

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – TUESDAY, NOVEMBER 15, 2011**

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**COMMUNICATIONS**

**Distributed November 14, 2011**

**Item No.**

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C7	Petition submitted by Mr. Mark McKay, 149 Rosedale Heights Drive, Thornhill, L4J 4W1.	3

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**Please note there may be further Communications.**

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Item #	3
Report No.	52
	CW (Public Hearing)
	Nov. 15 / 11

**Subject:** A submission against proposed amendment - File #: OP.11.007 and Z.11.032

ITEM3, REPORT NO. 52 CW(PH)

**From:** Deborah Winer [mailto:deb@deborahwiner.com]

**Sent:** Monday, November 14, 2011 10:27 AM

**To:** DevelopmentPlanning@vaughan.ca

**Subject:** Subject: Fw: A submission against proposed amendment - File #: OP.11.007 and Z.11.032

To whom it may concern,

I, Deborah Winer, a resident and a home owner in the Rosedale North neighborhood, object to the rezoning of the land named as property 7890 Bathurst St. S.W. corner of Bathurst st. and Beverley Glen Blvd. (Part Lot 7, Consession 2) by applicant 1541677 Ontario Limited or any other applicants claiming the amendment to the above described land and/or property.

Development of the highrise buildings will result in a devastating impact to our neighbourhood homeowners due to the loss of sun exposure for extended periods of time all year round as a result of the shade produced by the buildings and devaluation of the property value and incapability to use present and future solar energy technology.

The buildings will have 560 apartments units, which will add more than 1000 cars to the already dense traffic conditions in the neighborhood

Partyphotos.ca &  
Deborah Winer Photography  
40 Glen Crescent,  
Thornhill, Ontario,  
L4J 4W6  
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	<u>CW (Public Hearing)</u>
	<u>Nov. 15/11</u>

Subject: FW: A submission against proposed amendment - File #: OP.11.007 and Z.11.032

ITEM 3, REPORT NO. 52 CW(PH)

**From:** Rebecca Egier [mailto:rsegier@rogers.com]  
**Sent:** Sunday, November 13, 2011 11:58 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** Fw: A submission against proposed amendment - File #: OP.11.007 and Z.11.032

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To whom it may concern,

I, Rebecca Egier, a resident and a home owner in the Rosedale North neighborhood, object to the rezoning of the land named as property 7890 Bathurst St. S.W. corner of Bathurst st. and Beverley Glen Blvd. (Part Lot 7, Consession 2) by applicant 1541677 Ontario Limited or any other applicants claiming the amendment to the above described land and/or property.

Development of the highrise buildings will result in a devastating impact to our neighbourhood homeowners due to the loss of sun exposure for extended periods of time all year round as a result of the shade produced by the buildings and devaluation of the property value and incapability to use present and future solar energy technology.

The buildings will have 560 apartments units, which will add more than 1000 cars to the already dense traffic conditions in the neighborhood.

Rebecca Egier  
51 Glen Crescent  
Thornhill, L4J 4W6  
905-886-5869

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**Subject:** File #OP.11.007 and Z.11.032

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ITEM 3, REPORT NO. 52 CW(PH)

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**From:** RITA MOTLIS [mailto:ritamotlis@rogers.com]  
**Sent:** Monday, November 14, 2011 8:51 AM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** File #OP.11.007 and Z.11.032

*Very happy to see that project coming and supporting it.....*

Rita Motlis  
15 North Park

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	at Public Hearing
	Nov. 15/11

From: Stella Vivat and Hirsch Vivat  
202 Roseborough Cr, Thornhill, On, L4J-4V6

Date: October 31, 2011

To: City of Vaughan, **Development Planning Department**  
Committee of the Whole (Public Hearing)  
2141 Major Mackenzie Drive Vaughan, Ontario, L6A 1T1  
Name 1541677 Ontario Limited. File Numbers OP.11.007 and Z.11.032

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**This is our written submission against proposed amendment.** We are undersigned homeowners of 202 Roseborough Cresnet object rezoning and construction of the High-rise Building(s) on the South West Corner of Bathurst Street and Beverly Glen Blvd.

**Cause of objection:**


Both proposed buildings are overlaying a LARGE shade for EXTENDED period of time all year round over substantial part of Rosedale Neighborhood.


