

COMMITTEE OF THE WHOLE – JUNE 19, 2012

COMMUNICATIONS

	Item No.
<u>Distributed June 8, 2012</u>	
C1. Ms. Mari Vosburg.	Deputation a)
<u>Distributed June 15, 2012</u>	
C2. Ms. Donna Zuchlinski, dated June 14, 2012.	35
C3. Mr. Sean Galbraith, dated May 28, 2012.	19
C4. Miss. Savie Fiorini, dated June 15, 2012.	22
<u>Distributed at the June 19, 2012 Committee of the Whole Meeting</u>	
C5. Petition, submitted by Lockout Point residents.	31
C6. Mr. Mark Yarranton, dated June 19, 2012.	12
C7. Mr. Chris Atkins, dated June 19, 2012.	22
C8. Mr. Steven A. Kichler, dated June 19, 2012.	42
C9. Mr. Ken Schwenger, dated June 15, 2012.	18 & 42
C10. Ms. Clara Astolfo, dated June 19, 2012.	44
C11. Presentation material.	3

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

Committee of the Whole

~~June 5th, 2012~~



SANTAFEST PARADE IN MAPLE November 25th 2012

C /
COMMUNICATION
CW - June 19/12
ITEM - Dep a)

Background:

SantaFest in Maple has been the Santa Claus parade in the City of Vaughan for over a decade, with 2012 marking our 13th anniversary. SantaFest has become a long standing tradition in our community which has brought a sense of community spirit, civil pride, and collaboration within our city.

SantaFest Mission:

To promote community spirit, civil pride and foster partnership between businesses and the community in the celebration of the Holiday Season.

SantaFest annually has over 1,500 participants, including community volunteers, public and private schools, local businesses and city staff, and brings together over 20,000 spectators year-after-year. The SantaFest Village which is held in the Maple Community Center (MCC) is organized with the SantaFest committee and hosts over 2,000 children to meet St. Nick. The SantaFest Parade is televised on Rogers and viewed by the many thousands of local residents in the City of Vaughan and surrounding areas.

SantaFest would not be possible without the involvement, commitment and support of our local government, city staff, many volunteers, merchants and participants.



Request/Purpose:

The SantaFest Committee seeks the ongoing support of the City of Vaughan, through continued joint planning and various services-in-kind, which have been provided since the parade's inception, to help organize and execute a safe and successful Parade year-after-year.

The Committee requests, as in previous years, Council's approval of the following:

- The City's support of the Committee's request to the Region of York to permit temporary road closure on Sunday Nov. 25th, 2012 between 12:30pm to 5:00pm along Major Mackenzie Drive between Vellore Woods to McNaughton Rd, East of Keele St.
- That City Staff be authorized to provide various services for SantaFest, such as staff support, communications, and facility space as well as any appropriate measures, such as temporary event related parking restrictions and similar actions, subsequent to detailed event planning.
- Estimated Service-in-kind based on 2011..... **\$28,000 (approx.)**
 - Bleachers/Show mobile/Barricades/Traffic Cones
 - Mobile Signs (30)/Road Closure Signs/Parking Signs
 - Staff Hours (*Public Works, Engineering, MCC, Parks, Communications*)
 - Facility: Civic Centre/Maple Community Centre
 - Permits/Insurance
 - By-Law Officers
 - Media notification
 - Detour signage

RESPONSE TO COUNCIL DEPUTATION 2011 FEEDBACK

We took the recommendations made by Council back to the committee, which came up with some strategies for the 2012 parade.

One of the first things we did was join the newly formed Task Force on the City's Role in Festivals & Community Events.

Some of the other steps taken by the committee are as follows:

- We are having someone look into assisting us with our Directors and Liabilities costs
- We have added another level of sponsorship to our package to possibly attract more corporate sponsors
- We are looking at approaching more of the larger local corporations, as potential sponsors, who have not previously participated in the parade.
- We are in the process of arranging a meeting with Vaughan Mills to hopefully have them as one of our major corporate sponsors
- We have considered once again the possibility of increasing our entry fee and administration fee
- We are looking at ways to turn our services in kind sponsors into cash sponsors

We are a unique committee in that our event doesn't generate revenue per se, but relies on sponsorships and services in kind to run the parade..

Without the continued support of the City of Vaughan it is very possible that we will not have the necessary funds to pay for these services in kind as well as our other financial obligations thus jeopardizing this year's parade on Sunday November 25th.



SantaFest Parade & Village Costs



To put on the parade, and host the Santa's Village each year, the committee raises between \$20 and \$25,000. This offsets the cost of running our office space at the Michael Cranny House, hiring marching bands, maintaining and decorating the Santa Float, and other miscellaneous expenses.

Relationship to Vaughan Vision 2020/Strategic Plan

The SantaFest Committee is made up of local volunteers working jointly and in partnership with the City of Vaughan promoting community spirit, civil pride and collaboration within our city. Council's ongoing support will ensure a safe and successful parade.

