

COMMITTEE OF THE WHOLE (PUBLIC HEARING) – April 12, 2011

COMMUNICATIONS

Distributed at the meeting, April 12, 2011

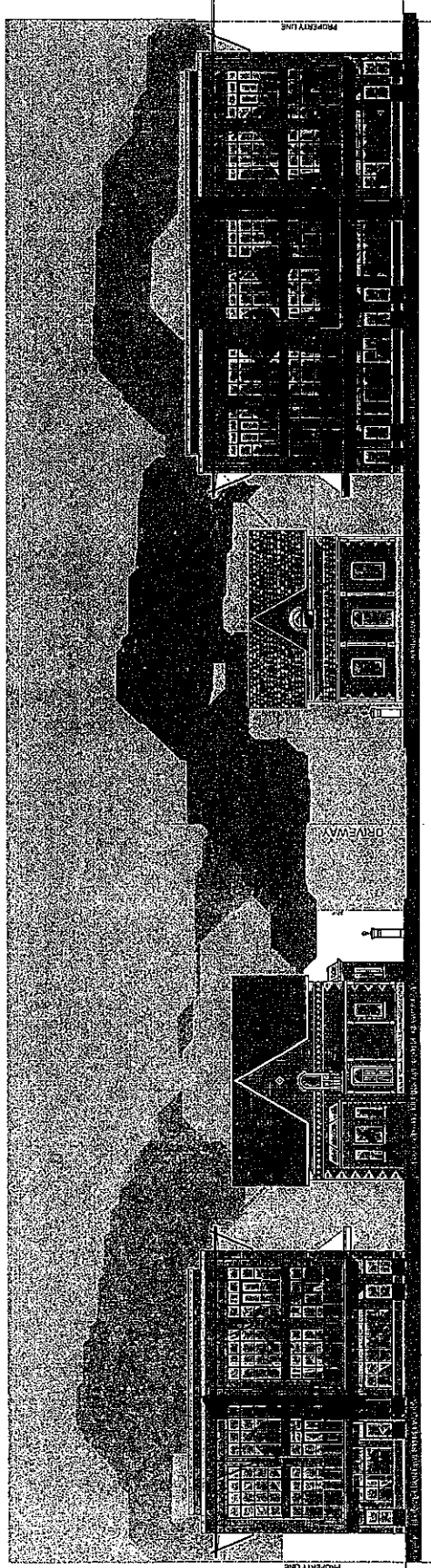
- C1 Coloured elevation drawings provided by Alan Young, Weston Consulting Group Inc. *(Item 2)*
- C2 Paul W. Mastebroek, 117 Meeting House Road, Woodbridge, L4L 1K9, dated April 12, 2011. *(Item 3)*
- C3 York Region addressed to Grant Uyeyama, "Request for Exemption from Regional Approval of Official Plan Amendment", dated April 12, 2011, submitted by Diana Santo. *(Item 3)*
- C4 Charles McCusker, "Illegal Trucking Yards" *(Item 3)*

Please note there may be further Communications.

THESE COMMENTS ARE NOT TO BE RECALCULATED UNLESS INDICATED OTHERWISE BY THE ARCHITECT OR ENGINEER.	
NO.	DATE
1	12/12/11
REVISIONS	
1	AS SHOWN
2	AS SHOWN
3	AS SHOWN
4	AS SHOWN
5	AS SHOWN
6	AS SHOWN
7	AS SHOWN
8	AS SHOWN
9	AS SHOWN
10	AS SHOWN

C1 (Item #2)
 Provided by Alan Young

PUBLIC HEARING
 COMMUNICATION C-1
 Date: April 12, 11 ITEM NO. 2



NO.	DATE
1	12/12/11
REVISIONS	
1	AS SHOWN
2	AS SHOWN
3	AS SHOWN
4	AS SHOWN
5	AS SHOWN
6	AS SHOWN
7	AS SHOWN
8	AS SHOWN
9	AS SHOWN
10	AS SHOWN

SRN ARCHITECTS INC.
 8555 JANE STREET, SUITE 200
 VANCOUVER, BC V6P 6E7
 TEL: 604 273 3333
 FAX: 604 273 3333
 WWW.SRNARCHITECTS.COM

WYCLIFFE GROUP LTD.
 1000 WEST 10TH AVENUE
 TORONTO, ONTARIO M6H 3L3
 TEL: 416 593 3800 (P) 416 593 1807

RESIDENTIAL CONDOMINIUM
 8181, 8171 & 8177 HOPKINS AVENUE
 VANCOUVER, BC V6P 6E7
 TEL: 604 273 3333
 FAX: 604 273 3333


PROJECT NAME: WYCLIFFE GROUP LTD.
PROJECT ADDRESS: 8181, 8171 & 8177 HOPKINS AVENUE
PROJECT NUMBER: WYCLIFFE GROUP LTD.
DATE: 12/12/11

S0904 SP2

THESE DIMENSIONS ARE NOT TO SCALE
 ALL DIMENSIONS OF VERTICAL CURVES SHALL BE TO SCALE
 ALL DIMENSIONS OF HORIZONTAL CURVES SHALL BE TO SCALE

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/11/2017
2	REVISED	11/14/2017
3	REVISED	12/14/2017
4	REVISED	01/11/2018
5	REVISED	02/08/2018
6	REVISED	03/08/2018
7	REVISED	04/08/2018
8	REVISED	05/08/2018
9	REVISED	06/08/2018
10	REVISED	07/08/2018

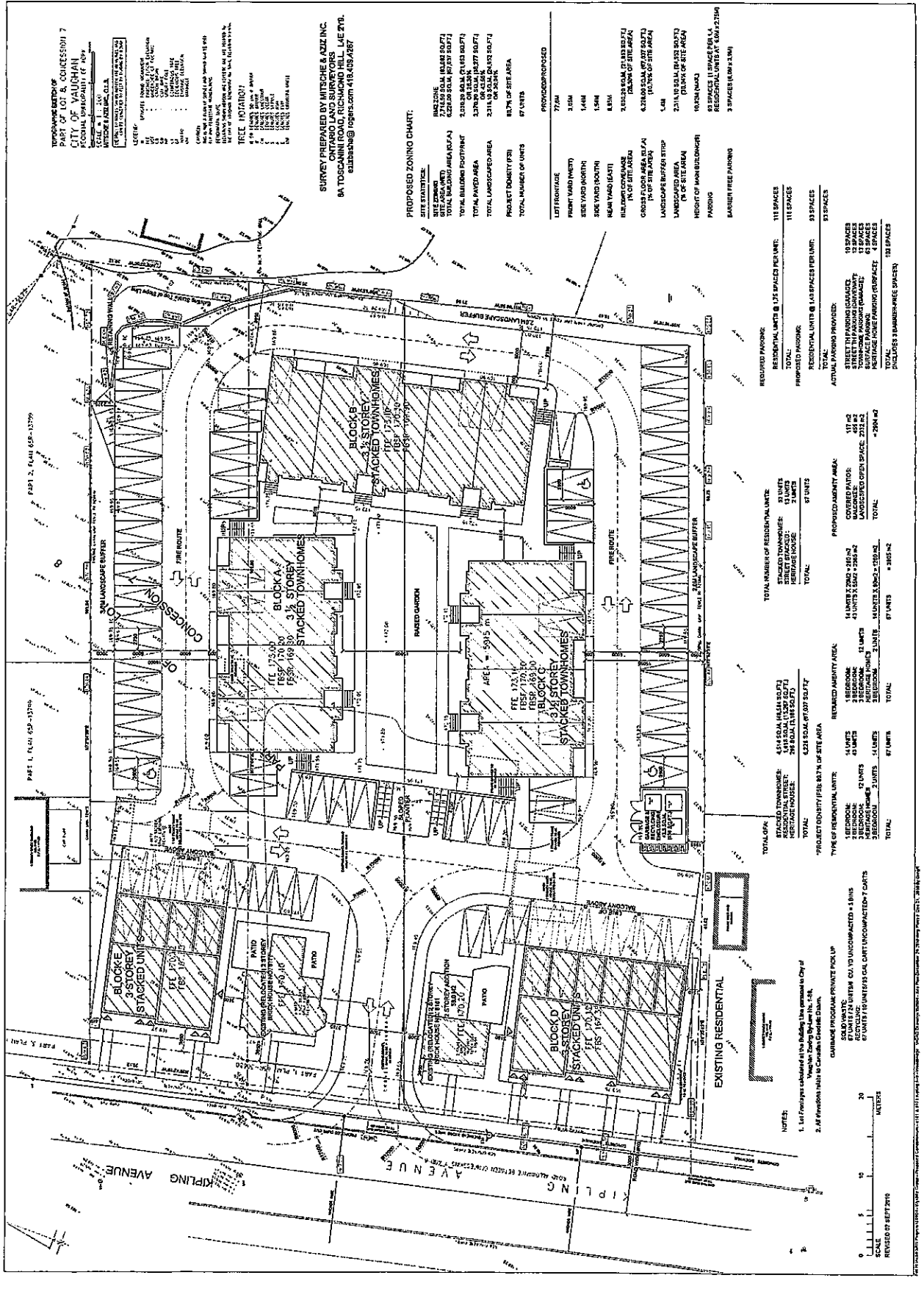
SRN ARCHITECTS INC.
 1111 BROADWAY, SUITE 201
 WASHINGTON, DC 20005
 PH: 202.462.2222
 WWW.SRNARCHITECTS.COM



WYCLIFFE GROUP LTD.
 21 BOND STREET, SUITE 201
 1111 BROADWAY, SUITE 201
 WASHINGTON, DC 20005
 PH: 202.462.2222
 WWW.WYCLIFFE.COM

PROPOSED SITE PLAN
 DATE: 07/2018
 DRAWN BY: J. K. JONES
 CHECKED BY: J. K. JONES
 PROJECT NO.: 17-001

S0904 SP1



IMPROVEMENTS LIST:
 PART 1, E.C.H. 65P-13796
 PART 2, E.C.H. 65P-13796
 PART 3, E.C.H. 65P-13796

PROPOSED ZONING CHART:

IMPROVEMENTS:
 1. LANDSCAPE BUFFER
 2. PARKED GARDEN
 3. CONCESSION
 4. DRIVEWAY
 5. SIDEWALK
 6. BIKEWAY
 7. BIKEWAY

NOTES:
 1. THE PROPOSED ZONING CHART IS SUBJECT TO THE APPROVAL OF THE CITY OF WASHINGTON BY THE PLANNING BOARD AND THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES.
 2. THE PROPOSED ZONING CHART IS SUBJECT TO THE APPROVAL OF THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES.
 3. THE PROPOSED ZONING CHART IS SUBJECT TO THE APPROVAL OF THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES.