***Find attached copy of Shade Study (Attachment#1)***

Attached "**Preliminary Building Footprint Analysis**"(Attachment#2) is demonstrating that "Applicant" is overextending his own interest over the interest of the affected homeowners.

Proposed 32-storey building is disproportionately tall in comparison with any existing buildings in Bathurst/Centre Street area.

Attached Shade Study may not be accurate but it is correct in principal. The "Applicant" should submit a precise Shade Study for June/September/December to the City of Vaughan, prior to the Public Hearing. City of Vaughan should notify all affected homeowners. The Shade Study should be programmed as a moving shade to the time and day and "easy to be understand" and should be accessible to the public (preferably on the web).

Stella Vivat, 

Hirsch Vivat, 

**PLEASE SEE ATTACHED TWO PAGES**

**Shade study**

Proposed buildings S.W. Bathers sty & Beverly Glen blvd

Material used for study REF:

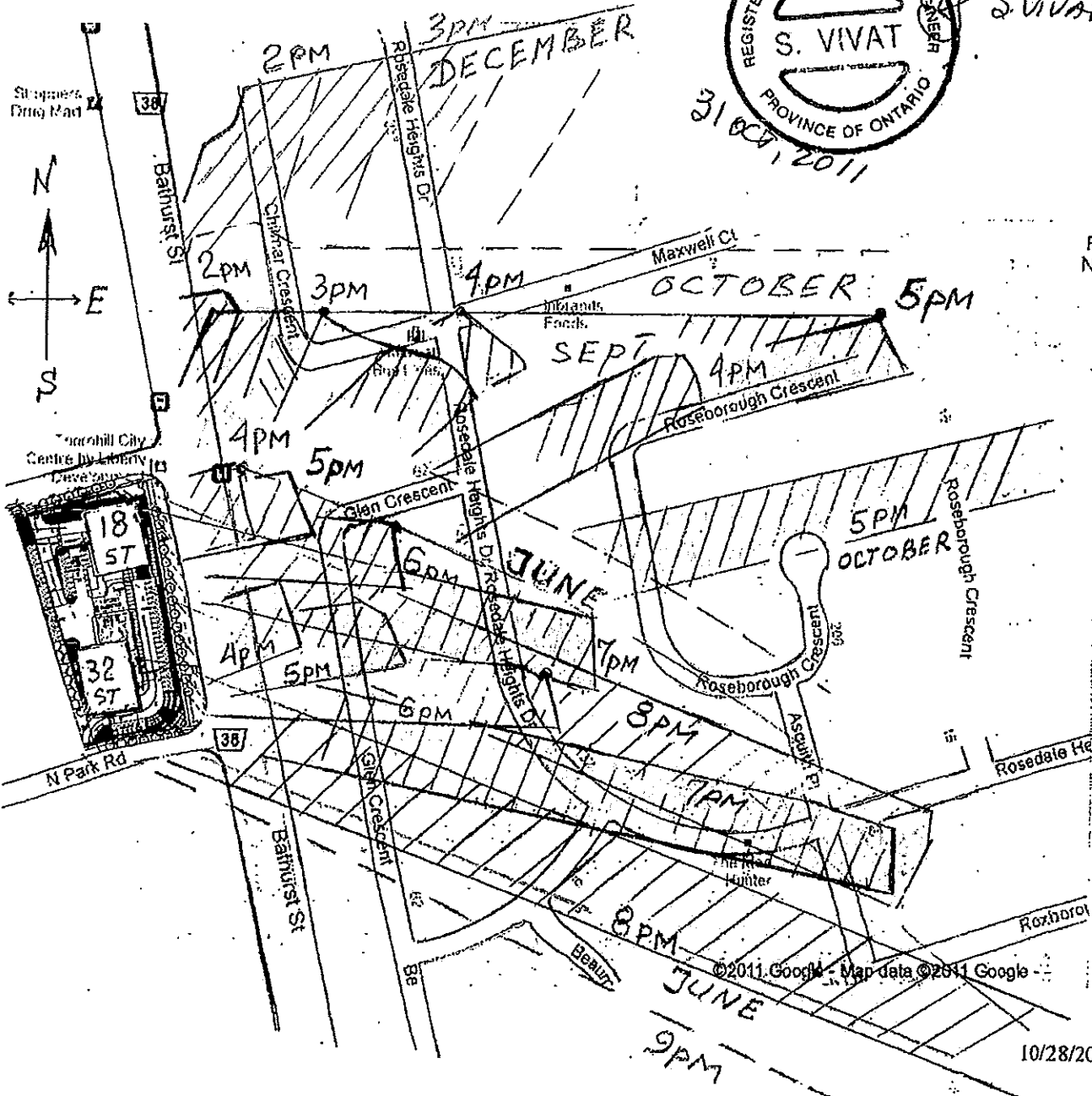
- File op.11 007.z.11.032 (examined at city of Vaughan)
- NOAA ESRL. Solar position calculator
- Google map.

