Management Plan (“SMP”) to identify more detailed stormwater management storage elements and how stormwater management criteria will be met. The City of Vaughan Development Engineering Department has reviewed the FSR and SMP. The Owner will be required to revise the FSR at the site plan stage to demonstrate how the stormwater release control and storage will be managed on the private lands and not onto the public road. In addition, detailed stormwater management reports will be required at the Draft Plan of Subdivision and site plan stage. The TRCA has requested an EIS, which includes an analysis regarding any identified impacts to and mitigation for the East Don River Valley. These documents must be submitted in support of the future Draft Plan of Subdivision and Site Development Applications. A condition of approval is included in the recommendation requesting that should the OMB approve the Applications, that the OMB withhold its final Order until such time that a Draft Plan of Subdivision Application has been approved by Vaughan Council. Approval of the Draft Plan of Subdivision will not be recommended until the TRCA requirements have been satisfied.

The Policy Planning and Environmental Sustainability Department reviewed the Species at Risk and Woodland Assessment document prepared by Savanta in support of the Applications. The Woodland Assessment confirms that the woodland plantation does not meet the test of significant woodlands under the *Provincial Policy Statement 2014*, and the assessment concludes that there are no Species at Risk and no Significant Wildlife Habitat identified on the site. The justification for the removal of the woodland has been accepted by staff on the basis of VOP 2010 policy 3.3.3.3 and that the evaluation of the woodland replacement value and the identification of the off-set losses will be undertaken at the site plan stage.

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The Development Planning Department, Urban Design and Cultural Heritage Division supports the 11 m landscape buffer; however, they will provide additional comments regarding planting within this buffer and natural heritage compensation requirements at the site plan stage. The buffer will be zoned into an Open Space Zone, which will form part of the lot for each townhouse unit in Block 2. For the proposed townhouse units located in Block 3, the buffer would form part of the common elements that will be maintained by the future Condominium Corporation.

Cultural Heritage

Vaughan Council, on April 19, 2017, approved the recommendation of the Heritage Vaughan Committee to relocate the Vaughan Glen House within Block 1 of the Subject Lands, as shown on Attachment #3. The structure has been evaluated and assessed by an engineer and heritage specialist. The building requires some repair, however, the engineer and heritage specialist have determined that it is structurally sound and can be restored. The Owner will be required to submit a Letter of Credit to secure the relocation of the building in accordance with an approved Heritage Permit. The Owner has indicated that the Vaughan Glen House will be used in association with the Jaffari Community Centre as administrative office space for the existing community centre located in Block 1, or as a senior's activity centre.

The heritage building will be visible from the proposed trail and a commemorative plaque will be provided to inform the public about the heritage value of this resource.

Public Use of Private Lands

The Owner will be required to provide public access to the playing field as a condition of approval for the development. A future agreement between the Owner and the City must be executed regarding the public access arrangement. The Parks Operations Transportation Services and Parks and Forestry Operations Department will work with the Owner to establish and execute a shared use agreement for the playing field. Should the proposed trail along the valley top of bank be located within private ownership, the use of the trail would be included in the shared use agreement. The Owner has confirmed in a letter from the Islamic Shia Ithna-Asheri Jamaat of Toronto, dated March 26, 2014, that "the proposed residential and commercial development will be an inclusive development, open to all members of the public."

The Planning Justification Report submitted in support of these Applications has also been revised to confirm that the proposed development will be inclusive.

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Area Schools

The York Region District School Board, York Region Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have no objections to the proposed development and have not identified the need for any new schools.

Infrastructure

The Owner has submitted a Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated July 2017 (“FSR”). The purpose of the FSR is to demonstrate the feasibility of servicing the proposed development. There are existing water and sanitary connections available for the proposed development.

The stormwater runoff generated from the proposed development will be conveyed to the existing storm sewers and ultimately to the existing stormwater management pond (“SWMP”) located south of the site. The SWMP will provide stormwater quality and quantity control. The Owner will be required to revise the FSR at the site plan stage to demonstrate how the stormwater release control and storage will be managed on the private lands and not onto the public road. In addition, detailed stormwater management reports will be required at the Draft Plan of Subdivision and site plan stage.

Sanitary sewers are located at Knightshade Drive and are available to service the proposed development. These sewers are located on the downstream end of the sanitary system with the trunk sanitary main connection at Bathurst Street. No capacity issues have been identified along this stretch of sewer to the trunk and no issues were identified at the trunk main. The area upstream of Knightshade Drive has experienced sewer back-ups, however, they were addressed by the Developer of the unassumed subdivision (in that area) and general repairs were made as required. The City’s Environmental Services and Development Engineering Departments do not believe this will be a reoccurring issue, however, they will monitor this area to avoid future back-ups from occurring. The proposed development will not impact the up-stream system.

Water is available to service the proposed development. Additional information will be required at the site plan and detailed design stages.

Quality of Life

A new public street is proposed to connect Apple Blossom Drive to Knightshade Drive. This new local street will provide opportunities for pedestrian and vehicular traffic flow through the Subject Lands. A private driveway with a right-in/right-out access to Bathurst Street is proposed for the “Mid-Rise Residential” portion of the proposed

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development in Block 4, which enables direct access from the Subject Lands to Bathurst Street. The Crozier & Associates Inc. TIS addendum dated November 2017 states that the applications can be supported from a traffic operations perspective as the traffic generated from the Subject Lands can be accommodated by the public roadway system. It is further identified that access to Bathurst Street is limited due to the proximity to the Ner Israel Drive intersection. The Region will be responsible for the review of this intersection since Bathurst Street is a Regional Road.

The Owner has provided a Noise Feasibility Study, dated August 1, 2017, prepared by HGC Engineering. The report recommends that noise control measures such as sound resistant glazing, central air conditioning, and alternative means of ventilation be implemented for the proposed development and that noise warning clauses be included in the Draft Plan of Subdivision Agreement, and Site Plan Agreement and in all Offers of Purchase and Sale.

Comments provided by the Toronto Waldorf School, property owners north of the subject lands

The Toronto Waldorf School, Owners of the lands to the immediate north of the Subject Lands, provided comments regarding the proximity of the parking structure to the lands and the potential impacts to the school's outdoor area. The Development Planning Department, Urban Design and Cultural Heritage Division will review the detailed design of the parking structure at the site plan stage. The Owner will be required to address: vehicular and pedestrian access; elevation design; materiality and screening, scale and massing, future proofing of the ground floor for active use, and appropriate transition at the site plan stage.

The school also provided comments advising that there is an agreement between the Toronto Waldorf School and the Islamic Shia Ithna-Asheri Jamaat of Toronto for emergency vehicle access and overflow parking as it relates to special events only.

Any agreement between two landowners regarding emergency access and overflow parking is a private matter between the respective parties to which the City is not a party to. Staff have been advised by the Owner's consultant that no changes to this agreement are proposed as a result of the subject applications.

The original proposal has been revised to reduce the building heights and density on the subject lands

The original development proposal to redesignate the subject lands to "High-Rise Mixed-Use" consisted of two 17-storey residential apartment buildings and 61 townhouse units, as shown on Attachment #9. The Owner has revised the development as currently proposed to include 6-storey and 8-storey residential apartment buildings, 60 townhouse units and additional on-site parking capacity in order to reduce the potential impacts on the surrounding area.

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A Community Working Group was established to discuss the development proposal

Following the February 18, 2014, Public Hearing, a Community Working Group (CWG), comprised of representatives from the community, the Owner, and City staff was established. The objective of the CWG was to discuss matters related to the development proposal including, but not limited to, land use planning, cultural heritage and urban design, traffic and parking, and engineering servicing with the goal to address community comments regarding the development proposal and provide recommendations to guide a revised development proposal. Vaughan Council directed that the CWG provide their recommendations within a five month time period. All CWG discussions were held on a without prejudice basis.

On March 26, 2014, April 24, 2014, July 15, 2014, July 16, 2014, July 24, 2014, and August 15, 2014, meetings with the CWG, the Owner, City staff and the Local Councillor were held to discuss comments from the community related to the proposed development.

The Committee of the Whole on September 2, 2014, considered the CWG status report which included a recommendation that Council approve an extension to the time for the tenure of the CWG for an additional 4 to 6 months. Vaughan Council on September 9, 2014, ratified the decision of the Committee of the Whole and adopted the recommendation to extend the CWG for an additional 5 months. The web link to the full report is included in the Previous Reports/Authority section of this report.

Following the CWG meetings on October 30, 2015, the Owner submitted a revised comprehensive submission, which was based on input obtained through the meetings. The revisions included:

- the building heights for the residential apartment buildings being reduced from 17-storeys to 6-storey and 8-storeys;
- the number of apartment units being reduced from 377 to 283 units and the townhouse units from 61 to 60 units;
- an 11 m wide landscaped buffer was introduced between the proposed townhouse units and the existing residential dwellings to the west and south, as shown on Attachment #3;
- a trail along the valley top-of-bank;
- an agreement in principle to establish and execute a shared use agreement with the City for the public use of the private playing field, and the trail along the valley top of bank, should this trail be located on private lands;
- the Vaughan Glen House heritage building being relocated and preserved; and
- 1,292 parking spaces being proposed on the site, including 663 parking spaces within a three-level parking structure.

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Revised Landscape Plans, a Tree Inventory and Preservation Plan, and the letter of acceptance into the archaeology data base from the Ministry of Tourism Culture and Sport letter was submitted to the City on April 5, 2016.

On April 26, 2016, the Owner submitted the Vaughan Glen House Cultural Heritage Resource Impact Assessment followed by an addendum report on February 14, 2017.

A comprehensive third resubmission was submitted to the City on January 30, 2017, to address comments received by the Owner on the second submission.

The Heritage Vaughan Committee on March 22, 2017, considered the Owner's application to relocate the Vaughan Glen House on the Subject Lands. Heritage Vaughan's recommendation to approve the relocation of the Vaughan Glen House was ratified by Vaughan Council on April 19, 2017.

On August 2, 2017, the Owner provided a fourth comprehensive resubmission to address comments provided by City staff on the third submission.

On March 22, 2018, the Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the Applications, and to the Preserve Thornhill Woods Ratepayers Association.

The Campus Master Plan includes five development blocks

The Owner has submitted a campus master plan, comprised of 5 development blocks, and the following, as shown on Attachments #3 and #5:

Block 1

- existing Jaffari Community Centre;
- a proposed 5,324 m² private school expansion (a private school currently exists within the community centre building);
- 663 parking spaces, in a three-level parking structure;
- 203 surface parking spaces;
- private playing field (the Owner intends to enter into and execute a shared use agreement with the City for the public use of the field);
- the relocated Vaughan Glen House heritage building;
- a trail along the valley top-of-bank; and
- a private road connected to Bathurst Street through Block 4.

Block 2

- 42 three-storey freehold townhouses on lots with frontage onto a public road;

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- an 11 m landscaped buffer; and
- 84 parking spaces (two parking spaces per townhouse unit).

Block 3

- 18 three-storey townhouse units on lots with frontage on a future common element condominium road;
- an 11 m landscape buffer; and
- 36 parking spaces (two parking spaces per unit).

Block 4

- a 6-storey residential seniors condominium building, consisting of 149 residential apartment units (75 independent living units and 74 assisted living units);
- an 8-storey mid-rise residential condominium building, consisting of 134 dwelling units and 265 m² of at grade commercial gross floor area (GFA);
- 20 surface parking spaces inclusive of 10 barrier free spaces;
- 286 underground parking spaces;
- a trail along the valley top-of-bank; and
- a private road with access onto Bathurst Street.

Block 5

- a 17.5 m wide public road connecting Knightshade Drive to Apple Blossom Drive that provides frontage for the freehold townhouse units identified in Block 2.

Previous Reports/Authority

[https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW\(PH\)0204_2.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(PH)0204_2.pdf)

https://www.vaughan.ca/council/minutes_agendas/Extracts/36cw0902_14ex_24.pdf

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0404_17_28.pdf

Analysis and Options

The development proposal is consistent with the *Provincial Policy Statement (2014)* and conforms to the *Growth Plan (2017)*

The Development Planning Department has reviewed the development proposal in consideration of the following Provincial policies:

Provincial Policy Statement (2014)

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the *Provincial Policy Statement, 2014 ("PPS")*. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS policies state, as follows (in part):

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a) Section 1.1.1 - “Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns”

Section 1.1 of the PPS requires that development accommodate an appropriate range of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs and promotes cost effective development patterns and standards to minimize land consumption and servicing costs.

b) Section 1.1.3 - “Settlement Areas”

1.1.3.1 - “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”

c) Section 1.2.1 - “Coordination”

“A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including (in part) managing and/or promoting growth and development.

d) Section 1.4.3 - “Housing”

“Planning Authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by (in part):

a) permitting and facilitating:

1. All forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
2. All forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;

b) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

c) promoting densities for new housing which efficiently use lands, resources, infrastructure and public service facilities, and support the use

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of active transportation and transit in areas where it exists or is to be developed; and

- d) establishing development standards for residential intensification, redevelopment and new residential development which minimize that cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”
- e) Section 1.5.1 - "Public Spaces, Recreation, Parks, Trails and Open Space" (in part)

“Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.”
- f) Section 1.6.7.5 - “Transportation Systems”

“Transportation and land use considerations shall be integrated at all stages of the planning process.”
- g) Section 2.1 - “Natural Heritage”

“2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”
- h) Section 2.6 - “Cultural Heritage and Archaeology”

2.6.1 “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

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i) Section 3.1 - “Natural Hazards”

3.1.1 “Development shall generally be directed to areas outside of (in part):

- “b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.”

The development proposal includes a variety of unit types and residential densities (i.e. Block 2 - 0.75 FSI, Block 3 - 0.58 FSI, and Block 4 - 1.94 FSI) that would promote the efficient use of land, and support a healthy and safe community. The Subject Lands are located on Bathurst Street, which is identified as a “Regional Rapid Transit Corridor” by the YROP and as a Dedicated Rapidway in the York Region Transportation Master Plan. The site is located approximately 1.3 km north of the portion of Bathurst Street that is identified as a Regional Corridor planned for intensification. A transit station is also currently under construction on the east side of Bathurst Street, north of Regional Road 7, approximately 1 km from the Subject Lands. In addition, the York Region Transportation Master Plan identifies Bathurst Street from Centre Street to Kirby Road as a Frequent Transit Network. The Subject Lands are located in proximity to existing retail, restaurant, entertainment, community service, and institutional uses at Bathurst Street and Centre Street.

The location of this development on Bathurst Street supports alternate modes of transportation, such as transit, cycling and walking. The proposed development utilizes existing infrastructure and community facilities more efficiently and minimizes land consumption. The proposed development would provide a variety of housing types including townhouse; apartment units serving seniors, including independent and assisted living units; and market apartment units.

The site-specific Official Plan Amendment to redesignate Block 4 of the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential”, to permit 6-storey and 8-storey residential apartment buildings and townhouse dwelling units, facilitate a built form that is consistent with the Housing policies of the PPS (Section 1.4.3).

The conceptual Campus Master Plan includes a trail along the top-of-bank of the existing East Don River Valley and a playing field on the property. The Owner will be required to enter into and execute a shared use agreement with the City for the public use of the privately owned playing field and proposed trail along the valley top of bank should the trail be located on private lands. These elements of the proposed development are consistent with the Public Spaces, Recreation, Parks, Trails and Open Space policies of the PPS (Section 1.5.1).

The East Don River Valley will be protected from development. The specific delineation of the valley feature and required 10 metre buffer has been identified for protection.

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Through the future Draft Plan of Subdivision Application the valley land will be dedicated to the TRCA, consistent with the Natural Heritage policies of the PPS (Section 2.1). The East Don River Valley, which forms part of the Subject Lands, is not being considered for development as part of the Applications. This is consistent with the Natural Hazards policies of the PPS (Section 3.1).

The conceptual Campus Master Plan includes a public street which will be conveyed to the City through a future Draft Plan of Subdivision application. This is consistent with Section 1.6.7.5 of the PPS, which requires the integration of lands uses and transportation systems at all stages of the planning process. The right-in/right-out driveway onto Bathurst Street will also provide an opportunity for additional access to this site, while also allowing the potential for the neighbouring property to the south to use this driveway, thereby consolidating driveways and reducing the number of access points onto Bathurst Street. The property to the south is currently vacant and there have been no development applications submitted to the City for this property. However, the provision for possible driveway connections from the property to the south to this private road has been considered through this development application, thereby allowing for a coordinated approach in developing both parcels.

In order to ensure a coordinated development, the Owner of the subject lands will be required to provide an easement over the private driveway in favour of the landowner to the south in order to provide access to this driveway. The requirement for the easement will be implemented at the site plan stage.

The Vaughan Glen House, which is a registered property under Section 27 of the *Ontario Heritage Act*, will be relocated and preserved within Block 1 of the development. This is consistent with the Cultural Heritage and Archaeology policies of the PPS (Section 2.6) and was approved by Heritage Vaughan and Vaughan Council. The heritage building will be used by the existing private institutional use located on the Subject Lands as administrative office space for the existing community centre, or as a senior's activity centre.

In consideration of the above, the development proposal is considered to be consistent with the Provincial Policy Statement (2014).

Places to Grow - Growth Plan for the Greater Golden Horseshoe (2017)

The Provincial *Growth Plan for the Greater Golden Horseshoe (2017)* ("Growth Plan") is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan requires that all decisions made on or after July 1, 2017, in respect of the exercise of any authority that affect a planning matter will conform to the Plan. The Growth Plan

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promotes intensification of existing built-up areas, with a focus on urban growth centres, intensification corridors and major transit stations. Concentrating intensification in these areas provides a focus for transit infrastructure investment to support growth and for building compact, transit-supportive communities.

The Growth Plan directs population and employment growth to be accommodated within the built-up areas, and the development of complete communities with a mix of land uses, a range and mix of employment and housing types, high quality open spaces, and easy access to local stores and services.

The Growth Plan includes the following policies:

a) “1.2.1 Guiding Principles (in part)

- Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.
- Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities.”

b) “2.2 Policies for Where and How to Grow (in Part)

2.2.1 Managing Growth

Applying the policies of this Plan will support the achievement of complete communities that:

- a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

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- c) Provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; and
- d) Ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.

2.2.2 Delineated Built-up Areas

- 1. By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper or single-tier municipality will be within the delineated built-up area.
- 2. By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper or single-tier municipality will be within the delineated built-up area.

2.2.3 Housing

- 1. Upper and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that:
 - a) Supports the achievement of the minimum intensification and density targets in the Plan, as well as the other policies of the Plan by:
 - i. Identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and
 - ii. Establishing targets for affordable ownership housing and rental housing.”

c) “3.2.3 Moving People (in part)

- 1. Public transit will be the first priority for transportation infrastructure planning and major transportation investments.

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2. All decisions on transit planning and investment will be made according to the following criteria:
 - a) aligning with, and supporting, the priorities identified in Schedule 5 - Moving People - Transit of the Growth Plan;
 - b) prioritizing areas with existing or planned higher residential or employment densities to optimize return on investment and the efficiency and viability of existing and planned transit service levels;
 - c) increasing the modal share of transit; and
 - d) contributing toward the provincial greenhouse gas emissions reduction targets.”

d) 4.2 Policies for Protecting What is Valuable

“4.2.5 Public Open Space (in part)

1. Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, with the Greater Golden Horseshoe that:
 - a) clearly demarcates where public access is and is not permitted;
 - b) is based on a co-ordinated approach to trail planning and development; and
 - c) is based on good land stewardship practices for public and private lands.”

“4.2.7 Cultural Heritage Resources (in part)

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.”

In consideration of the Growth Plan policies, the applications to amend to the Official Plan and Zoning By-law to permit the proposed development conforms to the Growth Plan by directing growth to a built-up area where there is existing vacant land to accommodate the expected population growth, by promoting a transit-supportive

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density and a mix of residential and commercial land uses, and by conserving cultural heritage features.

The proposed development conforms with the York Region Official Plan

The Subject Lands are designated “Urban Area” and “Regional Greenlands System” (valley) by the YROP. Bathurst Street is identified as part of the Regional Street Network and is a Regional Rapid Transit Corridor. The York Region Transportation Master Plan also identifies Bathurst Street as a dedicated rapidway and a Frequent Transit Network. Bathurst Street is a Regional road with a planned right-of-way (“ROW”) width of 45 m. Rutherford Road, located approximately 578 m north of the Subject Lands, is also identified as a Regional road with a planned ROW width of 43 m and is identified as a Regional Transit Priority Network. Furthermore, the detailed design for the urbanization of Bathurst Street, between Regional Road 7 and Rutherford Road, is currently underway, and includes Transit - HOV lanes and on street cycling facilities.

Section 5.3 of the YROP outlines policies for development within the urban structure by encouraging residential development to occur within the built-up area as defined by the Province’s Built-Up Area Boundary in the Growth Plan. Well-designed, pedestrian-friendly and transit-oriented built form is encouraged. The proposed development will assist in achieving these goals as it includes residential apartment dwellings, assisted and independent living units, and townhouse units and a range of unit sizes, that will provide for a compact development, and make more efficient use of the Subject Lands. The site layout and design encourages pedestrian activity through the built form and open spaces, and will support the improvements planned for the Bathurst Street Regional Rapid Transit Corridor which currently provides full service transit.

Section 2.1 of the YROP requires that the “Regional Greenlands System” be protected and enhanced. The East Don River Valley, which forms part of the Subject Lands, will be dedicated to the TRCA through a future Draft Plan of Subdivision application, thereby keeping the valley in public ownership, which will protect this natural feature.

The objective of the Cultural Heritage Section 3.4 of YROP is, “To recognize, conserve and promote cultural heritage and its value and benefit to the community”. The relocation, maintenance, and adaptive reuse of the Vaughan Glen House within the Subject Lands conforms to the policies of Section 3.4 of the YROP.

Section 3.5 of the YROP, Housing our Residents, provides housing objectives which include and promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, housing forms and types and tenures that will satisfy the needs of the Region’s residents and workers.

In consideration of the above, the Applications conform with the policies of the YROP.

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The proposed residential intensification located on a regional road and transit corridor makes more efficient use of the Subject Lands and existing services and provides for a compact development that promotes transit supportive densities.

York Region has no objections to the Applications and has advised that the proposed development does not conflict with the planned Regional Urban Structure. No technical issues have been raised by Regional branches and departments. The York Region Infrastructure Asset Management, Water Resources, and Transportation Planning Departments have not identified any technical issues, however, they provided comments to aid the Owner in preparation of future subsequent planning applications (Draft Plan of Subdivision and Site Development), should the Applications be approved.

An Amendment to VOP 2010 is required to permit the proposed development

The Subject Lands are designated “Low-Rise Residential” and “Natural Area” by VOP 2010, and are located within a “Community Area” as identified on Schedule “1”, Urban Structure, of VOP 2010. The “Low-Rise Residential” designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density, subject to the criteria set out in Sections 9.1.2.2, 9.2.2.1, 9.2.3.1 and 9.2.3.2 of VOP 2010. However, the designation identifies a maximum 3-storey building height for detached, semi-detached, and townhouse dwellings. The designation also permits public and private institutional buildings. Therefore, VOP 2010 identifies the tableland portion of the Subject Lands for development.

VOP 2010 does not permit mid-rise residential apartment buildings on the Subject Lands. Therefore, an Official Plan Amendment is required to permit the proposed 6-storey and 8-storey buildings. The Applications were reviewed in consideration of the VOP 2010 policies, including the following:

VOP 2010 Goal 8: Directing Growth to Appropriate Locations includes (in part);

“Planning for the attractive, sustainable and prosperous city envisioned by this Plan will in large part be achieved by directing growth to appropriate locations that can support it. This means a shift in emphasis from the development of new communities in greenfield areas to the promotion of intensification in areas of the City with the infrastructure capacity and existing or planned transit service to accommodate growth.”

Bathurst Street is a planned Regional Transit Corridor, consistent with the YROP, intended to accommodate growth within the current built up boundary of the City.

Section 2.1.3.2 (in part) - “To address the City’s main land-use planning challenges and to manage future growth by:

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- B) directing a minimum of 29,300 residential units through intensification within the built boundary;”

The Subject Lands are located within the City’s built boundary. The proposed intensification of the Subject Lands will occur primarily in Block 4 and will have direct private road access to Bathurst Street, which is a Regional road and identified as a Transit Corridor.

Section 2.2.3.3 states “That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.”

Intensification is proposed on Block 4 of the Subject Lands, which is located along a transit route that connects to a Regional Intensification Corridor to the south. The full service YRT Bathurst Street #88 bus route travels along this portion of Bathurst Street, which connects with the existing YRT/Viva transit service that links to the Regional Road 7 and Centre Street bus terminal. The built-form proposed for Block 4 is considered appropriate as it is separated from the existing community by valley to the north, existing private institutional uses to the west, Bathurst Street to the east and vacant land to the south and would, therefore, have minimal impact on the surrounding area.

The proposed townhouses within Blocks 2 and 3 of the Subject Lands are permitted in the “Low-Rise Residential” designation, as outlined above, and therefore are an appropriate form of development, which is compatible with the surrounding area. A future Site Development application(s) will be required to approve the detailed design and built form for both the freehold townhouse units and the common element townhouse units. The proposed 11 m landscape area between the existing and proposed units will provide an appropriate buffer and transition. This landscaped buffer will be zoned OS1 Open Space Protection Zone and will remain in private ownership.

The Site Development application(s) will be subject to the Urban Design Guidelines for Infill Developments in Established Low-Rise Residential Neighbourhoods. On October 20, 2015, Council adopted a motion to undertake a review of the “Low-Rise Residential” designation policies in VOP 2010, including, but not limited to, matters such as:

- i) the ability to ensure compatibility of new development with the character, form and function of existing surrounding areas;
- ii) ensuring appropriate built form and site organization; and
- iii) ensuring context sensitive approaches that respond to unique areas, such as heritage districts and older established neighbourhoods.

Council considered an options report prepared by the Policy Planning and

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Environmental Sustainability (“PPES”) Department on March 1, 2016, which identified design guidelines and possible policy amendments for the “Low-Rise Residential” designation. On March 22, 2016, Vaughan Council received the “General Low-Rise Infill Guidelines” and the draft “Townhouse Infill Guidelines” set out in the report and recommended that they be distributed to stakeholders for comment and that such comments be received no later than May 31, 2016.

The PPES Department initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the “Guidelines”) supporting existing policies in VOP 2010. The Guidelines were approved by Vaughan Council on October 19, 2016 and are in effect. PPES staff have undertaken a policy review which resulted in a study recommendation that was adopted by Council on April 19, 2017. However, the endorsed policy recommendations are currently under review and require an implementing Official Plan amendment to be adopted by Vaughan Council and receive York Region approval.

Together, the Guidelines and proposed policy amendments are intended to facilitate infill development within the City’s established low-rise neighbourhoods in a manner that is compatible with the surrounding area and which does not present an undue adverse impact on the neighbouring properties or alter the physical character of the larger residential area.

Based on the current policies of VOP 2010, and the Council adopted Guidelines, the conceptual street and common element townhouse developments are a compatible built form within the Block 10 Community. The subject Applications were deemed “Complete” on November 26, 2013, prior to the Guidelines being approved by Council. However, the current proposal has regard to the following Guidelines:

- a) 42 of the 60 proposed townhouses are oriented to and have a front entrance facing a proposed public street;
- b) each townhouse unit will have a walkway connecting the sidewalk to the front entrance;
- c) the elevations for the townhouse units include a porch;
- d) the townhouse elevations include front entrances level with the first floor;
- e) the townhouse design includes interior side yard setbacks exceeding 1.5 m, and end units flanking on a public street have setbacks greater than 4.5 m;
- f) the townhouse blocks consist of no more than 6 units;
- g) each townhouse lot has a private backyard;
- h) an 11 m landscaped buffer is proposed at the rear of 51 of the 60 proposed townhouse units, in addition to a 4 m rear yard setback, which would provide a 15 m separation distance between each townhouse unit and the rear lot line;
- i) the proposed townhouse units have a minimum width of 6 m; and

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- j) a public road is proposed that links existing streets in the neighbourhood.

Section 2.2.5.5 (in part) of VOP 2010 identifies Bathurst Street near Centre Street to be a “shopping destination of regional significance, which has potential for residential intensification”. Bathurst Street is designated by VOP 2010 as a “Primary Intensification Corridor” commencing approximately 1.3 km south of the Subject Lands, from Regional Road 7 to Centre Street. Limited intensification on this part of Bathurst Street is considered appropriate given the site’s close proximity to the Primary Intensification Corridor.

Section 4.2.2 “Supporting a Comprehensive Transit System” of VOP 2010 states that “Land use and transportation are interrelated. Future growth and intensification in Vaughan will be dependent on transportation capacity increases through investment in transit systems and services. Intensification Areas must be supported by efficient and effective transit to serve the expected population increases. Conversely, higher density development should be directed to areas well-served by transit, and all areas of the City should be developed with a street pattern and densities that support transit use.”

The redesignation of Block 4 from “Low-Rise Residential” to “Mid-Rise Residential” provides for moderate intensification with ground floor commercial uses and is considered appropriate as it supports the transit policy given this portion of Bathurst Street is in close proximity to a Regional Transit Corridor, which connects to the Viva transit service on Regional Road 7 and on to the TTC subway stations at York University, Pioneer Village and the VMC.

In consideration of the Provincial and Regional policies encouraging intensification along Regional Corridors, and roads supported by existing and planned transit, the proposed development is considered to be consistent with Provincial policies, and York Region and City Official Plan policies. Both of the townhouse and the mid-rise residential apartment buildings will be further reviewed in detail through the submission of future Draft Plan of Subdivision and Site Development application(s).

Section 37 Community Benefits will be required

The Owner proposes development within Block 4 that exceeds the current building height permissions set out in VOP 2010. Section 37 of the *Planning Act* (density bonusing) allows municipalities to secure services, facilities or other matters (i.e., community benefits) as a condition of approval for development applications, where the proposed increase in building height and/or density is above the existing planning permissions and in accordance with the Section 37 provisions of VOP 2010 (Volume 1 – Section 37 Planning Act). Should the Applications be approved, the Owner will be required to provide Section 37 benefits, in accordance with the City’s policies and Section 37 guidelines.

Planning Staff intend to consult with the Mayor, Regional Councillors and the Ward

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Councillor regarding the potential community benefits warranting inclusion in the Density Bonusing Agreement, and following such consultation, will initiate negotiations with the Owner regarding the nature of community benefits to be provided and secured in the Density Bonusing Agreement. Planning Staff will coordinate input from other departments on the appropriate provision and costing of community benefits, and if appropriate, will also consult with the Toronto and Region Conservation Authority.

An Amendment to Zoning By-law 1-88 is required to permit the proposed development

The Subject Lands are zoned A Agricultural Zone (tableland) and OS1 Open Space Conservation Zone (valley) by Zoning By-law 1-88, as shown on Attachment #2, which permits agricultural, institutional, and open space uses. An amendment to Zoning By-law 1-88 is required to rezone the Subject Lands to RVM1(A)(H) Residential Urban Village Multiple Zone One, RT1(H) Residential Townhouse Zone, RA3(H) Apartment Residential Zone, all with a Holding Symbol “(H)”, and OS1 Open Space Conservation Zone, in the manner shown on Attachment # 4. The following site-specific zoning exceptions to Zoning By-law 1-88 are required to permit the development proposal:

Table 1:

	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RVM1(A) Residential Urban Village Multiple Zone One Requirements (Block 2)	Proposed Exceptions to the RVM1(A) Residential Urban Village Multiple Zone One Requirements (Block 2)
a.	Minimum Rear Yard	7.5 m	4 m (Not including the 11 m buffer to be zoned OS1 Zone)
b.	Minimum Lot Area Per Unit	180 m ²	132 m ² (Not including the 11 m buffer to be zoned OS1 Zone)
c.	Minimum Lot Depth	30 m	22 m (Not including the 11 m buffer to be zoned OS1 Zone)

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	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements (Block 3)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Block 3)
a.	Definition of a “Lot”	Means a parcel of land fronting on a public street.	Means a parcel of land fronting on a public or private street.
b.	Definition of a “Street Line”	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street.	Means the dividing line between a lot and a public or private street.
c.	Frontage on a Public Street	A building or structure shall front on a public street.	A building or structure shall front on a public or a private street.
d.	Minimum Lot Area	162 m ²	132 m ²
e.	Minimum Rear Yard Setback	7.5 m	4 m
f.	Minimum Exterior Side Yard Setback	4.5 m	3.1 m
g.	Minimum Lot Depth	27 m	22 m

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	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RA3 Residential Apartment Zone Requirements (Block 4)	Exceptions to the RA3 Residential Apartment Zone Requirements (Block 4)
a.	Minimum Lot Area (Per Unit)	67 m ²	48 m ²
b.	Minimum Rear Yard Setback (west property line)	7.5 m	4.5 m
c.	Maximum Building Height	44 m	Permit a maximum building height of: <ul style="list-style-type: none"> ▪ Building A: 6-storeys (25 m) ▪ Building B: 8-storeys (31 m)
d.	Definition of a Lot	“Lot” - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the <i>Planning Act</i> , R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	All lands zoned RA3 Zone shall be considered as one lot.