PROPOSED ZONING CHART:

ITEM	DESCRIPTION	VALUE
1	LANDSCAPE BUFFER	10,000 SQ. FT.
2	PARKED GARDEN	10,000 SQ. FT.
3	CONCESSION	10,000 SQ. FT.
4	DRIVEWAY	10,000 SQ. FT.
5	SIDEWALK	10,000 SQ. FT.
6	BIKEWAY	10,000 SQ. FT.
7	BIKEWAY	10,000 SQ. FT.

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1	LANDSCAPE BUFFER	10,000 SQ. FT.
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5	SIDEWALK	10,000 SQ. FT.
6	BIKEWAY	10,000 SQ. FT.
7	BIKEWAY	10,000 SQ. FT.

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1	LANDSCAPE BUFFER	10,000 SQ. FT.
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1	LANDSCAPE BUFFER	10,000 SQ. FT.
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PROPOSED ZONING CHART:

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1	LANDSCAPE BUFFER	10,000 SQ. FT.
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4	DRIVEWAY	10,000 SQ. FT.
5	SIDEWALK	10,000 SQ. FT.
6	BIKEWAY	10,000 SQ. FT.
7	BIKEWAY	10,000 SQ. FT.

PROPOSED ZONING CHART:

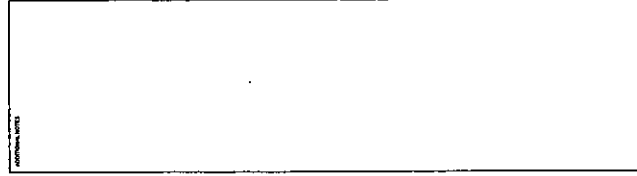
ITEM	DESCRIPTION	VALUE
1	LANDSCAPE BUFFER	10,000 SQ. FT.
2	PARKED GARDEN	10,000 SQ. FT.
3	CONCESSION	10,000 SQ. FT.
4	DRIVEWAY	10,000 SQ. FT.
5	SIDEWALK	10,000 SQ. FT.
6	BIKEWAY	10,000 SQ. FT.
7	BIKEWAY	10,000 SQ. FT.

PROPOSED ZONING CHART:

ITEM	DESCRIPTION	VALUE
1	LANDSCAPE BUFFER	10,000 SQ. FT.
2	PARKED GARDEN	10,000 SQ. FT.
3	CONCESSION	10,000 SQ. FT.
4	DRIVEWAY	10,000 SQ. FT.
5	SIDEWALK	10,000 SQ. FT.
6	BIKEWAY	10,000 SQ. FT.
7	BIKEWAY	10,000 SQ. FT.

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DATE	DESCRIPTION
11/15/2010	ISSUED FOR I.P.A.



NO.	DATE	DESCRIPTION

SRN ARCHITECTS INC.
 801 JANE STREET SUITE 200
 WILLOWDALE, ONTARIO M2H 3L9
 PHONE: (416) 491-1111
 FAX: (416) 491-1112
 WWW.SRNARCHITECTS.COM

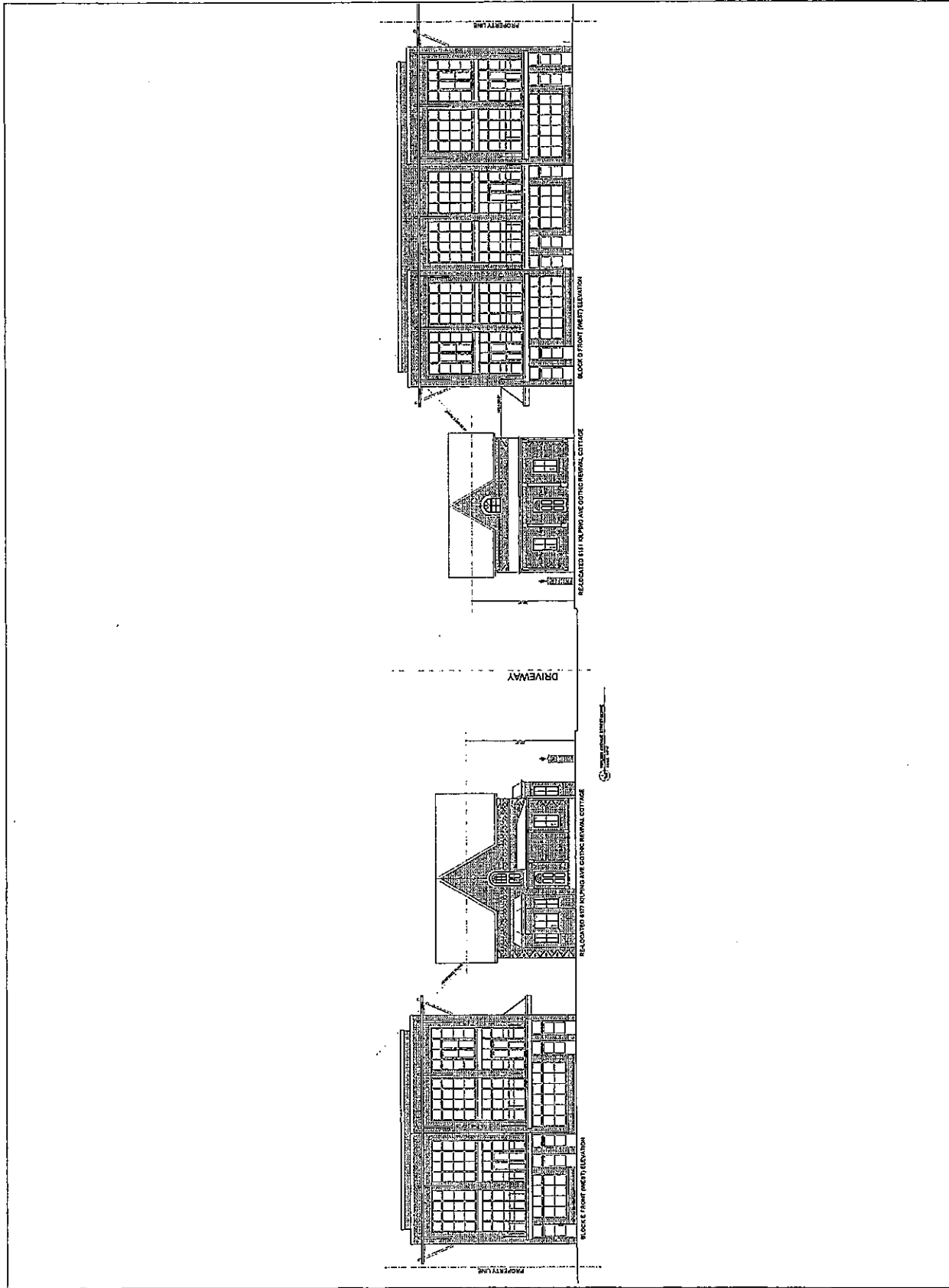
CLIENT
 WYCLIFFE GROUP LTD.
 24 KINGSWAY AVE. SUITE 201
 THORNHILL, ONTARIO L3T 1L3
 PHONE: (416) 754-7722
 FAX: (416) 754-7723

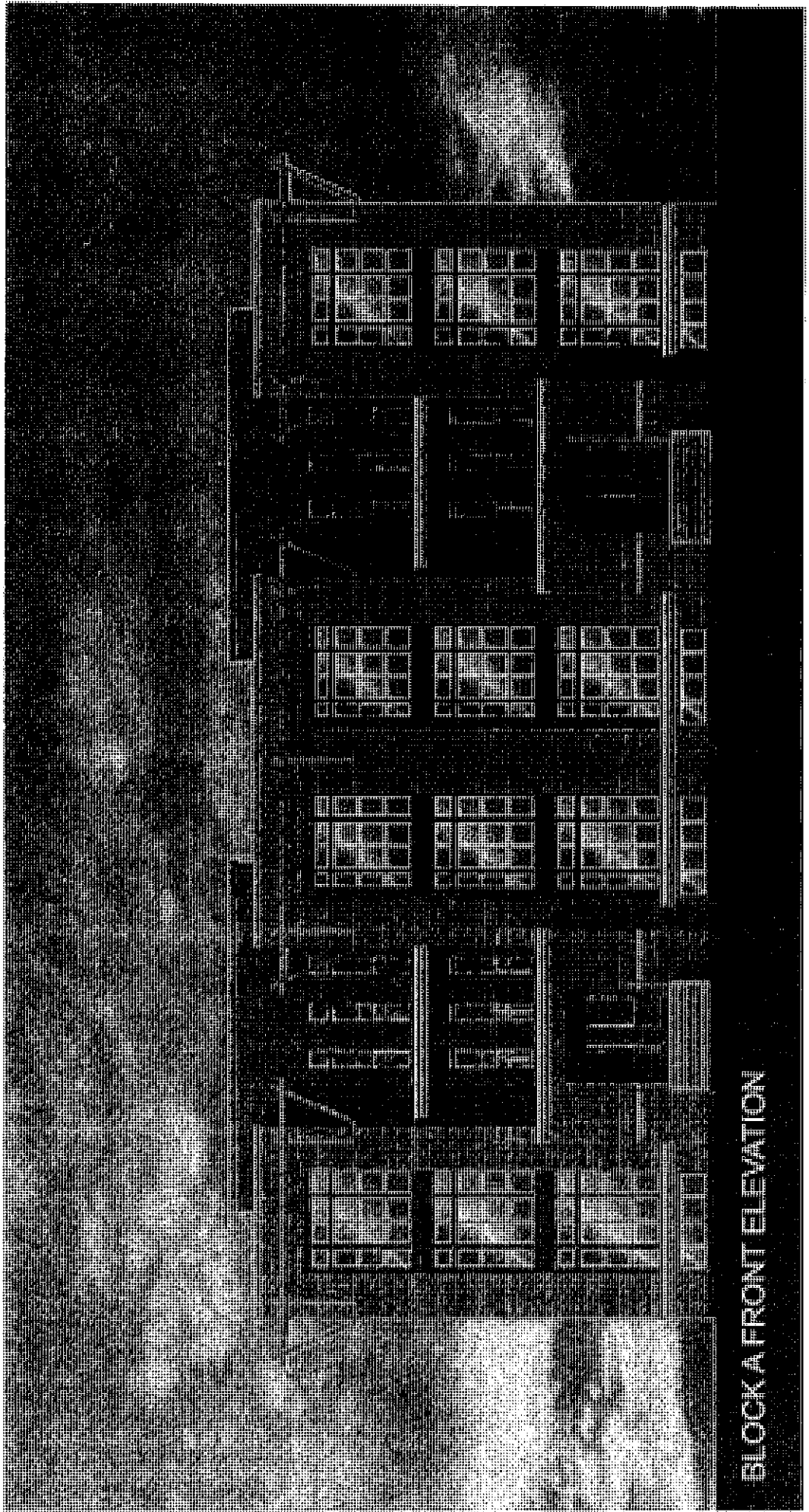
PROJECT
 RESIDENTIAL CONDOMINIUM
 811, 8171 & 8177 KINGSWAY AVENUE
 WILLOWDALE, ONTARIO