Report Prepared by:

SantaFest Committee

- Mari Vosburg – Chair
- Richard Smith – 1st Vice Chair

175 Bloor Street East
South Tower, Suite 501,
Toronto, Ontario M4W 3R8
Telephone (416) 314-6858
Fax (416) 314-6876

175 rue Bloor est
Édifice sud, bureau 501,
Toronto, Ontario M4W 3R8
Téléphone (416) 314-6858
Télécopieur (416) 314-6876

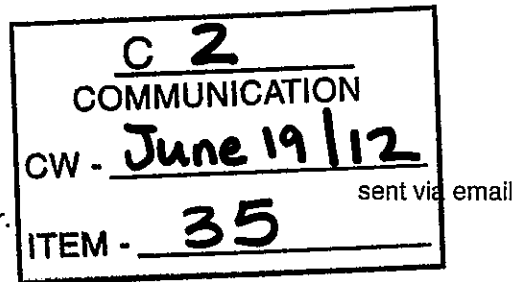


Ontario Media Development
Corporation

Société de développement
de l'industrie des médias
de l'Ontario

June 14, 2012

Mr. Jeffrey Abrams
City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1



Dear Mr. Abrams:

I am writing to you today in support of the recommendation to amend Vaughan's Filming Event By-Law 371-2004 that has been presented to the Committee of the Whole for consideration on June 19th. I regret not being available to attend the meeting in person, but unfortunately I have a previously booked commitment that cannot be re-scheduled.

We are very pleased that you are recommending adjusting your filming by-law to bring Vaughan's policy and procedures more in line with neighbouring jurisdictions that host on-location filming activity. Ontario's film and television industry recorded its best year ever in 2011, contributing \$1.26 billion to the provincial economy, and 2012 is on track to be as busy. Having easy access to a wide variety of film-friendly locations is a key component in our continued success, and we are pleased that Vaughan is taking this step to assist us in our efforts.

As we discussed at our May 18th meeting, the City of Vaughan offers a great diversity of highly valued filming locations, and your close proximity to the City of Toronto (where most of Ontario's production activity is based) makes it a very attractive option for on-location filming work. We feel confident that the positive changes in your filming policy being recommended here will encourage more productions to actively seek out filming opportunities within your jurisdiction, providing direct and in-direct economic benefit to the City of Vaughan and its homeowners and businesses.

Once approved, my office will be pleased to assist in communicating information on the changes to film industry locations personnel. We will also work with Vaughan officials to ensure that our on-line Digital Locations Database represents a wide range of Vaughan locations of interest to the industry, (as outlined in my May 18 letter), including your new Civic Centre, which we are currently in the processing of having photographed.

We encourage the Committee to rule favourably on this recommendation, and look forward to working closely with you and other Vaughan officials in the future.

Sincerely yours,

Donna Zuchlinski
Ontario Film Commissioner
Industry Development Department
ONTARIO MEDIA DEVELOPMENT CORPORATION

cc: Joseph Chiarelli, Manager Licensing and Insurance Risk Management, City of Vaughan
Madeline Zito, Director Corporate Communications, City of Vaughan
Doloros Rotondo, Business Development Officer, Economic Development, City of Vaughan

May 28, 2012

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Daniel Woolfson, Planner
Development Planning Department

Dear Mr. Woolfson:

**Re: Public Open House #2 Report
Proposed Wireless Telecommunication Antenna Facility
Kortright Conservation Centre, Pine Valley and Major
MacKenzie
Vaughan file: DA.11-115
Rogers Site: C3524**

We are consultants for Rogers Communications Inc. ("Rogers") with respect to the above referenced application for municipal concurrence.

In accordance with the Vaughan Telecommunication Tower Protocol, Rogers hosted a second public open house for this proposal on May 25, 2012 at the Al Palladini Community Centre. Notice for the meeting was provided to the Kleinburg Area Ratepayers' Association, the Millwood Woodend Ratepayers' Association, Mayor Bevilacqua, and members of Council.

The open house was attended by:

- Councillor Deb Schulte, 76 Mira Vista Place, Woodbridge, deb.schulte@vaughan.ca;
- Ms. Olena Streletska, 37 Islington Woods Court, Woodbridge, L4L 5J1, olena.s@sympatico.ca; and
- Ms. Josie Fedele, 35 Albany Drive, Woodbridge, jofedele@msn.com (who was accompanied by, I believe, her husband who did not sign-in).

No representatives of the notified resident associations were present.

Other than generally to describe the facts of the proposed installation at the Kortright Conservation Centre, very few of the discussion topics pertained the specific installation that was the subject of the open house.

C 3
COMMUNICATION
CW - June 19/12
ITEM - 19

There was also additional discussion, to a lesser extent, pertaining to Rogers' second proposed installation at the Kortright Conservation Centre on Islington Avenue (Vaughan file: DA.11-116/Rogers file: C2209). No specific concerns were raised with either of these applications.

Discussions during the open house were primarily focused on two topics, general health and safety related to electromagnetic emissions, and the potential for relocation of the existing Rogers antenna installation at the Al Palladini Community Centre.

With regards to health effects, Ms. Streletska (who at that time was the only person present) was informed that Health Canada is the governing body for installations of this type, and that installations of these type are required to comply with Safety Code 6 ("SC6") (Ms. Streletska appeared to be already well acquainted with SC6). She was also informed that notwithstanding the actual emission limits under SC6, installations typically emit levels that are significantly below those permitted by SC6. Rogers attests that the proposed installation will fully comply with SC6.

With regards to relocation of the Rogers installation at the Al Palladini Community Centre, Councillor Schulte proposed relocating the installation south to the Boyd Conservation Area, near an existing Bell/Telus installation. We have passed the details of this proposed alternative to the appropriate network implementation team members at Rogers for further review and discussion.

In our opinion, we have fully satisfied the public consultation requirements under the Vaughan Telecommunication Tower Protocol and request that the application be brought forward for concurrence.

If you have any questions, please don't hesitate to ask.

All the best,




Sean Galbraith, MCIP, RPP
Municipal Affairs Manager
Proliferate Consulting Group (agent for Rogers Communications Inc.)