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	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RA3 Residential Apartment Zone Requirements (Block 4)	Exceptions to the RA3 Residential Apartment Zone Requirements (Block 4)
e.	Permitted Uses	Apartment Dwelling Day Nursery	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> ▪ Long Term Care Facility ▪ Supportive Living Facility <p>Permit the following additional commercial uses on the ground floor of Building “B” to a combined maximum GFA of 265 m²;</p> <ul style="list-style-type: none"> ▪ Bank or Financial Institution ▪ Business or Professional Office ▪ Health Centre ▪ Personal Service Shop ▪ Pharmacy ▪ Retail Store
	Zoning By-law 1-88 Standard	Zoning By-law 1-88, A Agricultural Zone Requirements (Block 1)	Proposed Exceptions to the A Agricultural Zone Requirements (Block 1)
a.	Building Setbacks (Parking Structure)	Interior Side Yard - 15 m Rear Yard - 15 m	Interior Side Yard - 5 m Rear Yard - 3 m
b.	Permitted Uses	Agricultural Uses as identified in Section 8.2 of Zoning By-law 1-88	Permit an above ground parking structure

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c.	Parking Requirements	The owner of every building or structure erected or used for any use defined in By-law 1-88 shall provide and maintain on the lot on which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time parking spaces	The above ground parking structure located in the A Agricultural Zone may provide parking for the uses on the lands zoned A Agricultural, RT1 Residential Townhouse One Zone, and RA3 Residential Apartment Zone.
d.	Minimum Lot Area	10 ha	7 ha

The Development Planning Department can support the proposed site-specific zoning exceptions in Table 1 for the following reasons:

a) Building Setbacks/Landscape Width

The proposed building setbacks in the RA3 Zone would facilitate a development with a strong urban edge. The mid-rise buildings are located closer to Bathurst Street and further away from the existing residential development to the west. The minimum rear yard building setbacks in the RMV1 and RT1 Zones (except Units 51 - 60) are in addition to the 11 m vegetated buffer between the proposed townhouse units and the existing residential uses to the south and west.

b) Additional Residential and Commercial Uses

The Owner is proposing to permit Long Term Care Facility and Supportive Living Facility uses, as defined in Zoning By-law 1-88, on the Subject Lands. These uses will allow for the ability to provide a range and continuum of care for the occupants of the 74 units devoted to these uses in Building A.

The proposed commercial uses would provide limited retail and office opportunities for the future residents of the proposed development. The commercial units are located on the ground floor of Building "B", fronting onto Bathurst Street, which is consistent with a typical mixed-use development located on an arterial road.

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c) Minimum Lot Area/Unit

The proposed lot areas for the RVM1(A), RT1 and RA3 Zones are required to permit the development in Blocks 2, 3, and 4. The lot areas correspond to the overall proposed increase in the site density over various parts of the Subject Lands, which supports the Provincial and Regional policies regarding intensification.

d) Definition of Lot/Street Line and Frontage

The proposed definition of a “Lot” is required to ensure that for zoning purposes, Block 4 of the Subject Lands is deemed as one lot. The proposed mixed-use development will consist of more than one future condominium corporation, and therefore, this exception is required to avoid future technical variances. The definition of a “Lot”, “Street Line” and “Frontage” for the townhouse units is also required as Zoning By-law 1-88 does not include provisions for townhouse development on a common element road and therefore, development standards must be implemented through site-specific zoning exceptions.

e) Parking Structure

The proposed parking structure in the A Agricultural Zone will provide additional parking capacity for the existing place of worship, private school and community centre uses that are currently operating on the Subject Lands. The parking structure will also provide additional parking capacity for the proposed residential and commercial uses. The final design of the parking structure will be reviewed at the site plan stage to ensure compatibility with the adjacent lands.

The implementing Zoning By-law will also include a provision requiring that the parking structure be constructed as part of the first phase of any development on the site, as discussed in this report.

The Subject Lands will be zoned with the Holding Symbol “(H)”, should the applications be approved

Should Council resolve to advise the OMB that it endorses the approval of the Applications, it is recommended that the implementing Zoning By-law include a Holding Symbol “(H)” on the Subject Lands. The Holding Symbol “(H)” will not be removed from the Subject Lands (or portion thereof) until: water supply and sewage servicing capacity for the proposed development has been identified and allocated by Vaughan Council; the City and the Owner executes a shared use agreement for the private playing field and trail (if required); and the implementing site plan agreement(s) is executed.

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Through the site plan review process a detailed review of each built form type on the Subject Lands will be undertaken. A condition for removing the Holding Symbol “(H)” is included in the recommendation of this report requiring site plan approval by Vaughan Council before the Holding Symbol “(H)” can be removed on any part of the site.

It is recommended that the OMB to withhold its Order should these Applications be approved

The TRCA requires additional supporting documentation including a revised Functional Servicing Report, revised Stormwater Management Plan, and an Environmental Impact Statement to address the TRCA’s technical comments. These documents will need to be submitted in support of any future development applications, however, should Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036 be approved, a condition is included in the recommendation requesting the OMB to withhold its final Order regarding the implementing Official Plan and Zoning By-law Amendments until such time that a Draft Plan of Subdivision for the Subject Lands has been approved by Vaughan Council, including the appropriate Draft Plan of Subdivision conditions and the TRCA requirements.

The DE Department has no objection to the proposed development

The DE Department has no objection to the approval of the Applications. However, additional information will be required at the detailed design stage, through future Draft Plan of Subdivision and Site Development applications. Matters to be addressed through these future development applications include, but are not limited to, the following:

- a) an updated Transportation Impact Study;
- b) the refinement of the road design for the proposed public street;
- c) the Draft Plan of Subdivision should identify the provision of a sidewalk on the east/north side of the proposed public street to connect with the existing sidewalks on the east side of Knightshade Drive and the north side of Apple Blossom Drive;
- d) an updated Transportation Demand Management Plan (TDM), which includes a Pedestrian and Bicycle Circulation Plan and a summary of costs and responsibilities for each proposed TDM measure; and
- e) an updated Functional Servicing Report which addresses the technical comments identified as they relate to allowable release rates.

The Vaughan Design Review Panel considered the original development proposal

The Design Review Panel (“DRP”) on September 26, 2013, reviewed an original development concept (Attachment #9), which included two 17-storey residential

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At that time, the Applications had not been submitted to the Development Planning Department.

The DRP provided comments regarding site organization for vehicles and pedestrians, the relationship between the existing and proposed buildings, valley and pedestrian connections, preserving the heritage building, and the landscape plan. The Owner considered these comments when preparing the current submission. The current development proposal will be considered by the DRP through the Site Development application review process.

The Urban Design and Cultural Heritage Division of the Development Planning Department are satisfied with the proposed development

Urban Design and Cultural Heritage Division staff support the Applications, however, additional detailed design comments will be provided at the Draft Plan of Subdivision and Site Development stages.

On April 26, 2016, the Owner submitted the Vaughan Glen House Cultural Heritage Resource Impact Assessment. The Heritage Vaughan Committee on March 22, 2017, considered the application to relocate the Vaughan Glen House on the Subject Lands. The Heritage Vaughan Committee approved the application, which was subsequently ratified by Vaughan Council on April 19, 2017. The Owner will be required to post a Letter of Credit in an amount equal to the structure's replacement value with the City required for the relocation of the Vaughan Glen House at the Site Development Application stage. The Urban Design Cultural Heritage Division do not have any additional comments regarding the Applications.

Policy Planning and Environmental Sustainability Department staff have no objections to the development proposal

The Policy Planning and Environmental Sustainability Department have reviewed the Species at Risk and Woodland Assessment document prepared by Savanta in support of the Applications. The Woodland Assessment has confirmed that the woodland plantation does not meet the test of significant woodlands and the assessment concludes that there are no species at risk and no significant wildlife habitat identified in the woodland. Therefore, the justification for the removal of the woodland has been accepted by staff on the basis of policy 3.3.3.3 of VOP 2010 and that a woodland replacement valuation will be required at the Site Development stage, as the City requires a no-net loss to the urban tree canopy.

The East Don River Valley has been identified as an occupied Redside Dace watercourse, which is protected under the *Endangered Species Act*. An EIS is required to address the potential impact to the East Don River Valley including examining any

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implications to Species at Risk such as Redside Dace. In addition, the EIS is required to determine the Redside Dace habitat, which consists of a meander belt plus a 30 metre buffer. This technical work may result in a change in the development limits. The EIS will also evaluate any potential impacts the proposed development will have on valley form and function in accordance with policy 3.3.1.1 of VOP 2010.

The EIS will be required at the Draft Plan of Subdivision stage and a condition is included in the recommendations of this report requesting that should the OMB approve the Applications, that the OMB withhold its order until the City has received an EIS to the satisfaction of the City and the TRCA.

TRCA staff require additional information

The TRCA requires that the Owner provide additional information including, but not limited to, a revised Functional Servicing and Stormwater Management report, and an EIS.

The Subject Lands are currently designated “Low-Rise Residential” and “Natural Area” by VOP 2010. The lands designated “Low-Rise Residential” could be developed for low rise residential purposes without an amendment to VOP 2010. Official Plan Amendment File OP.13.013 proposes to redesignate Block 4 of the subject lands from “Low-Rise Residential” to “Mid-Rise Residential”. The “Natural Area” designation is not proposed to change. Through the required future Draft Plan of Subdivision Application, the precise development limits will be established.

Should the OMB approve Applications, a recommendation is included requesting that the OMB withhold its Order until Vaughan Council has approved a Draft Plan of Subdivision for the Subject Lands. The revised Functional Servicing and Stormwater Management reports and an EIS, will be required in support of the Draft Plan of Subdivision application and before the OMB Order is issued. Comments and conditions from the TRCA will be considered as part of the Draft Plan of Subdivision Application process.

The Subject Lands are located within the WHPA-Q (Wellhead Protection Area – Recharge Management Area) as identified in the approved Source Protection Plan, which provides policies for protecting drinking water sources/supply. The Owner will be required to satisfy the requirements of the TRCA at the Draft Plan of Subdivision and site plan stage.

The Parks Development Department have no objections to the proposed development

The Owner has provided a technical resubmission that addresses Parks Development Department comments. The Owner will work with the City Parks Operations,

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Transportation Services, Parks and Forestry Operations to execute the shared use agreement for the private playing field, and trail along the valley top of bank should the trail be located on private lands.

Office of the City Solicitor, Real Estate Department will require the Owner to dedicate parkland or pay cash-in-lieu of the dedication of parkland

The Office of the City Solicitor, Real Estate Department, has advised that the Owner shall dedicate parkland equivalent to 1 ha per 300 units and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a fixed rate per unit prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy.

The York Region School Boards and various utilities do not have any objection to the proposal.

The York Region District School Board, York Region Catholic District School Board, and Public Utilities have no objection to the approval of these Applications.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

York Region provided comments on the original applications for two 17-storey residential apartment buildings in May 2014, indicating that high-rise development would be more appropriately located along a Regional Corridor or in a Regional Centre. The revised development proposal for a 6-storey and 8-storey mid-rise buildings no longer conflicts with the planned Regional urban structure.

Official Plan Amendment File OP.13.013 was considered by York Region branches and departments and no technical issues were raised, however, comments regarding infrastructure asset management, water resources and transportation planning were provided to assist with subsequent future development applications (i.e. Draft Plan of Subdivision and Site Development applications).

York Region has no objections to the proposed development, however, the driveway from Bathurst Street will be restricted to right-in/right-out movements only. York Region requires the Owner to provide access to the right-in/right-out access onto Bathurst Street from the adjacent Owner to the south to consolidate and reduce the number of access points onto Bathurst Street, in accordance with Regional Official Plan Policy 7.2.53. Future reciprocal easements for this shared access private road will be required.

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York Region has no objection to the approval of the Applications, however, York Region reserves the right to provide technical comments at the Draft Plan of Subdivision and site plan stage on matters including, but not limited to, road and transit requirements, and water and wastewater servicing.

Conclusion

Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036, respectively have been reviewed in consideration of the PPS, the Growth Plan, the YROP, VOP 2010, Zoning By-law 1-88, comments from City departments, the CWG, the Ratepayers Association, area residents, and external public agencies, and the area context.

The Development Planning Department is satisfied that the proposed amendments to the Official Plan and Zoning By-law to permit a residential development consisting of two residential apartment buildings (6-storey and 8-storeys) with a total of 283 units and 265m² of ground floor commercial uses, 60 townhouse units, a three-storey above ground parking structure, a playing field, future school, and a walking trail are consistent with Provincial policies and the YROP and are appropriate for the development of the Subject Lands. In addition, VOP 2010 designates the majority of the Subject Lands “Low Rise Residential”, which establishes development permission on the property. The proposed development introduces a range of unit types on the Subject Lands at a density that is considered appropriate and compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of the Applications subject to the recommendations in this report.

This report has been prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact: Carol Birch, Planner, extension 8485.

Attachments

1. Context Location Map
2. Location Map
3. Campus Master Plan
4. Proposed Zoning
5. Block Plan
6. Conceptual Elevations – Townhouses (Blocks 2 & 3)
7. Conceptual Elevations – Apartment Building A
8. Conceptual Elevations – Apartment Building B
9. Original Conceptual Campus Master Plan

Prepared by

Carol Birch, Planner, extension 8485
Stephen Lue, Senior Planner, extension 8210

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 1, CW Report No. 14 – Page 45

(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.)

Regional Councillor Ferri declared an interest with respect to this matter due to a former business relationship he had with the applicant at a time when he was not a member of Council, and did not take part in the discussion or vote on the matter.

Subject:

Jaffari Development

c 7
Communication
COUNCIL: Apr 11/18
CW Rpt. No. 14 Item 1

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

From: Dale Gold [mailto: [REDACTED]]

Sent: Wednesday, April 04, 2018 11:57 AM

To: Clerks@vaughan.ca

Subject: Jaffari Development

City of Vaughan,

I am writing you today to voice my extreme concern and displeasure about the proposed change in bylaws for the development at the Jaffari Centre. There are a number of issues at play regarding this development including environmental concerns as well as congestion concerns.

Traffic in our neighbourhood is already unbearable. It can take upwards of 15 minutes just to get from Highway 7 up to Rutherford during the evening rush. I can only imagine what 2 high density buildings will do to an already congested area. More traffic in this area will be catastrophic! It would be irresponsible to add further density to this already busy neighbourhood. Family members have had their car sideswiped on Thornhill Woods Drive by people trying to "get ahead" of the bumper to bumper cars traveling along the road during rush hour.

What is the motivation to change the bylaws now? I was under the impression that bylaws were in place for a reason. Isn't the point of bylaws to protect the delicate natural environment, as well as ensure that any new buildings blend with the current density of the neighbourhood?

The original plans for the area didn't include high density housing developments for a reason. Council needs to do what is right for the residents of this neighbourhood. Please do not vote to approve this development.

Sincerely,

Dale Gold

Concerned Thornhill Woods Resident

Subject:

A Deputation for Public Hearing on Jaffari Development Application

From: Rosie [mailto: [REDACTED]]

Sent: Wednesday, April 04, 2018 12:15 PM

To: Clerks@vaughan.ca

Subject: A Deputation for Public Hearing on Jaffari Development Application

c. <u>8</u>
Communication
COUNCIL: <u>Apr 11/18</u>
<u>CW</u> Rpt. No. <u>14</u> Item <u>1</u>

Good Afternoon

A Deputation for Public Hearing on Jaffari Development Application

re email deputations to the Vaughan City Clerk at: clerks@vaughan.ca

Hello,

I am a resident in Thornhill Woods, I could not attend today due to work hours

I write to humbly request the following

- Please minimize the Number of Dwellings to minimize density for reasons of home values, traffic, noise & disturbance during construction
- Could you Please ensure that all construction traffic does not enter existing subdivision, they must have their own entrance and not tie up Bathurst street or existing streets
- Workers & Trucks must not arrive before 7am or after 6pm to create a noise and traffic free environment
- Keep in mind please the current zoning of agriculture... why not keep to current zoning?
 - could you reduce to 3 storeys?
- Mosque to have adequate parking (over flow to be ticketed)
- maximize Maintenance of Creek and forestry
- and --- please add everything the Preserve Thornhill Woods Community said, they speak on my behalf

Today 1 PM · Vaughan City Hall · Vaughan, Ontario

Rosie, Have a great day, ☺

Italdoor

[REDACTED] Cedar Avenue, Thornhill, [REDACTED] (Hwy 7 & Yonge)

Shipping Hours; Monday to Thursday 7:30 - 3pm

[REDACTED] for Estimating, x 301 General, x 302 Accounting, x 305 Marco, 307 Vince

Twitter: @italdoor

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SHIPPING HOURS:

Mon-Thu: 7:30 - 3:00

Fridays: 7:30 - 12:00

Subject: Thornhill Woods

c <u>9</u>
Communication
COUNCIL: <u>Apr 11/18</u>
<u>CW</u> Rpt. No. <u>14</u> Item <u>1</u>

From: Marion Zhu [REDACTED]
Sent: Wednesday, April 04, 2018 12:25 PM
To: Clerks@vaughan.ca
Subject: Thornhill Woods

Hi there,

I won't be able to attend the meeting. However, I would like to have my voice heard: I am strongly against the Jaffari development application at the OMB.

Thank you,

Marion

Subject: FW: Pettition AGAINST the re-zoning and re-development of property at 9000 Bathurst St.
Attachments: Petition.docx(1).pdf

c 10		
Communication		
COUNCIL:	Apr 11/18	
CW	Rpt. No. 14	Item 1

From: Grand Dance [mailto: [REDACTED]]

Sent: Wednesday, April 04, 2018 12:54 PM

To: Clerks@vaughan.ca

Subject: Pettition AGAINST the re-zoning and re-development of property at 9000 Bathurst St.

Hello City of Vaughan,

Please find attached my petition AGAINST the re-zoning and re-development of property at 9000 Bathurst St.

Regards,
Elena Vinogradsky

Dear Mr. Mayor Bevilacqua and Vaughan City Council,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and over 5200 strong local community members hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. **Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.
2. **Congestion** – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
3. **Overcrowding and Safety**— There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
4. **Parking Issues** – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
5. **Environmental Concerns** – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.
6. **Quality of Life** – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance

with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

Sincerely,

Elena Vinogradsky
Concerned Vaughan Resident

Subject: Petition AGAINST the re-zoning and re-development of property at 9000 Bathurst St.
Attachments: Petition.docx(2).pdf

From: Гутвин Александр [mailto: [REDACTED]]
Sent: Wednesday, April 04, 2018 1:09 PM
To: Clerks@vaughan.ca

C-11		
Communication		
COUNCIL:	Apr 11/18	
CW	Rpt. No. 14	Item 1

Subject: Petition AGAINST the re-zoning and re-development of property at 9000 Bathurst St.

Hello City of Vaughan,

Please find attached my petition AGAINST the re-zoning and re-development of property at 9000 Bathurst St.

Best Regards
Oleksandr Gutvin
[REDACTED]

Dear Mr. Mayor Bevilacqua and Vaughan City Council,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and over 5200 strong local community members hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

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3. **Overcrowding and Safety**— There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
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5. **Environmental Concerns** — The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.
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with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

Sincerely,

Oleksandr Gutvin
Concerned Vaughan Resident

Subject:

our voice on the proposed Jaffari Centre

c 12
Communication
COUNCIL: Apr 11/18
CW Rpt. No. 14 Item 1

From: Jake Jacobi [mailto:]

Sent: Wednesday, April 04, 2018 1:10 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Clerks@vaughan.ca; gila.martow@pc.ola.org

Subject: our voice on the proposed Jaffari Centre

Dear Mayor, City Counselors, and others

We're writing to you to voice my Wife's and mine objection to the new development at the Jaffari Centre.

It seems to me that the Jaffari centre's current proposed project does still not fit in with the look and feel that all of us living in the community and surroundings have become accustomed to. Namely, single homes, townhouses and definitely NOT dense living.

The Jaffari project suggested will bring in way too much density for the area to handle, 2 condos; 6 and 8 stories each, 60 townhouses and a 3 level parking garage, this will create havoc trying to drive or walk in the neighborhood. The traffic is already at very atrocious throughout rush hours.

We're not sure it will be able to sustain with all the additional homes and people and then we will all suffer, will there be sewage failures, water problems? etc.

Our public schools in the vicinity will not able to handle the extra population or will all our kids now suffer with more overcrowding? our school are already crowded with overflow portables.

Additionally, we're extremely worried about the safety of our streets for our children and seniors who are slower moving, it is already really busy for them crossing roads, what will happen with the increased density and cars coming in and out of the neighborhood.

We're also aware that the project will remove a forest on the property.

The main reason we moved into this neighborhood is because of the forests and green space. The neighborhood is called Thornhill WOODS for a reason!

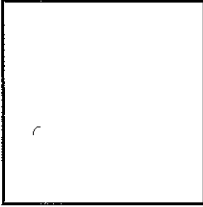
Since when are we allowed to tear down forests that have been designated as green space; if this is done we will surely set a precedent to other developers that this is an ok thing to do. DISGUSTING!

Also to mention the displacement of the animals, plants etc... in the forest of which I heard there are also some endangered species. Animals rely on the numerous forests to move in between and by removing one of them you will leave too much space between forests which will limit the animals range and habitat with devastating consequences.

My wife and I urge you the selected people to head our city to vote against this development; we must not allow money to dictate what our neighborhoods will look like just to the greed of others who don't care about the people living in that community.

Please help us end this increased density project and put an end to it once and for all so that the developers understand it will not be tolerated and begin to work within what is acceptable.

Cheers,



Jake Jacobi



Subject: Jafari Centre Vote

c 13
Communication
COUNCIL: Apr 11/18
CW Rpt. No. 14 Item 1

From: reesa rosen [REDACTED]
Sent: Wednesday, April 04, 2018 1:39 PM
To: Clerks@vaughan.ca
Subject: Jafari Centre Vote

Dear Vaughan City Council,

It was our intention to come to the meeting at City Hall today, and as Vaughan residents, but dismayed to learn of the lack of parking and seating in City Hall to accommodate the large group that turned out to show support of either side. We (Ruth R., Reesa R. and Corey M.) all support the side of Preserve Thornhill Woods Ratepayer Group.

We have lived in the City of Vaughan for 17 years and are concerned about the development at the Jafari Centre being rezoned to allow a highrise building. The area is already congested enough and parking is an issue making commuting during rush hour difficult. We are asking for the City's support at the OMB if it gets to that point to not allow for the area to be rezoned. There are no other high rise units north of Highway 7 along Bathurst in this area. Please let the applicant know that you are standing with the residents of Vaughan who are very concerned about the request to rezone.

Kind Regards,

Reesa R.
Corey M.
Ruth R.

[REDACTED] Daniel Bram Dr.
Maple ON

Subject:

Thornhill Woods Land Development

c 14
Communication
COUNCIL: Apr 11/18
CW Rpt. No. 14 Item 1

From: debbie kiraleos [mailto: [REDACTED]]**Sent:** Wednesday, April 04, 2018 1:45 PM**To:** Clerks@vaughan.ca**Subject:** Thornhill Woods Land Development

Hello,

I am a concerned citizen of Thornhill Woods and I am emailing you, because I cannot attend the meeting pertaining to the land development in Thornhill Woods, on Wednesday, April 4, 2018.

As a local resident of this area for over 10 years, I have concerns about this development. As a mother of 3 small children, it currently takes over 30 minutes to drop off and pick up my children from preschool, which is literally only 1 intersection away. The area is extremely congested with traffic currently and will obviously get worse, if the Jafari project is approved.

Also, Thornhill Woods is a development full of families. It's a residential area and really should not be bogged down by unsightly condos in the middle of our neighbourhood.

I truly hope that council will represent the interests of the local residents of Thornhill Woods.

Thank you,
Debbie Kiraleos

Subject:

Towards Vaughan City Clerk - Jaffari Center in Thornhill Woods

From: Alex Rakhmilevitch [REDACTED]

Sent: Wednesday, April 04, 2018 2:37 PM

To: Clerks@vaughan.ca

Subject: Towards Vaughan City Clerk - Jaffari Center in Thornhill Woods

c15
Communication
COUNCIL: Apr 11/18
CW Rpt. No. 14 Item 1

Dear Vaughan City Clerk

I wasn't able to attend the hearing today, but i'll try my best to express my thoughts on the issue. As a resident of Thornhill Woods i'm strongly oppose this developement for these reasons:

1. Our neighbourhood was planned as a quiet, "sleeping area" combined from low-rise private homes. Creating a high-rise community inside our neighbourhood will turn it to some sort of a city area
2. Right now our neighbourhood is kids friendly area, we can be mostly comfortable with allowing kids go to school by their own. With over-populating Thornhill Woods our roads will became less safe for kids, and thats a big issue for us, residents
3. Also, developing a low cost properties for low income families its a wonderful idea, but as we all understand, our current real estate rates will drastically sink down, and with all the respect for Jaffari community, this issue will painfully hit current residents of Thornhill Woods, this should also be brought to light.

Thanks, and hope for understanding and best resolution from your side.

--

Best Regards,

Alex Rakhmilevitch

Web Content Expert

Online Marketing Specialist

[REDACTED]
[Goldeye Media](#) - Toronto Digital Agency

[BlogPro](#) - Canadian Experts Magazine

www.homebuildersgta.com - GTA's Home Builders Directory

Please rate and review us on [Google Plus](#), [Yelp](#), [Facebook](#) or [n49](#). Thank You!

Request for Deputation to City of Vaughan Council Meeting

City of Vaughan Council Meeting: Wednesday April 4, 1:00 pm.
Vaughan City Hall
2141 Major MacKenzie Dr., West
Maple, ON L6A 1T1

c 16		
Communication		
COUNCIL:	Apr 11/18	
CW	Rpt. No. 14	Item 1

Ilona Fishbein
Irina Fishbein
Anastasia Fishbein
Gregory Fishbein
Viatcheslav Driz
Bathurst Glen Dr.
Vaughan, ON

I/We wish to have the opportunity to make a deputation to the City of Vaughan Council Meeting to be held on Wednesday April 4th at 1:00 pm at Vaughan City Hall.

Our deputation relates to Agenda item: Jaffari development application relating to the application to build:

1. a 17-storey, 205 unit residential apartment building with ground floor office & retail space;
2. a second 17-storey, 172 unit seniors residential apartment building; and
3. 61, 3-storey townhomes.

In general terms, the purpose of my/our deputation is our concerns around the application and how it may affect our community, as follows:

1. The proposed changes to the zoning may change the way the current neighborhood looks permitting building high-rise structures.
2. Since new development will require vast additional parking and considering the fact that most streets are very narrow, adding a large volume of cars, especially during rush hours and when children are walking to school will make the situation unbearable.
3. The traffic in and around the stretch of Bathurst Street, between HWY 7 and Rutherford is unbearable without a sharp increase of the population and cars, and as a result, the situation will be much worse potentially jeopardizing the public safety.

Yours sincerely,

Ilona Fishbein, Irina Fishbein, Anastasia Fishbein, Gregory Fishbein, Viatcheslav Driz

C <u>17</u>	
Communication	
COUNCIL:	<u>Apr 11/18</u>
<u>CW</u>	Rpt. No. <u>14</u> Item <u>1</u>

Thornhill Woods

April 6, 2018

This purpose of this letter is to bring attention the City of Vaughan councillors and the Mayor to the upcoming situation in the Thornhill Woods area. Please understand and pay attention that all residents of the Thornhill Woods are against building high-rise buildings and the gated community in our area. Hope our opinion is matter to you and it will be considered.

However the latest meetings on March 27 and April 4, 2018 showed completely opposite – the councillors expressed full support to the plan of Jaffari Village Development. The organization of these meetings was unacceptable. Was it organized on purpose during the working hours so that the working residents of Thornhill Woods (TW) won't be able to come?

Can I please remind you that you were elected by the residents to represent their interests and support them in order their living conditions are constantly improving. Also would like to remind you that you are PUBLIC servants and are getting paid using taxes paid by residents. We are working really hard to make money to support our families and pay property taxes. And we don't mind to pay taxes in case our money is used wisely and not for making some decision that we are completely disagree on.

How come from another side – people who represent Jaffari community – were brought there by buses and we, the residents, couldn't even find the parking. Doesn't it look like discrimination against the people who elected you?

Just a few points that we would like to get the answers on or more details to be provided:

1. When this land was purchased it was clearly written that the only buildings like schools, fitness, etc. are allowed to be built in the considered area. Why is the re-zoning even considered? Why is it with such a high density? Why the re-zoning from publicly used buildings to the high-rise residential?
2. Where are 3 promised exits from this development? Just a lot of talking but the 3rd entrance on Apple Blossom is still closed. Who has investigated from the safety point of view that 3 exits are enough? Even now during the high holidays the cars are all over the TW area especially on the Ner Israel and Knightshade Drive. Don't you think that it's inconvenient for residents and not safe for driving?
3. The speech of the Mr. Jason Schmidt-Shoukri was very unprofessional. What does it mean the traffic is everywhere? Is it an excuse? So let's make it even worse??? Does he have professional designation that he can express his opinion about planning the city? Can you please disclose his education. Whatever he was saying during the meeting

that the traffic is permissible is unacceptable and his professionalism is questionable. Is he a professional engineer of Ontario? His opinion is very questionable.

4. Has anybody investigated if the schools at TW can accept more students? Please send me the report. Good quality education and safety at schools should be your priority.
5. Has anybody thought of the decreasing value of the full area of TW due to high density and traffic? Why do people who bought their houses 10-15 years ago have to suffer? Please explain the reason.
6. Regarding cutting the trees to build townhouses - rental ??? – the world is going GREEN. The Provincial Government put aside funds to get Ontario green. And the City of Vaughan made a decision to cut the trees – how does it make sense? Do you know how many years are required to grow one tree?
7. Originally 775 parking spots were planned for this side of mosque-this is standard (planning department explained to us 5 years ago) with the only mosque in place. With the current proposal total parking spots are $663+144+31=838$ including parking garage and outside. The total additional parking proposed 63. How would you explain that small amount of parking spots added in the situation when 2 high-rise buildings, school, townhouses (visitors) will be constructed. It's obvious that parking on the streets of TW will be used especially during high holidays.

Looks like that the councillors and the Mayor of our city are elected to make our life miserable. Do you have any hope to be re-elected in case the decision is positive?

The meetings had to be organized during the evening time with the residents and to reconcile our opinions to make final decision. And this decision had to be brought to the meetings by our councillor to defend our interests and present it during the last 2 meetings instead of showing full support to the Jaffari Development.

Just to let you know that the residents of TW and surrounding area are working on organizing the march (5,000-10,000 people will be involved) to show that we are united against Jaffari Development that will deteriorate the life quality for us and our children. We are not going to be silent – and will start expressing our opinion publicly using TV, radio and newspapers.

It's imperative to get all the answers to the questions above straight and not justifying by existing procedures. If the procedures are not good for people it means that the procedures have to be improved or updated.

Appreciate your attention to the above matter.
Thank you.

Boris and Alice Barapp

Subject:

file #Z13.036 - Jaffari Village - Ideas for compromise solutions

From: Yaroslav Zakrevsky [mailto: [REDACTED]]

Sent: Monday, April 09, 2018 10:59 AM

To: Clerks@vaughan.ca

Subject: file #Z13.036 - Jaffari Village - Ideas for compromise solutions

c 19
Communication
COUNCIL: Apr 11/18
CW Rpt. No. 14 Item 1

Dear Committee,

Two years ago, after diligently searching for a community where i would like to establish roots and build and grow my family, i chose Thornhill Woods given its charm, multi-culturalism, and sense of community that you get from a lower density, low rise neighbourhood.