DRAWING TITLE
 STREET SCAPE
 8171 KING AVENUE

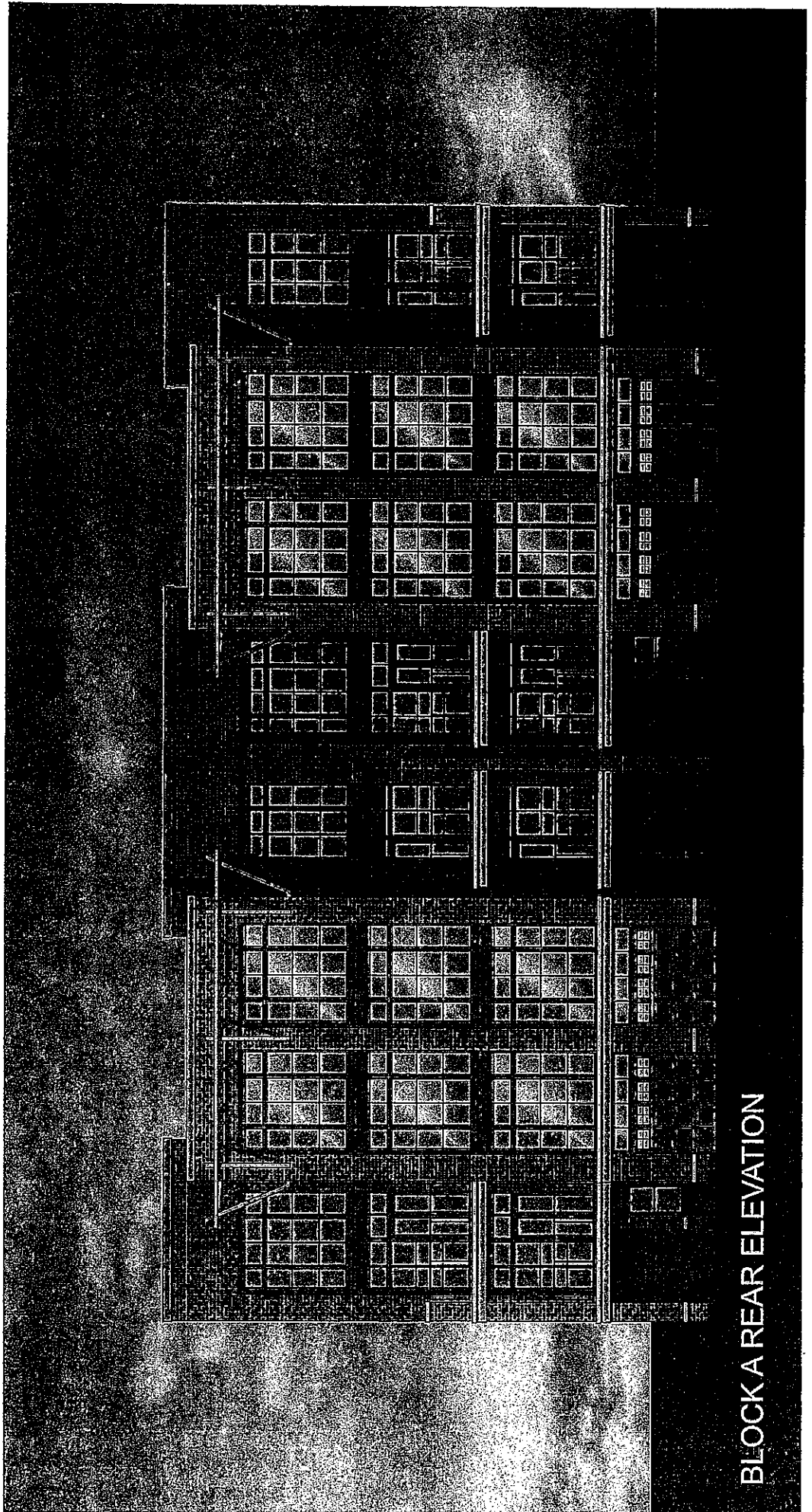
DATE 12/27/2010
PROJECT CODE 0000000000000000
PROJECT NUMBER 0000000000000000

S0904 SP2





BLOCK A FRONT ELEVATION



BLOCK A REAR ELEVATION

THESE DRAWINGS ARE TO BE SEALED:	
BY	DATE
1. ENGINEER	1. 10/15/2018
2. ARCHITECT	2. 10/15/2018
3. SURVEYOR	3. 10/15/2018
4. CIVIL ENGINEER	4. 10/15/2018
5. MECHANICAL ENGINEER	5. 10/15/2018
6. ELECTRICAL ENGINEER	6. 10/15/2018
7. PLUMBING ENGINEER	7. 10/15/2018
8. FIRE ENGINEER	8. 10/15/2018
9. LANDSCAPE ARCHITECT	9. 10/15/2018
10. OTHER	10. 10/15/2018

NO.	DATE	REVISION/COMMENT

SRN ARCHITECTS INC.
 1515 LAKE STREET, SUITE 203
 WILLOWDALE, ONTARIO M2H 3L7
 PHONE: (416) 491-1111 FAX: (416) 491-1112

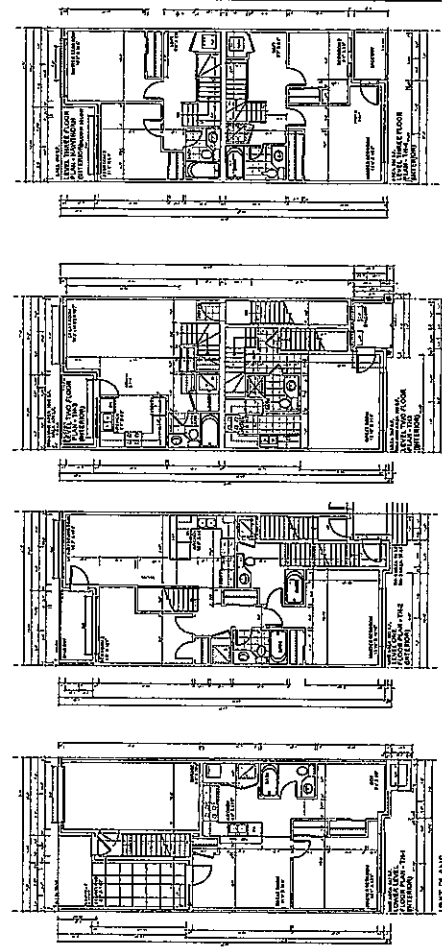
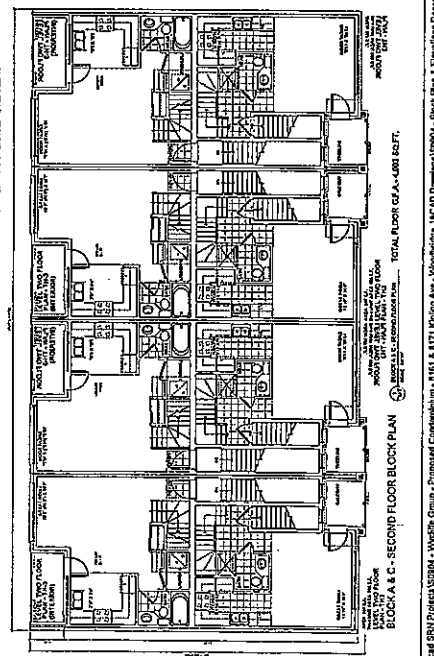
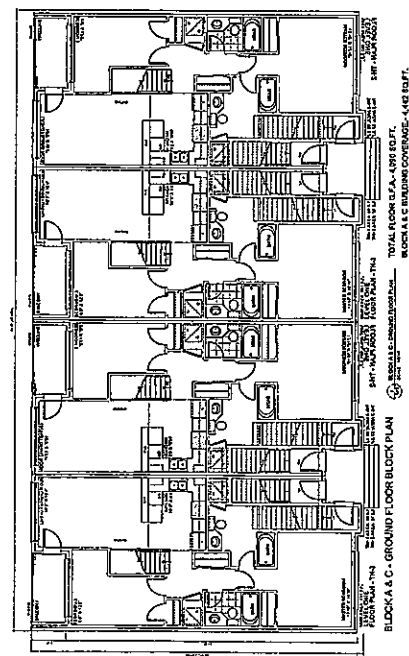
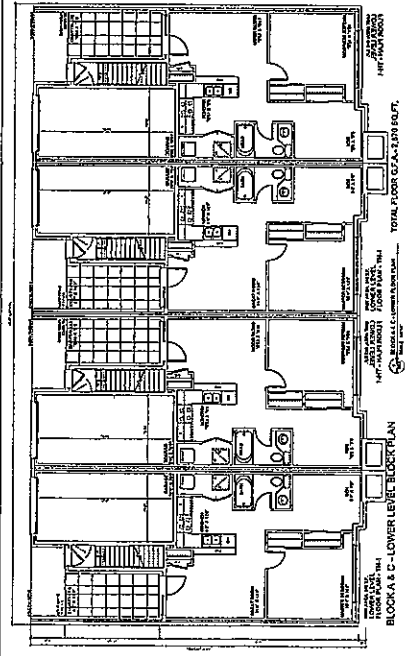
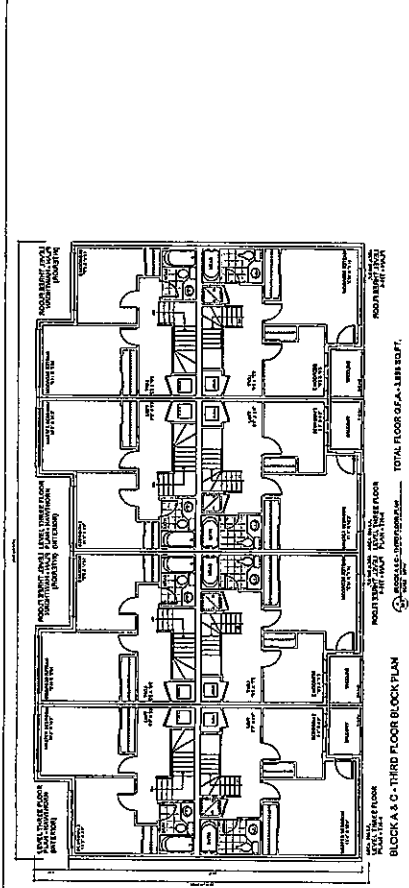
WOLFFER GROUP LTD.
 34 DONCASTER AVE. SUITE 203
 THORNHILL, ONTARIO L3T 7L3
 PHONE: (416) 709-0100 FAX: (416) 709-0101