Cc. Mayor M. Bevilacqua
Members of the City of Vaughan Council
Kleinburg Area Ratepayers' Association
Millwood Woodend Ratepayers' Association
Ms. O. Streletska
Ms. J. Fedele

Public Open House
Proposed Rogers Communications Wireless Telecommunication
Antenna Installation
Kortright Conservation Centre, Major Mackenzie and Pine Valley,
Vaughan, ON

Sign-In Sheet

Name	Address	Email
Olena Streletska	37, ^{7th} Islington Woods cat, Woodbridge, ON, L4L9J1	olena.s@sympatico.ca 
Joac Fedele	35 Albany Drive Woodbridge, ON	jofedele@msn.com
Deb Schulte	76 Mira Vista Place Woodbridge, Ont.	deb.schulte@vaughan.ca

Subject: FW: File OP.08.005 and Z.08.022 7777 Weston Rd.

From: Savie Fiorini@CIBCMellon.com [mailto:Savie.Fiorini@CIBCMellon.com]

Sent: Friday, June 15, 2012 9:03 AM

To: Lue, Stephen

Subject: File OP.08.005 and Z.08.022 7777 Weston Rd.

<p style="text-align: center;"><u>C4</u> COMMUNICATION CW - <u>June 19/12</u> ITEM - <u>22</u></p>
--

Dear Mr. Lue,

I am unable to attend the meeting on June 19th but have in the past lodged a letter with the city voicing my concern with the development for the above property.

The current proposal of 3 high density buildings (two which appear to be over 30 stories) would cause an extensive amount of congestion

to an area (Weston Rd and Hwy 7) which is today very congested.

I am having a difficult time understanding how the city would consider that amount of development in a small lot, that used to be a car dealership.

I am not against the development of some density in the area, perhaps one building of 10-15 stories, but 3 is just unacceptable.

I live in the area (Ansley Grove and Hwy 7) and have lived in Woodbridge for over 30 years. I believe with the coming of the subway, we need to build up but we need to be careful we do not turn that section of the city into an area that is just uninhabitable.

I also realize that this letter will most likely do very little in our efforts to try to manage the growth and depth of development but at least I have had my voice recorded.

Thank you.

Miss Savie Fiorini | VP, Corporate Project Office | CIBC Mellon | 320 Bay Street | Toronto, Ontario M5H 4A6 |
Canada | T: 416-643-5784 | F: 416-643-6445 | savie_fiorini@cibcmellon.com | www.cibcmellon.com

Please consider the environment before printing e-mails or attachments.

Veuillez penser à l'environnement avant d'imprimer les courriels ou les pièces jointes.

Disclaimer: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information which is privileged, confidential, proprietary or exempt from disclosure under applicable law. If you are not the intended recipient or the person responsible for delivering the message to the intended recipient, you are strictly prohibited from disclosing, distributing, copying or in any way using this message. If you have received this communication in error, please notify the sender, and destroy and delete any copies you may have received.

Petition

C 5
COMMUNICATION
CW - June 19/12
ITEM - 31

We, the undersigned residents of Lookout Point Court in Woodbridge support and insist that the City of Vaughan institute and enforce a 24 HOUR NO PARKING by-law along Lookout Point Crt on the same side of the street as Sonoma Heights Community Park. During all hours of the day, park users gain access by parking along Lookout Point Crt adjacent to our homes. This is creating very dangerous conditions for our children, as there are no sidewalks for pedestrians. Park users, who park their vehicles on our street, are also creating an inappropriate amount of noise and their littering is unacceptable. The amount of cars parked on our street is getting out of control and we insist that the only remedy to this problem is to permanently restrict parking along the park side of Lookout Point Crt.

Name

Address

Signature

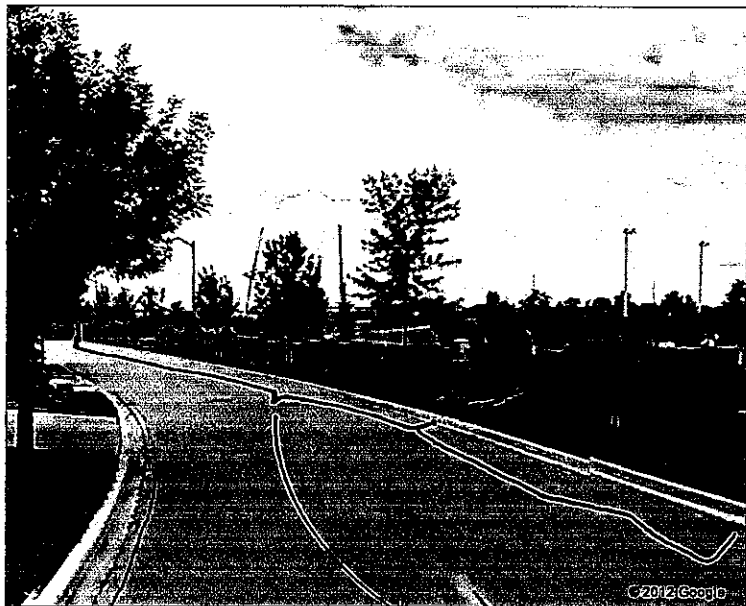
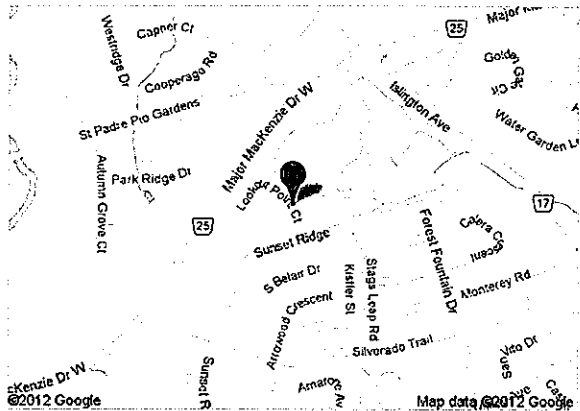
Don & Jill Grant	42 Lookout Point Crt	
JOE + DIANA RANIERI	38 Lookout Point Crt	
JERRY + SYLVIA GROSSI	26 LOOKOUT POINT	
Joe + Enza Spalierno	6 Lookout Point	
Horia Bradan	32 Lookout Point	
ROSINA CLORUSO	50 LOOKOUT POINT	
CHARLES & LOULLA	45 LOOKOUT POINT COURT	
Maged Farag	58 Lookout Point Crt	
Paul + Lucy Frechette	54 Lookout Point Crt	