My kids go to a local daycare, my wife works in the area and I commute.

I wanted to reach out on behalf of my family and ask you to look out for our neighborhood in what seems to be a long-standing conflict with a developer or a group of people trying to a benefit for themselves at the expense of everyone else. We do not have the deep pockets the developer has, so in-trust ourselves in you.

Thornhill Woods has been developing for the past 15 years and a large number of developers adhered to the simple rules of low rise construction. The Jaffari are not unique and we should not be setting bad precedence that would alter the area forever with other projects looking to follow through once precedence is set.

Specifically, my issues include:

- 1) Thornhill Woods is a low rise neighborhood. It is part of the character, it is why the thousands of residents chose it and that's the profile the existing infrastructure was meant to support (roads, traffic, schools, wooded conservation lands)
- 2) Thornhill Woods is multi-cultural. I do realize the Jaffari Village evolved and now plan to allow non-Muslims to own property in the complex. That said, if the development to be built, it would be paramount to maintain the same multi-cultural mix in the proposed development as per the current pro-rata in Thornhill Woods. I fear that with making units pre-sale to a select "VIP real-estate agents" from certain communities or make advertisement available only on select Social Media pages or only in select language, the complex would be dominated by a single background of people. Thornhill like the rest of Canada meant to be inclusive. The developer need to ensure the same proportion / representation is maintained in the new complex as currently present in the area and this has to be verified by the city.
- 3) No slam-like eye sore. No football field sized parking lot and no multi-level parking structures. Parking can be underground – see Longos plaza example at Bathurst / Rutherford. No poor construction condo / townhomes.

I think if the development ever to go through, it has to strictly adhere to the existing profile, of at most 3 story high townhomes and with the minimum frontage that most other developments in the area. Is it 20 ft wide front? And given the increased density and traffic the developer needs to expand the infrastructure (road size, schools and maintain existing wooded area).

Many thanks and appreciate you taking a read and considering,

Yaro

Subject:

FW: Communication Regarding 9000 Bathurst St.: FILE OP.13.013 ZONING BY-LAW
AMENDMENT FILE Z.13.036

Attachments:

PTWA Letter to Vaughan Council (10 April 2018)

c20
Communication
COUNCIL: Apr 11/18
CW Rpt. No. 14 Item 1

From: Thornhill Woods [<mailto:info@preservethornhillwoods.com>]

Sent: Tuesday, April 10, 2018 10:58 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@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>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Foy, Julie <Julie.Foy@vaughan.ca>; Clerks@vaughan.ca; Kostopoulos, Daniel <Daniel.Kostopoulos@vaughan.ca>

Subject: Communication Regarding 9000 Bathurst St.: FILE OP.13.013 ZONING BY-LAW AMENDMENT FILE Z.13.036

To Vaughan City Council,

With regards to: FILE OP.13.013 ZONING BY-LAW AMENDMENT FILE Z.13.036

Please find attached an official communication from Preserve Thornhill Woods Ratepayers Association. We are requesting an amendment to the motion that will be voted on during the council meeting on April 11, 2018.