RESIDENTIAL CONDOMINIUM
 1515 LAKE STREET, SUITE 203
 WILLOWDALE, ONTARIO

PROPOSED PLANS
 BLOCK A & C

DATE: 2018/10/15
 DRAWN BY: J.S.S.
 CHECKED BY: J.S.S.
 PROJECT NUMBER: SP3

S0904 **SP3**



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NO.	DATE	DESCRIPTION
1	2016.12.21	ISSUED FOR PERMIT

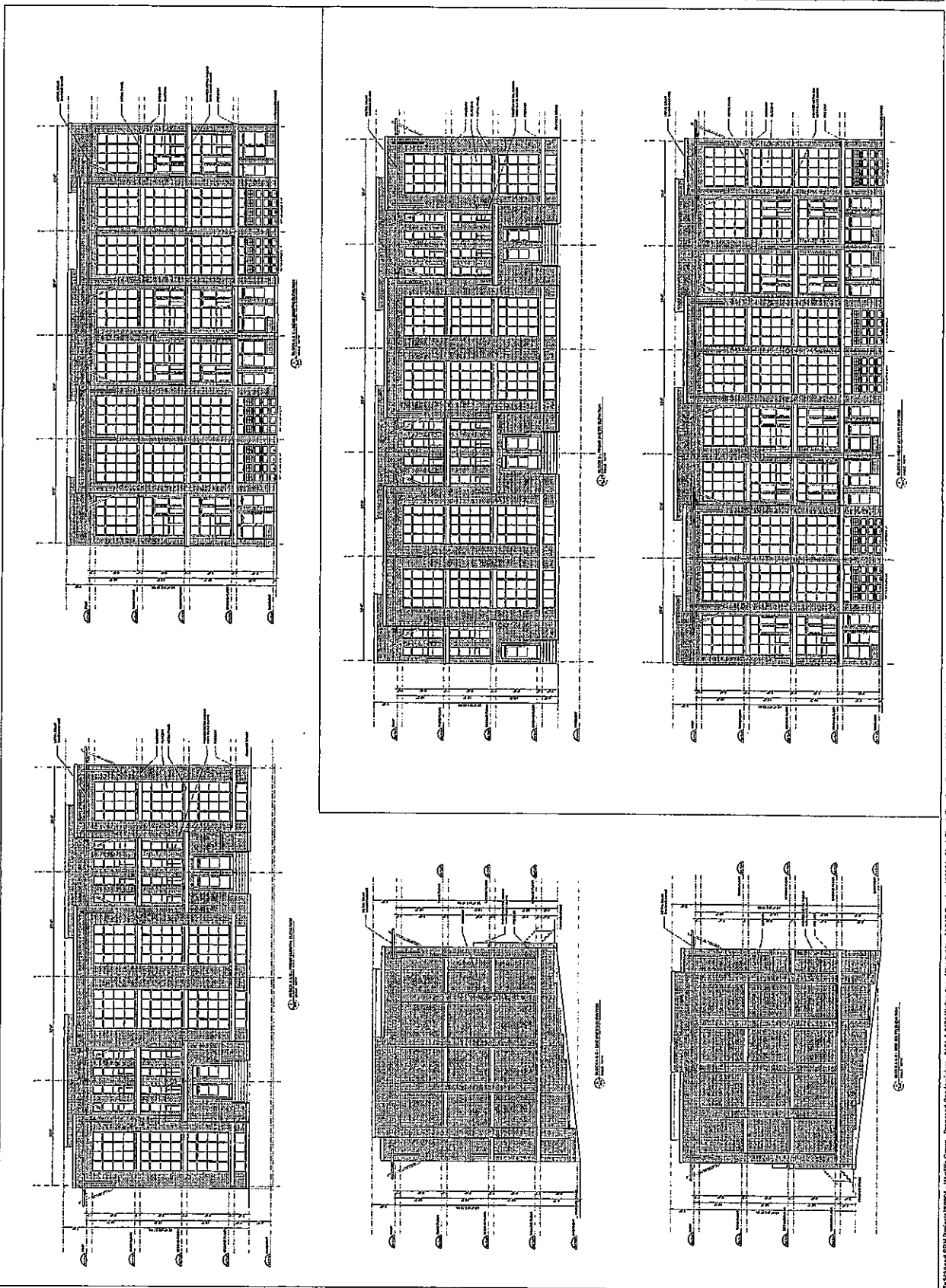
SRN ARCHITECTS INC.
 100 JANE STREET, SUITE 300
 TORONTO, ONTARIO M5H 2B4
 PHONE: (416) 593-1000
 FAX: (416) 593-1001
 WWW.SRNARCHITECTS.COM

CLIENT:
 WYCLIFFE GROUP LTD.
 3400 KENNEDY AVE. SUITE 200
 THORNHILL, ONTARIO L3T 1A1
 PHONE: (905) 709-1000
 WWW.WYCLIFFEGROUP.COM