Google

Address Lookout Point Court

Address is approximate



NO PARKING ZONE

C 5
 COMMUNICATION
 CW - June 19/12
 ITEM - 31

Petition

We, the undersigned residents of Lookout Point Court in Woodbridge support and insist that the City of Vaughan institute and enforce a 24 HOUR NO PARKING by-law along Lookout Point Crt on the same side of the street as Sonoma Heights Community Park. During all hours of the day, park users gain access by parking along Lookout Point Crt adjacent to our homes. This is creating very dangerous conditions for our children, as there are no sidewalks for pedestrians. Park users, who park their vehicles on our street, are also creating an inappropriate amount of noise and their littering is unacceptable. The amount of cars parked on our street is getting out of control and we insist that the only remedy to this problem is to permanently restrict parking along the park side of Lookout Point Crt.

Name Address Signature

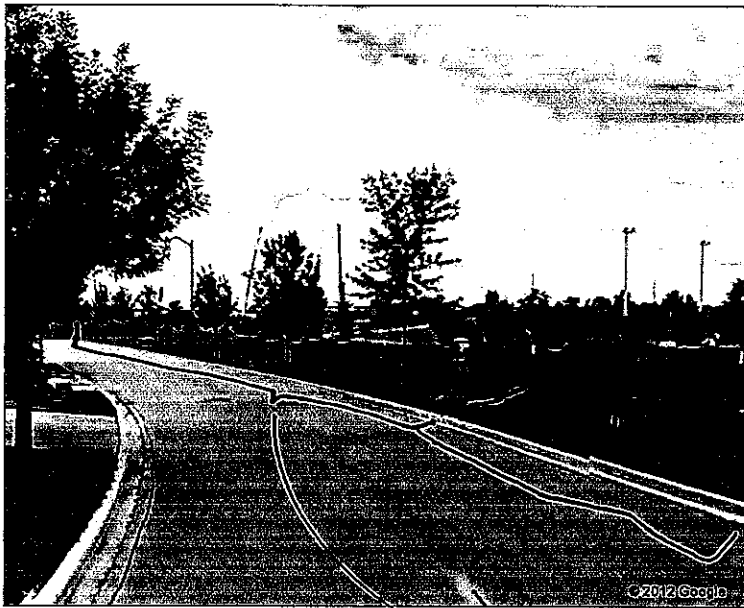
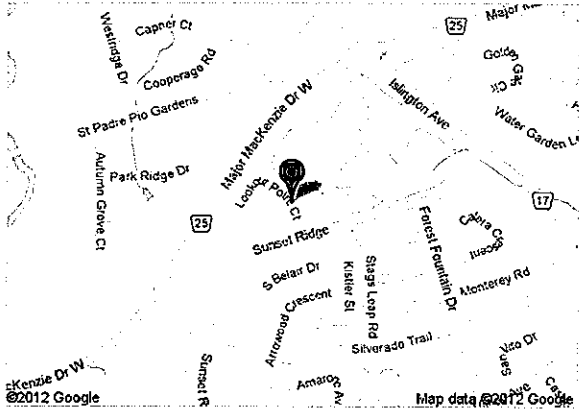
Don & Jill Grant	42 Lookout Point Crt	[Signature]
Joe + Diana Ranieri	38 Lookout Point Crt	[Signature]
Jerry + Sylvia Grossi	26 Lookout Point	[Signature]
Joe + Enza Spalierno	6 Lookout Point	[Signature]
Horiz Bradan	32 Lookout Point	[Signature]
Rosina Coruso	50 Lookout Point	[Signature]
Charles & Loulla	45 Lookout Point Court	[Signature]
Maged Farag	58 Lookout Point Crt	[Signature]
Paul + Lucy Freche etc.	54 Lookout Point Crt	[Signature]



Google

Address Lookout Point Court

Address is approximate



NO PARKING ZONE



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

C6
COMMUNICATION
CW - June 19/12
ITEM - 12

File: P-2152

June 19, 2012

City of Vaughan Clerk's Department
2141 Major MacKenzie Drive
Vaughan, Ontario
L6A 1T1

**Attention: Mayor Maurizio Bevilacqua
Members of Council**

**Re: Committee of Whole Meeting - June 19, 2012
Item # 12 Retention of a Block Plan Peer Review Consultant
Our Client: Block 40/47 Developers Group Inc.**

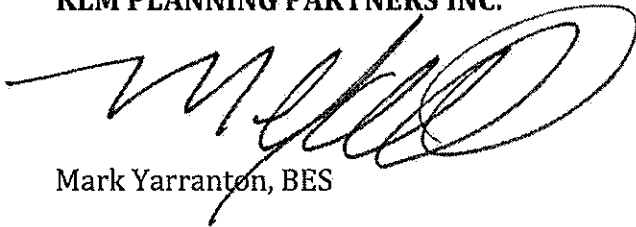
We act on behalf of the Block 40/47 Developers Group Inc.