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STUDY MAY NOT BE ACCURATE DUE TO THE REFERENCES USED, BUT THE RESULT OF THE STUDY CAN BE OBSERVED AND USED FOR APPROXIMATE PRELIMINARY SHADE ANALYSIS. THE CORRECT STUDY SHOULD BE PREPERED BY "APPLICANT" AND INTRODUCED TO EACH INDIVIDUAL HOMEOWNER WHICH IS AFFECTED BY THE SHADE DEPICTED FROM THE NEW STADY.



S. VIVAT, P.ENG.



**PRELIMINARY BUILDING FOOTPRINT ANALYSIS**

FILE 1541677 O.L.I.V.  
OP. 11.007 and Z11.032

SCOPE: Analysis should suggest the best building(s) configuration (with no reduction of the floor area), which will produce minimum shade, reducing the shade impact to the affected area

REFERENCES: 1. FILE OP.11 007. and Z 11.032  
2. Shade study, S.VIVAT, 31 OCT. 2011

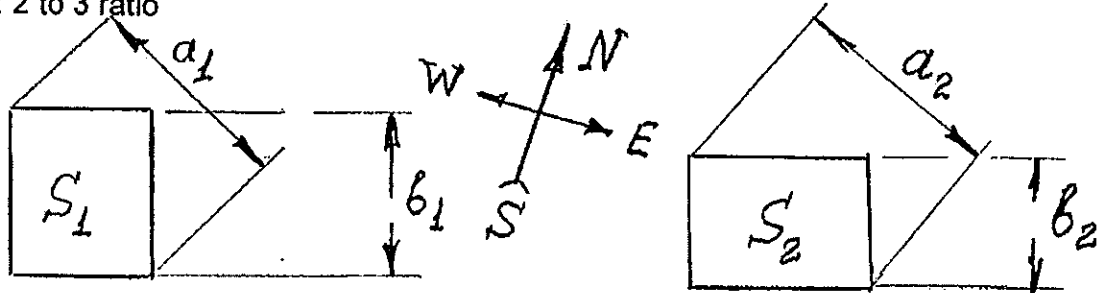
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**ANALYSIS:**

As per FILE OP11 007. and Z 11. 032. The wider sides of both buildings are facing west/east and narrow sides of both buildings are facing south/north

--- Rearranging the floor contour of the building without modifying the floor area

•• Try: 2 to 3 ratio



AREA:  $S_1 = S_2$  , SHADE WIDTH: Sept.  $a_1 \approx a_2$   
SHADE WIDTH: June/July  $b_2 \cdot 1.25 \approx b_1$

Fig 1.

Building with configuration 2:3 will produce about 25% less shadow falling to the East direction and about equal shade falling to the east/north direction.

**CONCLUSION / RECOMMENDATION:**

- 1) By changing the sides of the building to the approximate ratio 2:3 and leaving the floor area unchanged (as it is shown on fig.1) the shade impact to the Eastern side of Bathurst Street during the summer months will be reduced for about 25%.
- 2) Building Configuration with ratio 2:3 during the spring and autumn months will produce shade about the same as initially proposed. Taking in account that during the spring/autumn afternoon shade is moving rapidly (2-3 time faster than summer) and if there are any slight increases due the 2:3 ratio, they may be considered to be insignificant compare to the benefit of the 25% shade summer reduction.
- 3) It is obvious that 2:3 ratio would be more advantageous with respect to amount of shade produced by proposed buildings to the affected area East of Bathurst street.
- 4) Lowering the height of the building will also proportionally decrease the overall shade.
- 5) Independent shade study and analysis should be produced by the City of Vaughan, to assure that interest of both parties are represented.
- 6) If Independent shade study is produced it should be available to the public

*S. Vivat*  
31 OCT 2011  
S. VIVAT P. ENG

*H. Vivat*  
31 OCT 2011  
H. VIVAT P. ENG

November 4, 2011

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The parcel of land that is in question is on the West side of Bathurst Street Between North Park forming the Southern Boundary and the proposed development and Beverley Glen forming the Northern Boundary.