PROJECT TITLE:
 PROPOSED ELEVATIONS
 BLOCK A, B & C
 100 JANE ST
 TORONTO, ONTARIO

DATE: 2016.12.21
 DRAWN BY: J.C.P.
 CHECKED BY: J.C.P.
 PROJECT NUMBER:
S0904

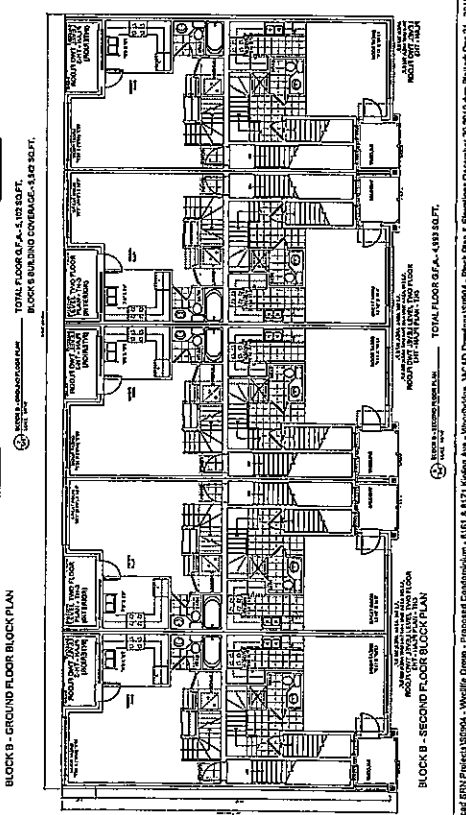
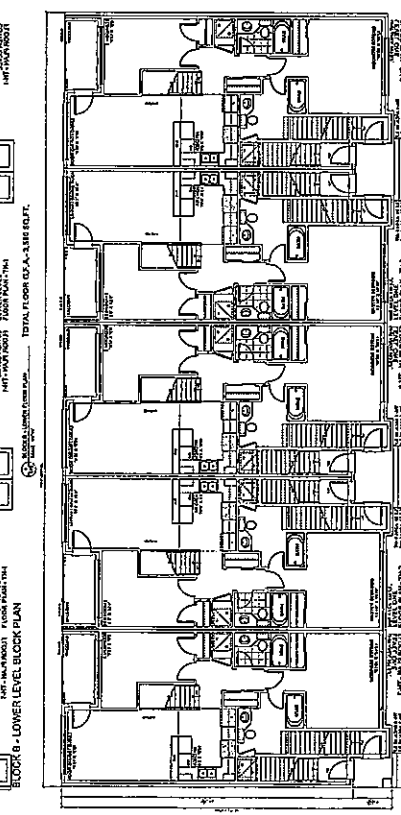
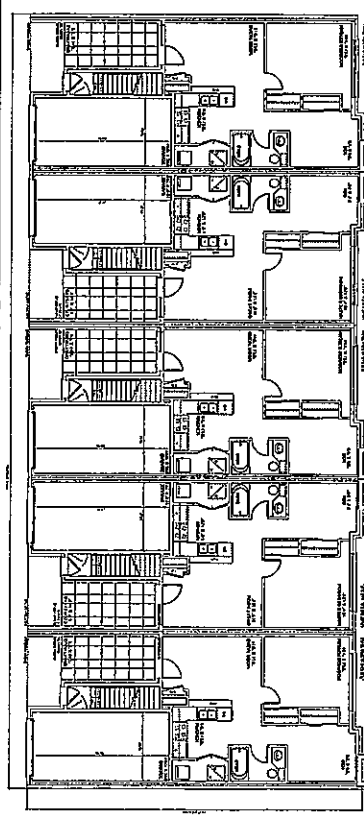
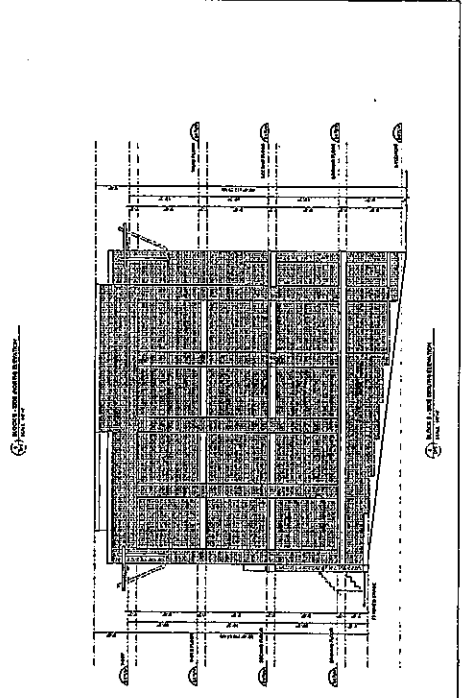
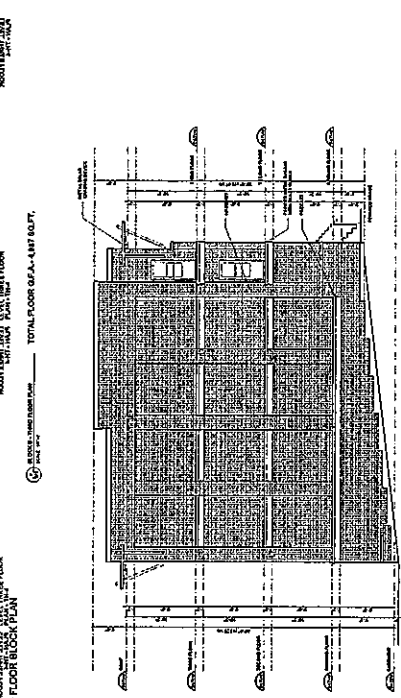
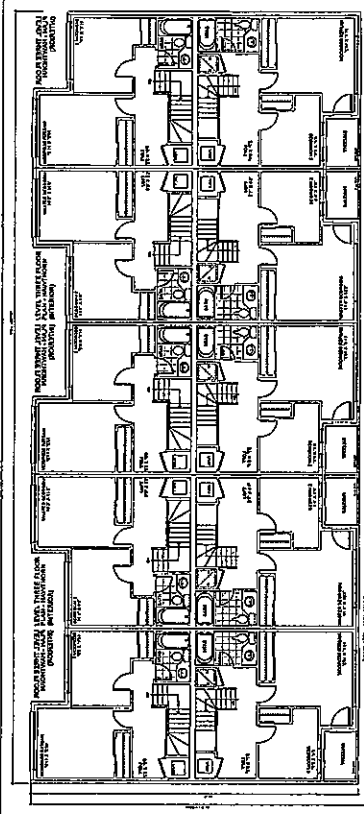
DATE: 2016.12.21
 DRAWN BY: J.C.P.
 CHECKED BY: J.C.P.
 PROJECT NUMBER:
S0904



DATE	DESCRIPTION
1. 2023.05	ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION

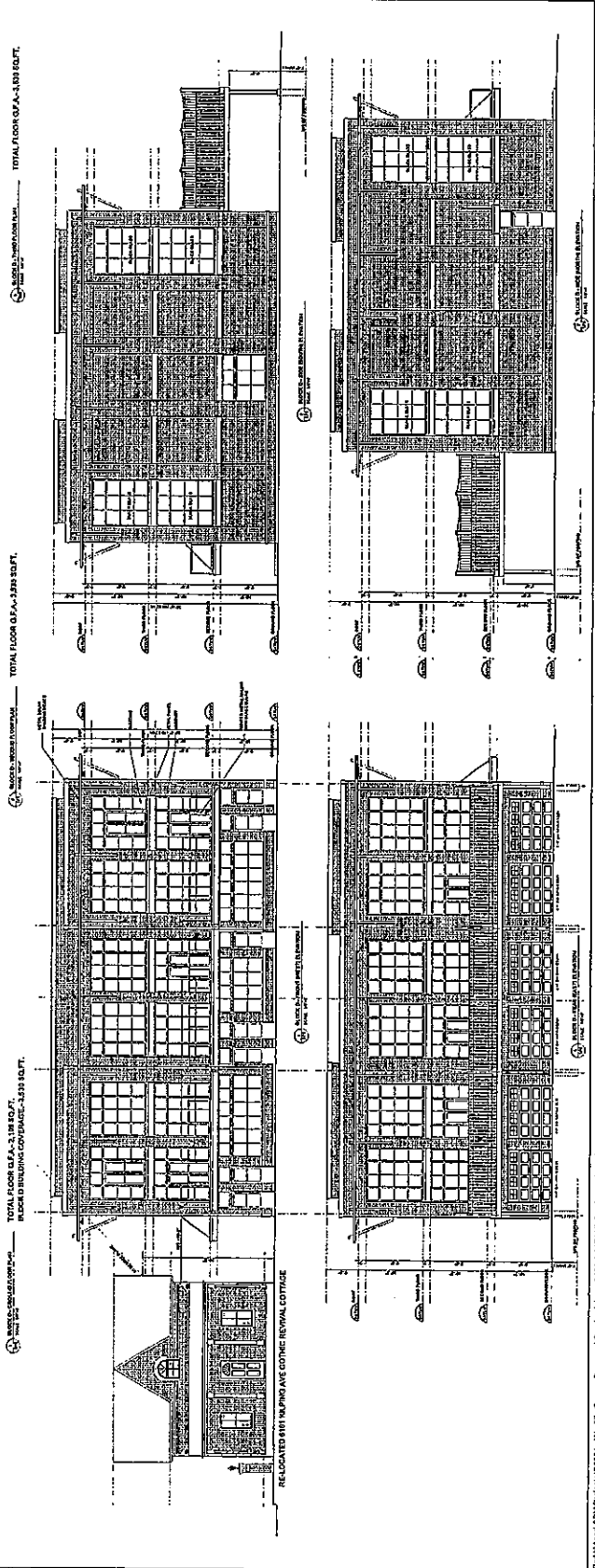
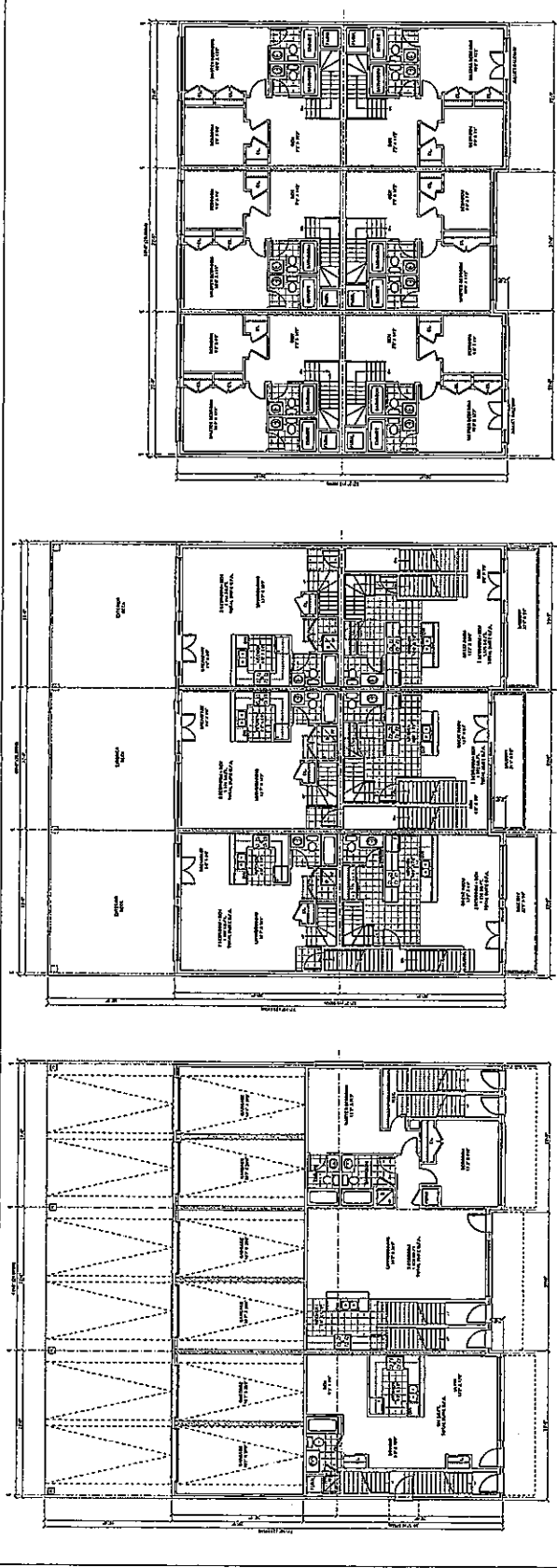
SRN ARCHITECTS INC. 875 LANSIE STREET, SUITE 200 THORNHILL, ONTARIO L3T 7V1 PHONE: (905) 709-1818 FAX: (905) 709-1819	
PROPOSED PLANS & ELEVATIONS - BLOCK B	
DATE: 2023/05	SCALE: 1/8" = 1'-0"
DRAWN BY: C.C.S.	CHECKED BY: V.A.K.
PROJECT NUMBER: S09004	ISSUED FOR PERMITS
SP5	



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NO.	DATE	ISSUED FOR
1	2018.12.20	ISSUED FOR I.P.A.