We wish to go on record stating with respect to item # 12 (Retention of a Block Plan Peer Review Consultant) of the June 19 2012 Committee of the Whole that we are concerned with the potential that staff may be considering Block 40/47 for urban design peer review for an application process that has been underway since 2003. There were no major urban design issues raised in the public hearing report dated June 5, 2012. In addition, with the exception of addressing the relocation/mitigative opportunities and the redevelopment of the lands at the southeast corner of Teston Road and Pine Valley Drive associated with the remnants of Purpleville, the issues if any and options related to urban design for low density residential development are all matters for which City Planning, Urban Design, Parks, Transportation and Engineering are familiar and can address.

We believe that Block 40/47 should not be subject to a peer review. Rather if this Block is being considered, we would prefer that staff be directed to identify specific issues that may remain, if any, and that meetings with all applicable departments be scheduled with the Landowner's Consultants to review and resolve any such issues. This would allow for the efficient and most expeditious conclusion of urban design matters for this Block.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'M. Yarranton', written over the company name.

Mark Yarranton, BES

cc: Mr. Jeffrey A. Abrams – City Clerk
Mr. John MacKenzie – Commissioner of Planning
Block 40/47 Developers Group Inc.



SmartCentres

700 Applewood Crescent, Vaughan, ON, L4K 5X3

Telephone (905) 760-6200 Fax (905) 760-6202

June 19, 2012

City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON
L6A 1T1

Attn: Jeffrey A. Abrams, City Clerk

<p style="text-align: center;"><u>C 7</u> COMMUNICATION CW - <u>June 19/12</u> ITEM - <u>22</u></p>

RE: OFFICIAL PLAN AMENDMENT FILE OP.08.005, ZONING BY-LAW AMENDMENT FILE Z.08.022, 2159645 ONTARIO INC., C/ LIBERTY DEVELOPMENT CORPORATION WARD 3 – NORTHEAST CORNER OF WESTON ROAD AND REGIONAL ROAD 7, ITEM #22: COMMITTEE OF THE WHOLE MEETING, JUNE 19, 2012.

The following letter is submitted on behalf of Calloway REIT (400 & 7) Inc. the owners of the subject lands located on the south side of Northview Boulevard. The subject lands are municipally known as 57 and 101 Northview Boulevard.

Further to the report to Committee of the Whole dated June 19, 2012, Item No. 22 in regard to Official Plan Amendment File OP.08.005, Zoning By-law Amendment File Z.08.022, with respect to the development of the northeast corner of Weston Road and Regional Road 7 it is noted that the recommendation is made to approve File OP.08.005, and to approve File Z.08.022 with a holding symbol ("H"). Furthermore it is noted that the holding symbol ("H") shall not be removed from the subject lands until such time that the following conditions are addressed for the subject lands, to the satisfaction of the City;

- a) *"site plan approval by Vaughan Council or other approval authority;*
- b) *the water supply and sewage servicing capacity has been identified and allocated to the subject lands by the City of Vaughan; and*
- c) *the owner shall carry out the Environmental Site Assessment clearance to completion, up to and including the satisfactory registration of the Record of Site Condition (RSC)..."*

Upon we review of the staff report we are supportive of the approval of the project. The proposed development illustrates a right-in, right-out access from Highway 7. This access currently operates as a right-in access to the Calloway REIT (400 & 7) inc. lands. An agreement for access over this land has been discussed with Liberty Developments but has not been finalized however we are confident that this will be easily resolved.

In order to ensure that this agreement is finalized it is requested that the following condition be included in the approval to Zoning By-law Amendment File Z.08.022 in order to remove the holding symbol;

- d) the owner shall enter into an agreement with Calloway REIT (400 & 7) Inc. to obtain access to the subject lands over lands owned by Calloway REIT from Highway 7.

Please contact me if you have any questions or would like to discuss this matter further.

Kind Regards,

A handwritten signature in black ink, appearing to read 'CAK', with a stylized flourish at the end.

Chris Atkins
Land Development Associate
catkins@smartcentres.com
905-760-6200 ext. 7770

Cc. John Mackenzie, Commissioner of Planning

GOLDMAN, SPRING, KICHLER & SANDERS LLP

BARRISTERS & SOLICITORS

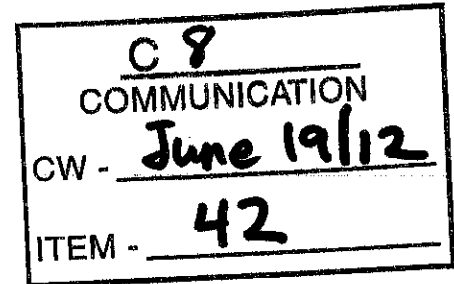
SUITE 700 • 40 SHEPPARD AVENUE WEST • TORONTO • ONTARIO • M2N 6K9

TELEPHONE (416) 225-9400 • FAX (416) 225-4805

June 19, 2012

BY EMAIL

Jeffrey Abrams
City of Vaughan Clerks Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



Dear Sirs:

Re: Letter of Objection
Committee of the Whole Meeting June 19 2012
Zoning By-law Amendment Z.10.031
Draft Plan of Subdivision File 19T-10V004
Nashville Developments Inc. Et Al


We are the solicitors for Pinestaff Developments Inc. Please be advised that notice of this application was received on June 14th 2012. We have reviewed the staff report and understand that zoning exceptions are being requested which result from red-line changes to the above noted draft plan of subdivision. The applicant has elected not revise the draft plan but to seek reduced zoning standards which will result in significantly smaller/shallower lots in some instances by up to 4 metres thereby creating minimum lot depths of 26m which is not acceptable in this proposed community. Impacts in terms of building form, massing and architectural design will result in a potentially negative fashion. We question whether water balance will still be achieved for this site and whether the proposed changes to the zoning by-law will negatively affect sustainability of the development.