Thank you for your consideration.
Rom Koubi
Chairman
Preserve Thornhill Woods Association

~~~~~

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Preserve Thornhill Woods Association

9200 Dufferin Street #20142, Concord, ON, L4J 0C0 • www.ptwa.ca • info@ptwa.ca

Maurizio Bevilacqua, Mayor
Mario Ferri, Deputy Mayor, Local and Regional Councillor
Gino Rosati, Regional Councillor
Sunder Singh, Regional Councillor
Marilyn Iafrate, Ward 1 Councillor
Tony Carella, Ward 2 Councillor
Rosanna DeFrancesca, Ward 3 Councillor
Sandra Sandra Yeung Racco, Ward 5 Councillor
Alan Shefman, Ward 5 Councillor

Subject: OFFICIAL PLAN AMENDMENT FILE OP.13.013 ZONING BY-LAW AMENDMENT FILE Z.13.036

Date: April 10, 2018

Mayor and Honorable Members of Council,

The Preserve Thornhill Woods Ratepayers Association, working on behalf of the Residents of Thornhill Woods, would like to take this opportunity to thank the Council for working with us over the last four years on this very challenging development application. As you have all come to realize, the residents of our community have real and relevant concerns about the changes this development application may bring to our community and we appreciate the extra level of care and scrutiny that you have applied throughout the application review process.

As we have mentioned many times to Council, our community is not against appropriate development of the applicant's land. All we have ever asked is that any new application does not have a negative impact on our community. Our residents are extremely worried about the application's impact on traffic, parking, infrastructure and the conservation land, and we were quite pleased by the new motion that Councilor's Racco and Shefman tabled last week to add additional conditions of approval to the City's Staff Report and final recommendations.

As you are voting on a position to take at the OMB hearings, we would like to ask the Council to stand firm on the many conditions that both you and your staff have shrink wrapped onto this application. The community has pushed hard to get these conditions included in your position and removing even a single condition will most certainly lead to a major uproar as it will constitute a major step backwards in the progress we have achieved.

We also wanted to remind you that there are still a number of gaps within this application that were not adequately addressed by your Staff's recommendations. PTWA would like to reassure the Council that we will continue to diligently work with the City to address these concerns and may still identify these issues as major items at the OMB hearings and future subdivision planning processes.

To support these efforts, we are asking for Council to add the following additional language to the recommendation that was adopted and moved by the Committee on April 4th 2018. This language should be added as Section 3) new item (f):

"3) (f) and that all of the foregoing work be completed before the commencement of the OMB hearing and that staff support this work at the OMB hearing as conditions"



Preserve Thornhill Woods Association

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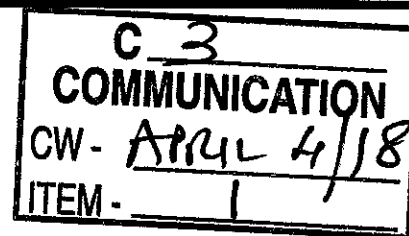
Both PTWA and our residents are eager to resolve this application in a manner that is fair to all parties involved. Thank you for working with us to move this application forward and we look forward to engaging with you again soon.

Sincerely,

Rom Koubi
Chairman of the Board
Preserve Thornhill Woods Association

Britto, John

From: R. Simacov [REDACTED]
Sent: Wednesday, March 28, 2018 9:53 PM
To: Clerks@vaughan.ca
Subject: Deputation Jaffari project



I am emailing as I cannot attend the meeting on April 4th at 1:00 pm in regards to the Jaffari project.

As a local resident this area is extremely congested. It takes over 40 minutes to pick up my kids from daycare which is only one intersection away from my home!

I really do not want to see condos built in Thornhill Woods. Not only would it cause heavy traffic but would ruin the look of a family development!

I hope I can trust that council will represent local residents' interest!

Thank you!
Rav

Britto, John

From: Ellen Drazner [REDACTED]
Sent: Wednesday, March 28, 2018 11:11 PM
To: Clerks@vaughan.ca
Subject: Thornhill Woods



I have been a resident of Thornhill Woods for 14 years. There is a lot of traffic in the mornings and on the way home from work. I'm concerned that if we allow more buildings, we will have no parking and lots of traffic, noise and pollution. I bought my home in this residential Neighborhood since most homes were single family dwellings and the rest are low rise townhomes. Allowing the expansion of the Jaffari Centre will cause lots of traffic and that is a big concern.

While I'm disappointed that the meeting next week is at 1 PM and I work full time, I will take time off to attend this meeting. Please take note of my objection of this expansion in case the meeting is too large for me to enter the building.

Thanks,
Ellen Drazner
[REDACTED] Mistywood Crescent
Thornhill, ON L4J 9E6
647-406-0330

Sent from my IPAD

Britto, John

From: Saleguys <[REDACTED]>
Sent: Thursday, March 29, 2018 4:03 AM
To: Clerks@vaughan.ca
Subject: Jaffari development will ruin the thornhill economy

C 5
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The traffic is freak and joke you can not put more development on Bathurst. I live right there and it's the worst commute in Canada.

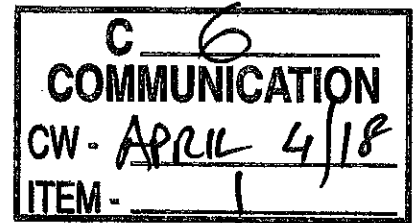
I know I am moving along with my friends if this jaffari development with illegal zoning gets approved.

I myself can not support this trashy development that will completely turn this area into a ghetto

From: Warren Goldstein

Britto, John

From: Cindy Nichol <[REDACTED]>
Sent: Thursday, March 29, 2018 7:32 AM
To: Clerks@vaughan.ca
Subject: Jaffari village



Good morning

Unfortunately I will not be able to make the mid day meeting on Wednesday however I do want my voice heard.

I have been a resident of Thornhill Woods for almost eight years now and the traffic congestion is already unbearable. It takes me a half hour to drive my son to work in the Sobey's plaza - also a half hour walk! More traffic in this neighbourhood would be catastrophic!!

There are approximately 12,000 people living in this neighbourhood already and adding low, mid or high rise condos to these numbers would be unbelievably irresponsible to the people already dealing with the high population and all that goes with it (parking, traffic, traffic, traffic!!).

These beautiful woods do not have building condos - it was never part of the planning so why would council allow them now? What is the motivation to change the plan of Thornhill Woods now? The motivation should be to preserve its beauty, maintain the plan, and ensure the current residents - of all faiths, colours and cultures, maintain the homes and lives they bought into when they bought their homes in these woods.

Adding low, mid or high rise condos to an area of only houses will change the landscape, decrease the beauty and ultimately decrease the value of the homes - if that happens, will the OMB decrease our taxes?

Keep Thornhill Woods as it is. It's already over populated and over trafficked and over parked.

Council needs to do what's right for their current residents that live here in Thornhill Woods and already deal with these problems. This is our neighbourhood and current traffic congestion and parking issues already impact our daily commutes and travel - significantly, not minimally or moderately. Significantly. Already.

Please do not approve this development. Please do not negatively impact our community, our neighbourhood and our lives by adding buildings that don't belong in the landscape and more congestion to this already heavily populated area.

Thank you for taking the time to read my email.

Thank you.

Cindy Nichol

Britto, John

C <u>7</u>
COMMUNICATION
CW - <u>APRIL 4/18</u>
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From: Clerks@vaughan.ca
Sent: Thursday, March 29, 2018 11:36 AM
To: Britto, John
Subject: FW: OMB hearing re Jafari development in Thornhill Woods - April 4th

From: Ekaterina S. [mailto:████████████████████]
Sent: Thursday, March 29, 2018 11:00 AM
To: Clerks@vaughan.ca
Cc: Ekaterina S. <████████████████████>
Subject: OMB hearing re Jafari development in Thornhill Woods - April 4th

Hello,

I am emailing you as I cannot attend the meeting on April 4th at 1:00 pm in regards to the Jaffari development project in the community I reside in with my family for the past 7 years.

As a local resident of this area, I am particularly concerned with extreme traffic congestion issue along Bathurst Street that I use daily. It can take me 40 minutes sometimes to get home from 407!!! And if I have to pick up my son from daycare, This adds up. I strongly believe that mid-rise or high-rise development in Thornhill Woods will only make this issue 100 times worse! And this will destroy the whole look of our neighbourhood and family community that we all love.

I am also concerned that this development will create massive parking issues (which already exist) along our streets in Thornhill Woods because there are not enough parking spaces being built within the development itself to accommodate masque visitors and residents!

I hope I can trust that the interests of local area residents will be carefully reviewed and considered by the council. This issue itself will definitely affect how I will vote during the election time - and I know this is also true for my family and friends who are all local residents.

Ekaterina Sitnikova

Sent from my iPhone

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From: Chris Zhu [mailto: [REDACTED]]

Sent: Thursday, March 29, 2018 1:47 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@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>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Subject: Concerns about Jaffari Village Development in Thornhill Woods

Dear Sir or Madam,

As a resident at the Thornhill Woods neighborhood, I am writing to express my concerns about the Jaffari Village Development in our neighborhood.

My family moved from a high-density community in GTA to this neighborhood because of its low-density population and easy access to a variety of facilities. However, despite the amended proposal by the ISU, I still strongly believe that the said development plan will have huge impacts upon local residents' life and work. The infrastructure in this area was not designed to accommodate hectic traffic for dense population living in high-rise buildings and will incur a lot of tensions. The current peak-hour traffic in this neighborhood has already caused stress for commuting adults and our school-age children riding school buses.

I hear what Shafiq Ebrahim the ISU vice-president said: "This is our property. We have the right to build" (Toronto Star, March 22, 2018). I would like to respond, "This is our neighborhood. We have the right to protect the wellbeing for the residents, especially our younger generations". Such a development plan should not overshadow the needs and wellbeing of the residents in this community.

I sincerely hope you could consider our appeal and needs as residents, taxpayers, and most importantly, supporters to your governance. Much appreciated for your time and consideration.

Best wishes,

Chris Zhu

From: Racco, Sandra

Sent: Thursday, March 29, 2018 2:08 PM

To: 'Chris Zhu' <[REDACTED]>

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Birch, Carol <Carol.Birch@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Storto, Claudia <Claudia.Storto@vaughan.ca>; Facciolo, Caterina <Caterina.Facciolo@vaughan.ca>

Subject: RE: Concerns about Jaffari Village Development in Thornhill Woods

Thank you Mr. Zhu for your e-mail.

I understand the concerns you have expressed and have shared them with City staff. We are continuing to work with the residents, stakeholders groups and the broader public.

Council will be considering staff's technical report and recommendations regarding this development at the Committee of the Whole meeting on April 4th, which will be ratified at the Council meeting on April 11th. However, it is the Ontario Municipal Board that will be the ultimate decision maker in this case.

For your additional information, I am providing a link to the staff report:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW_0404_18_1.pdf

I look forward to hearing from you and your neighbours on the 4th of April where you and others will have a chance to speak and make deputations. You can also submit written comments to the Clerk's Department. I promise I will continue with my efforts to seek the best outcome for this area.

Sandra Yeung Racco, B. Mus. Ed., A.R.C.T.

Councillor, Ward 4

905-832-8585, ext. 8342 | sandra.racco@vaughan.ca

City of Vaughan | Ward 4 Council Office, Concord/Thornhill North

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



**BLOCK 10 THORNHILL WOODS DEVELOPERS
GROUP INC.**

**40 Vogell Road, Unit 48
Richmond Hill, Ontario
L4B 3N6**

Tel: (905) 770-3330 Fax: (905) 770-3530

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COMMUNICATION
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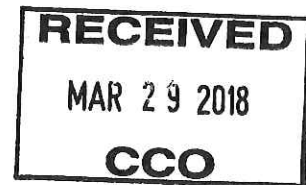
March 26, 2018

Via email: carol.birch@vaughan.ca

Ms. Carol Birch, MCIP, RPP
The Corporation of the City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ont.
L6A 1T1

Dear Ms. Birch,

**Re: Cost Sharing Obligations
Islamic Shia Ithna-Asheri Jamaat of Toronto ("Islamic
Centre")
9000 Bathurst Street
File Numbers: OP.13.013 and Z.13.036**



Further to our previous correspondence dated December 13, 2013, and in response to the notice that the above noted applications will be considered at a Committee of the Whole Meeting on April 4, 2018, as Trustee of the Block 10 Thornhill Woods Developers Group ("Developers Group") we are writing to advise that there are outstanding financial obligations owing to the Developers Group for the lands which are the subject of the above noted applications, pursuant to the Thornhill Woods Developers Cost Sharing Agreement.

Furthermore, as previously confirmed, the Islamic Centre has entered into an Agreement with the Developers Group in January, 2006 undertaking to satisfy their cost sharing obligations associated with the lands and consenting to the City incorporating a condition of approval requiring the submission of a Trustee release/clearance letter as part of the approval process.

We are reconfirming our request for the City to incorporate such a condition, requiring a Trustee release/clearance prior to the issuance of final approval for any development on the lands, in conjunction with the appropriate development application.

Please also ensure that we are included in the circulation list and notified of all future meetings and decisions regarding the subject lands.

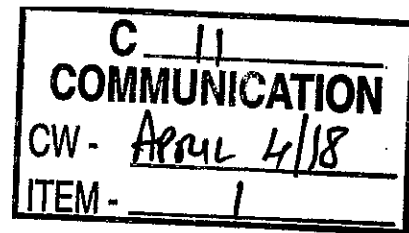
Yours Very Truly,

BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP INC.

A handwritten signature in black ink, appearing to read 'Tanya Roman', with a stylized, flowing script.

Tanya M. Roman, A.S.O.

cc: Councillor Sandra Yeung-Racco (email: sandra.racco@vaughan.ca)
Members of the Block 10 Thornhill Wood Developers Group



From: Thomas [mailto:████████████████████]
Sent: Sunday, March 11, 2018 7:53 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>
Cc: Ferri, Mario <Mario.Ferri@vaughan.ca>; ginorosati@vaughan.ca; Singh, Sunder <Sunder.Singh@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; tonycarella@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; alanshefman@vaughan.ca
Subject: #Preserve Thornhill Woods - #Just Say No #STOP the Jaffari Village Development

To the Attention of Councillor Racco:

Please include us on all correspondence shared with the community on matters relating to The Jaffari Village Development Plans. We had asked in the past that we be included on these updates, but we have never received updates from your office.

To the Attention of Mayor Bevilacqua and Councillor Racco:

We are writing to advise you, as we did several years ago, that it is still our position that **the proposed high-density, multi-use, Jaffari Development plans, aka the Jaffari Village, must be stopped**.

Now, because the Jaffari Development proposal has been placed in front of the Ontario Municipal Board (OMB) <http://elto.gov.on.ca/tribunals/omb/about-the-omb/> we are once again raising our voices to you, to say: **"NO TO THE JAFFARI VILLAGE PROPOSAL"** and **urging the City of Vaughan to use all of its political power and knowledge to maintain the current character of Thornhill Woods.**

It does not matter that according to a recent newspaper article in the Richmond Hill Post, that the Jaffari working groups submitted *"at least five revisions to the original plan"*, since those revisions did not reflect a real response to the concerns that were raised by the Thornhill Woods community and the City of Vaughan. These so-called revisions actually proposed more residential units than were previously proposed, resulting in an even greater requirement for parking spaces and resulting in an increase in traffic. It should be noted that traffic is already chaotic during prime travel hours along the Bathurst Street corridor. **IF the Jaffari Village proposal is accepted in any of its reiterations, this corridor will become a traffic nightmare that we will never be able to escape from, at any time of the day.**

This rezoning issue is an important one, not only for the local area, but for the precedent it would set for the region. Planned low density zoning that was conceived to ensure a sustainable, healthy, and thriving community should NOT be changed just because it's easier and less time consuming to give in to bully tactics and working groups that refuse to hear a "NO", as a "NO".

It's time for the City of Vaughan to stand up and say loud and clear:

1. **NO to the Jaffari Village Development Plans.**
2. **NO to an increase in TRAFFIC chaos and congestion.**
3. **NO to overcrowding.**
4. **NO to health and safety issues as a result of the overcrowding.**
5. **NO to increased contaminants caused by increased vehicle traffic.**
6. **NO to increased noise pollution.**
7. **NO to increased sound pollution.**
8. **NO to the Jaffari Development Plans and Proposals which will destroy the intended and approved character and zoning of Thornhill Woods !!!**
9. **NO to destroying our lovely community, as it currently exists !!!**

As you may remember, over the years the greater Thornhill Woods community, including the Preserve Thornhill Woods Association have taken many steps to voice our position that we do NOT want to destroy the very character of Thornhill Woods, that made us want to move here in the first place.

- A. **We've signed petitions against re-zoning.**
- B. **We've repeatedly voiced our opposition at meetings.**
- C. **We've sent numerous messages to you and our ward councilors opposing the Jaffari Development proposals.**

- D. We've sent our message with our votes at the ballot box.
- E. We've also installed lawn signage to show our opposition.
- F. We've met with the media to share our concerns and position on this ill-advised development.

Now, it's up to you to be the political voice at the upcoming appeals and meetings, to ensure the Jaffari Village Proposal is denied, PERMANENTLY !!!

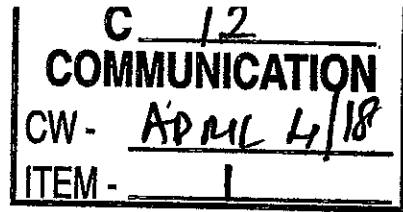
To encapsulate and for the public record, we are writing to advise you that we object to the proposed development, Applications #OP.13.013 and # Z.13.036 in all forms of its revisions, for the following reasons:

1. **Plan Incompatibility with Current Designated Low Rise Community:**
The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential structures and this plan is steering the area on a course it wasn't designed for when the city plans were first developed.
2. **Traffic Congestion and Related Safety Issues:**
Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, motor vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents who are not your current constituents would seriously overload our neighborhood's roads. Each month there are thousands of vehicles already speeding through our quiet roads and we cannot accommodate even more. Vehicle fatalities have already occurred within our community. We cannot allow for any more of them to occur.
3. **Overcrowding and Related Safety Issues:**
An increase in population will result in an increase in crime, as there is a correlation between these two factors.
4. **Increased Parking Needs and Related Safety Issues:**
The high density structures are not incorporating enough parking for the intended number of inhabitants. Spillover parking is already interfering with our quality of life in Thornhill Woods. An increase in parking needs that will not be met by the current proposal will create even more road rage incidents in this quiet neighbourhood.
5. **Environmental Concerns:**
An increase in population will result in an increase in pollution. The proposed development area is right along some of the most beautiful wetlands along the Don River and we cannot afford to destroy more of these necessary wetlands. Besides performing important water quality functions such as filtration, wetlands provide food and habitat for an abundance and diversity of life unrivaled by most other types of environments. Along with open water, they are breeding, spawning, feeding, cover and nursery areas for fish and are important nesting, migrating, and wintering areas for waterfowl and other wildlife. Wetlands also serve as buffer areas to protect shorelines and stream banks from erosion and storm surges, and act as natural water storage areas during floods and groundwater recharge areas. In addition, wetlands assimilate, recycle, filter and remove pollutants from water.
6. **Quality of Life:**
There is already so much noise and light pollution in our area that our quality of life, and that of the local fauna, will disappear forever.

Ask yourself, what legacy when it comes to Thornhill Woods do you want to be known for after your many years in office ?

Thank You.

Thomas Alt & Norma-Jean Alt
[REDACTED] Summeridge Drive, Vaughan, ON L4J8T2
[REDACTED]



From: Oleg Epel [mailto: [REDACTED]]
Sent: Thursday, March 22, 2018 6:31 PM
To: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Cc: Birch, Carol <Carol.Birch@vaughan.ca>
Subject: Re: Islamic Shia Ithna-Asheri Jamaat of Toronto - OP.13.013 and Z.13.036

Attn:

Mayor: Maurizio Bevilacqua maurizio.bevilacqua@vaughan.ca
Deputy Mayor, Local and Regional Councillor: Mario Ferri mario.ferri@vaughan.ca
Regional Councillor: Gino Rosati gino.rosati@vaughan.ca
Regional Councillor: Sunder Singh sunder.singh@vaughan.ca
Ward 4 Councillor: Sandra Yeung Racco sandra.racco@vaughan.ca

Re: Islamic Shia Ithna-Asheri Jamaat of Toronto - OP.13.013 and Z.13.036

Dear Sir/Madam,
I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. Even though this application has been updated and resubmitted many times, my position regarding this application has not change since January 2014. The same applies to many local community members.

I am sure you are familiar with the issue well. I just would like to remind you a few major concerns below.

Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighbourhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.

Traffic Congestion – Our neighbourhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighbourhood's roads. The surrounding neighbourhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari centre already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

Parking Issues – Currently we have cars parked on every street and road within our neighbourhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighbourhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Kind regards,

Oleg Epel
Concerned Vaughan Resident
● Chagall Drive
Thornhill, ON L4J 9B4

Britto, John

From: Yael Tapiero [REDACTED]
Sent: Thursday, March 29, 2018 7:32 PM
To: Clerks@vaughan.ca
Subject: Jaffari village

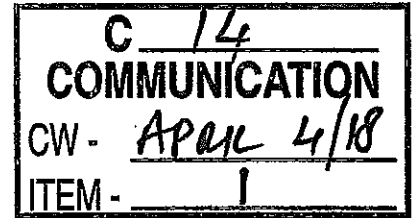
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Hi I would like to protest against this project Is there busses to hop on on that day For 1 pm Thanks Yael Tapiero
[REDACTED]

Sent from my iPhone

Britto, John

From: Jessica Scheer <[REDACTED]>
Sent: Friday, March 30, 2018 6:01 AM
To: Clerks@vaughan.ca
Subject: April 4th meeting jaffari condos



Dear Carmit,

I am writing this email in regards to the purposed Jaffari Condos as I cannot attend the April 4th meeting at 1:00.

As a resident of the community it is EXTREMELY congested. The traffic is backed up along every major street including the side streets throughout the Thornhill Woods community.

The over congestion poses an even bigger safety risk and that's the safety of our children. This community is suppose to be safe for our children to play. With the amount of traffic each day on all the side streets there is no way children can play safely. Building this new development poses many safety concerns.

Lastly, it will also take away from the family development that Thornhill Woods intended to be. Making it look like an over populated, congested area, rather than welcoming, and family safe.

I hope council will represent residents interests and concerns on the safety of our families and community.

Thank you,
Jessica Meghory
Sent from my iPhone

Britto, John

From: Gul Jacobi <[REDACTED]>
Sent: Friday, March 30, 2018 4:19 PM
To: Clerks@vaughan.ca; gila.martow@pc.ola.org; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Singh, Sunder; Racco, Sandra; Iafrate, Marilyn; Carella, Tony; DeFrancesca, [REDACTED]
Subject: DO NOT SUPPORT the Proposed Jaffari Development



Good afternoon everyone,

As a 14 year resident of Thornhill Woods I'd like to express my concerns regarding the proposed development at the Jaffari site. The current proposal has numerous deficiencies from both planning and community building perspectives and I strongly urge those involved to vote against the approval of the existing plan.

The fact that the developer disregarded the municipal requirements to extending Apple Blossom Dr through their property so that the street has access to Bathurst St is now a moot point. However, its not too late to ensure that the developer adheres to principles of the Official Plan. When the subdivision was initially plotted none of the original developers envisioned the kind of density that is currently being proposed. I'm sure that if allowed they would have pushed for the density at that time and the subdivision would have been properly engineered in a more comprehensive way to support the increased density.

Now that we have an established stable neighborhood the Jaffari developer is proposing to introduce density that will have undesirable effects on traffic since access has not been patterned responsibly, on pedestrian safety due to the lack of sidewalks in their proposal, on green space as forest is making way to accommodate the incremental units being proposed, and stress on existing infrastructure (roads, schools, water and sewer, community centre) that wasn't originally anticipated.

I support infill development as long as it's done in a responsible manner and planned in a way to improve the community. From my understanding the developer is proposing a plan that has a density significantly above what was originally intended for the site. Municipalities have Planning/Development departments to ensure that new proposals fit within the rules and more importantly conform to the overall look and feel of the stabilized neighborhood. The massing and site plan proposed do not match anything in the direct vicinity. The property is surrounded by single family homes and town homes. The Jaffari proposal to introduce building forms of multiple stories does not conform with the balance of the neighborhood.

I'd like to be clear that "not in my backyard" rhetoric doesn't apply to me, in fact I believe infill development is healthy for the area. However, I'm a strict believer that it must adhere to the same regulations and appearance as the rest of the area.

One of the reasons the provincial government has abolished the OMB was to retain development decisions at the municipal level. The Jaffari developer appealed to the OMB recently to maintain the decision at the appeal board essentially circumventing the municipality's decision makers. I recommend that we don't allow the developer to use this loophole. As a community we must insist that our elected representatives think about what would happen in their particular wards if we were to allow this precedent to be set. Again, I'd like to urge all parties involved not to support the Jaffari proposal so that the developer would be required to

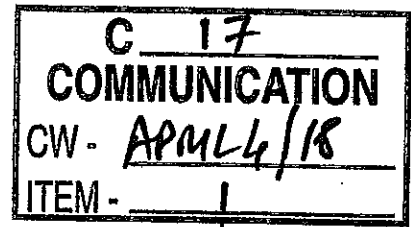
enter mediation with City Staff and neighborhood associations to settle on a more reasonable plan that fits the existing community.

Gul Jacobi

[REDACTED]

Britto, John

From: Alexirena <[REDACTED]>
Sent: Friday, March 30, 2018 9:37 PM
To: Clerks@vaughan.ca
Subject: Vaughan resident



Dear Mr. Mayor Bevilaqua and Vaughan City Council,

Background on this matter:

The Islamic Shia Ithna-Asheri Jamaat of Toronto (i.e. the Jaffari Community Centre) has launched an Ontario Municipal Board (OMB) challenge against the City of Vaughan with respect to their development application at the corner of Ner Israel Drive and Bathurst Street.

The applicant is claiming that the City of Vaughan has taken too long to approve their original 2013 application (and amended five times) to build a 6 story seniors building, an 8 story condominium building, 60 townhouses, a 3 level parking garage (adjacent to the Waldorf School) and a private Islamic High School on the site. They have appealed to the OMB asking them to overrule the City of Vaughan's official plan to allow this development to be approved.

An OMB Pre-Hearing has been scheduled for Tuesday March 27, 2018 (10 am) at Vaughan City Hall. A full Committee of the Whole (Public Hearing) on the staff recommendations will be scheduled in June before council votes on the city's position for the OMB hearing and the final status of the application.

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and over 5200 strong local community members (see attached online petition)

<http://www.petitionbuzz.com/petitions/9000bathurst> hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic
2. Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
3. Overcrowding and Safety– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan

and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

4. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

5. Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

6. Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

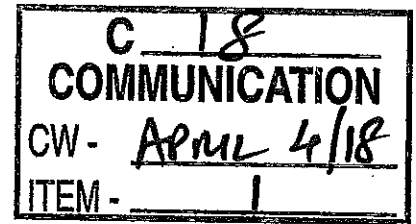
Sincerely,

Name, last name
Concerned Vaughan Resident

Sent from [TypeApp](#)

Britto, John

From: Galyna Semenkova <[REDACTED]>
Sent: Sunday, April 1, 2018 11:01 PM
To: Clerks@vaughan.ca
Subject: Redevelopment at 9000 Bathurst St.



Dear Mr. Mayor Maurizio Bevilacqua and Vaughan City Council,

Background on this matter:

The Islamic Shia Ithna-Asheri Jamaat of Toronto (i.e. the Jaffari Community Centre) has launched an Ontario Municipal Board (OMB) challenge against the City of Vaughan with respect to their development application at the corner of Ner Israel Drive and Bathurst Street.

The applicant is claiming that the City of Vaughan has taken too long to approve their original 2013 application (and amended five times) to build a 6 story seniors building, an 8 story condominium building, 60 townhouses, a 3 level parking garage (adjacent to the Waldorf School) and a private Islamic High School on the site. They have appealed to the OMB asking them to overrule the City of Vaughan's official plan to allow this development to be approved.

We are residents of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

We and over 5200 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. *Plan Incompatibility with Low Rise Community:* The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic
2. *Congestion* – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
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4. *Parking Issues* – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
5. *Environmental Concerns* – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from

Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

6. *Quality of Life* – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

We wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, We strongly encourage you to consider voting against this application being taken to the OMB.

Your response to this important matter will be greatly appreciated.

Sincerely,

Galyna Semenkova,
Alexander Matusevich,
Volodymir Matushkin,
Illya Semenkov

Britto, John

From: Elena Tre [REDACTED]
Sent: Sunday, April 1, 2018 12:49 PM
To: Clerks@vaughan.ca
Subject: Jafari Development

C	19
COMMUNICATION	
CW -	APRIL 4/18
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We are residents of Thornhill woods ,21 Sassafras circle, voting against a new Jafari development project in our area,because it will bring to our busy area a lot of new traffic and our infrastructure cannot support new such a big extra population.

Sincerely
Treister family

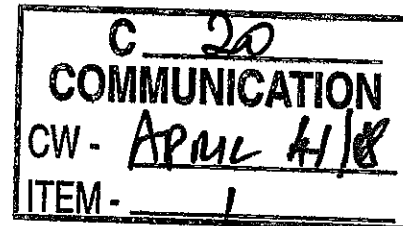
Britto, John

From: Sam Shore <[REDACTED]>
Sent: Sunday, April 1, 2018 1:22 PM
To: Clerks@vaughan.ca
Subject: Objection to Proposed Development: OP.13.013 and Z.13.036

April 1, 2018

Dear Mr. Mayor Bevilacqua and Vaughan City Council,

Background on this matter:



The Islamic Shia Ithna-Asheri Jamaat of Toronto (i.e. the Jaffari Community Centre) has launched an Ontario Municipal Board (OMB) challenge against the City of Vaughan with respect to their development application at the corner of Ner Israel Drive and Bathurst Street.

The applicant is claiming that the City of Vaughan has taken too long to approve their original 2013 application (and amended five times) to build a 6 story seniors building, an 8 story condominium building, 60 townhouses, a 3 level parking garage (adjacent to the Waldorf School) and a private Islamic High School on the site. They have appealed to the OMB asking them to overrule the City of Vaughan's official plan to allow this development to be approved.

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I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and over 5200 strong local community members (see attached online petition)

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2. **Congestion** – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
3. **Overcrowding and Safety**— There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
4. **Parking Issues** – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the

surrounding roads.

5. **Environmental Concerns** – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

6. **Quality of Life** – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

Sincerely,

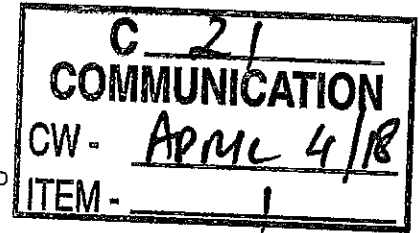
Natalie & Shlomo Shore
■ Spring Arbour Rd.
Thornhill, ON L4J 0C3
Concerned Vaughan Resident



Virus-free. www.avast.com

Britto, John

From: I Ileon <[REDACTED]>
Sent: Monday, April 2, 2018 10:05 AM
To: Clerks@vaughan.ca
Cc: I Ileon
Subject: Preserve Thornhill woods hills - NO to high rise condo



Dont break by-law and ruin our neiborhood , please!

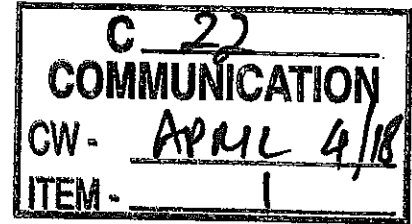
We are saying NO to high rise in Thornhill woods.

Leon loguinov
[REDACTED] bathurst Glen dr. Thornhill

Get Outlook for Android

LI

From: Mark McAlister [mailto: [REDACTED]]
Sent: Monday, April 02, 2018 10:28 AM
To: Racco, Sandra <Sandra.Racco@vaughan.ca>
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: Jaffari development



Sandra:

I do share some of the concerns relating to the proposed Jaffari development, such as traffic congestion. However, I believe that the public benefits far outweigh such concerns. There is an overwhelming need for alternative housing in York Region, and I welcome this proposed addition to our neighbourhood.

Some people have expressed concern about the "exclusive" nature of the Jaffari development, but they do not raise similar concerns about the Yeshiva community. Sounds like a double standard to me.

Although I see many benefits for mixed, inclusive communities, there are countless housing projects that cater to the specific needs of a particular ethnic or religious group, and I don't see why Muslims should be treated any differently.

I will not be able to attend the Council meeting on Wednesday, so I wanted to express my support for the Jaffari project ahead of time.

Thank you for listening!

Mark

Mark McAlister
Resident, Hesperus Village

[REDACTED]
[REDACTED]
[REDACTED]

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: Mark McAlister [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 7:28 AM
To: Racco, Sandra <Sandra.Racco@vaughan.ca>
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Furfaro, Cindy <Cindy.Furfaro@vaughan.ca>
Subject: Re: Jaffari development

Thanks Sandra. That would be fine.

Mark

On Mon, 2 Apr 2018, 10:38 p.m. Racco, Sandra, <Sandra.Racco@vaughan.ca> wrote:

Thank you Mr. McAlister for your e-mail and comments.

I would like to, with your permission, copy our City Clerk so that your e-mail can be included with the communications for this particular file.

Please let me know if that would be okay with you.

Thank you and have a wonderful week!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.

楊士淳 議員

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.

Please visit my new website www.4myCommunity.ca

"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"

C 23
COMMUNICATION
CW - APRIL 4/18
ITEM - 1

Britto, John

From: Irwin Pressman <[REDACTED]>
Sent: Monday, April 2, 2018 10:30 AM
To: Clerks@vaughan.ca
Cc: Racco, Sandra
Subject: Please reject the Jaffari development application at the OMB