PROJECT NAME	PROPOSED PLANS & ELEVATIONS - BLOCK D
PROJECT NUMBER	S0904 SP6
DATE	2018.12.20
PROJECT LOCATION	101 LANSING STREET, SUITE 200, WILLOWDALE, ONTARIO, CANADA
CLIENT	INVOICES GROUP LTD.
ARCHITECT	SRN ARCHITECTS INC.



THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE.

DATE	DESCRIPTION
1/20/20	ISSUED FOR R.F.A.

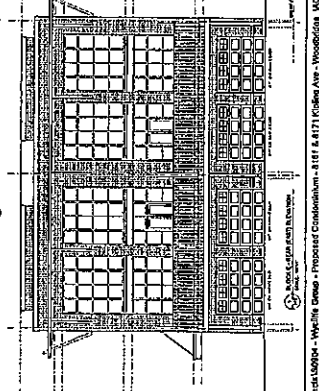
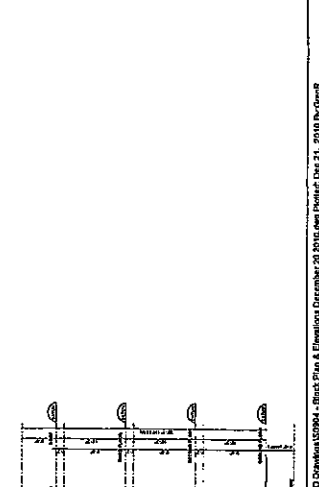
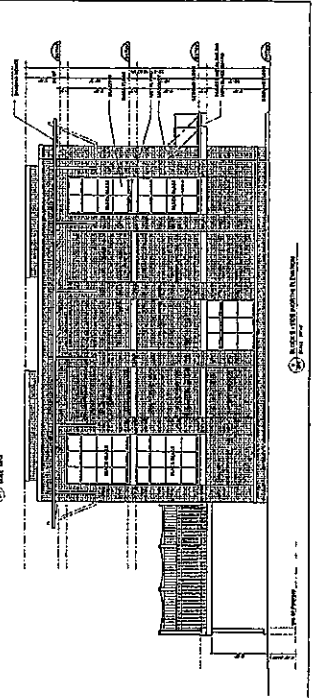
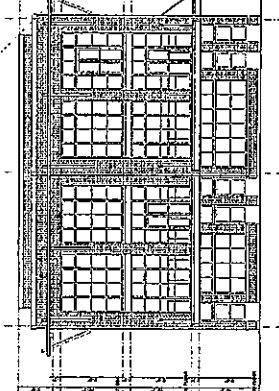
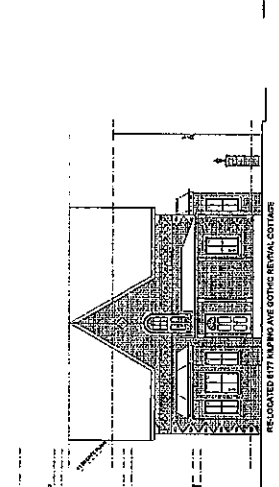
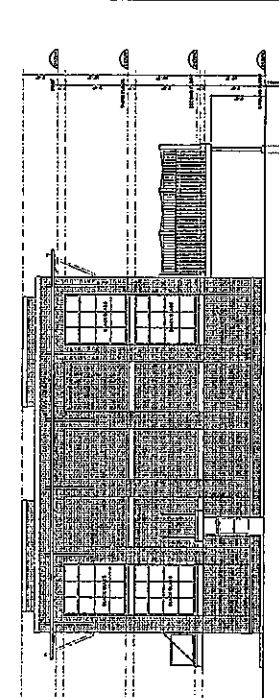
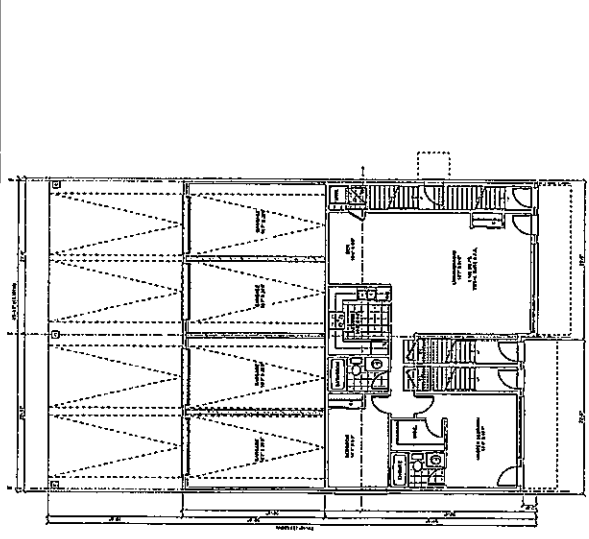
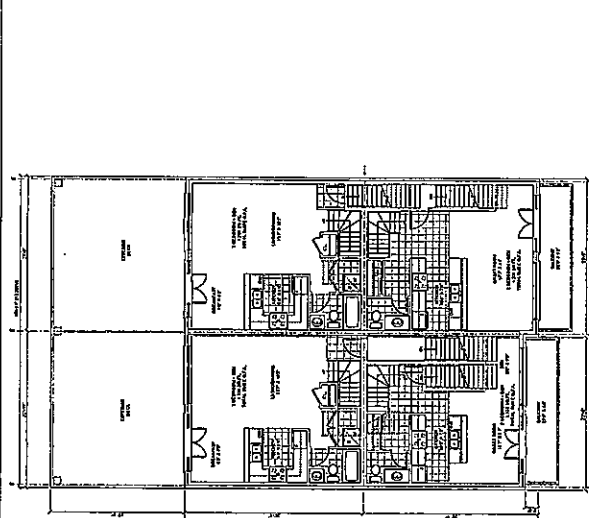
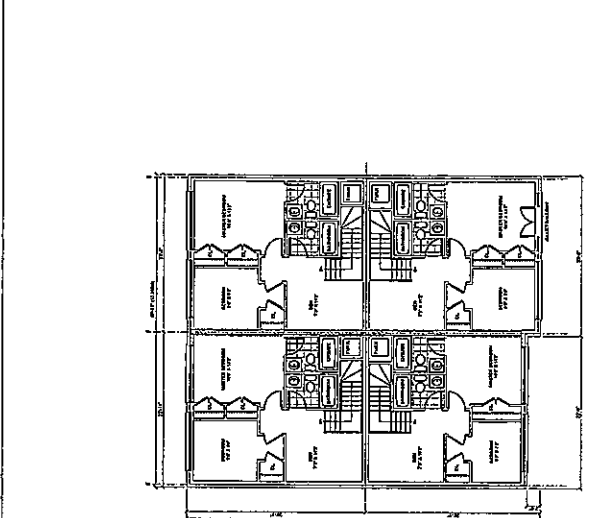
NO.	DATE	DESCRIPTION

SRN ARCHITECTS INC.
 8111 JAMES STREET, SUITE 200
 WOODBRIDGE, ONTARIO L7L 1A1
 PHONE: (905) 882-7822 FAX: (905) 882-7824

WYCLIFFE GROUP LTD.
 34 DUNDAS ST. W. SUITE 201
 TORONTO, ONTARIO M5G 1C4
 PHONE: (416) 593-8100

RESIDENTIAL CONDOMINIUM
 8111 & 1771 KIPING AVENUE
 WILLOWDALE, ONTARIO

PROPOSED PLANS & ELEVATIONS - BLOCK E
 DATE: 2019/09
 DRAWN BY: C.P.J.
 CHECKED BY: J.A.E.
 PROJECT NUMBER: S0904
 DRAWING NUMBER: SP7