In addition to the above, we believe that it may be appropriate for city staff to report back to council on the draft plan of subdivision and that this plan be reconsidered by council for approval given the extent of changes that have been requested as red-line revisions.

We request notice of committee and council's decision so that a formal appeal can be lodged if so required.

Yours very truly,
GOLDMAN, SPRING, KICHLER & SANDERS LLP

Per:

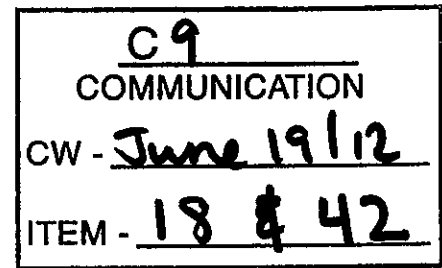

Steven A. Kichler
SAK/as

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0
Email: kara@kara-inc.ca Website: www.kara-inc.ca

June 15, 2012

Attention: Clerk's Department
City of Vaughan, Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
CC: Mayor, Members of Council
Aaron Hershoff, TACC Developments



Re: Variance Requests for Block 61

A meeting was held on May 30th with several KARA Directors, and the developer and representatives of the subject block plan. The purpose of the meeting was to discuss status of the current plans and an application for several zoning exemptions in the block.

KARA appreciates the willingness and openness of this developer to work with our organization and residents in the area to find solutions leading to more sustainable development in the area and less reliance on the automobile. We are particularly pleased with the extensive pedestrian and cycling trails being proposed and the agreement to implement a pedestrian/cycling link across the CP rail line. We also appreciate community design incorporating lots of open space, parkland, and areas for people to congregate (e.g. village squares). We encourage the developer to create a welcoming and lively environment in the village squares, and include a prominent water feature in the central square.

KARA also understands the developer had plans to preserve the Richard Agar House. Unfortunately that house was recently destroyed by vandals. We respectfully request that the lands on which this house was to be located be utilized for the relocation of another heritage building in the area.

KARA understands that the developer is requesting zoning exemptions for 745 units. We understand the request is for 326 lane based units to allow a market appropriate sized home on slightly smaller properties to include a double car lane accessed garage in the rear, and an urban setting in the front. We also understand the other 419 exemptions are for 38 ft properties to reduce sideyard setbacks to allow double car garages. Given this is a greenfield development, we don't believe these changes will impact existing residential properties. KARA understands the reasoning for these zoning exemption requests and will not object, however, we will not accept these changes being used as precedent for other developments in the Kleinburg-Nashville area, especially new applications in existing residential areas.

Sincerely,

Ken Schwenger
President, KARA

C10
CW - June 19/12
Item #44

Ye, Wendy

From: Clara Astolfo [castolfo@icsavings.ca]
Sent: Tuesday, June 19, 2012 1:17 PM
To: Council
Cc: Clerks@vaughan.ca
Subject: COMMITTEE OF THE WHOLE (PUUBLIC HEARING--JUNE 19TH 2.00PM)

Would someone kindly forward our comments to the committee as we are unable to attend the meeting.....

Members of Council, we regret that we are unable to attend today's meeting, however wish to submit our comments on Agenda item #44 ZONING BY-LAW AMENDMENT FILE Z 12.006

OUR COMMENTS ARE AS FOLLOWS:

- 1) EXISTING GENERATOR & CONCRETE Pad shown on the site and LANDSCAPE PLAN, SHALL BE REMOVED FROM THE SITE.
- 2) WE CONCUR WITH THE CONTINUOUS 1.8M HIGH WOOD PRIVACY FENCE PROVIDED ALONG THE NORTH WEST LOT LINES ADJACENT TO THE EXISTING RESIDENTIAL LOTS, TO THE VAUGHAN DEVELOPMENT.
- 3) TRCA COMMENTS :1 TO X1V TO BE FULFILLED TO TRCA'S SATISFACTION.
- 4) ALTHOUGH PARKING REQUIREMENT IS MET, WE ANTICIPATE A NUMBER OF RESIDENTS WILL NOT HAVE VEHICLES, THEREFE RECOMMEND THAT THE APPLICANT ROVIDE A TRANSIT MOBILE BUS TO TRANSPORT RESIDENTS FROM AND TO THE SITE.

THANK YOU FOR RECEIVING OUR COMMENTS AND TRUST THAT OUR CONCERNS WILL BE IMPLEMENTED.