This development will lead to overcrowding in the schools and increased traffic density- where it is already difficult to get to Bathurst street in the morning.
The area is not zoned for high rise development.. and there is plenty of other land nearby for this purpose. Parking near the mosque is often a problem.

Moreover they have announced that it is their express intention to make this development a Moslem only development-

This is against the main idea of what Canada represents.

Even if they now say that they will open up sales to the public, there is nothing one can do to prevent biasing the sales towards a preferred group.

One need only read World News to see the deleterious effect of Moslem only enclaves in Sweden and France.

This could happen here if council does not stand up for the current residents.

I would be Very upset if council does not prevent this from happening.

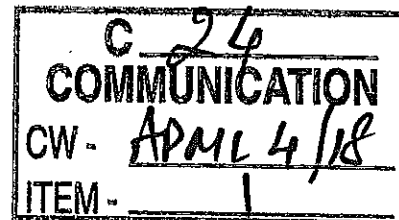
Irwin Pressman
[REDACTED] Daphnia Drive
Thornhill ON
L4J8X4
[REDACTED]

Britto, John

From: SHIVRAJ [REDACTED]
Sent: Monday, April 2, 2018 12:29 PM
To: Clerks@vaughan.ca; Racco, Sandra; Bevilacqua, Maurizio; Shefman, Alan; lafrate, Marilyn; Singh, Sunder; DeFrancesca, Rosanna; Rosati, Gino; Carella, Tony; Ferri, Mario
Subject: April 4 2018 - Deputation

April 2 2018

City Clerk
City of Vaughan
2141 Major MacKenzie Dr., West
Maple, ON L6A 1T1



Re: OPAFILE OP.13.013; ZONING BY-LAW AMENDMENT FILE Z.13.036 – ISIJ of Toronto, 9000 Bathurst Street, Vaughan, ON

I am emailing you as I cannot attend the meeting personally on April 4th, 2018 at 1:00 pm with regards to the Jaffari Development in the area, as captioned above.

I want to take this opportunity to thank the City staff, Deputy City Manager and all others for coming up with a committee of the whole report dated April 4th, 2018 and recommending to the council that they have no objection with our revised application. This revision was a result of working group, the community and the city staff.

As a member of Jaffari Community Centre, I am excited to learn that we are getting very close to our application being approved, subject to the council voting on our application and making that decision on April 11, 2018. This is a long time coming for us and as a community we want to contribute positively to the Canadian Society.

While the Committee of the whole report deals with most of the technical aspects of the application and the objections raised by Preserve Thornhill Woods Community. I would like to address two specific objections

1) That this is a SEGREGATED community: This comment, is far from truth we as a community have always contributed positively to the society. In the links below, you will find that we have received Harmony award, participated in the out of the cold programs, provided to the hospitals and refugees etc.

Links:

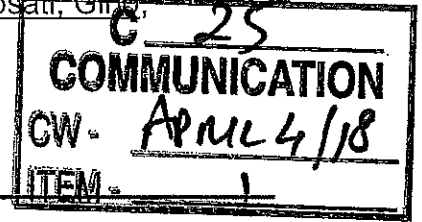
<https://www.harmony.ca/blog/2015/08/19/2004-temple-har-zion/>
<https://www.yorkregion.com/community-story/7170861-faith-based-organizations-form-ring-of-peace-around-vaughan-mosque/>
<https://www.yorkregion.com/community-story/6799118-vaughan-muslim-organizations-offer-syrian-refugees-free-dental-screening-job-workshops/>
<https://www.yorkregion.com/news-story/5263972-interfaith-dialogue-more-important-than-ever-leaders-say/>
<https://www.yorkregion.com/community-story/1461411-latif-fazel-supporting-your-hospital-is-supporting-your-community/>
<https://www.yorkregion.com/news-story/1438411-emergency-shelter-set-to-open-in-vaughan/>
[Thornhill places of worship joining interfaith celebration](#)

2) That the development will increase density and generate heavy traffic in the in the area. We have always worked with our neighbors to alleviate the traffic concerns and have had the services of the police and shuttles in the area to mitigate any disturbance. The City is aware of these arrangements. These arrangements are made only on the high holiday and it is not always the case.

We hope to hear a favorable decision from you.

Thanks
George Shivraj

From: Maya Jacobi [REDACTED]
To: Racco, Sandra; Bevilacqua, Maurizio; Shefman, Alan; lafrate, Marilyn; Singh, Sunder; DeFrancesca, Rosanna; Rosati, Gina; Carella, Tony; Ferri, Mario; gila.martiw@pc.ola.org; peter.kent@parl.gc.ca; Clerks@vaughan.ca
Subject: OPPOSE Jaffari Development
Date: Monday, April 2, 2018 5:28:43 PM



Good Afternoon,

I have lived and worked in Thornhill for over 25 years. As a long time resident I have seen the changes around Vaughan and surrounding areas. I love living and raising my family in Thornhill. I appreciate all the community has to offer: good neighbourhoods, community centres, green open spaces and schools but most importantly, inclusivity.

As a resident of Thornhill Woods for 14 years I can see how the area has matured. I can understand that the Jaffari Community wants to build their neighbourhood close to their Mosque but their neighbourhood must adhere to the zoning laws set in place to protect Thornhill Woods. We choose to live in a low density neighbourhood with natural woodlots and allowing mid rise buildings and overpopulation would be a disruption to all. The traffic congestion all along Bathurst Street is at an all time high. The increase in traffic and congestion is already a burden on the neighbourhood during worship time at the Mosque. It is unsafe for residents as there are many vehicles parked illegally.

My main concern is the increase on existing infrastructure this proposed community would infringe upon. Can Thornhill Woods handle a massive increase on the sewage lines, hydro, school overcrowding, disruptive impact on natural space and endangered species, and traffic? I don't think so.

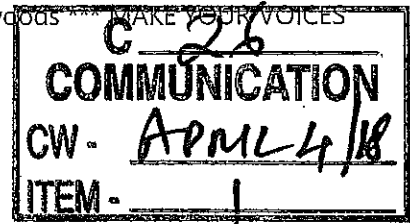
Thornhill Woods was built for low density. The proposed Jaffari development should only be approved if they conform to the rest the neighbourhood, single family homes and townhouses.

I oppose the current proposed Jaffari development. I hope that my elected officials would respect the opinions of current residents of Thornhill Woods and rejected the current proposal.

Sincerely,
Maya Jacobi

Britto, John

From: I L [REDACTED]
Sent: Monday, April 2, 2018 5:33 PM
To: Clerks@vaughan.ca
Subject: NO High rise condo complex - Preserve Thornhill woods ***
HEARD THORNHILL WOODS!!! **



Hello,

I vote to protect Thornhill Wood's standing by protecting the environment, preserving open and wooded space landscape, natural habitats for wildlife and maintaining the low density character of our community.

NO HIGH RISE.

Best Regards,

Irina Lobanova

Address: [REDACTED] Bathurst Glen Drive, Thornhill, L4J 8X6

Britto, John

From: Nadir Zaki <[REDACTED]>
Sent: Monday, April 2, 2018 8:25 PM
To: Clerks@vaughan.ca
Subject: Re- Zone application at Thornhill from the Jaffari



Good Day

I am writing to you on the re-zoning application that the Jaffari submitted for their area in Thornhill.

As you have noticed, Bathurst is very congested going North all the way from STEELES to RUTHERFORD with the current population.

Thornhill can not afford to have 8, 6 flour buildings and 60 town homes.

Thornhill can not accommodate any more increase to the already congested community.

Please do not approve any re - zoning as this will destroy THORNHILL.

Regards
Nadir

Britto, John

From: nasseer makkar makkar <[REDACTED]>
Sent: Monday, April 2, 2018 8:29 PM
To: Clerks@vaughan.ca
Subject: re-zoning of the Jafferi development in Thornhill

C	28
COMMUNICATION	
CW -	APRIL 4/8
ITEM -	1

Dear Madam/Sir

I am writing to you about the re-zoning of the Jafferi development in Thornhill. I am against building 60 Townhomes + 6 and 8 floors buildings in the area. It is already congested area and traffic is very busy in Bathurst street. Any increase in population will create a big burden on traffic and services in this area.

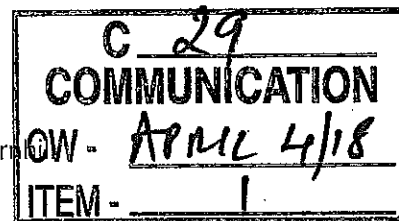
Please do not approve any rezoning for this area

Regards

Nasser

Britto, John

From: Amani Zaki <[REDACTED]>
Sent: Monday, April 2, 2018 8:42 PM
To: Clerks@vaughan.ca
Subject: Re-zone application for the Jafferi development at Thornhill



Dear Sir/Madam

I am writing to you about the re-zoning of the Jafferi development in Thornhill. I am against building 60 Townhomes + 6 and 8 floors buildings in the area. This area can not take any increase in population that will increase the congested traffic in Bathurst Street. Bathurst street is already busy street all day long (North of Centre street) in both ways. This will make the area incredibly busy in terms of traffic, parking in the side streets and unsafe to the kids in the community. Community centers, schools, shopping centers, hospitals will also be busy and affected with this increase.

Please do not approve the re-zoning of the development

Regards

Amani Zaki

Britto, John

C	30
COMMUNICATION	
GW.	APRIL 1, 2018
ITEM.	1

From: Eugenia Temis [REDACTED]
Sent: Monday, April 2, 2018 9:50 PM
To: Clerks@vaughan.ca
Subject: RE: Vaughan Council Meeting regarding OFFICIAL PLAN AMENDMENT FILE OP.13.013
ZONING BY-LAW AMENDMENT FILE Z.13.036 ISLAMIC SHIA ITHNA-ASHERI JAMAAT
OF TORONTO

Dear Sir/Madam,

I am writing to express my strong objections to proposed by Islamic Shia Ithna-Asheri Jamaat of Toronto changes to existing zoning leading to extensive development in Thornhill Woods.

My family house is located on Strauss Road in close proximity to Jaffary Village campus and as such we are experiencing constant discomfort from traffic and parking around Ner Israel Drive, Knightshade Drive and Bathurst Glen Drive. Strauss Road itself turns into additional parking regularly which makes the simple navigation through the street unbearable and as such endanger life of the people living here.

The whole project does not fit with the nature how the neighborhood looks. Turning low-density zoning into high-density is going to have severe impact on environment, increase pollution and destroy quality of the area.

I am positive, that vast majority of my neighbors shares my feeling, and I hope that City Council would take in consideration our opinion while coming to decision that would benefit the whole existing community.

Sincerely,
Evguenia Temis

[REDACTED] Strauss Rd.
Thornhill
ON L4J 8Z4

Britto, John

From: Alexandra Mazina [REDACTED]
Sent: Monday, April 2, 2018 11:15 PM
To: Clerks@vaughan.ca
Subject: Opposing applications #OP.13.013 and # Z.13.036
Attachments: Petition A_Mazina.docx



Hello City of Vaughan,

Please find attached my petition AGAINST the re-zoning and re-development of property at 9000 Bathurst St.

Regards,
Alexandra Mazina

Dear Mr. Mayor Bevilacqua and Vaughan City Council,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and over 5200 strong local community members hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. **Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.

2. **Congestion** – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

3. **Overcrowding and Safety**– There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

4. **Parking Issues** – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

5. **Environmental Concerns** – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

6. **Quality of Life** – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by

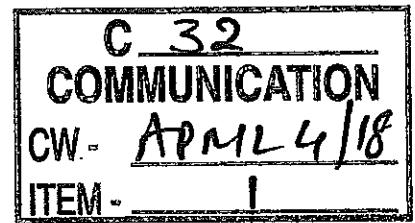
Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

Sincerely,
Alexandra Mazina
Concerned Vaughan Resident

Britto, John

From: Victor Mazin <[REDACTED]>
Sent: Monday, April 2, 2018 11:32 PM
To: Clerks@vaughan.ca
Subject: Opposing applications #OP.13.013 and # Z.13.036
Attachments: Petition V_Mazin.docx



Hello City of Vaughan,

Please find attached my petition AGAINST the re-zoning and re-development of property at 9000 Bathurst St.

Regards,
Victor Mazin

Dear Mr. Mayor Bevilacqua and Vaughan City Council,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and over 5200 strong local community members hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. **Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for.
2. **Congestion** – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
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4. **Parking Issues** – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
5. **Environmental Concerns** – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.
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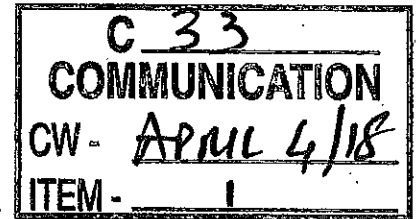
Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

Sincerely,
Victor Mazin
Concerned Vaughan Resident

Britto, John

From: Racco, Sandra
Sent: Tuesday, April 3, 2018 8:57 AM
To: 'Anping Wang'; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Singh, Sunder; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Shefman, Alan
Cc: 28196042; Clerks@vaughan.ca
Subject: RE: oppose the Jaffari project



Hello Anping,

Thank you for your e-mail and your comments related to the 9000 Bathurst application.

Your concerns are well noted and I have taken the liberty to copy the Clerks' department so they can include your comments as part of the communications for this application.

Have a good day!!!

Sandra Young Racco, B. Mus.Ed., A.R.C.T.

楊士淳 議員

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.

Please visit my new website www.4myCommunity.ca



"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: Anping Wang [mailto:████████████████████]
Sent: Sunday, April 01, 2018 5:57 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: 28196042 <28196042@qq.com>
Subject: oppose the Jaffari project

Dear Mayor, Deputy Mayor, and Councillors,

My name is Anping Wang and I am a resident of the Thornhill Woods community. I am writing to you to express my concern regarding the Jaffari project, and any similar development projects

Since we moved to the community in summer 2015, we have been very happy with the life here. The people are friendly and helpful, the surrounding environment is family friendly with trails and small woods for kids to explore. However, there is one thing which might be something we need to consider fully before rushing into any decision (regarding the Jaffari or any similar development projects) which we don't want to be sorry for.

It is the traffic, and I don't think anybody is surprised.

As a seasoned actuary, I work in an insurance company(I know you hate us), and I know as a matter of fact the car insurance rates in our community has been creeping up year over year and has been higher than most of the nearby communities. I was not happy but I know the rates are set in according to the accident/claim rate relative to the average accident/claim rate in a rating territory(e.g. a province/city). As we don't have many major businesses in the community at all, the only reason is that the deteriorating traffic condition makes the community an accident/claim prone area, hence driving up the insurance rates(yes, that's why we are paying more!)

Then I try to see if this is the truth, and here is my observation, unfortunately.

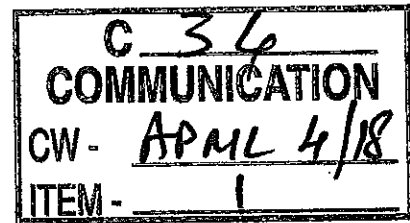
Both Bathurst and Dufferin are packed during rush hour, and sometimes non-rush hours, causing a lot of through traffic to take the smaller road(like Pleasant Ridge and Thornhill Woods). This create a lot of issues, e.g. I have seen from time to time cars flying by my house(a street with 40 km/h limit) while small kids were playing basketball/baseball nearby.

Now I believe you understand and share my concern. Any development project should plan in a way to deal with the added traffic responsibly before it is even being considered. I strongly urge you to considering the impact to the community before making any decisions, on this Jaffari project, or any further development projects which may pose the same issue.

Thank you for your time, and let's work together to make Thornhill Woods a better community!

Best regards,

Anping



From: Marina L [mailto:REDACTED]

Sent: Tuesday, April 03, 2018 9:56 AM

To: Clerks@vaughan.ca

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; info@preservethornhillwoods.com; thornhillcentre@gmail.com

Subject: OPA File OP.13.013, Zoning By-law Amendment File Z.13.036 - Islamic Shia Ithna-Asheri Jamaat (ISIJ) of Toronto – Vicinity of Bathurst Street and Rutherford Road

Please consider the below email as a public written Communication with respect to the subject matter (i.e. a deputation), which will be considered by the Committee of the Whole at its meeting on Wednesday, April 4, 2018

Dear Mr. Mayor, Dear Councillors!

I want to express my objections to the proposed Application for the development on Bathurst Street 9000, Lot 14, Concession 2 by Islamic Shia Ithna-Asheri Jamaat of Toronto (Jaffari Community Centre).

Traffic. Even during the summer, when there are no schools, even before the construction started at Bathurst and Highway 7, every morning and night there is a traffic jam on Bathurst. Obviously the proposed development would make a problem much worse. And by the way, if someone presents a study showing there are no traffic problem, their application, in my opinion, should not be just rejected, but they must be prosecuted for knowingly providing a false information to the City (perjury or whatever it is, I'm not a lawyer).

Lack of public facilities. The new high-rise or mid-rise development means the density of Thornhill Woods population will be way above expected. North Thornhill Community Center is already at its capacity limit.

The unfairness of the proposed solution #1. I've heard that "the city might have a solution to the lack of public facilities problem". If the solution is to build a new community center or to expand an existing one, it is not acceptable to me, and here is why. Someone fights to drastically change the zoning for the lot which they purchased with a certain zoning attached. Then I have to bear a part of the expenses to accommodate for them, by spending my taxes:

- to build an extra Community Center;
- to build extra roads and accommodate for excessive use of sewage, power grid and other infrastructure (because, I am sure, there is a City's part that would have to be done too)

The unfairness of the proposed solution #2. They have purchased their lot with a certain zoning attached. Any zoning change is an exception. It affects the neighborhood. My strongest belief is that the zoning change application made just on the basis "We want to build something different from what allowed on the land we've purchased" must be rejected right away as frivolous.

There is a simple reason why the zoning concept for Cities was established: to let people and municipalities plan and predict what will happen to their homes and taxes. If an exception is made, everyone around would have to pay for that, unless you are ready to charge the applicant for the next 70 years upfront. I would have to pay:

- With my taxes;
- With my decreased level of quality of comfort;
- With lowering the price of my house, which I planned as support for my retirement

NOT FAIR

I would like to express this point of view in person. Unfortunately, the pre-hearing for the Subj. is scheduled for April 4, 2018 at 1pm, when most of the concerned Thornhill Woods residents are at work.

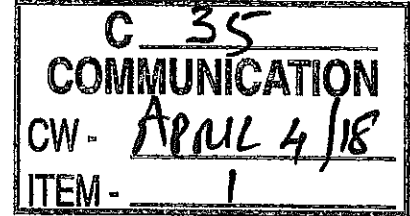
Regards,

Marina Filatov,
A Thornhill Woods resident,

[REDACTED]

Britto, John

From: Aron Drescher <[REDACTED]>
Sent: Tuesday, April 3, 2018 11:28 AM
To: Clerks@vaughan.ca
Subject: RE: Vaughan Council Meeting regarding OFFICIAL PLAN AMENDMENT FILE OP.13.013
ZONING BY-LAW AMENDMENT FILE Z.13.036 ISLAMIC SHIA ITHNA-ASHERI JAMAAT
OF TORONTO



Dear Sir/Madam,

I would like to express **my strong objections** to proposed changes to existing zoning leading to extensive development in Thornhill Woods.

My house is located on Strauss Road in close proximity to Jaffary Village campus and as such we have experiencing absolute discomfort from traffic and parking around Ner Israel Drive, Knightshade Drive and Bathurst Glen Drive.

Strauss Road itself became additional parking regularly which makes the simple navigation through the street unbearable and as such endanger life of the people living here, **especially children playing outside in the spring/summer time.**

The whole project does not fit with the nature how the neighborhood looks. **Turning low-density zoning into high-density is going to have severe impact on environment, increase pollution and destroy quality of the area.**

Wast majority of my neighbors shares my feeling, and I hope that City Council would take in consideration

Regards,
Aron Drescher

[REDACTED] Strauss rd,
Thornhill , ON, L4J 8Z4



memorandum

DATE: MARCH 29, 2018
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,
PLANNING & GROWTH MANAGEMENT
RE: COMMUNICATION – COMMITTEE OF THE WHOLE, APRIL 4, 2018

C	36
COMMUNICATION	
CW -	APRIL 4/18
ITEM -	1

ITEM NO. 1, REPORT NO. 14, COMMITTEE OF THE WHOLE - APRIL 4, 2018

OFFICIAL PLAN AMENDMENT FILE OP.13.013
ZONING BY-LAW AMENDMENT FILE Z.13.036
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET

Purpose

The purpose of this Communication is to advise Council that the above noted item refers to a proposed three level parking structure. For clarification the proposed parking structure is three levels above ground and also includes one level below ground.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jason Schmidt-Shoukri', written over the printed name and title.

JASON SCHMIDT-SHOUKRI
Deputy City Manager,
Planning & Growth Management

A handwritten signature in blue ink, appearing to read 'Mauro Peverini', written over the printed name and title.

MAURO PEVERINI
Director of Development Planning

Copy to: Daniel Kostopoulos, City Manager
Todd Coles, Deputy City Clerk



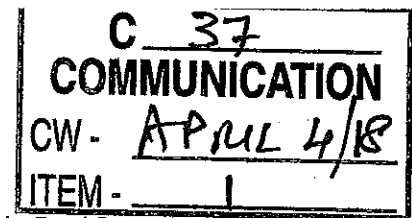
From: Mike Fil [mailto: [REDACTED]]

Sent: Tuesday, April 03, 2018 11:59 AM

To: Clerks@vaughan.ca

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@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>; Shefman, Alan <Alan.Shefman@vaughan.ca>; info@preservethornhillwoods.com; thornhillcentre@gmail.com; marina leikin < [REDACTED]>

Subject: OPA File OP.13.013, Zoning By-law Amendment File Z.13.036 - Islamic Shia Ithna-Asheri Jamaat (ISI) of Toronto - Vicinity of Bathurst Street and Rutherford Road



In case I'm not given a chance to present my position in person at the meeting April 4, 2018, please consider the below email as a public written Communication with respect to the subject matter (i.e. a deputation), which will be considered by the Committee of the Whole at its meeting on Wednesday, April 4, 2018

Regarding the Committee of the Whole Report, April 04, 2018

Report highlights says "Staff recommends approval of Official Plan and Zoning By-law Amendment Files" "as the proposed development ... is considered to be compatible with the surrounding existing and planned land uses, subject to the recommendations and conditions in this report"

In fact the Report:

- does not contain sufficient base to consider the Application compatible
- does not give the whole truth and relevant details
- does not contain enough conditions to make it compatible
- does not correctly identify the proposed development as inconsistent with the Provincial Policy Statement, 2014, which is contrary to the Section 3 of the Planning Act

Regarding the traffic and zoning

I live in the neighborhood since 2003. For many years, way before the construction works started on Bathurst, there was and still there is a morning traffic jam along the Bathurst from Rutherford to Highway 7 and further to Finch. That's the route I take every working day, so I know. And the cars make a shortcut through the neighborhood, and you cannot stop them.

The Committee of the Whole Report tells me they've got the Study from the Owner prepared by Crozier & Associates Consulting Engineers that says that traffic will be acceptable. It tells me there were "**concerns**" about the traffic voiced by the neighborhood. What it does not tell me that there was an independent traffic consultant presented to the City by Preserve Thornhill Woods Association who sat down with the City traffic Department and pointed to the numerous problems in Owner-supplied study. And the Committee's Report still cites the Owner's study as a proof of acceptability.

I am not a traffic specialist, but I know how to add 2 and 2. If the area was planned as a low-rise zone, and becomes a mid-rise zone with a school, the traffic swirls and gets worse. And my taxes instead of things the City already needs will be wasted to remedy for this. The Committee Report says "density bouncing". And the traffic will not get worse than planned? Really?

And the Committee Report is trying to tell me that a short corner-cutting connection from Apple Blossom to another small neighborhood street will remedy the problems. Unbelievable.

We have 2 competing views of traffic consultants, and one of them is wrong. I suspect the wrong is the Owner's report that says 2 plus 2 is still 2, that says that I see a traffic jam every morning only in my dreams. (Did they do measurements on a day when the schools were closed, perhaps? Just accidentally?).

Should the City trust the report prepared by the company hired by the Owner, with errors and problems, found both by independent traffic consultant and by simple observation and logic?

The City must ask the body that licensed Crozier & Associates to look into their report and determine if their license must be revoked. The City must ask the authorities to open a criminal investigation, whether there was a false evidence intentionally supplied to the City.

Regarding the parking structure

The Committee Report mentions a 3-level parking structure. No conceptual elevation is included. Build it however ugly you want. Build it however tall you want.

Multilevel over-ground parking structures are usually built near the malls or transportation hubs or hidden between buildings, not in the middle of a low-rise residential area. Because it is ugly.

When I was buying my house from the builder in 2003, I could not chose the elevation I want, because the street would not look nice with it. This Owner is given a free hand. Build ugly, destroy traffic, provide light pollution, other residents will pay.

This is against Provincial Policy Statement, 2014. Section 1.4.3 - "Housing", point b): "promoting densities for new housing which efficiently use lands, resources, infrastructure and public service facilities (etc.)". 3-level over-ground parking in the middle of a low-rise residential area is not efficient use of land. It destroys the surrounding community instead of benefiting it.

About Water and Sewage for the development

We all understand that the low-rise residential area puts less load on Water and Sewage than mid-rise with a school. Again, "density bouncing". Who is going to pay for that extra? Again, the City with my taxes?

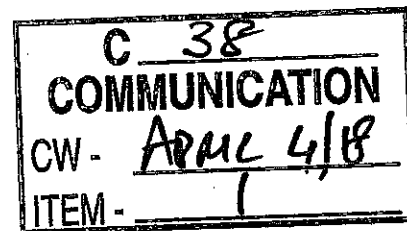
I demand

- That the City Council disregard the Committee Report as baseless
- That the City Council reject the Application, because it demands an exception for the Owner in the form of re-zoning and so on, and that exception puts an unbearable and undue burden on the City, the tax payers and the Vaughan residents , and is inconsistent with the Provincial Policy Statement, 2014
- That the City Council fire for incompetence the Deputy City Manager **Jason Schmidt-Shoukri** who authorized the Committee Report, **Carol Birch**, planner, and **Stephen Lue**, Senior Planner, who prepared it
- That the City Council start the investigation on how this report was possible and who of other City employees have composed it. They must be fired for incompetence as well.
- That the City Council approach the body governing and or licensing those Crozier & Associates Consulting Engineers traffic experts who signed the Owner's traffic Study to the city, so that their license to be revoked.
- That the City Council ask the authorities to open a criminal investigation on the Owner, Crozier & Associates Consulting Engineers traffic experts and the City employees possibly involved in knowingly supplying and accepting the Owner's traffic study with false statements.

Regards,
Mike Filatov,
Thornhill Woods,
[REDACTED]

Britto, John

From: Evgeni Koudritski <[REDACTED]>
Sent: Tuesday, April 3, 2018 12:20 PM
To: Clerks@vaughan.ca
Subject: Jaffari development application



Save parks and forests!!!

It will be desert soon in area if you will allow such projects.

There are lot of empty spaces for schools in Vaughan include community centers!!!

I think just phase 1 can be accepted without relocation of heritage building.

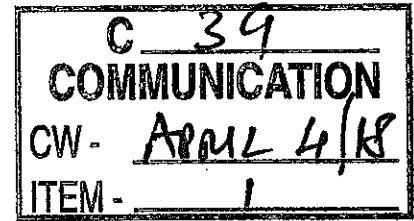
New people need to know the Canadian history but not erase it.

Thanks.

EK

Britto, John

From: Yana Fomin <[REDACTED]>
Sent: Tuesday, April 3, 2018 12:23 PM
To: Clerks@vaughan.ca
Subject: Jaffari development, Council votes



Hello There

Unfortunately I cannot participate in this very important meeting, since the time arrangement, but I would like to use this opportunity and participate in this meeting there solving very important issues of my neighborhood, where my family build live, and dream of our future.

I live in this neighborhood over 17 years, and see how this new development may affect, by impacting and increasing few fundamental things to the Thornhill woods and near neighborhoods.

One of them, we already experience the huge impact on traffic along Bathurst Street and access roads from neighborhood in the rush and no rush hours.

Proposing the changes have potential of not having the good public access to Vaughan Glen Heritage building, also reducing interest in the RealEstate market.

I would like to keep my neighborhood harmless for my children, and be proud of my neighborhood.

I think all those aspects very important for all residents, this decision need more time by taking all aspects under consideration, before jeopardizes all values what this neighborhood values, and preventing rational act.

Regards
Yana

Britto, John

C 40
COMMUNICATION
CW APRIL 4/18
ITEM - 1

From: Earl M. Pomer [REDACTED]
Sent: Tuesday, April 3, 2018 1:10 PM
To: Clerks@vaughan.ca
Cc: info@preservethornhillwoods.com
Subject: Application #OP.13.013 and Z.13.036 - 9000 Bathurst Street

Dear Council Members;

I am Earl Pomer, and I have been a Thornhill Woods area resident for over 10 years. I have witnessed the Bathurst and Rutherford area change over the years as development has taken place within my community. The development is mainly well thought out with YRT routes expanding, roads, parks and schools largely keeping pace with the influx of people.

The public school that my kids are currently attending is at capacity although the traffic in the area is getting much tougher probably due to the people now living north on Bathurst St.

My greatest fear is that any new large development would overwhelm the area schools and further clog the roads. The new high density multi-story residence will be very different than the surrounding local area. Family detached homes and townhouses are the dwellings that have been built in our community. The high rise condo complex does not belong in the area and the influx of traffic to our neighborhood will certainly have a detrimental impact.

Nothing that I have seen in this proposal will alleviate these issues.

I strongly urge this council to reject this zoning proposal and leave the area to be developed for family homes and not high rise dwellings.

Regards,

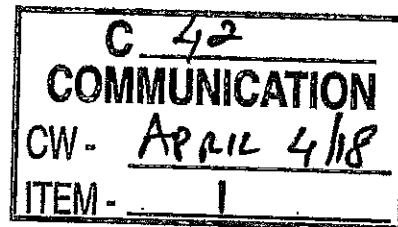
Earl Pomer

Resident of ThornhillWoods since 2005

Britto, John

From: Mike <[REDACTED]>
Sent: Tuesday, April 3, 2018 12:55 PM
To: Clerks@vaughan.ca; info@preservethornhillwoods.com
Subject: City of Vaughan Council meeting on Wednesday April 4th at 1:00 pm at Vaughan City Hall

Follow Up Flag: Follow up
Flag Status: Completed



Dear Sir/Madam,

I was recently informed that the Jaffari Village Development - related hearing was scheduled for 1 pm on Wednesday. I would be willing to attend this meeting and to support my fellow Thornhill Woods community but with such a short notice it is absolutely impossible.

It seems obvious to me that most taxpayers are busy at their workplaces at this time and may have difficulties to attend this meeting.

One would speculate why the critical hearing like this is scheduled for this inconvenient time?

I'm sure that if you could re-schedule the meeting to a more suitable time or give us enough time to make arrangements, significantly more people from Thornhill Woods would attend the meeting - otherwise, our community will not be adequately represented - I fear.

—
Sincerely,
Michael Mossiagin

Britto, John

From: Erez Zevulunov [REDACTED]
Sent: Tuesday, April 3, 2018 2:07 PM
To: Clerks@vaughan.ca
Subject: Jaffari development

C	43
COMMUNICATION	
CW -	APRIL 4/18
ITEM -	1

I would like to express my concern of the proposed development of the Jaffari development in the Thornhill Woods Area.

After living in the neighborhood for the past ten years I have seen excessive traffic from the existing facility which has put a strain and inconvenience of the neighborhood traffic on a daily basis. My local streets are packed with cars and members of the Center.

I am very concerned of the proposed destruction of environmental lands and wooded areas which are already under protection and will be impacted.

In addition there are insufficient school space for the proposed additional residents of the space. The current 2 schools already are at beyond capacity and have kids packed classes.

As a resident and tax payer of the neighborhood I ask that you consider my families vote to restrict and revoke the high density residential development of this property.

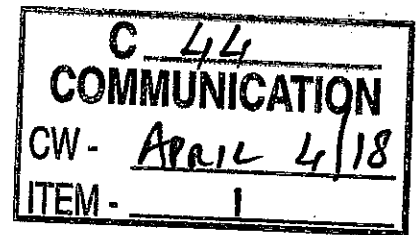
Regards,

A concerned Tax Payer and Resident of Thornhill Woods.
Erez Zevulunov

Britto, John

From: Karen Weisberg <[REDACTED]>
Sent: Tuesday, April 3, 2018 2:59 PM
To: Clerks@vaughan.ca
Subject: Thornhill Woods Jaffari Centre Proposed Development

Follow Up Flag: Follow up
Flag Status: Completed



Good Afternoon;

I am a longtime (16 years) resident of Thornhill Woods and am very opposed to the Jaffari Centre proposed development plan. I am unable to attend the meeting tomorrow, hence I am sending this email to voice my concerns. My family moved into the area because of its low density, protected wood lot areas, and beauty of the neighbourhood. If, at the time, there was a proposal for multi unit apartments, condos and buildings, I probably would have bought elsewhere. Since being one of the first residents in the area, I have watched Thornhill Woods grow vastly. It is well populated and adding more (many more) units to the area, will create not only much worse traffic, but an infrastructure nightmare. The area was never zoned for this, why change it? I understand the original plans have been amended, but the area was, and still is zoned for low density housing. Please, preserve the area in which it was intended.

Thank you,

Karen Weisberg

Sent from my iPhone

Britto, John

C	45
COMMUNICATION	
CW -	April 4/18
ITEM -	1

From: Xiqiao Lucy Liu <[REDACTED]>
Sent: Tuesday, April 3, 2018 9:39 PM
To: Britto, John
Subject: Objection to Proposed Development: OP.13.013 and Z.13.036

Follow Up Flag: Follow up
Flag Status: Completed

Hello John,

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St. I and at least 1000 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> Hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. Plan Incompatibility with Low Rise Community: The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic
2. Congestion – Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
3. Overcrowding and Safety-- There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
4. Parking Issues – Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.
5. Environmental Concerns – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.
6. Quality of Life – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our

neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development.

Regards,

Xiqiao Liu, [REDACTED] Bathurst Glen Dr, Thornhill, ON [REDACTED]

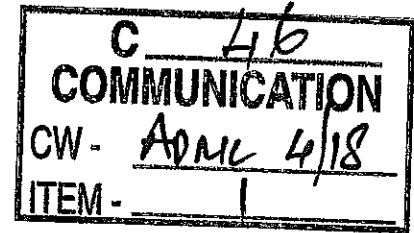
Concerned Vaughan Resident

Get Outlook for iOS

Get Outlook for iOS

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:03 AM
To: Britto, John
Subject: FW: Jaffari village development



From: Evan Zaretsky [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 5:43 PM
To: Clerks@vaughan.ca
Subject: Jaffari village development

To whom it may concern,
I wanted to voice my opinion in opposition to the proposed development at the Jafari village.

The proposed buildings are not at all in keeping with the density of the local neighborhood. The insular nature of the ethnic neighborhood is as well unheard of anywhere.

The parking situation at the current centre is already often insufficient and we often find cars spilled over into my street three streets away.

Furthermore the immediate adjacent intersection of Ner Israel and Knightshade is dangerous as it is. For some reason the curb is cut into the roadway making it very difficult to turn onto Ner heading out to Bathurst if there is a car waiting at the stop sign coming in from Bathurst. If the waiting car is anymore than 1 ft beyond the white stop line the turn can almost not be completed safely. I've observed it several times where the car has to back up to allow room for the other car turning or proceeding to Bathurst.

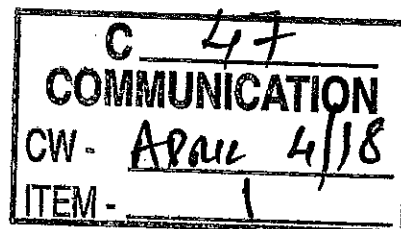
I won't even begin to describe the nightmare that is traffic on Bathurst with the long term construction in the area, which would be made many times worse with the addition of this development and the construction thereof.

The proposed high school is reasonable, the townhomes are reasonable; but the buildings are not - anything more than 3 stories can simply not be accommodated safely and productively in the area. A development like this puts a huge strain on the local resources that already operating beyond their realistic capacity. Approving this development will undoubtedly result in headaches traffic time ups road rage and consequentially danger for the residents of Thornhill Woods.