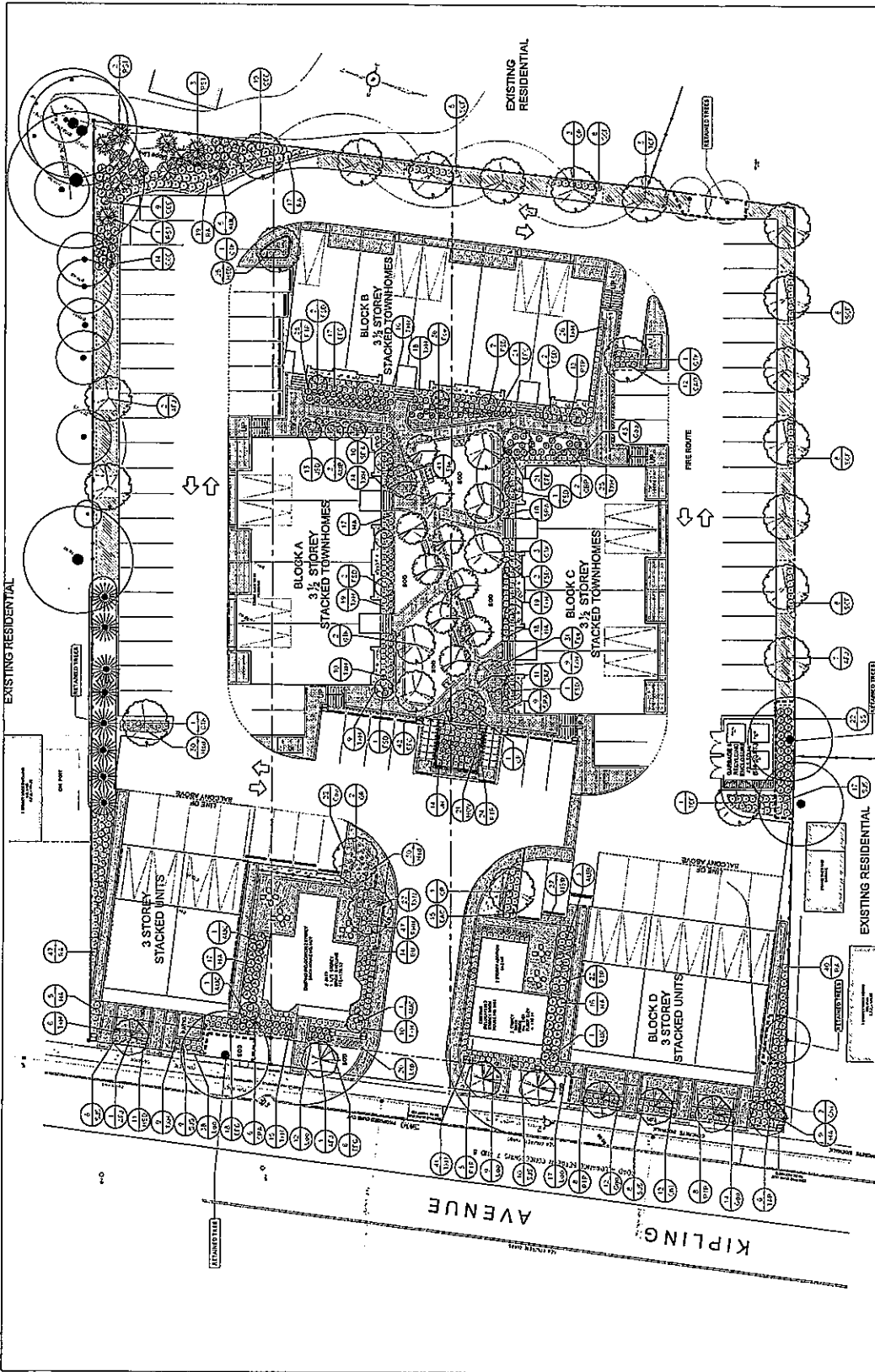
client
WYCLIFFE HOMES

DATE: 2010-10-04
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 PROJECT NO: 2010-53
 PROJECT TITLE: RESIDENTIAL CONDOMINIUM
 8161, 8171, 8177 KIPLING AVE.
 VAUGHAN, ONTARIO

PLANTING PLAN

DATE: 2010-10-04
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 PROJECT NO: 2010-53
 PROJECT TITLE: RESIDENTIAL CONDOMINIUM
 8161, 8171, 8177 KIPLING AVE.
 VAUGHAN, ONTARIO

landscape
planning
limited
100 SHEPPARD AVENUE EAST
SUITE 100
VAUGHAN, ONTARIO L4V 1P3
www.landscapeplanning.ca



PLANT LIST	COMMON NAME	PLANT CODE	QTY	REPLACEMENT	NOTE
1	Red Maple	100	1	100	REPLACEMENT
2	White Birch	101	1	101	REPLACEMENT
3	Black Birch	102	1	102	REPLACEMENT
4	Red Pine	103	1	103	REPLACEMENT
5	White Pine	104	1	104	REPLACEMENT
6	Black Pine	105	1	105	REPLACEMENT
7	Red Spruce	106	1	106	REPLACEMENT
8	White Spruce	107	1	107	REPLACEMENT
9	Black Spruce	108	1	108	REPLACEMENT
10	Red Fir	109	1	109	REPLACEMENT
11	White Fir	110	1	110	REPLACEMENT
12	Black Fir	111	1	111	REPLACEMENT
13	Red Cedar	112	1	112	REPLACEMENT
14	White Cedar	113	1	113	REPLACEMENT
15	Black Cedar	114	1	114	REPLACEMENT
16	Red Juniper	115	1	115	REPLACEMENT
17	White Juniper	116	1	116	REPLACEMENT
18	Black Juniper	117	1	117	REPLACEMENT
19	Red Cypress	118	1	118	REPLACEMENT
20	White Cypress	119	1	119	REPLACEMENT
21	Black Cypress	120	1	120	REPLACEMENT
22	Red Palm	121	1	121	REPLACEMENT
23	White Palm	122	1	122	REPLACEMENT
24	Black Palm	123	1	123	REPLACEMENT
25	Red Yucca	124	1	124	REPLACEMENT
26	White Yucca	125	1	125	REPLACEMENT
27	Black Yucca	126	1	126	REPLACEMENT
28	Red Agave	127	1	127	REPLACEMENT
29	White Agave	128	1	128	REPLACEMENT
30	Black Agave	129	1	129	REPLACEMENT
31	Red Hibiscus	130	1	130	REPLACEMENT
32	White Hibiscus	131	1	131	REPLACEMENT
33	Black Hibiscus	132	1	132	REPLACEMENT
34	Red Rose	133	1	133	REPLACEMENT
35	White Rose	134	1	134	REPLACEMENT
36	Black Rose	135	1	135	REPLACEMENT
37	Red Geranium	136	1	136	REPLACEMENT
38	White Geranium	137	1	137	REPLACEMENT
39	Black Geranium	138	1	138	REPLACEMENT
40	Red Petunia	139	1	139	REPLACEMENT
41	White Petunia	140	1	140	REPLACEMENT
42	Black Petunia	141	1	141	REPLACEMENT
43	Red Impatiens	142	1	142	REPLACEMENT
44	White Impatiens	143	1	143	REPLACEMENT
45	Black Impatiens	144	1	144	REPLACEMENT
46	Red Verbena	145	1	145	REPLACEMENT
47	White Verbena	146	1	146	REPLACEMENT
48	Black Verbena	147	1	147	REPLACEMENT
49	Red Salvia	148	1	148	REPLACEMENT
50	White Salvia	149	1	149	REPLACEMENT
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53	White Lavender	152	1	152	REPLACEMENT
54	Black Lavender	153	1	153	REPLACEMENT
55	Red Echinacea	154	1	154	REPLACEMENT
56	White Echinacea	155	1	155	REPLACEMENT
57	Black Echinacea	156	1	156	REPLACEMENT
58	Red Aster	157	1	157	REPLACEMENT
59	White Aster	158	1	158	REPLACEMENT
60	Black Aster	159	1	159	REPLACEMENT
61	Red Rudbeckia	160	1	160	REPLACEMENT
62	White Rudbeckia	161	1	161	REPLACEMENT
63	Black Rudbeckia	162	1	162	REPLACEMENT
64	Red Coreopsis	163	1	163	REPLACEMENT
65	White Coreopsis	164	1	164	REPLACEMENT
66	Black Coreopsis	165	1	165	REPLACEMENT
67	Red Aster	166	1	166	REPLACEMENT
68	White Aster	167	1	167	REPLACEMENT
69	Black Aster	168	1	168	REPLACEMENT
70	Red Aster	169	1	169	REPLACEMENT
71	White Aster	170	1	170	REPLACEMENT
72	Black Aster	171	1	171	REPLACEMENT
73	Red Aster	172	1	172	REPLACEMENT
74	White Aster	173	1	173	REPLACEMENT
75	Black Aster	174	1	174	REPLACEMENT
76	Red Aster	175	1	175	REPLACEMENT
77	White Aster	176	1	176	REPLACEMENT
78	Black Aster	177	1	177	REPLACEMENT
79	Red Aster	178	1	178	REPLACEMENT
80	White Aster	179	1	179	REPLACEMENT
81	Black Aster	180	1	180	REPLACEMENT
82	Red Aster	181	1	181	REPLACEMENT
83	White Aster	182	1	182	REPLACEMENT
84	Black Aster	183	1	183	REPLACEMENT
85	Red Aster	184	1	184	REPLACEMENT
86	White Aster	185	1	185	REPLACEMENT
87	Black Aster	186	1	186	REPLACEMENT
88	Red Aster	187	1	187	REPLACEMENT
89	White Aster	188	1	188	REPLACEMENT
90	Black Aster	189	1	189	REPLACEMENT
91	Red Aster	190	1	190	REPLACEMENT
92	White Aster	191	1	191	REPLACEMENT
93	Black Aster	192	1	192	REPLACEMENT
94	Red Aster	193	1	193	REPLACEMENT
95	White Aster	194	1	194	REPLACEMENT
96	Black Aster	195	1	195	REPLACEMENT
97	Red Aster	196	1	196	REPLACEMENT
98	White Aster	197	1	197	REPLACEMENT
99	Black Aster	198	1	198	REPLACEMENT
100	Red Aster	199	1	199	REPLACEMENT

C2.

Paul W. Mastenbroek
117 Meeting House Road
Woodbridge, Ontario
L4L 1K9, Canada

CLERK

PUBLIC HEARING
COMMUNICATION C2
Date: April 12/11 ITEM NO. 2

City of Vaughan
Development Planning Department
Eugene Fera Esq.
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

April 12, 2011
L111.WPD

Re: Your File # Z.10.032
Wycliffe Kipling Ltd et al

Dear Sir,

Thank you for your recent emails and attachments. I have perused the rezoning proposal and am concerned about a number of items listed below, not complete or in any particular order:

There are two heritage homes involved. Two 2-storey structures that are to be moved to a different location on site; the Thomas P. Wright House, 8161 Kipling Avenue and the Joseph Crosson House (also known as the Neil McGillivray house), 8177 Kipling Avenue.

These homes are listed in a brochure put out by the City of Vaughan entitled "Woodbridge Heritage Discovery Tour". The Neil McGillivray home is also listed in the "Pictorial Woodbridge" booklet published by Mary Woods.