CLARA ASTOLFO
PRESIDENT

(Vaughanwood Ratepayers Association)

C14
CW June 19/12
Item 3



Ground-Related Housing Demand/Supply Analysis

Presentation to City of Vaughan
Committee of the Whole

Paul Bottomley
June 19, 2012

Overview



- ❑ Staff updated residential demand/supply analysis for ground-related units in the Region (singles, semis, rows)
- ❑ Approximate 10 to 12 year remaining supply of ground-related units (not including ROPA's 1, 2 and 3)
- ❑ Supply is as little as 5 - 6 years in Southern York
- ❑ Risk of shortage of ground-related units in as little as 5 years time
- ❑ Supply can have DC revenue implications
- ❑ Prompt planning for New Community Areas (ROPA's 1,2, and 3) is needed (planning for new communities can take 5 to 8 years)

Residential Land Supply

- ❑ Key part of planning
- ❑ Used to determine years of supply available and ROP Urban Area Expansion Requirements
- ❑ ROP and PPS require 10 year supply of Residential OP designations
- ❑ Input to servicing decisions and development charges revenue stream

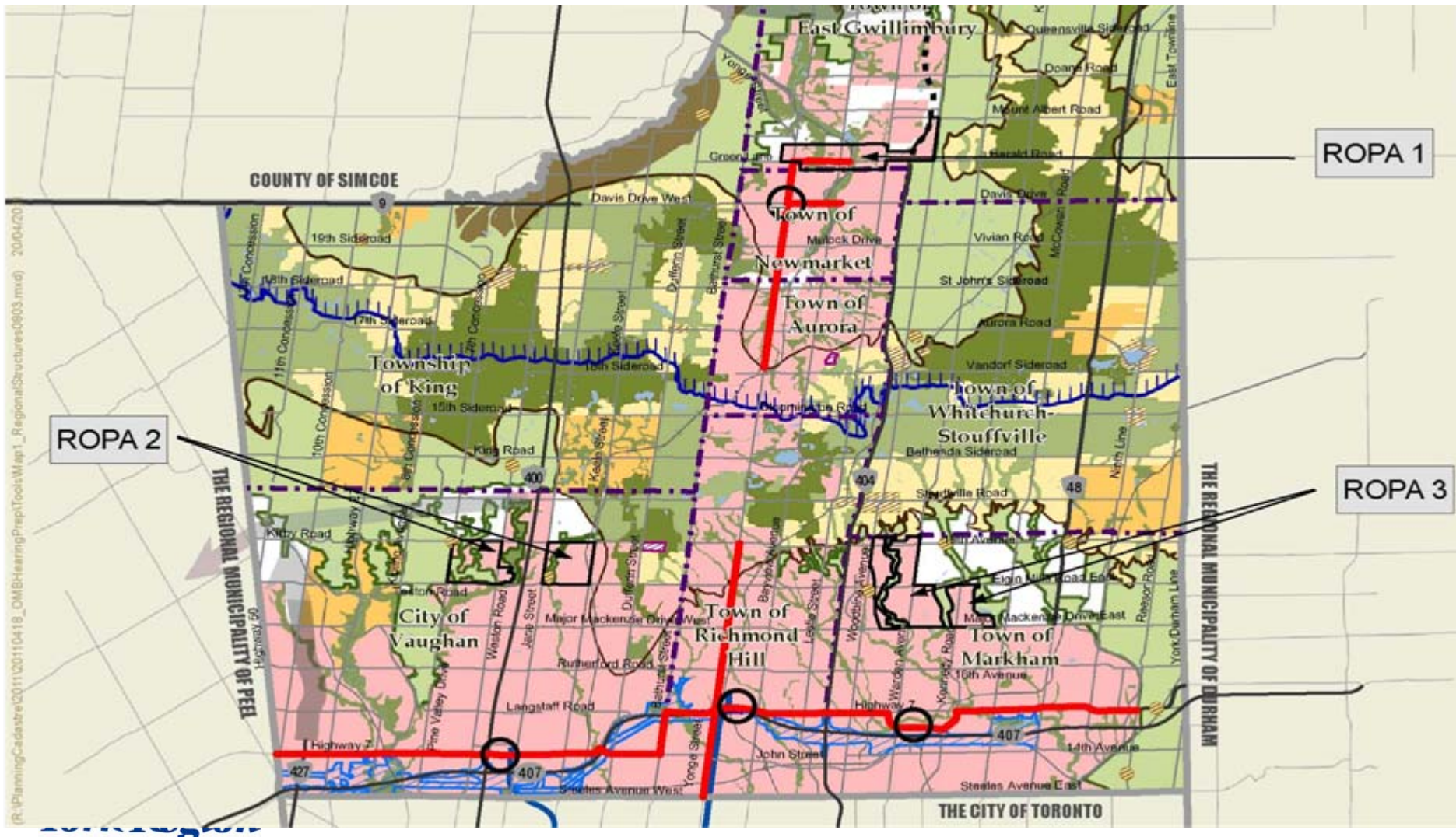
Two Distinct Housing Markets

- Two Housing Type Markets in York Region
 - Ground-related Units (Singles, Semis, Rows)
 - Apartment Units

- Different demand/supply characteristics between the Southern and Northern Areas of York Region



New Community Areas



Estimated Designated Ground-Related Housing Supply – Mid Year 2011

Municipality	Units	Share
Aurora	3,500	4%
East Gwillimbury	14,700	18%
Georgina	7,800	10%
King	4,100	5%
Markham	11,300	14%
Newmarket	3,000	4%
Richmond Hill	15,100	19%
Vaughan	14,000	17%
Whitchurch-Stouffville	6,800	9%
Total - York Region	80,300	100%

Forecasted Annual Absorption for Ground-Related Units

Municipality	Historic Housing Completions Average Annual 2002-2011 ¹	Forecast Demand 2011-2016 Average Annual Units ²
Aurora	400	394
East Gwillimbury	117	558
Georgina	218	275
King	83	242
Markham	2,361	1,569
Newmarket	500	311
Richmond Hill	1,388	1,027
Vaughan	2,545	1,652
Whitchurch-Stouffville	607	737
Total - York Region	8,219	6,765

Notes:

1. Historic Housing Completions method based on average annual ground-related housing completions from 2002 to 2011.
2. Forecast Demand method based on York Region's official plan forecast for ground-related housing units.