Sincerely,
Concerned local resident,
Evan Zaretsky

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:04 AM
To: Britto, John
Subject: FW:



From: Shelley Shields [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 7:44 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; gila.martow@pc.ola.org; peter.kent@parl.gc.ca; Clerks@vaughan.ca
Subject:

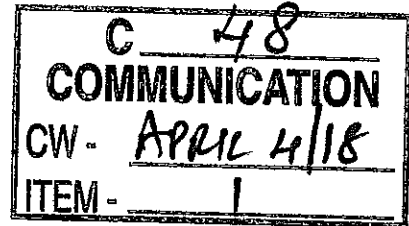
My name is Shelley Shields. I have lived in Thornhill Woods for 13 years. We have raised our children here, and love all the community has to offer. I have some very urgent concerns about the current proposed development at the Jaffari site. I have no problem with the building on that site, but they MUST adhere to the zoning laws, and that fits in with the current community. The area was originally not structured to accommodate such a huge rise in density. This will cause numerous and serious problems. Over the past 13 years, I have seen a huge increase in the traffic problems along Bathurst Street. It is currently at an all time high. A drive that should take 10 minutes, is now doubled and sometimes tripled. With the increase in density, the traffic will become must worse. This development would also impact other infrastructures such as sewage and hydro.

The fact that the Jaffari developers made the appeal to the OMB before it was abolished, is in my opinion, underhanded and should not be allowed. Are the members of the OMB also Thornhill Woods community members? I don't think so.
Why do the voices of the residents who have been here since the early development of Thornhill Woods community not being heard?

I hope that Council listens to the residents, and do what's right to keep this an enjoyable and thriving community, by rejecting the Jaffari proposal.

Shelley Shields

I oppose the current proposed Jaffari development. I hope that my elected officials would respect the opinions of current residents of Thornhill Woods and rejected the current proposal.



Dear Mr. Mayor Bevilaqua and Vaughan City Council,

Background on this matter:

The Islamic Shia Ithna-Asheri Jamaat of Toronto (i.e. the Jaffari Community Centre) has launched an Ontario Municipal Board (OMB) challenge against the City of Vaughan with respect to their development application at the corner of Ner Israel Drive and Bathurst Street.

The applicant is claiming that the City of Vaughan has taken too long to approve their original 2013 application (and amended five times) to build a 6 story seniors building, an 8 story condominium building, 60 townhouses, a 3 level parking garage (adjacent to the Wakkorl School) and a private Islamic High School on the site. They have appealed to the OMB asking them to overrule the City of Vaughan's official plan to allow this development to be approved.

An OMB Pre-Hearing has been scheduled for Tuesday March 27, 2018 (10 am) at Vaughan City Hall. A full Committee of the Whole (Public Hearing) on the staff recommendations will be scheduled in June before council votes on the city's position for the OMB hearing and the final status of the application.

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and over 5200 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. **Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic

2. **Congestion** — Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

3. **Overcrowding and Safety**— There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

4. **Parking Issues** — Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed

development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

5. **Environmental Concerns** — The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is a environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

6. **Quality of Life** — There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

Sincerely,
Boris Chernyak
Concerned Vaughan Resident

Dear Mr. Mayor Bevilaqua and Vaughan City Council,

Background on this matter:

The Islamic Shia Ithna-Asheri Jamaat of Toronto (i.e. the Jaffari Community Centre) has launched an Ontario Municipal Board (OMB) challenge against the City of Vaughan with respect to their development application at the corner of Ner Israel Drive and Bathurst Street.

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2. **Congestion** — Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.

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4. **Parking Issues** — Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

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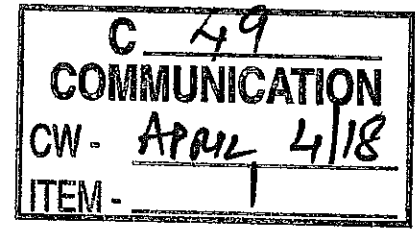
I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this

important matter will be greatly appreciated.

Sincerely,
Boris Chernyak
Concerned Vaughan Residential

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:06 AM
To: Britto, John
Subject: FW: Concern regarding Jaffari Development



From: JFrancois Lai [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 8:30 PM
To: Clerks@vaughan.ca
Subject: Concern regarding Jaffari Development

We are emailing you as we are not able to attend the meeting on April 4 @ 1.00 p.m., with regard to the Jaffari development, since we are both at work during this time. We live in Thornhill Woods for 15 years. We have seen for the past 5 years with all the new development how the traffic has gone from bad to worse, mainly during peak hours. We are very concerned with the potential development of a condominium which will further exacerbate the traffic congestion. The Thornhill Woods community includes a majority of families with young kids, we are concerned that the increased traffic will be a clear danger to the community, especially young kids.

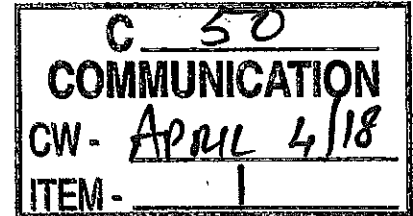
We sincerely hope that the council will represent the interest and wellbeing of the local residents.

Thank you

Mr & Mrs Jean Lai

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:09 AM
To: Britto, John
Subject: FW: Jaffari Development Proposal and City of Vaughan Council Meeting April 4, 2018



From: Sascha Jacobi [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 9:12 PM
To: Clerks@vaughan.ca
Subject: Jaffari Development Proposal and City of Vaughan Council Meeting April 4, 2018

I am emailing as I cannot attend the meeting on April 4th at 1:00 pm in regards to the Jaffari project.

As a local resident this area I am concerned about the increase in traffic that this development would bring. A massive increase in residents would only result in further congestion on the roads, as well as an impact on the existing infrastructure (including the water and sewage system).

As well, one of the things we love about where we live is the look of the neighbourhood with all the homes looking like they are part of the community. A condo would change the look of the neighbourhood and what is a family development.

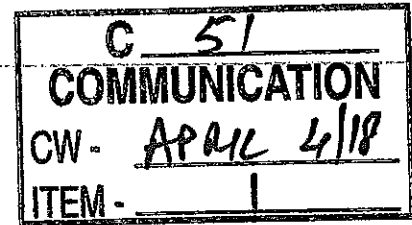
In addition, my family often take walks in the neighbourhood and the local woods. I am concerned that the increase in density will increase the traffic and their safety on the street. As well, my kids enjoy being able to spot the local wildlife when in the woods. I am concerned that the development would take away these and endanger the lives of the animals.

Thank you for your time and consideration
A concerned local resident
Sascha Jacobi

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:10 AM
To: Britto, John
Subject: FW: Thornhill Woods: Jaffari centre proposed project

From: Ron Jacobi [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 9:17 PM
To: Clerks@vaughan.ca
Subject: Thornhill Woods: Jaffari centre proposed project



Dear Vaughan City Clerk,

I'm writing to you with extreme anxiety and distress.

It seems to me that the Jaffari centre's current proposed project does still not fit in with the look and feel that all of us living in the community and surroundings have become accustomed to.

The Jaffari project will bring in way too much density for the area to handle, 2 condos; 6 and 8 storeys each, 60 townhouses and a 3 level parking garage, this will create havoc trying to manoeuvre in the neighbourhood. The traffic is already atrocious throughout rush hours.

How will this affect the current infrastructure of our neighbourhood; I'm not sure it will be able to sustain with all the additional homes and people and then we will all suffer, will there be sewage failures, water problems?

what about the public schools in the vicinity can they handle the extra population or will all our kids now suffer with more overcrowding?

I'm also extremely worried about the safety of our streets for our children and seniors who are slower moving, it is already really busy for them crossing roads, what will happen with the increased density and cars coming in and out of the neighbourhood.

I am also under the understanding that the project will remove a forest on the property.

I for one and many of my friends and neighbours moved into this neighbourhood because of the forests and green space. The neighbourhood is called Thornhill WOODS for a reason!

Since when are we allowed to tear down forests that have been designated as green space; if this is done we will surely set a precedent to other developers that this is an ok thing to do. DISGUSTING!

Not to mention the displacement of the animals, plants etc... in the forest of which I heard there are also some endangered species. Animals rely on the numerous forests to move in between and by removing one of them you will leave too much space between forests which will limit the animals range and habitat with devastating consequences.

We must not allow money to dictate what our neighbourhoods will look like just to the greed of others who don't care about the people living in that community.

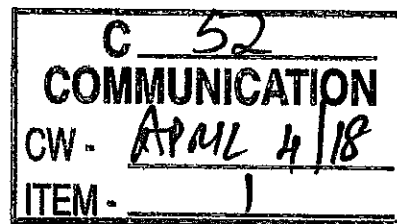
please help us end this increased density project and put an end to it once and for all so that the developers understand it will not be tolerated and begin to work within what is acceptable.

thank you for listening!!

Ron Jacobi


Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:12 AM
To: Britto, John
Subject: FW: Please help us!



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

From: Limor Gmail [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 9:55 PM
To: Clerks@vaughan.ca
Subject: Please help us!

Hi,

I'm writing to you with extreme anxiety and distress.

It seems to me that the Jaffari centre's current proposed project does still not fit in with the look and feel that all of us living in the community and surroundings have become accustomed to.

The Jaffari project will bring in way too much density for the area to handle, 2 condos; 6 and 8 storeys each, 60 townhouses and a 3 level parking garage, this will create havoc trying to manoeuvre in the neighbourhood. The traffic is already atrocious throughout rush hours.

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I urge you as our Mayor to vote against this development; we must not allow money to dictate what our neighbourhoods will look like just to the greed of others who don't care about the people living in that community.

Mayor Maurizio please help us end this increased density project and put an end to it once and for all so that the developers understand it will not be tolerated and begin to work within what is acceptable.

thank you for listening!!

Limor and Michael Webber

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:13 AM
To: Britto, John
Subject: FW: Preserve Thornhill Woods



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

From: Corinne V [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 9:57 PM
To: Clerks@vaughan.ca
Subject: Preserve Thornhill Woods

Good evening,

I will be unable to attend tomorrow's meeting as I work in mid-town Toronto.

Please think about what the Jaffari Centre is asking for very carefully.

The area is already so...congested. We cannot bare to allow the building of another mid-rise or high rise in Thornhill.

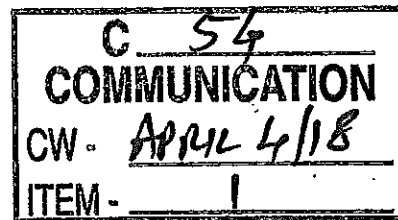
Lastly, it's 2018, why on earth would one want to be segregated? Love for all; hate for none.

Sincerely a concerned citizen,

Corinne Vortsman
Sent from my iPhone

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:13 AM
To: Britto, John
Subject: FW:
Attachments: Letter-3.docx



From: Lisa [mailto:REDACTED]
Sent: Tuesday, April 03, 2018 10:52 PM
To: Clerks@vaughan.ca
Subject:

Sent from my Samsung Galaxy smartphone.

Dear Mr. Mayor Bevilacqua and Vaughan City Council,

Background on this matter:

The Islamic Shia Ithna-Asheri Jamaat of Toronto (i.e. the Jaffari Community Centre) has launched an Ontario Municipal Board (OMB) challenge against the City of Vaughan with respect to their development application at the corner of Ner Israel Drive and Bathurst Street.

The applicant is claiming that the City of Vaughan has taken too long to approve their original 2013 application (and amended five times) to build a 6 story seniors building, an 8 story condominium building, 60 townhouses, a 3 level parking garage (adjacent to the Waldorf School) and a private Islamic High School on the site. They have appealed to the OMB asking them to overrule the City of Vaughan's official plan to allow this development to be approved.

An OMB Pre-Hearing has been scheduled for Tuesday March 27, 2018 (10 am) at Vaughan City Hall. A full Committee of the Whole (Public Hearing) on the staff recommendations will be scheduled in June before council votes on the city's position for the OMB hearing and the final status of the application.

I am a resident of Vaughan and strongly oppose the Applications #OP.13.013 and # Z.13.036 submitted to The City of Vaughan Council/Committee for re-zoning and re-development of property at 9000 Bathurst St.

I and over 5200 strong local community members (see attached online petition) <http://www.petitionbuzz.com/petitions/9000bathurst> hereby petition the City of Vaughan Planning Committee to refuse the application for the huge re-development of the above lands and development of 2 high rise buildings due to the following main reasons:

1. **Plan Incompatibility with Low Rise Community:** The proposed plan is incompatible with our current low-density community, the original neighborhood plan never included high-density residential and this plan is steering the area on a course it wasn't designed for. Traffic
2. **Congestion** — Our neighborhood and streets surrounding the proposed zoning area are already abnormally riddled with traffic jams, Motor Vehicle accidents, and noise. That section of Bathurst is constantly bumper to bumper traffic and approving a development to house thousands of new residents would seriously overload our neighborhood's roads. The surrounding neighborhoods are overrun with traffic currently, because drivers are avoiding traffic jams to enter the Jaffari center already. Adding thousands of new residents would be a traffic and safety nightmare on our roads. There are thousands of vehicles speeding through our quiet roads and we cannot accommodate even more.
3. **Overcrowding and Safety**— There are thousands of residents and every square inch of land has a development. I am shocked to see how many developments including townhomes; single homes were already approved in such a small area and oppose further developing of #OP.13.013 and # Z.13.036. There are too many proposed residences in this plan and I do not feel safe with adding thousands of new residents into the neighborhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
4. **Parking Issues** — Currently we have cars parked on every street and road within our neighborhood every night when gatherers attend the Jafari Village. With the proposed development there will be thousands of additional vehicles needing to park and they will continue to park on the surrounding roads.

5. **Environmental Concerns** – The proposed area is right along some of the most beautiful wetlands along the Don River and when I walk by it such a nice relief from the suburban sprawl and traffic to gaze away from Bathurst and see some actual wildlife and foliage. I have spotted Blue Herons, Salmon, and countless beautiful flora and fauna. I do not believe building two massive eye sore condos along that river is an environmentally responsible idea. We already saw the zoning amendment that allowed the cutting down mature evergreen trees along Bathurst off of Ner Israel drive.

6. **Quality of Life** – There is already so much noise and light pollution in our area from parking lighting, and traffic that I truly feel our quality of life and property values hang in the balance with this proposed development. Our neighborhoods are already so dense and overpopulated that approving this development adjacent to the already approved re-zoning of the farm land by Jaffari Village would not be compatible with the community at large.

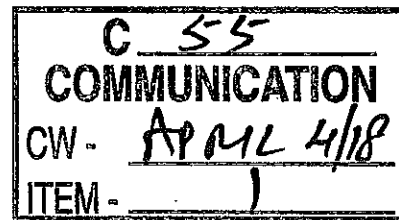
I wholeheartedly support retention of existing zoning and strongly oppose this proposed development. Along with thousands of residents in ward 4, I strongly encourage you to consider voting against this application being taken to the OMB. Your response to this important matter will be greatly appreciated.

Sincerely,

Name, last name
Concerned Vaughan Resident

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:14 AM
To: Britto, John
Subject: FW: Planned construction at the Jaffary Center



From: Rashkovsky Reuven [mailto: [REDACTED]]
Sent: Tuesday, April 03, 2018 11:00 PM
To: Clerks@vaughan.ca
Subject: Planned construction at the Jaffary Center

Dear Mayor and Councillors,

I am driving daily by the current Jaffary Center north to my work and south home.

There are frequent traffic jams at the exit to Bathurst, particularly during Muslim holidays and after their regular prayers, which happened five times a day. Adding new housing, new high-rises will cause more severe traffic problems in this area.

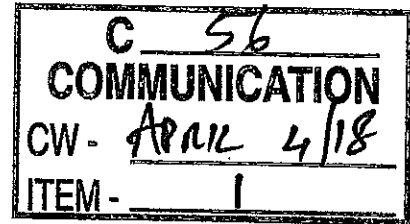
Please, do not approve more construction on the land there.

Thank you,

Reuven Rashkovsky.

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:21 AM
To: Britto, John
Subject: FW: HEARING



From: Nazir [mailto: [REDACTED]]
Sent: Wednesday, April 04, 2018 2:33 AM
To: Clerks@vaughan.ca
Subject: HEARING

Dear Hon. Mayor Maurizio Bevilacqua and Councillors

I am writing in connection with the Public Hearing on April 4 2018 regarding our application for zoning change and development of the lands located at 9000 Bathurst Street, Vaughan, owned by ISIJ of Toronto.

As one of the institutions past President wherein I presided over the initial post acquisition years of the land purchase, the community had extensive dealings with Ner Israel Yeshiva and the Toronto Woldorf School, owners of adjacent parcels of lands next to ours. These discussions were always constructive, cordial, focused and with mutual respect and understanding of the respective positions. Our community is also one that was a joint recipient of the Harmony Award in 2005 together with our neighbor, at the time, Temple Har Zion, in recognition of institutions whose conduct and commitment to demonstrating and furthering Canadian Values was considered deserving of recognition. To this date the Institution is actively engaged in various outreach programs in the greater community. The community is and has been proud owners of many centers and has never given its neighbors any room for complaints.

I can attest that our Community has been very responsible and conscientious throughout the due diligence process in finalizing this application, addressing all of the concerns that have been raised. It is proud of the Center it has built, which has been subject of several very favorable comments from the greater community and remains committed to the high standards it has established for itself, to be applied to all of its future developments.

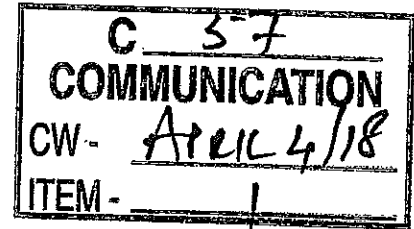
For our community, the culmination of this project has been a long time coming. The I's have been dotted and T's crossed and I appeal to you, with your record of doing the right thing, to support our application, not only to enable us to achieve our goals, but also to make our neighbors, City of Vaughan, the Province of Ontario and this great country of ours, proud.

Yours very truly

Nazir Gulamhusein

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:23 AM
To: Britto, John
Subject: FW: Deputation



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

From: Silverberg [mailto:REDACTED]
Sent: Wednesday, April 04, 2018 9:08 AM
To: Clerks@vaughan.ca
Subject: Deputation

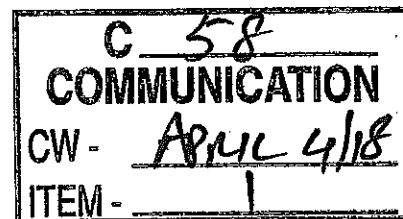
I live on Thornhill Woods Drive.

The traffic has built up every year to the point that this has become a major thoroughfare. (Highway). The school is now brought into a hazardous situation for children as is the park. NO MORE ADDITIONAL TRAFFIC IS NEEDED.

Sent from my iPhone

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:26 AM
To: Britto, John
Subject: FW: Concerns re: Jaffri Development & Inconvenient Scheduling of Meeting Time



From: A Priya [mailto: [REDACTED]]
Sent: Wednesday, April 04, 2018 9:20 AM
To: Clerks@vaughan.ca; Racco, Sandra <Sandra.Racco@vaughan.ca>
Subject: Concerns re: Jaffri Development & Inconvenient Scheduling of Meeting Time

We are emailing you as we are not able to attend the meeting on April 4 @ 1.00 p.m., with regard to the Jaffari development.

This is a regular work day and prime working hour. Please reschedule to a more logical time when the mass of attendees would be higher e.g. weekend or post normal working hour.

We live in Thornhill Woods for 16 years. We have seen for the past few years with all the new development how the traffic has gone from bad to worse, mainly during peak hours.

We are very concerned with the potential development of a condominium which will further increase the traffic congestion. The Thornhill Woods community includes a majority of families with young kids, we are concerned that the increased traffic will be a clear danger to the community, especially young kids.

We trust that the council will represent the interest and wellbeing of the local residents. We request the proposed plans align to the profile of the community, and supplement the profile of the community, rather than becoming an out-of-place development.

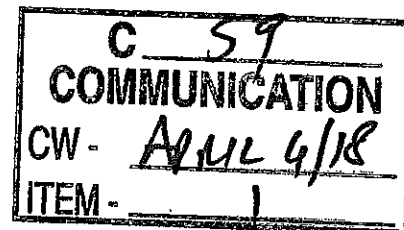
Regards

A P

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Sent from Gmail Mobile

Britto, John

From: Clerks@vaughan.ca
Sent: Wednesday, April 4, 2018 9:26 AM
To: Britto, John
Subject: FW: Can not attend



From: Miriam Slozberg [mailto: [REDACTED]]
Sent: Wednesday, April 04, 2018 9:24 AM
To: Clerks@vaughan.ca
Subject: Can not attend

As much as this issue is troubling unfortunately I am unable to attend. Sorry.

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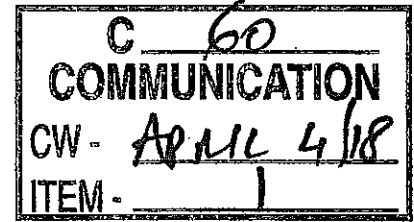
Sincerely,
Miriam Slozberg

[REDACTED]

Britto, John

From: Orly Sabo [REDACTED]
Sent: Wednesday, April 4, 2018 10:12 AM
To: Clerks@vaughan.ca
Subject: Oppose the Jaffari Center Development

Follow Up Flag: Follow up
Flag Status: Completed



I have been a resident of Thornhill Woods for 12 Years and have seen the traffic in the area increase significantly. It is affecting our schools and work.
I strongly oppose the development of the Jaffari Center as it will make the Traffic a complete grid lock stand still all day everyday. The infrastructure of this community cannot support any further development.
Secondly, within Canada we cannot allow schools, stores and housing that excludes based on religion. It is against our freedom and our rights as Canadian Citizens to even allow an application that excludes based on religion to be considered.

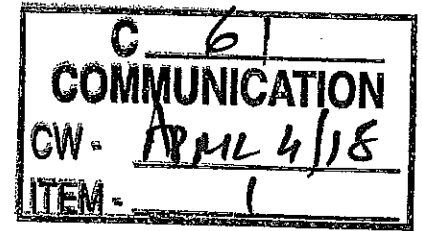
Please Do Not Approve this application!!

Signed,
Concerned Thornhill Woods resident

Britto, John

From: joseph boutros [REDACTED]
Sent: Wednesday, April 4, 2018 10:24 AM
To: Clerks@vaughan.ca
Subject: zone application for the Jafferi development at Thornhill

Follow Up Flag: Follow up
Flag Status: Completed



We are residents in this area since it was built. The area up to now is quiet and friendly. It became more congested these days, It can not stand a further boost and increase in population. Already the traffic and all the services in Bathurst and the surrounding streets are heavy.

Please do not accept rezoning of the Jafferi Development as this will make life in this community miserable.

Regards

JOSEPH ZAKI BOUTROS [REDACTED]

Britto, John

C <u>62</u>
COMMUNICATION
CW - <u>APML 4/18</u>
ITEM - <u>1</u>

From: Racco, Sandra
Sent: Wednesday, April 4, 2018 10:32 AM
To: [REDACTED]
Cc: Committee of the Whole Items; Britto, John; Coles, Todd; Birch, Carol; Peverini, Mauro
Subject: RE: future of our neighborhood

Dear Rabbi Chaim,

Thank you for your email. Your comments are duly noted, and I have copied your email to our Clerks Department so that it may be added as communication as part of today's meeting.

Sandra Yeung Racco, B. Mus. Ed., A.R.C.T.
Councillor, Ward 4
905-832-8585, ext. 8342 | sandra.racco@vaughan.ca

City of Vaughan I Ward 4 Council Office, Concord/Thornhill North
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: chaim hildeshaim [REDACTED]
Sent: Wednesday, April 04, 2018 9:35 AM
To: Racco, Sandra <Sandra.Racco@vaughan.ca>
Subject: future of our neighborhood

Dear Councilor Sandra Racco

As someone that lives on Knighshade Dr just a few doors away from the Jaffari Community Centre i am very concerned on whats going on.

i can tell that the there is a **big** parking issue and the traffic is CRAZY before and after there is a event there, i was told the cenetre can hold up to **5000** people and almost all the people drive from outside our neighborhood and from outside of our city!

i cant understand how there is a thought to build anymore on the property ???

let alone put in so much houses, expand a school etc. if its already bad i cant imagine how the city can allow this

to put in a parking lot on the property is wrong as this is a residential neighborhood and you dont build a parking lot structure in middle of a residential neighborhood and it wont help the traffic problemgoing in and out of our neighborhood - the St. were i live Knighshde Dr , Ner Israel Dr etc.

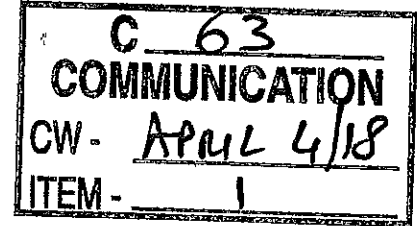
Chaim Hildeshaim

the fact is as you can see in the picture without any future building there is a massive parking issue already



Britto, John

From: Esther Lieberman [REDACTED]
Sent: Wednesday, April 4, 2018 10:38 AM
To: Clerks@vaughan.ca
Subject: Jaffaric Development Application



To Whom It May Concern:

I understand that there is an upcoming City of Vaughan Council Meeting today regarding the Jaffari development application at the OMB.

I am a resident of Thornhill Woods, a close neighbour to this development. I am strongly concerned about their application to have high rise buildings and add multiple other buildings on the property that would make it a high density area. I believe this area is zoned for low density, which would be in keeping with the feel of our neighbourhood. I have a very young family and am concerned about the safety of my children due to high traffic flow through our neighbourhood with the addition of this development as it is currently proposed. On the proposed map there are exits into Thornhill Woods from the development which will absolutely mean increased traffic. Entrances and exits to the development should be primarily off of Bathurst street, not through Thornhill Woods. There is already significant traffic congestion in the area which is making it more difficult to get to work and school. Drivers do not obey speed limits and make it unsafe for our children, more will only compound the problem. In addition, our children's education is of such importance. There are concerns as to whether the current schools can handle a higher than expected density. Children in Thornhill Woods already, should not have to learn in overcrowded schools. The applicant is welcome to develop the land, but it must be in keeping with our community - low rise and low density.

Thank you,
Esther Lieberman

Item:



Committee of the Whole Report

DATE: Wednesday, April 04, 2018

WARD: 4

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.13.013
ZONING BY-LAW AMENDMENT FILE Z.13.036
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 for the subject lands, to permit a development comprised of 6-storey and 8-storey apartment buildings with a total of 283 dwelling units, 60 townhouse units, a three-level parking structure, a two-storey private school, a walking trail, and a playing field, as shown on Attachments #3 to #8.

Report Highlights

- The Owner seeks approval for a development consisting of 6-storey and 8-storey residential apartment buildings with a total of 283 dwelling units, 265 m² of ground floor commercial uses, 60 townhouse units, a future private school, a three level parking structure, a playing field, and a walking trail.
- Future Draft Plan of Subdivision and Site Development Applications are required to implement the proposed development.
- The existing heritage building located on the subject lands (Vaughan Glen House) is proposed to be relocated and preserved.
- Staff recommends approval of Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036 as the proposed development implements Provincial policies and Regional Official Plan policies and is considered to be compatible with the surrounding existing and planned land uses, subject to the recommendations and conditions in this report.

Recommendations

The Ontario Municipal Board be advised that City of Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.13.013 (Islamic Shia-Ithna-Asheri Jamaat of Toronto), BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #1 and #2, to redesignate Block 4 of the subject lands, as shown on Attachment #5, from "Low-Rise Residential" to "Mid-Rise Residential".
2. THAT the implementing Official Plan Amendment shall:
 - a) Permit the following in Block 4, as shown on Attachment #5:
 - i) a maximum building height of 6-storey and 8-storeys for Buildings A and B respectively, as shown on Attachment #3;
 - ii) a maximum of 283 dwelling units; and
 - iii) a maximum Floor Space Index (FSI) of 1.94 times the area of the lot.
3. THAT Zoning By-law Amendment File Z.13.036 (Islamic Shia-Ithna-Asheri Jamaat of Toronto), BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone, as shown on Attachment #2, to the following zone categories in the manner shown on Attachment #4, and together with the site-specific zoning amendments identified in Table 1 of this report:
 - a) Blocks 2 and 5 (Street Townhouse Units, Landscape Buffer and Public Road) - RVM1(A)(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone;
 - b) Block 3 (Common Element Townhouse Units and Landscape Buffer) - RT1(H) Residential Townhouse Zone (H) with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone;
 - c) Block 4 (6-storey and 8-storey apartment buildings) - RA3(H) Apartment Residential Zone with the Holding Symbol "(H)"; and
 - d) The implementing Zoning By-law shall:
 - i) permit a maximum of 42 street townhouse units on Block 2, as shown on Attachment #5, of the subject lands;
 - ii) permit a maximum of 18 townhouse units on a common element road on Block 3, as shown on Attachment #5, of the subject lands;

- iii) permit a maximum of 283 dwelling units on Block 4 as follows:
 - Building A - Supportive Living Facility Units (74 seniors assisted living units), 75 condominium units, and 265 m² of ground floor retail uses; and
 - Building B - 134 condominium units;
 - iv) include provisions respecting density bonusing pursuant to Section 37 of the *Planning Act* that will be implemented in the site-specific zoning by-law and through a Density Bonusing Agreement; and
 - v) include a provision requiring the 3 level parking structure to be constructed at the same time as the first phase of any development of any of the townhouse portion (Block 2 or 3), 6-storey or 8-storey apartment buildings, or the expansion of the existing buildings on the subject lands.
- 4. THAT the Holding Symbol “(H)” shall not be removed from the subject lands, or any portion thereof, until such time as the following conditions are addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Protocol assigning capacity to the subject lands for the proposed 343 dwelling units (646 persons equivalent);
 - b) the Owner shall successfully obtain approval of a Site Development Application from Vaughan Council for that portion of the subject lands proposed for removal of the Holding Symbol “(H)”;
 - c) the implementing Site Plan Agreement(s) is approved and includes the final approved plans and conditions of the City of Vaughan and external public agencies;
 - d) the Owner and the City shall execute a shared use agreement for the private playing field in Block 1, and for the proposed trail along the valley top of bank should this trail be located on private lands; and
 - e) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.
- 5. THAT should the Ontario Municipal Board approve Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036, either in whole or in part, that the Ontario Municipal Board withhold its final Order until such time that:
 - a) the implementing Official Plan and Zoning By-law Amendments are prepared to the satisfaction of the City;

- b) the Owner and the City execute a Density Bonusing Agreement, in accordance with Section 37 of the *Planning Act*, to the satisfaction of the City;
 - c) a Draft Plan of Subdivision application for the subject lands has been approved by Vaughan Council, pursuant to Section 51 of the *Planning Act*, to the satisfaction of the City, including the appropriate Conditions of Draft Plan of Subdivision approval from the City, the Toronto and Region Conservation Authority and other agencies; and
 - d) the Owner has submitted a revised Functional Servicing Report, a revised Stormwater Management Report, and an Environmental Impact Study to the satisfaction of the City, Toronto and Region Conservation Authority and the City, and other agencies.
6. THAT City of Vaughan staff and external legal counsel be directed to attend the Ontario Municipal Board Hearing in support of the recommendations contained in this report regarding Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036.

Background

On November 9, 2017, the Owner of the subject lands appealed Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036 (the “Applications”), to the Ontario Municipal Board (the “OMB”), pursuant to Sections 22(7) and 34(11) of the *Planning Act*, citing the City’s failure to make a decision on the Applications within the prescribed timelines of the *Planning Act*. An OMB Prehearing is scheduled for March 27, 2018. No full hearing date(s) have been scheduled at this time.

The Applications appealed to the OMB represent a revised version the original submission, which consisted of (in part) two 17-storey residential apartment buildings, and 61 common element condominium townhouses. As set out above, the Applications have been revised to propose (in part) 6-storey and 8-storey residential apartment buildings, 42 street townhouses, and 18 common element townhouses.

The 11.41 ha site is located on the west side of Bathurst Street, south of Rutherford Road, shown as Subject Lands on Attachments #1 and #2 (the “Subject Lands”). The existing Jaffari Community Centre lands include a private school, place of worship, accessory buildings, and a heritage building (the Vaughan Glen House), as shown on Attachment #3. The surrounding land uses are shown on Attachment #2.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

On January 10, 2014, a Notice of Committee of the Whole (Public Hearing) (the “statutory Public Meeting”) was circulated to all property Owners within 150 m of the

Subject Lands for a statutory Public Meeting held on February 4, 2014. At the time of the mailing of the Notice of Public Hearing the Preserve Thornhill Ratepayers Association did not exist. 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 subject lands in accordance with the City's Notice Signs Procedures and Protocols.

The Committee of the Whole on February 4, 2014, received the Public Hearing report and recommended that the Applications be forwarded for a comprehensive technical report to be considered at a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Vaughan Council on February 18, 2014. Council also adopted the Committee of the Whole recommendation to establish a Community Task Force, referred to as the Community Working Group (the "CWG"), to be comprised of representatives from the community, the Owner, and City staff to address the matters raised by the Community at the Public Hearing.

Summary of comments received regarding the Applications

45 deputations, 124 communications, and a petition dated January 31, 2014, containing over 5,000 names of individuals opposing the Applications from the Thornhill community were received at the Public Hearing. The Preserve Thornhill Ratepayers Association was established in March 2014 and submitted correspondence to the City regarding the Applications. The City also received over 500 requests for notification regarding the Applications, and 360 letters seeking Council's refusal of the Applications. The following is a summary of the comments received at the Public Hearing and through correspondence to the City with respect to the original applications and the Applications appealed to the OMB:

Compatibility with the Surrounding Low-Rise Community

The proposed development is incompatible with the current low-density community, which never included high-density residential. The proposed townhouse units should be consistent with the surrounding development in terms of unit sizes and site design.

Traffic, Safety and Parking