The APPLICANT 1541677 Ontario Limited (aka Liberte). THE FILE NUMBER IS OP.11.007 AND Z.11.032. THE PLAN PROPOSES TO CHANGE THE ZONING FROM C2

COMMERCIAL/RESIDENTIAL

TO RA3 TO HIGH DENSITY RESIDENTIAL COMMERCIAL WITH SITE SPECIFIC PROVISIONS.

They propose to build two high-rise towers, one being 18 high stories and the other tower being 32 stories high with a connection between them being two stories high to accommodate a commercial lower level and the apartment amenities on the second floor.

I am not oblivious to the fact that City Hall would like to maximize tax dollars and that builders would like to maximize their profits. But at what expense. To destroy a community and its neighbourhood.

My concerns are as follows:

1. Grid lock. The traffic on Bathurst at rush hour is horrendous. Neighbours in their cars take short cuts through North Park and Beverley Glen to get onto Bathurst Street. Bathurst Street at present is backed up because of the communities above us and I personally find it difficult getting out of my neighbourhood at these times. People trying to make a left hand turn onto Bathurst find it difficult because the traffic light takes too long to change to a green light. Try thinking what it would be like when an additional amount of cars come out of a 560 unit building whose exit to where they to go is either Bathurst Street or New Westminster. Put yourselves in our position, would you like to have to face such a traffic problem.

2. I think because of the traffic congestion I fear the pollution levels will be higher. You have children waiting at Street corners waiting for their School bus. How would you feel about the possible pollution problem of idling cars. If you check the increase in lung problems have increased drastically in the general population. That is why our government is trying to find cleaner fuels.

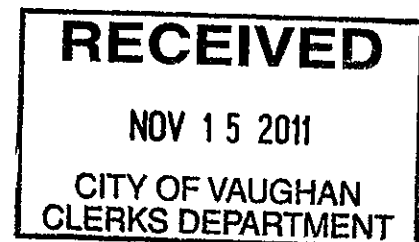
3. When I heard of the two Twin Towers being built, I thought of "me and little me". I am concerned the of the cosmetics of such a configuration.. I am concerned that it does not fit in with the rest of the neighbourhood, which to the most part is low level townhouses with a concentration of High Apartment Buildings. The highest being 22 stories. I feel that the 32 story tower would stick out like an sore eye on our neighbourhood scape. I am also concerned about the blockage of sunlight that our present neighbourhood has. Buildings do block out sunlight by the shadows that they cast.

4. For the amount of land that we have in our neighbourhood we have one of the highest densities in the area. What I thought Liberte would do is donate the land over to the city so as to extend the community park to allow more people to have access to open space. Imagine yourself couped up in mostly small apartment space without having access to any open space to walk around on. When i go through the newer developments I see much more open space than what we have. It would be nice if the Parks and Recreation could put in more benches to let more people sit and enjoy the open space. But getting more open space is only a fantasy.

5. I hoe that the data you are looking at is relatively up-to-date over the past ten years that I have being living here. You do have a Planning Department which the City of Vaughan trusts. Please listen to their recommendations and act upon them is a reponseful way.

Harvey Ecker

21 Abbeywood Gate  
Thornhill, ON  
L4J8P1





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	CU (Public Hearing)

G. DIAMANTOUIROS  
 15 NORTH PARK RD  
 Unit 514  
 THORNHILL ONT  
 L4J 0A1

THE DEVELOPMENT PLANNING DEPT,  
 CITY OF VAUGHAN.


NOV-14-2011

File # OP.11.007 and Z.11.032

Please note that with this letter I would like to express my objection to amend the city's official plan and zoning by Law 1-88 to redesignate the 0.85ha subject lands from "Town Centre Commercial" to "High Density Residential/Commercial" for the simple reason which I believe is good enough to reject this application which follows.

For everyone living in this area 560 apartments will create huge traffic congestion in the already congested area where there are now condominiums under construction at the present for which by the way another application for amendment of this city's official plan and zoning by law was done on the other end of North Park at New Minister. It is away too much for this area.

Please consider my objection  
 Thank you

  
 GEORGE DIAMANTOUIROS.