Years of Remaining Ground-Related Housing Supply

Municipality	Historic Housing Completions Average Annual 2002-2011	Forecast Demand 2011-2016 Average Annual Units
Aurora	8.8	8.9
East Gwillimbury	25+	25+
Georgina	25+	25+
King	25+	16.9
Markham	4.8	7.2
Newmarket	6.0	9.7
Richmond Hill	10.9	14.7
Vaughan	5.5	8.5
Whitchurch-Stouffville	11.2	9.2
Total	9.8	11.9

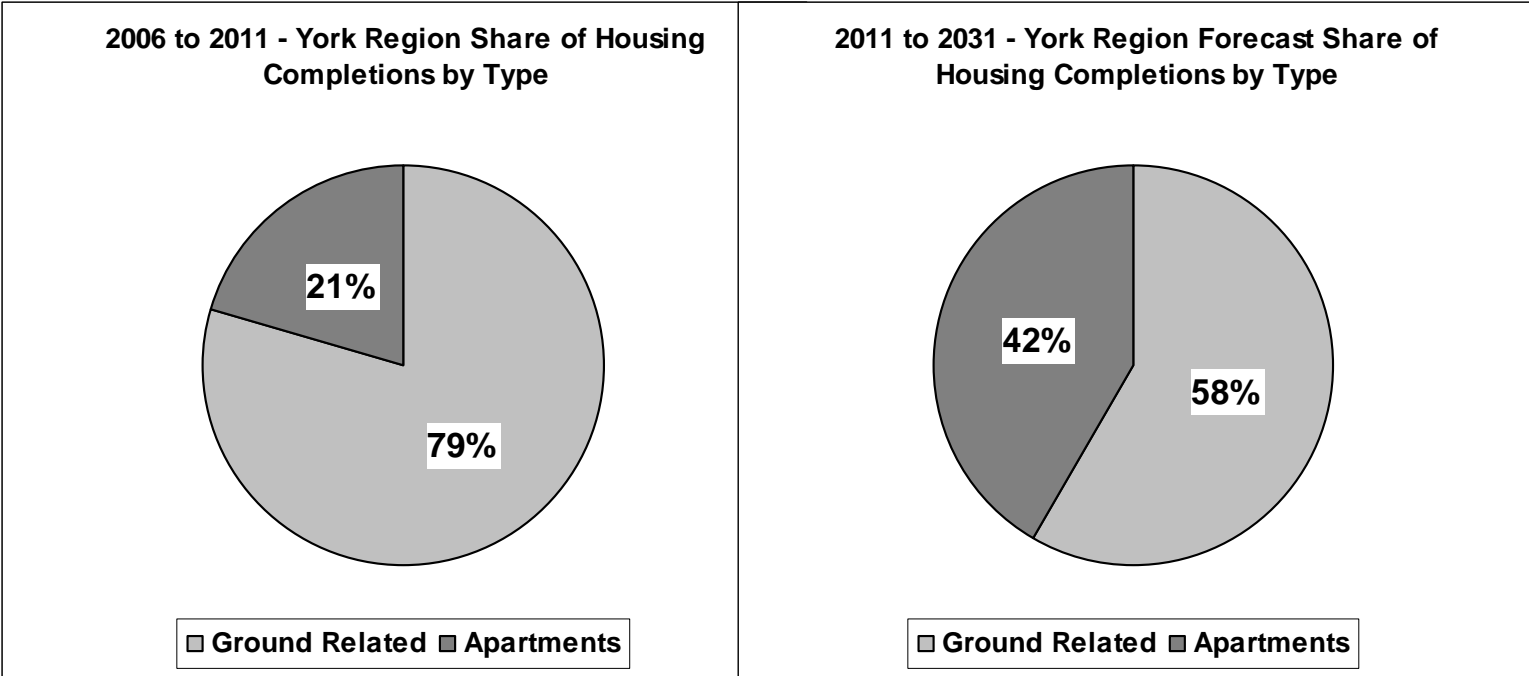
North South Supply

- There are significant differences in demand and supply of ground related units in the South and the North of the Region

Area	Units	Years of Remaining Supply	
		Historical Demand	Forecast Demand
Total Ground-Related Supply	80,300	9.8	11.9
Southern York Region	40,400	6.4	9.5
Northern York Region	39,900	20.7	15.9

- Southern York Region (Markham, Richmond Hill and Vaughan)
- Northern York Region (Aurora, Newmarket, East Gwillimbury, Georgina, King and Whitchurch-Stouffville)

Comparison of York Region Housing Mix



Source: CMHC Housing Completions and York Region Forecast

Conclusions

- ❑ 10-12 year supply across the Region
 - ❑ Only 6-10 year supply in Southern York Region
 - ❑ Potential risk of shortage of land for ground-related housing

- ❑ Need to continue local planning for secondary plans
 - ❑ Planning for new communities can take 5 to 8 years

- ❑ Need to carefully monitor supply and demand fluctuations by local municipality

- ❑ Residential supply can have DC revenue implications

Report Recommendations

- ❑ Regional staff make a presentation to Markham, Vaughan and Richmond Hill Councils.
- ❑ The Towns of Markham, Richmond Hill and City of Vaughan be requested to provide updates with respect to progress on planning for new community areas within their municipalities by September 2012.