The existing congestion on Bathurst Street and the resulting traffic infiltration into the surrounding neighbourhoods were cited as concerns attributed to the existing and proposed development. Vehicles speed through the community and create unsafe pedestrian and vehicular environments. The proposed development would contribute to more motor vehicles in the area and exacerbate on-street parking within the surrounding established neighbourhood.

Comments identified that there is insufficient on-site parking available for the existing facilities and that additional development will increase the demand for parking in the surrounding neighbourhood and the amount of time required for vehicles to exit the site, thereby impacting the surrounding streets after major events.

Comments were received regarding the existing and future parking requirements, the location and design of the proposed parking structure, the traffic movements and parking associated with the existing and proposed future private school.

Comments were provided suggesting that the proposed private road pattern did not provide adequate access for emergency vehicles for the proposed 6-storey and 8-storey buildings in Block 4 of the Subject Lands.

Environmental

The proposed development is located adjacent to the East Don River Valley, which provides relief from suburban sprawl and traffic. Concern was raised about the environmental impacts of the development on the surrounding environment such as: building shadows, affect on endangered species and the natural habitat, slope stability, stormwater management, the location/use of the proposed trail, and that the proposed development will have an impact on the surrounding natural environment including the existing trees and habitat on the site and in the valley.

An Environmental Impact Study (“EIS”) should be conducted to determine if the woodland located in the southwest corner of the subject lands provides habitat for endangered species. All dead and fallen trees should be removed from the proposed 11 m buffer.

Overall Quality of Life

Concern was raised about the noise and light pollution the proposed development will generate from parking lot lights and traffic, which would have negative effects on the quality of life in the surrounding neighbourhoods.

Status of the Heritage House

Comments were received about the ability to safely relocate the Vaughan Glen House heritage building and clarification was sought about the ultimate use of the building.

Public Access to Proposed Playing Field

Concern was expressed about obtaining public access to the private playing field and heritage building, since the Subject Lands will remain in private ownership.

Infrastructure

Comments were provided regarding whether adequate water, sanitary, and stormwater management capacity are available to support the proposed development.

Educational Facilities

A comment was provided regarding the capacity of existing schools in the surrounding area to support additional students.

Cultural Campus

Reference is made to the term “cultural campus” used in the original Planning Justification report submitted in support of the proposal. Clarification was requested regarding whether the units in the development will be available to the general public and whether this development will be an open community for all persons regardless of race, religion or sexual orientation.

Design of the Proposed Apartment Buildings

The residential apartment buildings have been reduced in height but are now too flat and wide; a 75 m² condominium unit is too small; buildings remain too high; and there is a lack of outdoor amenity space.

Comments from the Development Planning Department

The Development Planning Department has reviewed the matters identified above and provide the following comments:

Compatibility of the development with the adjacent Low-Rise Community

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan (VOP) 2010. The Owner proposes to redesignate only Block 4 of the Subject Lands, as shown on Attachment #5, from “Low-Rise Residential” to a “Mid-Rise Residential” designation. The remainder of the Subject Lands will retain the “Low-Rise Residential” designation. Townhouses are permitted in the “Low-Rise Residential” designation subject to the compatibility policies of VOP 2010. The proposed townhouses conform to the following compatibility policies contained in Section 9.1.2.2 of VOP 2010, which requires development to have regard for:

- a) *The local pattern of lots, streets and blocks:* The Owner proposes to construct a new public street to connect Knightshade Drive with Apple Blossom Drive. Forty-two (42) townhouse units are proposed on lots with their frontage on the public street. Eighteen (18) townhouse units are proposed on lots with their frontage on a private condominium road, which connects to the new public street.
- b) *The size and configuration of lots:* The proposed townhouse lots would have a similar configuration as the existing lots located to the south and west of the Subject Lands and would include backyards and a landscaped buffer abutting the backyards of the existing properties. The existing lots to the south and west have lot depths of approximately 37 metres. The townhouse lots would have similar lot depths of 33 metres, which includes the 11 metre landscaped buffer.
- c) *The heights and scale of nearby residential properties.* The Owner has proposed three-storey townhouses, which are higher than the existing two-storey detached dwellings to the west and south. To mitigate the difference in built form and height, an 11 m wide landscaped buffer and 4 m rear yards are proposed to provide a minimum 15 m separation distance from each townhouse unit to the rear lot line. There will be approximately a 23 m (i.e. a 4 rear yard, an 11 m buffer and approximately 8 m rear yards for existing detached dwellings) separation distance between the proposed townhouse units and the existing detached homes to the south and west.

- d) *The setback of buildings from the street:* The townhouse built form will be set back approximately 6 m from the proposed public street, which is in keeping with the setbacks of the existing detached homes in the surrounding neighbourhood.

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010. The Block 10 Community Plan identifies the Subject Lands as “Institutional” since the property has been used by the Jaffari Community Centre for private institutional uses since 1994. Public and Private Institutional Buildings are permitted in a “Low-Rise Residential” designation.

Section 2.2.3.3 of VOP 2010 states that limited intensification may be permitted in Community Areas provided the proposed development is sensitive to and compatible with the character, form, and planned function of the surrounding context. Block 4 of the subject lands fronts onto Bathurst Street. The full service YRT Bathurst Street #88 bus route travels along this portion of Bathurst Street, which connects with the existing YRT/Viva transit services that links to the Regional Road 7 and Centre Street bus terminal, and to the TTC subway stations at York University, Pioneer Village and the Vaughan Metropolitan Centre.

South of Regional Road 7, Bathurst Street is identified as a “Regional Rapid Transit Corridor” in the York Regional Official Plan (“YROP”), and is designated as a “Regional Corridor” in the YROP and VOP 2010. The York Region Transportation Master Plan identifies this portion of Bathurst Street as a dedicated Rapidway. The detailed design of this rapidway is currently underway in order to expand the transportation system on Bathurst Street to accommodate growth in travel demand as a result of development activity, which includes a road widening from 4 to 6 lanes, transit-HOV (High Occupancy Vehicle) lanes, and on-street cycling facilities. Regional Corridors are planned to be served by rapid transit. Bathurst Street is an important Regional Corridor as it connects three Regional Centres: The Vaughan Metropolitan Centre, the Richmond Hill/Langstaff Centre, and Markham Centre. Bathurst Street from Centre Street to approximately Kirby Road is also identified as a Frequent Transit Network by the York Region Transportation Master Plan, which is planned for a 15 minute (or better) transit frequency, all day and 7 days per week.

The proposed “Mid-Rise Residential” land use designation for Block 4 represents only a portion of the Subject Lands that is located on and has frontage along a transit route, which connects to a Regional Intensification Corridor. Block 4 is bounded by valley to the northeast, existing private institutional uses to the west, Bathurst Street to the east and vacant land to the south. The proposed 6-storey and 8-storey buildings are sufficiently setback from existing development to minimize impacts resulting from the built form (e.g. blocking of sunlight or views, shadows, etc.). The townhouse development includes an 11 m landscape buffer to the abutting lots and the parking structure design will be finalized through the site plan process to ensure an appropriate interface with the adjacent lands. The site plan review will also include an assessment of the massing and design of the mid-rise residential buildings, the location of the

underground parking ramp, landscape design, surface parking design, and pedestrian wind mitigation measures.

Traffic, Safety and Parking

The Development Engineering (“DE”) Department has reviewed the Transportation Impact Study dated June 2017 (“TIS”), and the Transportation Demand Management Plan dated June 2017, both prepared by Crozier & Associates Consulting Engineers. The DE Department has concluded that the City’s transportation concerns related to traffic, parking and on-site circulation have been adequately addressed.

The DE Department has stated that the conceptual on-site traffic circulation is acceptable. The proposed public road, connecting Apple Blossom Drive to Knightshade Drive, will provide for better porosity including vehicular and pedestrian movements. The opportunity for a future proposed private road link from this connecting public road to Bathurst Street will also provide an additional access opportunity for vehicles and reduce impacts on Ner Israel Drive from Knightshade Drive. Vehicular maneuverability will also be improved in the future with the proposed parking garage and an additional opportunity for ingress and egress from Apple Blossom Drive. Details regarding the final design of the private road system, driveways, pick-up/drop-off locations, and parking for the proposed future private school will be reviewed through the site plan process. Additional opportunities for increasing vehicular movements in the area will also be explored during this phase.

The TIS identifies a proposed parking supply of 1,292 spaces for the full development. The DE Department recommends that should the construction of the development be phased, the proposed parking structure must be constructed as part of the first phase of development to accommodate the current and proposed parking demand of the Subject Lands in order to manage off-site parking. The Owner will need to identify their parking requirements during the construction of each phase of development and provide the necessary on-site parking without impacting the existing municipal road network. The City will request a phasing plan at the site plan stage.

Environmental

The existing valley will remain zoned OS1 Open Space Conservation Zone by Zoning By-law 1-88, as shown on Attachment #2. The Toronto and Region Conservation Authority (“TRCA”) have confirmed the extent of the natural features and hazards of the valley, and the requisite 10 metre buffer to those features, which have been incorporated into the proposed plan. The Owner is proposing a trail along the valley top-of-bank, which is acceptable to the TRCA. The valley will be dedicated into TRCA ownership to provide for its long term protection. Should the proposed trail be located within the buffer or valley lands, it would be part of the TRCA ownership.

An Environmental Impact Statement (“EIS”) is required to address the potential impacts on the East Don River Valley. The EIS will be submitted as part of the supporting material for the Draft Plan of Subdivision Application. A recommendation to this effect is

included in this report should the OMB approve the Applications, such that the OMB withhold its final Order until Vaughan Council has approved the Draft Plan of Subdivision, which would include any TRCA conditions of Draft Plan of Subdivision approval.

The TRCA has requested a revised Functional Serving Report (“FSR”) and a Stormwater Management Plan (“SMP”) to identify more detailed stormwater management storage elements and how stormwater management criteria will be met. The City of Vaughan Development Engineering Department has reviewed the FSR and SMP. The Owner will be required to revise the FSR at the site plan stage to demonstrate how the stormwater release control and storage will be managed on the private lands and not onto the public road. In addition, detailed stormwater management reports will be required at the Draft Plan of Subdivision and site plan stage. The TRCA has requested an EIS, which includes an analysis regarding any identified impacts to and mitigation for the East Don River Valley. These documents must be submitted in support of the future Draft Plan of Subdivision and Site Development Applications. A condition of approval is included in the recommendation requesting that should the OMB approve the Applications, that the OMB withhold its final Order until such time that a Draft Plan of Subdivision Application has been approved by Vaughan Council. Approval of the Draft Plan of Subdivision will not be recommended until the TRCA requirements have been satisfied.

The Policy Planning and Environmental Sustainability Department reviewed the Species at Risk and Woodland Assessment document prepared by Savanta in support of the Applications. The Woodland Assessment confirms that the woodland plantation does not meet the test of significant woodlands under the *Provincial Policy Statement 2014*, and the assessment concludes that there are no Species at Risk and no Significant Wildlife Habitat identified on the site. The justification for the removal of the woodland has been accepted by staff on the basis of VOP 2010 policy 3.3.3.3 and that the evaluation of the woodland replacement value and the identification of the off-set losses will be undertaken at the site plan stage.

The Development Planning Department, Urban Design and Cultural Heritage Division supports the 11 m landscape buffer; however, they will provide additional comments regarding planting within this buffer and natural heritage compensation requirements at the site plan stage. The buffer will be zoned into an Open Space Zone, which will form part of the lot for each townhouse unit in Block 2. For the proposed townhouse units located in Block 3, the buffer would form part of the common elements that will be maintained by the future Condominium Corporation.

Cultural Heritage

Vaughan Council, on April 19, 2017, approved the recommendation of the Heritage Vaughan Committee to relocate the Vaughan Glen House within Block 1 of the Subject Lands, as shown on Attachment #3. The structure has been evaluated and assessed

by an engineer and heritage specialist. The building requires some repair, however, the engineer and heritage specialist have determined that it is structurally sound and can be restored. The Owner will be required to submit a Letter of Credit to secure the relocation of the building in accordance with an approved Heritage Permit. The Owner has indicated that the Vaughan Glen House will be used in association with the Jaffari Community Centre as administrative office space for the existing community centre located in Block 1, or as a senior's activity centre.

The heritage building will be visible from the proposed trail and a commemorative plaque will be provided to inform the public about the heritage value of this resource.

Public Use of Private Lands

The Owner will be required to provide public access to the playing field as a condition of approval for the development. A future agreement between the Owner and the City must be executed regarding the public access arrangement. The Parks Operations Transportation Services and Parks and Forestry Operations Department will work with the Owner to establish and execute a shared use agreement for the playing field. Should the proposed trail along the valley top of bank be located within private ownership, the use of the trail would be included in the shared use agreement.

The Owner has confirmed in a letter from the Islamic Shia Ithna-Asheri Jamaat of Toronto, dated March 26, 2014, that "the proposed residential and commercial development will be an inclusive development, open to all members of the public."

The Planning Justification Report submitted in support of these Applications has also been revised to confirm that the proposed development will be inclusive.

Area Schools

The York Region District School Board, York Region Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have no objections to the proposed development and have not identified the need for any new schools.

Infrastructure

The Owner has submitted a Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated July 2017 ("FSR"). The purpose of the FSR is to demonstrate the feasibility of servicing the proposed development. There are existing water and sanitary connections available for the proposed development.

The stormwater runoff generated from the proposed development will be conveyed to the existing storm sewers and ultimately to the existing stormwater management pond ("SWMP") located south of the site. The SWMP will provide stormwater quality and quantity control. The Owner will be required to revise the FSR at the site plan stage to demonstrate how the stormwater release control and storage will be managed on the

private lands and not onto the public road. In addition, detailed stormwater management reports will be required at the Draft Plan of Subdivision and site plan stage.

Sanitary sewers are located at Knightshade Drive and are available to service the proposed development. These sewers are located on the downstream end of the sanitary system with the trunk sanitary main connection at Bathurst Street. No capacity issues have been identified along this stretch of sewer to the trunk and no issues were identified at the trunk main. The area upstream of Knightshade Drive has experienced sewer back-ups, however, they were addressed by the Developer of the unassumed subdivision (in that area) and general repairs were made as required. The City's Environmental Services and Development Engineering Departments do not believe this will be a reoccurring issue, however, they will monitor this area to avoid future back-ups from occurring. The proposed development will not impact the up-stream system.

Water is available to service the proposed development. Additional information will be required at the site plan and detailed design stages.

Quality of Life

A new public street is proposed to connect Apple Blossom Drive to Knightshade Drive. This new local street will provide opportunities for pedestrian and vehicular traffic flow through the Subject Lands. A private driveway with a right-in/right-out access to Bathurst Street is proposed for the "Mid-Rise Residential" portion of the proposed development in Block 4, which enables direct access from the Subject Lands to Bathurst Street. The Crozier & Associates Inc. TIS addendum dated November 2017 states that the applications can be supported from a traffic operations perspective as the traffic generated from the Subject Lands can be accommodated by the public roadway system. It is further identified that access to Bathurst Street is limited due to the proximity to the Ner Israel Drive intersection. The Region will be responsible for the review of this intersection since Bathurst Street is a Regional Road.

The Owner has provided a Noise Feasibility Study, dated August 1, 2017, prepared by HGC Engineering. The report recommends that noise control measures such as sound resistant glazing, central air conditioning, and alternative means of ventilation be implemented for the proposed development and that noise warning clauses be included in the Draft Plan of Subdivision Agreement, and Site Plan Agreement and in all Offers of Purchase and Sale.

Comments provided by the Toronto Waldorf School, property owners north of the subject lands

The Toronto Waldorf School, Owners of the lands to the immediate north of the Subject Lands, provided comments regarding the proximity of the parking structure to the lands and the potential impacts to the school's outdoor area. The Development Planning Department, Urban Design and Cultural Heritage Division will review the detailed design

of the parking structure at the site plan stage. The Owner will be required to address: vehicular and pedestrian access; elevation design; materiality and screening, scale and massing, future proofing of the ground floor for active use, and appropriate transition at the site plan stage.

The school also provided comments advising that there is an agreement between the Toronto Waldorf School and the Islamic Shia Ithna-Asheri Jamaat of Toronto for emergency vehicle access and overflow parking as it relates to special events only.

Any agreement between two landowners regarding emergency access and overflow parking is a private matter between the respective parties to which the City is not a party to. Staff have been advised by the Owner's consultant that no changes to this agreement are proposed as a result of the subject applications.

The original proposal has been revised to reduce the building heights and density on the subject lands

The original development proposal to redesignate the subject lands to "High-Rise Mixed-Use" consisted of two 17-storey residential apartment buildings and 61 townhouse units, as shown on Attachment #9. The Owner has revised the development as currently proposed to include 6-storey and 8-storey residential apartment buildings, 60 townhouse units and additional on-site parking capacity in order to reduce the potential impacts on the surrounding area.

A Community Working Group was established to discuss the development proposal

Following the February 18, 2014, Public Hearing, a Community Working Group (CWG), comprised of representatives from the community, the Owner, and City staff was established. The objective of the CWG was to discuss matters related to the development proposal including, but not limited to, land use planning, cultural heritage and urban design, traffic and parking, and engineering servicing with the goal to address community comments regarding the development proposal and provide recommendations to guide a revised development proposal. Vaughan Council directed that the CWG provide their recommendations within a five month time period. All CWG discussions were held on a without prejudice basis.

On March 26, 2014, April 24, 2014, July 15, 2014, July 16, 2014, July 24, 2014, and August 15, 2014, meetings with the CWG, the Owner, City staff and the Local Councillor were held to discuss comments from the community related to the proposed development.

The Committee of the Whole on September 2, 2014, considered the CWG status report which included a recommendation that Council approve an extension to the time for the tenure of the CWG for an additional 4 to 6 months. Vaughan Council on September 9, 2014, ratified the decision of the Committee of the Whole and adopted the recommendation to extend the CWG for an additional 5 months. The web link to the full report is included in the Previous Reports/Authority section of this report.

Following the CWG meetings on October 30, 2015, the Owner submitted a revised comprehensive submission, which was based on input obtained through the meetings. The revisions included:

- the building heights for the residential apartment buildings being reduced from 17-storeys to 6-storey and 8-storeys;
- the number of apartment units being reduced from 377 to 283 units and the townhouse units from 61 to 60 units;
- an 11 m wide landscaped buffer was introduced between the proposed townhouse units and the existing residential dwellings to the west and south, as shown on Attachment #3;
- a trail along the valley top-of-bank;
- an agreement in principle to establish and execute a shared use agreement with the City for the public use of the private playing field, and the trail along the valley top of bank, should this trail be located on private lands;
- the Vaughan Glen House heritage building being relocated and preserved; and
- 1,292 parking spaces being proposed on the site, including 663 parking spaces within a three-level parking structure.

Revised Landscape Plans, a Tree Inventory and Preservation Plan, and the letter of acceptance into the archaeology data base from the Ministry of Tourism Culture and Sport letter was submitted to the City on April 5, 2016.

On April 26, 2016, the Owner submitted the Vaughan Glen House Cultural Heritage Resource Impact Assessment followed by an addendum report on February 14, 2017.

A comprehensive third resubmission was submitted to the City on January 30, 2017, to address comments received by the Owner on the second submission.

The Heritage Vaughan Committee on March 22, 2017, considered the Owner's application to relocate the Vaughan Glen House on the Subject Lands. Heritage Vaughan's recommendation to approve the relocation of the Vaughan Glen House was ratified by Vaughan Council on April 19, 2017.

On August 2, 2017, the Owner provided a fourth comprehensive resubmission to address comments provided by City staff on the third submission.

On March 22, 2018, the Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the Applications, and to the Preserve Thornhill Woods Ratepayers Association.

The Campus Master Plan includes five development blocks

The Owner has submitted a campus master plan, comprised of 5 development blocks, and the following, as shown on Attachments #3 and #5:

Block 1

- existing Jaffari Community Centre;
- a proposed 5,324 m² private school expansion (a private school currently exists within the community centre building);
- 663 parking spaces, in a three-level parking structure;
- 203 surface parking spaces;
- private playing field (the Owner intends to enter into and execute a shared use agreement with the City for the public use of the field);
- the relocated Vaughan Glen House heritage building;
- a trail along the valley top-of-bank; and
- a private road connected to Bathurst Street through Block 4.

Block 2

- 42 three-storey freehold townhouses on lots with frontage onto a public road;
- an 11 m landscaped buffer; and
- 84 parking spaces (two parking spaces per townhouse unit).

Block 3

- 18 three-storey townhouse units on lots with frontage on a future common element condominium road;
- an 11 m landscape buffer; and
- 36 parking spaces (two parking spaces per unit).

Block 4

- a 6-storey residential seniors condominium building, consisting of 149 residential apartment units (75 independent living units and 74 assisted living units);
- an 8-storey mid-rise residential condominium building, consisting of 134 dwelling units and 265 m² of at grade commercial gross floor area (GFA);
- 20 surface parking spaces inclusive of 10 barrier free spaces;
- 286 underground parking spaces;
- a trail along the valley top-of-bank; and
- a private road with access onto Bathurst Street.

Block 5

- a 17.5 m wide public road connecting Knightshade Drive to Apple Blossom Drive that provides frontage for the freehold townhouse units identified in Block 2.

Previous Reports/Authority

[https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW\(PH\)0204_2.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(PH)0204_2.pdf)

https://www.vaughan.ca/council/minutes_agendas/Extracts/36cw0902_14ex_24.pdf

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0404_17_28.pdf

Analysis and Options

The development proposal is consistent with the *Provincial Policy Statement (2014)* and conforms to the *Growth Plan (2017)*

The Development Planning Department has reviewed the development proposal in consideration of the following Provincial policies:

Provincial Policy Statement (2014)

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the *Provincial Policy Statement, 2014 ("PPS")*. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS policies state, as follows (in part):

a) **Section 1.1.1 - "Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns"**

Section 1.1 of the PPS requires that development accommodate an appropriate range of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs and promotes cost effective development patterns and standards to minimize land consumption and servicing costs.

b) **Section 1.1.3 - "Settlement Areas"**

1.1.3.1 - "Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted."

c) **Section 1.2.1 - "Coordination"**

"A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including (in part) managing and/or promoting growth and development.

d) **Section 1.4.3 - "Housing"**

"Planning Authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by (in part):

a) permitting and facilitating:

1. All forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and

2. All forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;
- b) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - c) promoting densities for new housing which efficiently use lands, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
 - d) establishing development standards for residential intensification, redevelopment and new residential development which minimize that cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”
- e) Section 1.5.1 - "Public Spaces, Recreation, Parks, Trails and Open Space" (in part)
- “Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.”
- f) Section 1.6.7.5 - “Transportation Systems”
- “Transportation and land use considerations shall be integrated at all stages of the planning process.”
- g) Section 2.1 - “Natural Heritage”
- 2.1.1 Natural features and areas shall be protected for the long term.
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
- 2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- 2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”

h) Section 2.6 - “Cultural Heritage and Archaeology”

2.6.1 “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

i) Section 3.1 - “Natural Hazards”

3.1.1 “Development shall generally be directed to areas outside of (in part):

“b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.”

The development proposal includes a variety of unit types and residential densities (i.e. Block 2 - 0.75 FSI, Block 3 - 0.58 FSI, and Block 4 - 1.94 FSI) that would promote the efficient use of land, and support a healthy and safe community. The Subject Lands are located on Bathurst Street, which is identified as a “Regional Rapid Transit Corridor” by the YROP and as a Dedicated Rapidway in the York Region Transportation Master Plan. The site is located approximately 1.3 km north of the portion of Bathurst Street that is identified as a Regional Corridor planned for intensification. A transit station is also currently under construction on the east side of Bathurst Street, north of Regional Road 7, approximately 1 km from the Subject Lands. In addition, the York Region Transportation Master Plan identifies Bathurst Street from Centre Street to Kirby Road as a Frequent Transit Network. The Subject Lands are located in proximity to existing retail, restaurant, entertainment, community service, and institutional uses at Bathurst Street and Centre Street.

The location of this development on Bathurst Street supports alternate modes of transportation, such as transit, cycling and walking. The proposed development utilizes existing infrastructure and community facilities more efficiently and minimizes land consumption. The proposed development would provide a variety of housing types including townhouse; apartment units serving seniors, including independent and assisted living units; and market apartment units.

The site-specific Official Plan Amendment to redesignate Block 4 of the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential”, to permit 6-storey and 8-storey residential apartment buildings and townhouse dwelling units, facilitate a built form that is consistent with the Housing policies of the PPS (Section 1.4.3).

The conceptual Campus Master Plan includes a trail along the top-of-bank of the existing East Don River Valley and a playing field on the property. The Owner will be required to enter into and execute a shared use agreement with the City for the public use of the privately owned playing field and proposed trail along the valley top of bank should the trail be located on private lands. These elements of the proposed development are consistent with the Public Spaces, Recreation, Parks, Trails and Open Space policies of the PPS (Section 1.5.1).

The East Don River Valley will be protected from development. The specific delineation of the valley feature and required 10 metre buffer has been identified for protection. Through the future Draft Plan of Subdivision Application the valley land will be dedicated to the TRCA, consistent with the Natural Heritage policies of the PPS (Section 2.1). The East Don River Valley, which forms part of the Subject Lands, is not being considered for development as part of the Applications. This is consistent with the Natural Hazards policies of the PPS (Section 3.1).

The conceptual Campus Master Plan includes a public street which will be conveyed to the City through a future Draft Plan of Subdivision application. This is consistent with Section 1.6.7.5 of the PPS, which requires the integration of lands uses and transportation systems at all stages of the planning process. The right-in/right-out driveway onto Bathurst Street will also provide an opportunity for additional access to this site, while also allowing the potential for the neighbouring property to the south to use this driveway, thereby consolidating driveways and reducing the number of access points onto Bathurst Street. The property to the south is currently vacant and there have been no development applications submitted to the City for this property. However, the provision for possible driveway connections from the property to the south to this private road has been considered through this development application, thereby allowing for a coordinated approach in developing both parcels.

In order to ensure a coordinated development, the Owner of the subject lands will be required to provide an easement over the private driveway in favour of the landowner to the south in order to provide access to this driveway. The requirement for the easement will be implemented at the site plan stage.

The Vaughan Glen House, which is a registered property under Section 27 of the *Ontario Heritage Act*, will be relocated and preserved within Block 1 of the development. This is consistent with the Cultural Heritage and Archaeology policies of the PPS (Section 2.6) and was approved by Heritage Vaughan and Vaughan Council. The heritage building will be used by the existing private institutional use located on the Subject Lands as administrative office space for the existing community centre, or as a senior's activity centre.

In consideration of the above, the development proposal is considered to be consistent with the Provincial Policy Statement (2014).

Places to Grow - Growth Plan for the Greater Golden Horseshoe (2017)

The Provincial *Growth Plan for the Greater Golden Horseshoe (2017)* ("Growth Plan") is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan requires that all decisions made on or after July 1, 2017, in respect of the exercise of any authority that affect a planning matter will conform to the Plan. The Growth Plan promotes intensification of existing built-up areas, with a focus on urban growth centres, intensification corridors and major transit stations. Concentrating intensification in these areas provides a focus for transit infrastructure investment to support growth and for building compact, transit-supportive communities.

The Growth Plan directs population and employment growth to be accommodated within the built-up areas, and the development of complete communities with a mix of land uses, a range and mix of employment and housing types, high quality open spaces, and easy access to local stores and services.

The Growth Plan includes the following policies:

a) “1.2.1 Guiding Principles (in part)

- Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.
- Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities.”

b) “2.2 Policies for Where and How to Grow (in Part)

2.2.1 Managing Growth

Applying the policies of this Plan will support the achievement of complete communities that:

- a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) Provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; and

- d) Ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.

2.2.2 Delineated Built-up Areas

- 1. By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper or single-tier municipality will be within the delineated built-up area.
- 2. By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper or single-tier municipality will be within the delineated built-up area.

2.2.3 Housing

- 1. Upper and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that:
 - a) Supports the achievement of the minimum intensification and density targets in the Plan, as well as the other policies of the Plan by:
 - i. Identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and
 - ii. Establishing targets for affordable ownership housing and rental housing.”

c) “3.2.3 Moving People (in part)

- 1. Public transit will be the first priority for transportation infrastructure planning and major transportation investments.
- 2. All decisions on transit planning and investment will be made according to the following criteria:
 - a) aligning with, and supporting, the priorities identified in Schedule 5 - Moving People - Transit of the Growth Plan;
 - b) prioritizing areas with existing or planned higher residential or employment densities to optimize return on investment and the efficiency and viability of existing and planned transit service levels;

- c) increasing the modal share of transit; and
- d) contributing toward the provincial greenhouse gas emissions reduction targets.”

d) 4.2 Policies for Protecting What is Valuable

“4.2.5 Public Open Space (in part)

1. Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, with the Greater Golden Horseshoe that:
 - a) clearly demarcates where public access is and is not permitted;
 - b) is based on a co-ordinated approach to trail planning and development; and
 - c) is based on good land stewardship practices for public and private lands.”

“4.2.7 Cultural Heritage Resources (in part)

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.”

In consideration of the Growth Plan policies, the applications to amend to the Official Plan and Zoning By-law to permit the proposed development conforms to the Growth Plan by directing growth to a built-up area where there is existing vacant land to accommodate the expected population growth, by promoting a transit-supportive density and a mix of residential and commercial land uses, and by conserving cultural heritage features.

The proposed development conforms with the York Region Official Plan

The Subject Lands are designated “Urban Area” and “Regional Greenlands System” (valley) by the YROP. Bathurst Street is identified as part of the Regional Street Network and is a Regional Rapid Transit Corridor. The York Region Transportation Master Plan also identifies Bathurst Street as a dedicated rapidway and a Frequent Transit Network. Bathurst Street is a Regional road with a planned right-of-way (“ROW”) width of 45 m. Rutherford Road, located approximately 578 m north of the Subject Lands, is also identified as a Regional road with a planned ROW width of 43 m and is identified as a Regional Transit Priority Network. Furthermore, the detailed design for the urbanization of Bathurst Street, between Regional Road 7 and Rutherford

Road, is currently underway, and includes Transit - HOV lanes and on street cycling facilities.

Section 5.3 of the YROP outlines policies for development within the urban structure by encouraging residential development to occur within the built-up area as defined by the Province's Built-Up Area Boundary in the Growth Plan. Well-designed, pedestrian-friendly and transit-oriented built form is encouraged. The proposed development will assist in achieving these goals as it includes residential apartment dwellings, assisted and independent living units, and townhouse units and a range of unit sizes, that will provide for a compact development, and make more efficient use of the Subject Lands. The site layout and design encourages pedestrian activity through the built form and open spaces, and will support the improvements planned for the Bathurst Street Regional Rapid Transit Corridor which currently provides full service transit.

Section 2.1 of the YROP requires that the "Regional Greenlands System" be protected and enhanced. The East Don River Valley, which forms part of the Subject Lands, will be dedicated to the TRCA through a future Draft Plan of Subdivision application, thereby keeping the valley in public ownership, which will protect this natural feature.

The objective of the Cultural Heritage Section 3.4 of YROP is, "To recognize, conserve and promote cultural heritage and its value and benefit to the community". The relocation, maintenance, and adaptive reuse of the Vaughan Glen House within the Subject Lands conforms to the policies of Section 3.4 of the YROP.

Section 3.5 of the YROP, Housing our Residents, provides housing objectives which include and promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, housing forms and types and tenures that will satisfy the needs of the Region's residents and workers.

In consideration of the above, the Applications conform with the policies of the YROP. The proposed residential intensification located on a regional road and transit corridor makes more efficient use of the Subject Lands and existing services and provides for a compact development that promotes transit supportive densities.

York Region has no objections to the Applications and has advised that the proposed development does not conflict with the planned Regional Urban Structure. No technical issues have been raised by Regional branches and departments. The York Region Infrastructure Asset Management, Water Resources, and Transportation Planning Departments have not identified any technical issues, however, they provided comments to aid the Owner in preparation of future subsequent planning applications (Draft Plan of Subdivision and Site Development), should the Applications be approved.

An Amendment to VOP 2010 is required to permit the proposed development

The Subject Lands are designated "Low-Rise Residential" and "Natural Area" by VOP 2010, and are located within a "Community Area" as identified on Schedule "1", Urban Structure, of VOP 2010. The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density, subject

to the criteria set out in Sections 9.1.2.2, 9.2.2.1, 9.2.3.1 and 9.2.3.2 of VOP 2010. However, the designation identifies a maximum 3-storey building height for detached, semi-detached, and townhouse dwellings. The designation also permits public and private institutional buildings. Therefore, VOP 2010 identifies the tableland portion of the Subject Lands for development.

VOP 2010 does not permit mid-rise residential apartment buildings on the Subject Lands. Therefore, an Official Plan Amendment is required to permit the proposed 6-storey and 8-storey buildings. The Applications were reviewed in consideration of the VOP 2010 policies, including the following:

VOP 2010 Goal 8: Directing Growth to Appropriate Locations includes (in part);

“Planning for the attractive, sustainable and prosperous city envisioned by this Plan will in large part be achieved by directing growth to appropriate locations that can support it. This means a shift in emphasis from the development of new communities in greenfield areas to the promotion of intensification in areas of the City with the infrastructure capacity and existing or planned transit service to accommodate growth.”

Bathurst Street is a planned Regional Transit Corridor, consistent with the YROP, intended to accommodate growth within the current built up boundary of the City.

Section 2.1.3.2 (in part) - “To address the City’s main land-use planning challenges and to manage future growth by:

- B) directing a minimum of 29,300 residential units through intensification within the built boundary;”

The Subject Lands are located within the City’s built boundary. The proposed intensification of the Subject Lands will occur primarily in Block 4 and will have direct private road access to Bathurst Street, which is a Regional road and identified as a Transit Corridor.

Section 2.2.3.3 states “That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.”

Intensification is proposed on Block 4 of the Subject Lands, which is located along a transit route that connects to a Regional Intensification Corridor to the south. The full service YRT Bathurst Street #88 bus route travels along this portion of Bathurst Street, which connects with the existing YRT/Viva transit service that links to the Regional Road 7 and Centre Street bus terminal. The built-form proposed for Block 4 is considered appropriate as it is separated from the existing community by valley to the north, existing private institutional uses to the west, Bathurst Street to the east and vacant land to the south and would, therefore, have minimal impact on the surrounding area.

The proposed townhouses within Blocks 2 and 3 of the Subject Lands are permitted in the “Low-Rise Residential” designation, as outlined above, and therefore are an appropriate form of development, which is compatible with the surrounding area. A future Site Development application(s) will be required to approve the detailed design and built form for both the freehold townhouse units and the common element townhouse units. The proposed 11 m landscape area between the existing and proposed units will provide an appropriate buffer and transition. This landscaped buffer will be zoned OS1 Open Space Protection Zone and will remain in private ownership.

The Site Development application(s) will be subject to the Urban Design Guidelines for Infill Developments in Established Low-Rise Residential Neighbourhoods. On October 20, 2015, Council adopted a motion to undertake a review of the “Low-Rise Residential” designation policies in VOP 2010, including, but not limited to, matters such as:

- i) the ability to ensure compatibility of new development with the character, form and function of existing surrounding areas;
- ii) ensuring appropriate built form and site organization; and
- iii) ensuring context sensitive approaches that respond to unique areas, such as heritage districts and older established neighbourhoods.

Council considered an options report prepared by the Policy Planning and Environmental Sustainability (“PPES”) Department on March 1, 2016, which identified design guidelines and possible policy amendments for the “Low-Rise Residential” designation. On March 22, 2016, Vaughan Council received the “General Low-Rise Infill Guidelines” and the draft “Townhouse Infill Guidelines” set out in the report and recommended that they be distributed to stakeholders for comment and that such comments be received no later than May 31, 2016.

The PPES Department initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the “Guidelines”) supporting existing policies in VOP 2010. The Guidelines were approved by Vaughan Council on October 19, 2016 and are in effect. PPES staff have undertaken a policy review which resulted in a study recommendation that was adopted by Council on April 19, 2017. However, the endorsed policy recommendations are currently under review and require an implementing Official Plan amendment to be adopted by Vaughan Council and receive York Region approval.

Together, the Guidelines and proposed policy amendments are intended to facilitate infill development within the City’s established low-rise neighbourhoods in a manner that is compatible with the surrounding area and which does not present an undue adverse impact on the neighbouring properties or alter the physical character of the larger residential area.

Based on the current policies of VOP 2010, and the Council adopted Guidelines, the conceptual street and common element townhouse developments are a compatible built

form within the Block 10 Community. The subject Applications were deemed “Complete” on November 26, 2013, prior to the Guidelines being approved by Council. However, the current proposal has regard to the following Guidelines:

- a) 42 of the 60 proposed townhouses are oriented to and have a front entrance facing a proposed public street;
- b) each townhouse unit will have a walkway connecting the sidewalk to the front entrance;
- c) the elevations for the townhouse units include a porch;
- d) the townhouse elevations include front entrances level with the first floor;
- e) the townhouse design includes interior side yard setbacks exceeding 1.5 m, and end units flanking on a public street have setbacks greater than 4.5 m;
- f) the townhouse blocks consist of no more than 6 units;
- g) each townhouse lot has a private backyard;
- h) an 11 m landscaped buffer is proposed at the rear of 51 of the 60 proposed townhouse units, in addition to a 4 m rear yard setback, which would provide a 15 m separation distance between each townhouse unit and the rear lot line;
- i) the proposed townhouse units have a minimum width of 6 m; and
- j) a public road is proposed that links existing streets in the neighbourhood.

Section 2.2.5.5 (in part) of VOP 2010 identifies Bathurst Street near Centre Street to be a “shopping destination of regional significance, which has potential for residential intensification”. Bathurst Street is designated by VOP 2010 as a “Primary Intensification Corridor” commencing approximately 1.3 km south of the Subject Lands, from Regional Road 7 to Centre Street. Limited intensification on this part of Bathurst Street is considered appropriate given the site’s close proximity to the Primary Intensification Corridor.

Section 4.2.2 “Supporting a Comprehensive Transit System” of VOP 2010 states that “Land use and transportation are interrelated. Future growth and intensification in Vaughan will be dependent on transportation capacity increases through investment in transit systems and services. Intensification Areas must be supported by efficient and effective transit to serve the expected population increases. Conversely, higher density development should be directed to areas well-served by transit, and all areas of the City should be developed with a street pattern and densities that support transit use.”

The redesignation of Block 4 from “Low-Rise Residential” to “Mid-Rise Residential” provides for moderate intensification with ground floor commercial uses and is considered appropriate as it supports the transit policy given this portion of Bathurst Street is in close proximity to a Regional Transit Corridor, which connects to the Viva transit service on Regional Road 7 and on to the TTC subway stations at York University, Pioneer Village and the VMC.

In consideration of the Provincial and Regional policies encouraging intensification along Regional Corridors, and roads supported by existing and planned transit, the proposed development is considered to be consistent with Provincial policies, and York Region and City Official Plan policies. Both of the townhouse and the mid-rise

residential apartment buildings will be further reviewed in detail through the submission of future Draft Plan of Subdivision and Site Development application(s).

Section 37 Community Benefits will be required

The Owner proposes development within Block 4 that exceeds the current building height permissions set out in VOP 2010. Section 37 of the *Planning Act* (density bonusing) allows municipalities to secure services, facilities or other matters (i.e., community benefits) as a condition of approval for development applications, where the proposed increase in building height and/or density is above the existing planning permissions and in accordance with the Section 37 provisions of VOP 2010 (Volume 1 – Section 37 Planning Act). Should the Applications be approved, the Owner will be required to provide Section 37 benefits, in accordance with the City's policies and Section 37 guidelines.

Planning Staff intend to consult with the Mayor, Regional Councillors and the Ward Councillor regarding the potential community benefits warranting inclusion in the Density Bonusing Agreement, and following such consultation, will initiate negotiations with the Owner regarding the nature of community benefits to be provided and secured in the Density Bonusing Agreement. Planning Staff will coordinate input from other departments on the appropriate provision and costing of community benefits, and if appropriate, will also consult with the Toronto and Region Conservation Authority.

An Amendment to Zoning By-law 1-88 is required to permit the proposed development

The Subject Lands are zoned A Agricultural Zone (tableland) and OS1 Open Space Conservation Zone (valley) by Zoning By-law 1-88, as shown on Attachment #2, which permits agricultural, institutional, and open space uses. An amendment to Zoning By-law 1-88 is required to rezone the Subject Lands to RVM1(A)(H) Residential Urban Village Multiple Zone One, RT1(H) Residential Townhouse Zone, RA3(H) Apartment Residential Zone, all with a Holding Symbol "(H)", and OS1 Open Space Conservation Zone, in the manner shown on Attachment # 4. The following site-specific zoning exceptions to Zoning By-law 1-88 are required to permit the development proposal:

Table 1:

	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RVM1(A) Residential Urban Village Multiple Zone One Requirements (Block 2)	Proposed Exceptions to the RVM1(A) Residential Urban Village Multiple Zone One Requirements (Block 2)
a.	Minimum Rear Yard	7.5 m	4 m (Not including the 11 m buffer to be zoned OS1 Zone)
b.	Minimum Lot Area Per Unit	180 m ²	132 m ² (Not including the 11 m buffer to be zoned OS1 Zone)
c.	Minimum Lot Depth	30 m	22 m (Not including the 11 m buffer to be zoned OS1 Zone)

	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements (Block 3)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Block 3)
a.	Definition of a "Lot"	Means a parcel of land fronting on a public street.	Means a parcel of land fronting on a public or private street.
b.	Definition of a "Street Line"	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street.	Means the dividing line between a lot and a public or private street.

	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements (Block 3)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Block 3)
c.	Frontage on a Public Street	A building or structure shall front on a public street.	A building or structure shall front on a public or a private street.
d.	Minimum Lot Area	162 m ²	132 m ²
e.	Minimum Rear Yard Setback	7.5 m	4 m
f.	Minimum Exterior Side Yard Setback	4.5 m	3.1 m
g.	Minimum Lot Depth	27 m	22 m
	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RA3 Residential Apartment Zone Requirements (Block 4)	Exceptions to the RA3 Residential Apartment Zone Requirements (Block 4)
a.	Minimum Lot Area (Per Unit)	67 m ²	48 m ²
b.	Minimum Rear Yard Setback (west property line)	7.5 m	4.5 m
c.	Maximum Building Height	44 m	Permit a maximum building height of: <ul style="list-style-type: none"> ▪ Building A: 6-storeys (25 m) ▪ Building B: 8-storeys (31 m)

	Zoning By-law 1-88 Standard	Zoning By-law 1-88, RA3 Residential Apartment Zone Requirements (Block 4)	Exceptions to the RA3 Residential Apartment Zone Requirements (Block 4)
d.	Definition of a Lot	<p>“Lot” - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the <i>Planning Act</i>, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.</p>	<p>All lands zoned RA3 Zone shall be considered as one lot.</p>
e.	Permitted Uses	<p>Apartment Dwelling Day Nursery</p>	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> ▪ Long Term Care Facility ▪ Supportive Living Facility <p>Permit the following additional commercial uses on the ground floor of Building “B” to a combined maximum GFA of 265 m²;</p> <ul style="list-style-type: none"> ▪ Bank or Financial Institution ▪ Business or Professional Office ▪ Health Centre ▪ Personal Service Shop ▪ Pharmacy ▪ Retail Store

	Zoning By-law 1-88 Standard	Zoning By-law 1-88, A Agricultural Zone Requirements (Block 1)	Proposed Exceptions to the A Agricultural Zone Requirements (Block 1)
a.	Building Setbacks (Parking Structure)	Interior Side Yard - 15 m Rear Yard - 15 m	Interior Side Yard - 5 m Rear Yard - 3 m
b.	Permitted Uses	Agricultural Uses as identified in Section 8.2 of Zoning By- law 1-88	Permit an above ground parking structure
c.	Parking Requirements	The owner of every building or structure erected or used for any use defined in By-law 1-88 shall provide and maintain on the lot on which it is erected, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time parking spaces	The above ground parking structure located in the A Agricultural Zone may provide parking for the uses on the lands zoned A Agricultural, RT1 Residential Townhouse One Zone, and RA3 Residential Apartment Zone.
d.	Minimum Lot Area	10 ha	7 ha

The Development Planning Department can support the proposed site-specific zoning exceptions in Table 1 for the following reasons:

a) Building Setbacks/Landscape Width

The proposed building setbacks in the RA3 Zone would facilitate a development with a strong urban edge. The mid-rise buildings are located closer to Bathurst Street and further away from the existing residential development to the west. The minimum rear yard building setbacks in the RMV1 and RT1 Zones (except Units 51 - 60) are in addition to the 11 m vegetated buffer between the proposed townhouse units and the existing residential uses to the south and west.

b) Additional Residential and Commercial Uses

The Owner is proposing to permit Long Term Care Facility and Supportive Living Facility uses, as defined in Zoning By-law 1-88, on the Subject Lands. These

uses will allow for the ability to provide a range and continuum of care for the occupants of the 74 units devoted to these uses in Building A.

The proposed commercial uses would provide limited retail and office opportunities for the future residents of the proposed development. The commercial units are located on the ground floor of Building “B”, fronting onto Bathurst Street, which is consistent with a typical mixed-use development located on an arterial road.

c) Minimum Lot Area/Unit

The proposed lot areas for the RVM1(A), RT1 and RA3 Zones are required to permit the development in Blocks 2, 3, and 4. The lot areas correspond to the overall proposed increase in the site density over various parts of the Subject Lands, which supports the Provincial and Regional policies regarding intensification.

d) Definition of Lot/Street Line and Frontage

The proposed definition of a “Lot” is required to ensure that for zoning purposes, Block 4 of the Subject Lands is deemed as one lot. The proposed mixed-use development will consist of more than one future condominium corporation, and therefore, this exception is required to avoid future technical variances. The definition of a “Lot”, “Street Line” and “Frontage” for the townhouse units is also required as Zoning By-law 1-88 does not include provisions for townhouse development on a common element road and therefore, development standards must be implemented through site-specific zoning exceptions.

e) Parking Structure

The proposed parking structure in the A Agricultural Zone will provide additional parking capacity for the existing place of worship, private school and community centre uses that are currently operating on the Subject Lands. The parking structure will also provide additional parking capacity for the proposed residential and commercial uses. The final design of the parking structure will be reviewed at the site plan stage to ensure compatibility with the adjacent lands.

The implementing Zoning By-law will also include a provision requiring that the parking structure be constructed as part of the first phase of any development on the site, as discussed in this report.

The Subject Lands will be zoned with the Holding Symbol “(H)”, should the applications be approved

Should Council resolve to advise the OMB that it endorses the approval of the Applications, it is recommended that the implementing Zoning By-law include a Holding Symbol “(H)” on the Subject Lands. The Holding Symbol “(H)” will not be removed from the Subject Lands (or portion thereof) until: water supply and sewage servicing capacity

for the proposed development has been identified and allocated by Vaughan Council; the City and the Owner executes a shared use agreement for the private playing field and trail (if required); and the implementing site plan agreement(s) is executed.

Through the site plan review process a detailed review of each built form type on the Subject Lands will be undertaken. A condition for removing the Holding Symbol “(H)” is included in the recommendation of this report requiring site plan approval by Vaughan Council before the Holding Symbol “(H)” can be removed on any part of the site.

It is recommended that the OMB to withhold its Order should these Applications be approved

The TRCA requires additional supporting documentation including a revised Functional Servicing Report, revised Stormwater Management Plan, and an Environmental Impact Statement to address the TRCA’s technical comments. These documents will need to be submitted in support of any future development applications, however, should Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036 be approved, a condition is included in the recommendation requesting the OMB to withhold its final Order regarding the implementing Official Plan and Zoning By-law Amendments until such time that a Draft Plan of Subdivision for the Subject Lands has been approved by Vaughan Council, including the appropriate Draft Plan of Subdivision conditions and the TRCA requirements.

The DE Department has no objection to the proposed development

The DE Department has no objection to the approval of the Applications. However, additional information will be required at the detailed design stage, through future Draft Plan of Subdivision and Site Development applications. Matters to be addressed through these future development applications include, but are not limited to, the following:

- a) an updated Transportation Impact Study;
- b) the refinement of the road design for the proposed public street;
- c) the Draft Plan of Subdivision should identify the provision of a sidewalk on the east/north side of the proposed public street to connect with the existing sidewalks on the east side of Knightshade Drive and the north side of Apple Blossom Drive;
- d) an updated Transportation Demand Management Plan (TDM), which includes a Pedestrian and Bicycle Circulation Plan and a summary of costs and responsibilities for each proposed TDM measure; and
- e) an updated Functional Servicing Report which addresses the technical comments identified as they relate to allowable release rates.

The Vaughan Design Review Panel considered the original development proposal

The Design Review Panel (“DRP”) on September 26, 2013, reviewed an original development concept (Attachment #9), which included two 17-storey residential

apartment buildings (377 units), 1,240 m² of commercial GFA, 61 townhouse units, and a private school. At that time, the Applications had not been submitted to the Development Planning Department.

The DRP provided comments regarding site organization for vehicles and pedestrians, the relationship between the existing and proposed buildings, valley and pedestrian connections, preserving the heritage building, and the landscape plan. The Owner considered these comments when preparing the current submission. The current development proposal will be considered by the DRP through the Site Development application review process.

The Urban Design and Cultural Heritage Division of the Development Planning Department are satisfied with the proposed development

Urban Design and Cultural Heritage Division staff support the Applications, however, additional detailed design comments will be provided at the Draft Plan of Subdivision and Site Development stages.

On April 26, 2016, the Owner submitted the Vaughan Glen House Cultural Heritage Resource Impact Assessment. The Heritage Vaughan Committee on March 22, 2017, considered the application to relocate the Vaughan Glen House on the Subject Lands. The Heritage Vaughan Committee approved the application, which was subsequently ratified by Vaughan Council on April 19, 2017. The Owner will be required to post a Letter of Credit in an amount equal to the structure's replacement value with the City required for the relocation of the Vaughan Glen House at the Site Development Application stage. The Urban Design Cultural Heritage Division do not have any additional comments regarding the Applications.

Policy Planning and Environmental Sustainability Department staff have no objections to the development proposal

The Policy Planning and Environmental Sustainability Department have reviewed the Species at Risk and Woodland Assessment document prepared by Savanta in support of the Applications. The Woodland Assessment has confirmed that the woodland plantation does not meet the test of significant woodlands and the assessment concludes that there are no species at risk and no significant wildlife habitat identified in the woodland. Therefore, the justification for the removal of the woodland has been accepted by staff on the basis of policy 3.3.3.3 of VOP 2010 and that a woodland replacement valuation will be required at the Site Development stage, as the City requires a no-net loss to the urban tree canopy.

The East Don River Valley has been identified as an occupied Redside Dace watercourse, which is protected under the *Endangered Species Act*. An EIS is required to address the potential impact to the East Don River Valley including examining any implications to Species at Risk such as Redside Dace. In addition, the EIS is required to determine the Redside Dace habitat, which consists of a meander belt plus a 30 metre buffer. This technical work may result in a change in the development limits. The

EIS will also evaluate any potential impacts the proposed development will have on valley form and function in accordance with policy 3.3.1.1 of VOP 2010.

The EIS will be required at the Draft Plan of Subdivision stage and a condition is included in the recommendations of this report requesting that should the OMB approve the Applications, that the OMB withhold its order until the City has received an EIS to the satisfaction of the City and the TRCA.

TRCA staff require additional information

The TRCA requires that the Owner provide additional information including, but not limited to, a revised Functional Servicing and Stormwater Management report, and an EIS.

The Subject Lands are currently designated “Low-Rise Residential” and “Natural Area” by VOP 2010. The lands designated “Low-Rise Residential” could be developed for low rise residential purposes without an amendment to VOP 2010. Official Plan Amendment File OP.13.013 proposes to redesignate Block 4 of the subject lands from “Low-Rise Residential” to “Mid-Rise Residential”. The “Natural Area” designation is not proposed to change. Through the required future Draft Plan of Subdivision Application, the precise development limits will be established.

Should the OMB approve Applications, a recommendation is included requesting that the OMB withhold its Order until Vaughan Council has approved a Draft Plan of Subdivision for the Subject Lands. The revised Functional Servicing and Stormwater Management reports and an EIS, will be required in support of the Draft Plan of Subdivision application and before the OMB Order is issued. Comments and conditions from the TRCA will be considered as part of the Draft Plan of Subdivision Application process.

The Subject Lands are located within the WHPA-Q (Wellhead Protection Area – Recharge Management Area) as identified in the approved Source Protection Plan, which provides policies for protecting drinking water sources/supply. The Owner will be required to satisfy the requirements of the TRCA at the Draft Plan of Subdivision and site plan stage.

The Parks Development Department have no objections to the proposed development

The Owner has provided a technical resubmission that addresses Parks Development Department comments. The Owner will work with the City Parks Operations, Transportation Services, Parks and Forestry Operations to execute the shared use agreement for the private playing field, and trail along the valley top of bank should the trail be located on private lands.

Office of the City Solicitor, Real Estate Department will require the Owner to dedicate parkland or pay cash-in-lieu of the dedication of parkland

The Office of the City Solicitor, Real Estate Department, has advised that the Owner shall dedicate parkland equivalent to 1 ha per 300 units and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a fixed rate per unit prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy.

The York Region School Boards and various utilities do not have any objection to the proposal.

The York Region District School Board, York Region Catholic District School Board, and Public Utilities have no objection to the approval of these Applications.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

York Region provided comments on the original applications for two 17-storey residential apartment buildings in May 2014, indicating that high-rise development would be more appropriately located along a Regional Corridor or in a Regional Centre. The revised development proposal for a 6-storey and 8-storey mid-rise buildings no longer conflicts with the planned Regional urban structure.

Official Plan Amendment File OP.13.013 was considered by York Region branches and departments and no technical issues were raised, however, comments regarding infrastructure asset management, water resources and transportation planning were provided to assist with subsequent future development applications (i.e. Draft Plan of Subdivision and Site Development applications).

York Region has no objections to the proposed development, however, the driveway from Bathurst Street will be restricted to right-in/right-out movements only. York Region requires the Owner to provide access to the right-in/right-out access onto Bathurst Street from the adjacent Owner to the south to consolidate and reduce the number of access points onto Bathurst Street, in accordance with Regional Official Plan Policy 7.2.53. Future reciprocal easements for this shared access private road will be required.

York Region has no objection to the approval of the Applications, however, York Region reserves the right to provide technical comments at the Draft Plan of Subdivision and site plan stage on matters including, but not limited to, road and transit requirements, and water and wastewater servicing.

Conclusion

Official Plan and Zoning By-law Amendment Files OP.13.013 and Z.13.036, respectively have been reviewed in consideration of the PPS, the Growth Plan, the

YROP, VOP 2010, Zoning By-law 1-88, comments from City departments, the CWG, the Ratepayers Association, area residents, and external public agencies, and the area context.

The Development Planning Department is satisfied that the proposed amendments to the Official Plan and Zoning By-law to permit a residential development consisting of two residential apartment buildings (6-storey and 8-storeys) with a total of 283 units and 265m² of ground floor commercial uses, 60 townhouse units, a three-storey above ground parking structure, a playing field, future school, and a walking trail are consistent with Provincial policies and the YROP and are appropriate for the development of the Subject Lands. In addition, VOP 2010 designates the majority of the Subject Lands “Low Rise Residential”, which establishes development permission on the property. The proposed development introduces a range of unit types on the Subject Lands at a density that is considered appropriate and compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of the Applications subject to the recommendations in this report.

This report has been prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact: Carol Birch, Planner, extension 8485.

Attachments

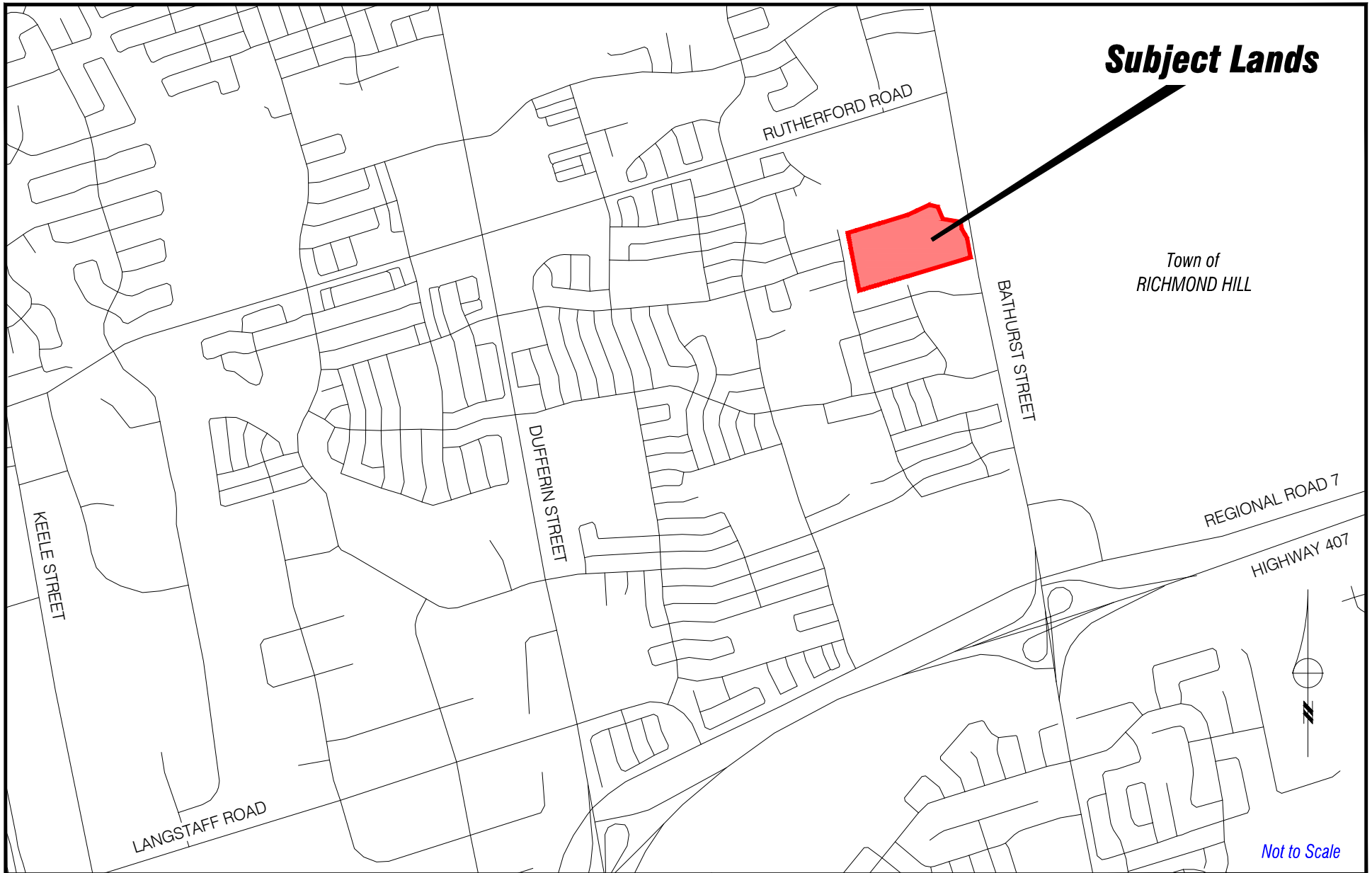
1. Context Location Map
2. Location Map
3. Campus Mater Plan
4. Proposed Zoning
5. Block Plan
6. Conceptual Elevations – Townhouses (Blocks 2 & 3)
7. Conceptual Elevations – Apartment Building A
8. Conceptual Elevations – Apartment Building B
9. Original Conceptual Campus Master Plan

Prepared by

Carol Birch, Planner, extension 8485

Stephen Lue, Senior Planner, extension 8210

/CM



Context Location Map

LOCATION:
Part of Lot 14, Concession 2

APPLICANT:
Islamic Shia Ithna-Asheri Jamaat of Toronto

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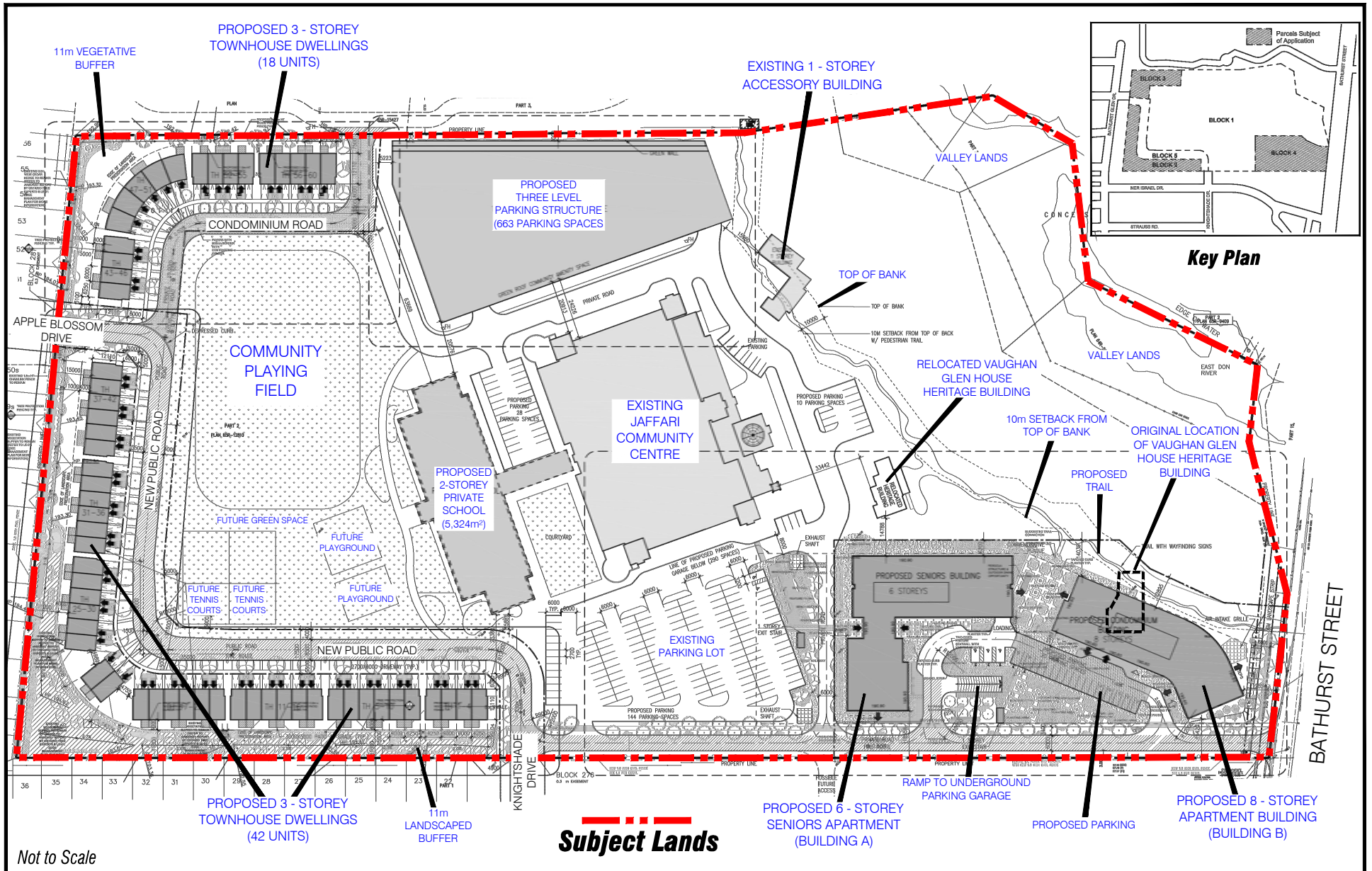


Attachment

FILES:
OP.13.013 and Z.13.036

DATE:
March 6, 2018

1



Campus Master Plan

LOCATION:
Part of Lot 14, Concession 2

APPLICANT:
Islamic Shia Ithna-Asheri Jamaat of Toronto

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Attachment

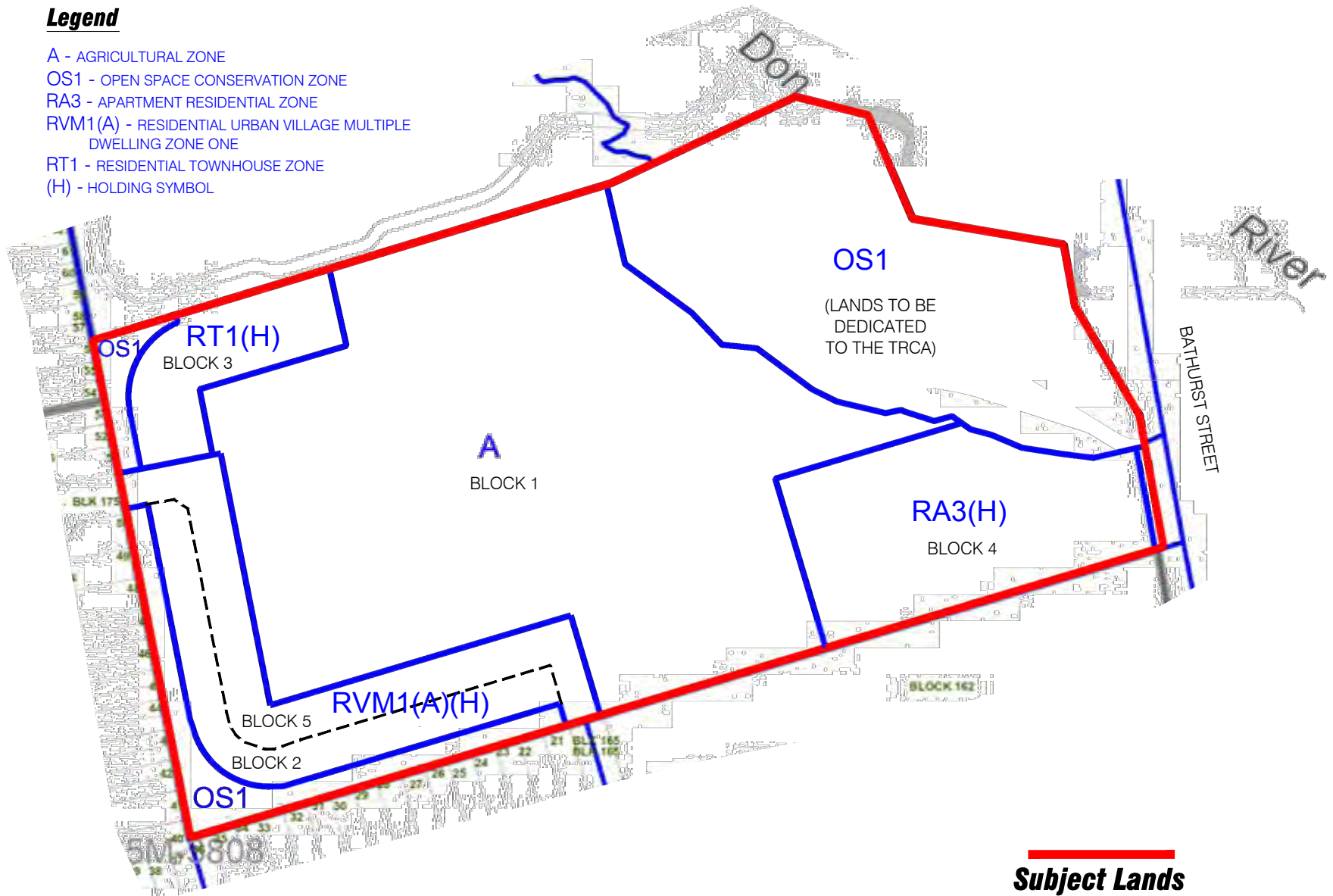
FILES:
OP.13.013 and Z.13.036

DATE:
March 6, 2018

3

Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING SYMBOL



Proposed Zoning

LOCATION:
Part of Lot 14, Concession 2

APPLICANT:
Islamic Shia Ithna-Asheri Jamaat of Toronto

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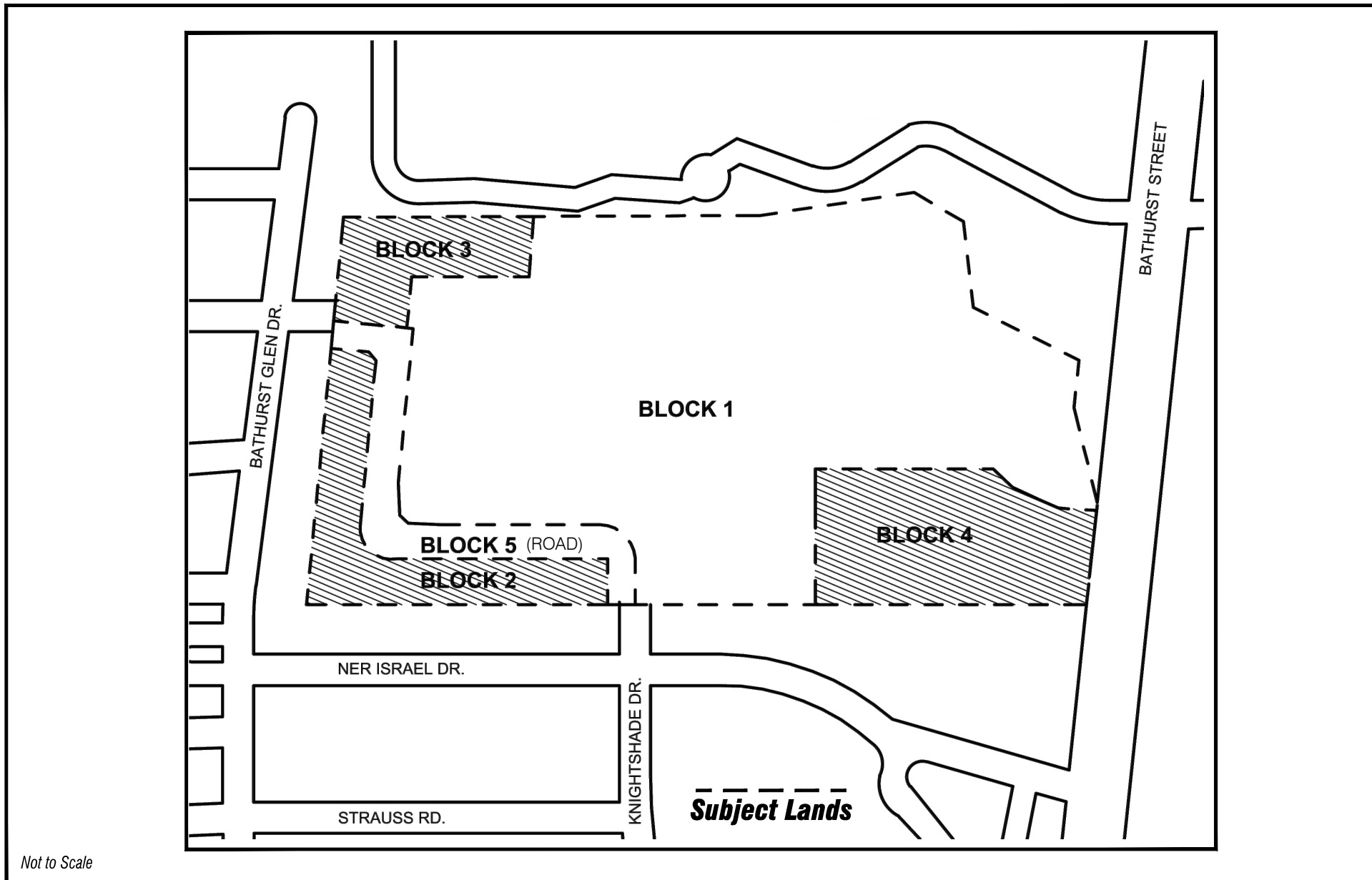


Attachment

FILES:
OP.13.013 and Z.13.036

DATE:
March 6, 2018

4



Block Plan

LOCATION:
Part of Lot 14, Concession 2

APPLICANT:
Islamic Shia Ithna-Asheri Jamaat of Toronto

N:\GIS_Archive\Attachments\OP\op.13.013etal.dwg



Attachment

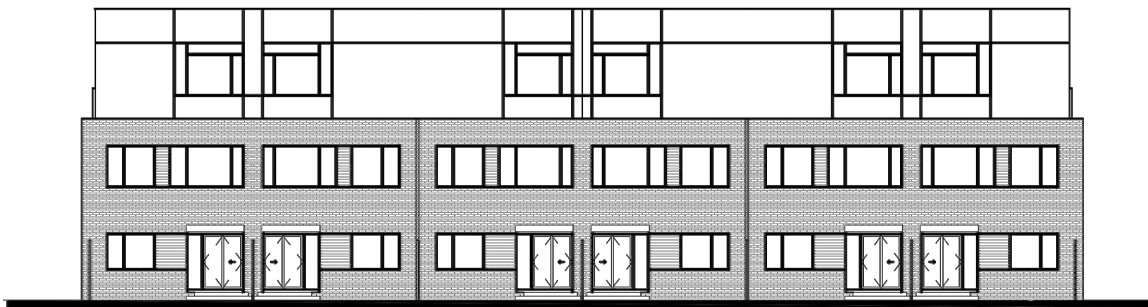
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DATE:
March 6, 2018

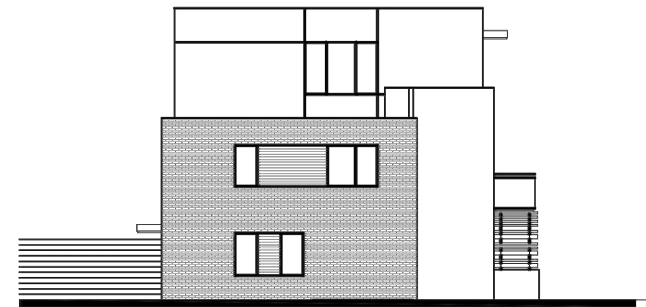
5



TYPICAL FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL SIDE ELEVATION

Not to Scale

Conceptual Elevations - Townhouses (Blocks 2 & 3)

APPLICANT: Islamic Shia LOCATION:
Ithna-Asheri Jamaat of Toronto Part of Lot 14, Concession 2

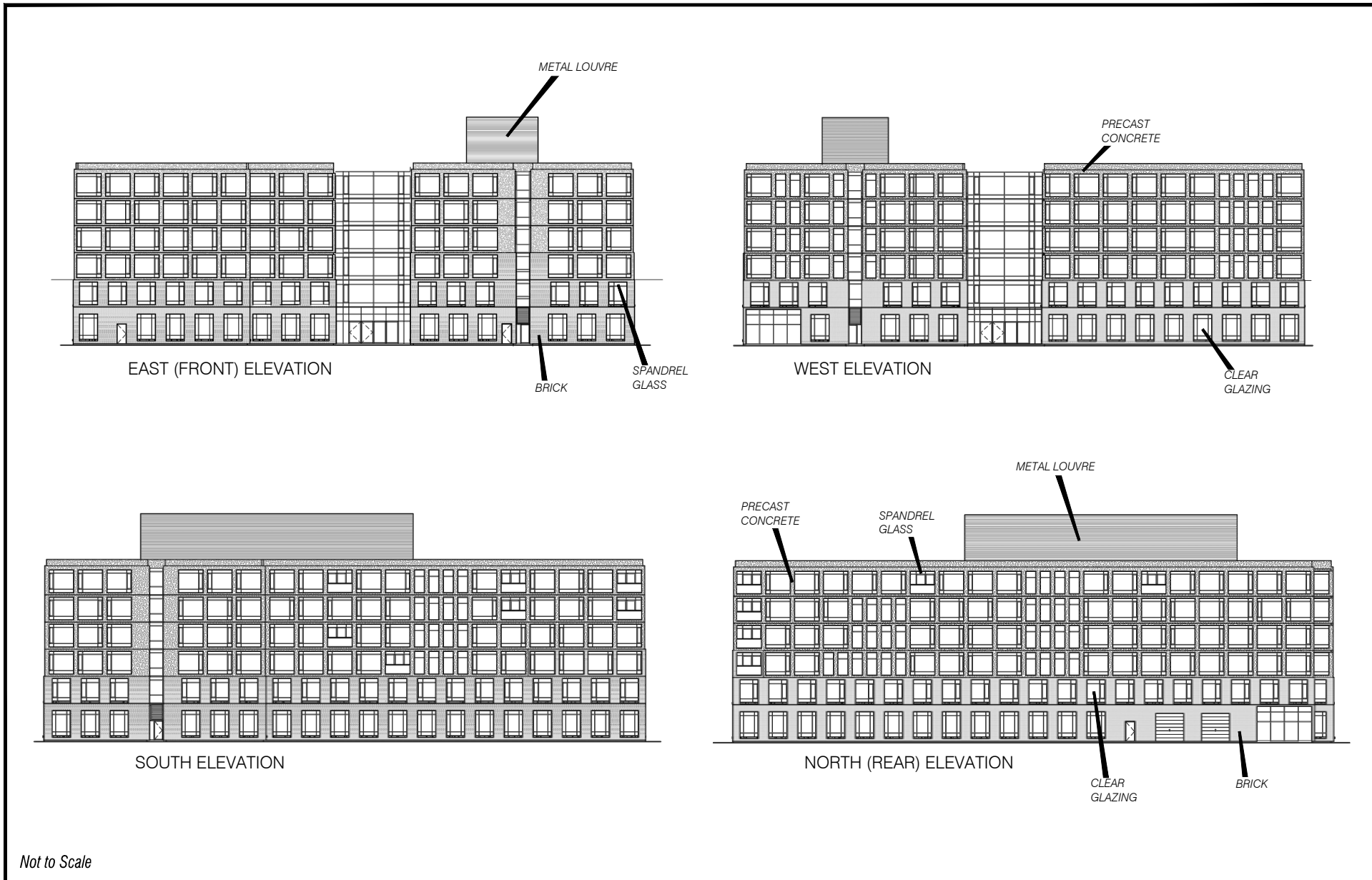


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OP.13.013 and Z.13.036

DATE:
March 6, 2018

6



Conceptual Elevations - Apartment Building A

APPLICANT: Islamic Shia LOCATION:
Ithna-Asheri Jamaat of Toronto Part of Lot 14, Concession 2

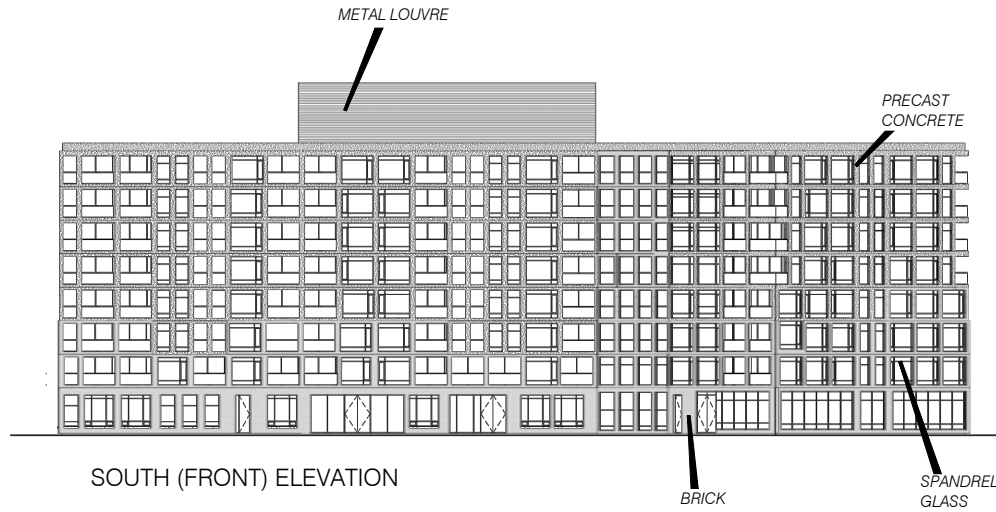


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DATE:
March 6, 2018

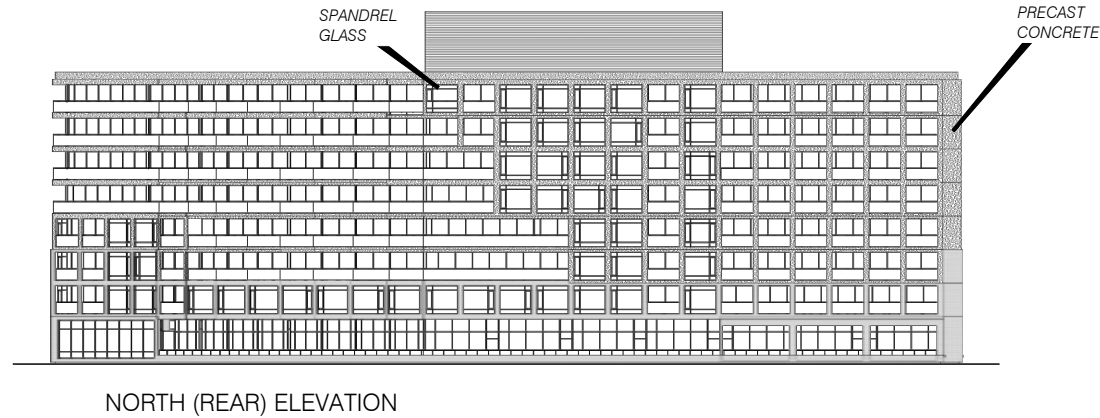
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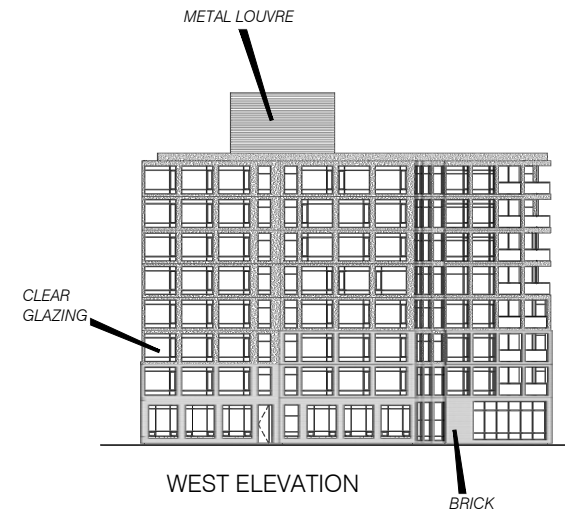
SOUTH (FRONT) ELEVATION



EAST ELEVATION - FACING BATHURST STREET



NORTH (REAR) ELEVATION



WEST ELEVATION

Not to Scale

Conceptual Elevations - Apartment Building B

APPLICANT: Islamic Shia LOCATION:
Ithna-Asheri Jamaat of Toronto Part of Lot 14, Concession 2

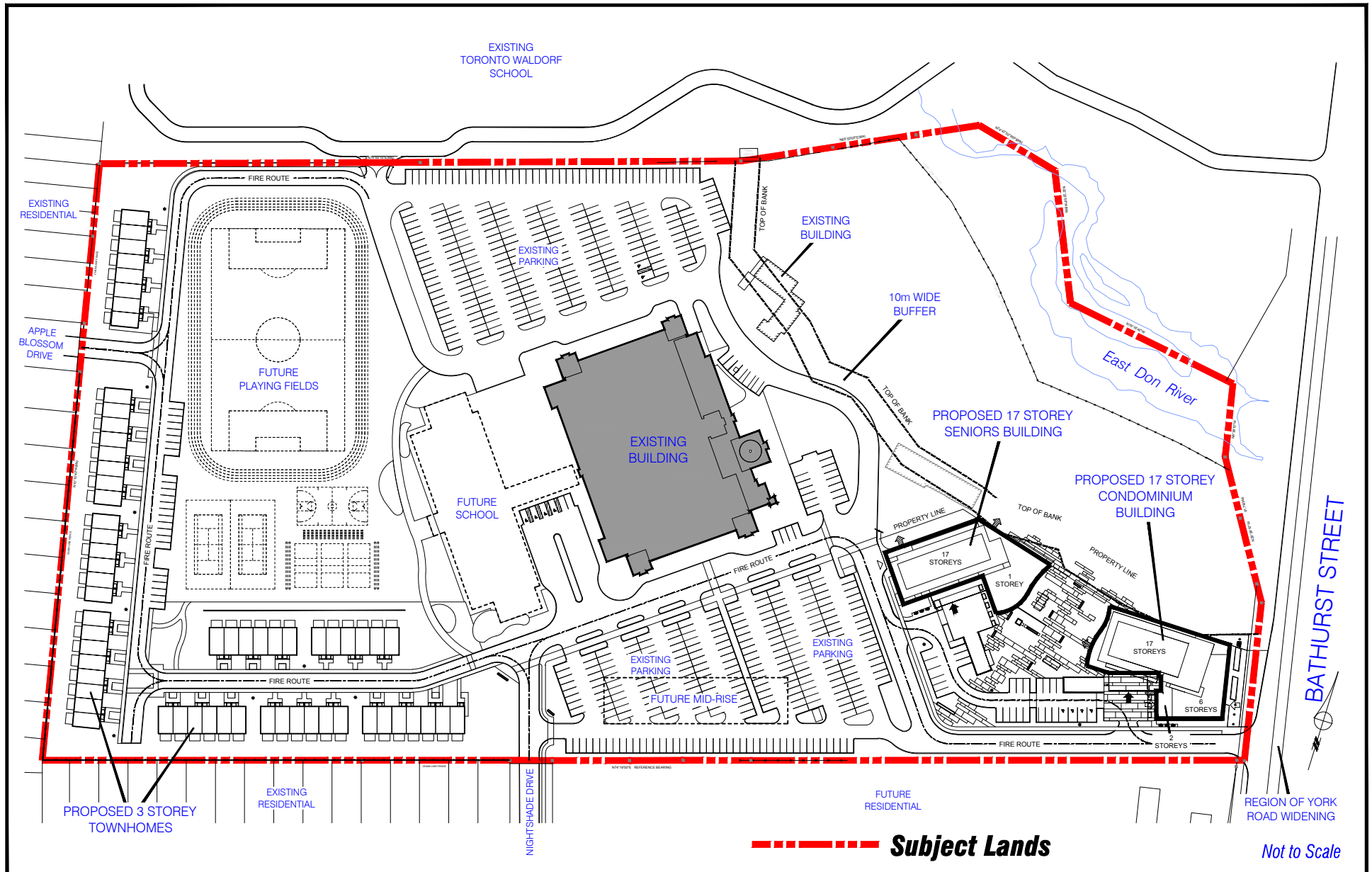


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FILES:
OP.13.013 and Z.13.036

DATE:
March 6, 2018

8



Original Conceptual Campus Master Plan

APPLICANT: Islamic Shia
Ithna-Asheri Jamaat of Toronto

LOCATION:
Part of Lot 14, Concession 2



Attachment
FILES:
OP.13.013, Z.13.036
DATE:
March 6, 2018

9