The two heritage homes are not frame or brick veneer but solid masonry construction. Extremely heavy, brittle and the structures will not flex.

I have correspondence from Angela Palermo who is the Manager of Cultural Services in Vaughan that the relocation of the buildings is a contentious issue in her opinion..

If approval for this development is granted I wished it would be made conditional (two staged) upon the structural aspects of the heritage homes being analysed by a reputable engineering firm with experience in this field and that a full report be submitted to the City showing how the buildings can be relocated and at what cost. Also, that a substantial security or letter of credit be obtained from the applicant to cover complete reconstruction. Nowadays the building department requires 10,000 dollars for a simple bungalow, half a million dollars would not be out of line for these two houses.

There used to be three heritage homes on these properties. The house located on # 8171 Kipling was damaged by a mysterious fire a few decades ago and demolished shortly after. It could have been restored.

The Village has unfortunately already lost quite a few heritage buildings including the Dominion House built in 1874 at the corner of Kipling and Woodbridge Avenue. It was demolished in 1979 to make room for the Nino d'Aversa bakery.

The stacked ^{BARRACKS} units bear no relationship to the heritage homes. The heritage homes feature corner quoining, fancy bracket trim, brick lintels accentuated with contrasting bricks, bargeboards, steep gables etc., all described in the Woodbridge Brochure. None of these elements have been picked up, the units do not blend together nor compliment each other. The resulting streetscape will not be cohesive but disorderly. The stacked unit stand out and overpower the heritage homes. It is poor planning and it is too bad that the City of Vaughan does not have an aesthetical committee to deal with this proposal.

The properties are presently used as an industrial storage yard, in violation of the zoning. Hydropoles, heavy equipment, electrical cables, storage containers, a portable building, unlicensed vehicles etc.

Submitted respectfully,



Paul W. Mastenbroek MAATO
Architectural Technologist
Registered Designer (OBC)

- Client's copy
- Office use
- C.C. Councillor Tony Carella, Angela Palermo

supplementary:

Stacked townhouse units. There are no privacy areas for the future owners.

Inadequate parking. 67 units, I counted only 89 cars or 119%

I do not have an elevation for block B.

3 storey townhomes as noted on the plan is a misnomer, they are 4 storeys high. Blocks D and E are 3 storeys. A 4 storey building takes away my afternoon sun.

Paul W. Mastenbroek

From: "Palermo, Angela" <Angela.Palermo@vaughan.ca>
To: "Paul W. Mastenbroek" <paul.mast@rogers.com>
Cc: "Nin Hernandez, Cecilia" <Cecilia.NinHernandez@vaughan.ca>; "Archer, Lauren" <Lauren.Archer@vaughan.ca>
Sent: Friday, April 08, 2011 1:54 PM
Subject: RE: File # Z.10.032
Hello Mr. Mastenbroek:

We have been circulated the development application for comment. As you may know the area is a heritage conservation district and as such culture staff's role is to provide comments on the application based on the design guidelines.

It should be noted that the development application conforms to the current Official Plan for the area. The relocation of the buildings is certainly a contentious one that will be dealt with as the application to the City moves forward.

Thanks.

ANGELA PALERMO | Manager of Cultural Services
City of Vaughan | Recreation and Culture Department
t: 905.832.2281 ext 8139 | f: 905.832-8550
e: angela.palermo@vaughan.ca

Location Address: 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

From: Paul W. Mastenbroek [mailto:paul.mast@rogers.com]
Sent: April 8, 2011 12:13 PM
To: Palermo, Angela
Subject: File # Z.10.032

Email, Heritage Vaughan
Angelo Palermo Esq.

Re: Rezoning Application Wyecliffe Kipling et al
File # Z.10.032
Scheduled for April 12, 2011
http://www.mycityofvaughan.ca/vaughan/departments/development_planning/pdf/2011/Z.10.032.pdf

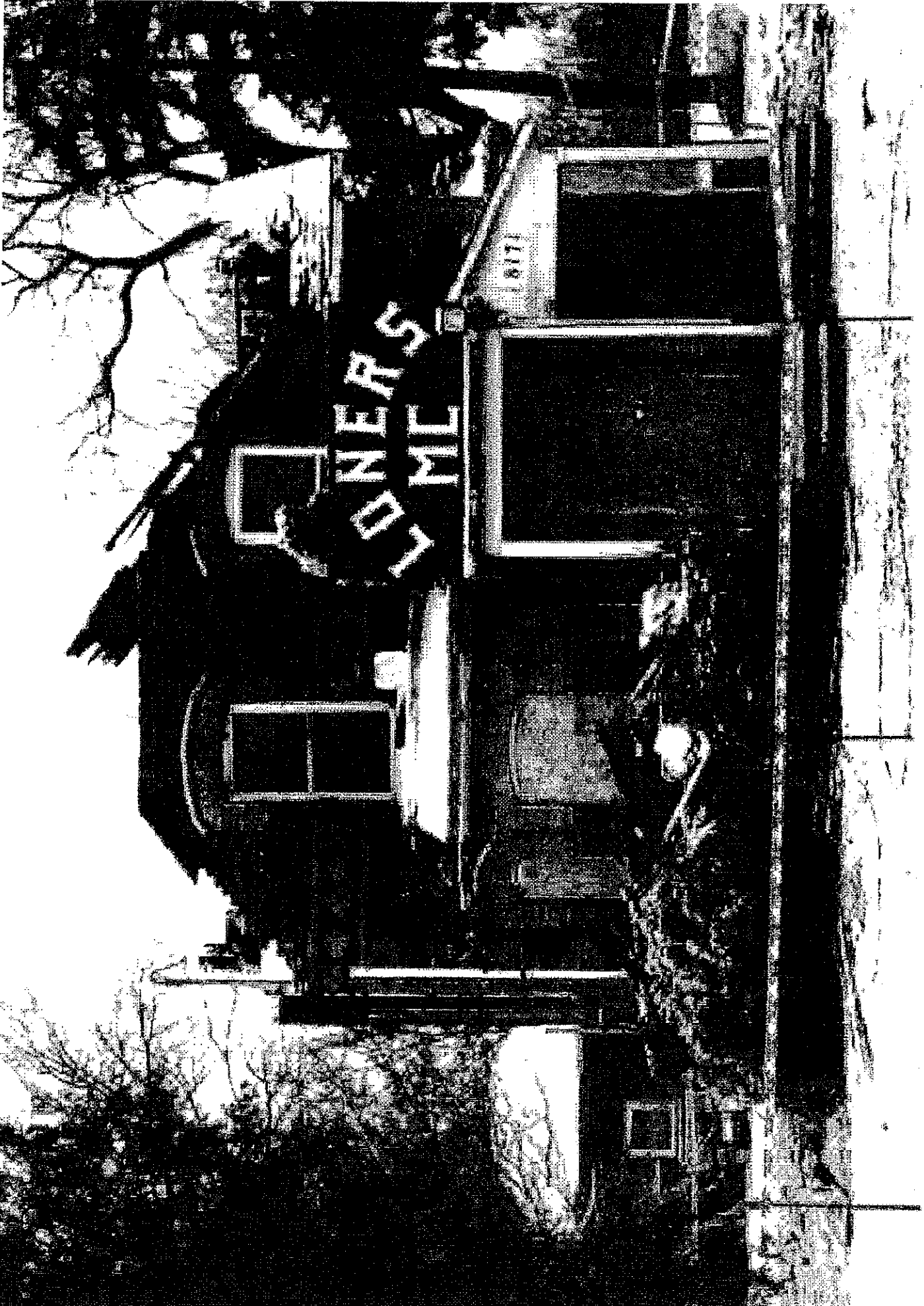
Hello Angela,

I left you a voicemail earlier. There is a rezoning proposal for 8161, 8171 and 8177 Kipling Avenue to permit 65 4 storey townhousing units on these three sites.

Two of the houses are listed in your brochure, the Thomas P. Wright House and the Joseph Crosson House. It is the intention that they be relocated to different locations within this future development.

I was wondering if your department is included in the circulation and what your comments were (if any)

4/12/2011



1. Planning, General

14 PURPOSE

Planning is not restricted to the urban areas and what it entails could be defined in a great many ways. However, the concept of planning in this book should be understood as the professional assessment of various alternatives to a given building project, concluding in specific recommendations for action. These conclusions are based on a methodological analysis of various data and background information.

The concept of town planning also includes regional planning exercises. As a matter of interest, the term town planning was not introduced into the English language until 1904. This tardy use of the term was by no means due to ignorance of the importance of controlling urban growth, but symptomatic of the urgent need to deal with the chaotic conditions resulting from the Industrial Revolution. However, the term itself has been a source of confusion since its introduction because it appears to imply that its usage is confined to town planning, whereas it is really meant to encompass "town and country planning". As an organized profession, town planners are now seriously considering the introduction of a more precise term. If these implications are borne in mind, the foregoing connotation of town planning may be regarded as satisfactory for the purpose of discussion in the following chapters.

The Department of Public Works town planning guidelines contained in this publication are applicable to federal construction in Canada's urban areas. Almost all large-scale and other important federal construction projects are located in cities. Non-urban projects in villages and regional settings are covered by other standards.

Since the purpose of planning is to create and maintain order and ensure systematic, coordinated development the following chapters will discuss a planning approach to various development concepts and considerations. These are summarized under the heading "Practical Interpretations". It should be noted at the outset that the foregoing discussion is intended to indicate the final objective first so as to provide the reader with a practical

appreciation of the most desirable aims and goals.

In essence, the whole of the following town planning appraisal is presented not only to the interested reader but to decision-making authorities as well, so as to make them aware of the impact the projects may have on the urban milieu.

Practical Interpretations

A realistic appreciation of the nature and implications of town planning is essential to the purpose of planning investigation.

The reader should analyse the general discussion first so as to become familiar with the objectives and then make the necessary decisions along the lines suggested in one or other of the series of practical interpretations included in the relevant sections.

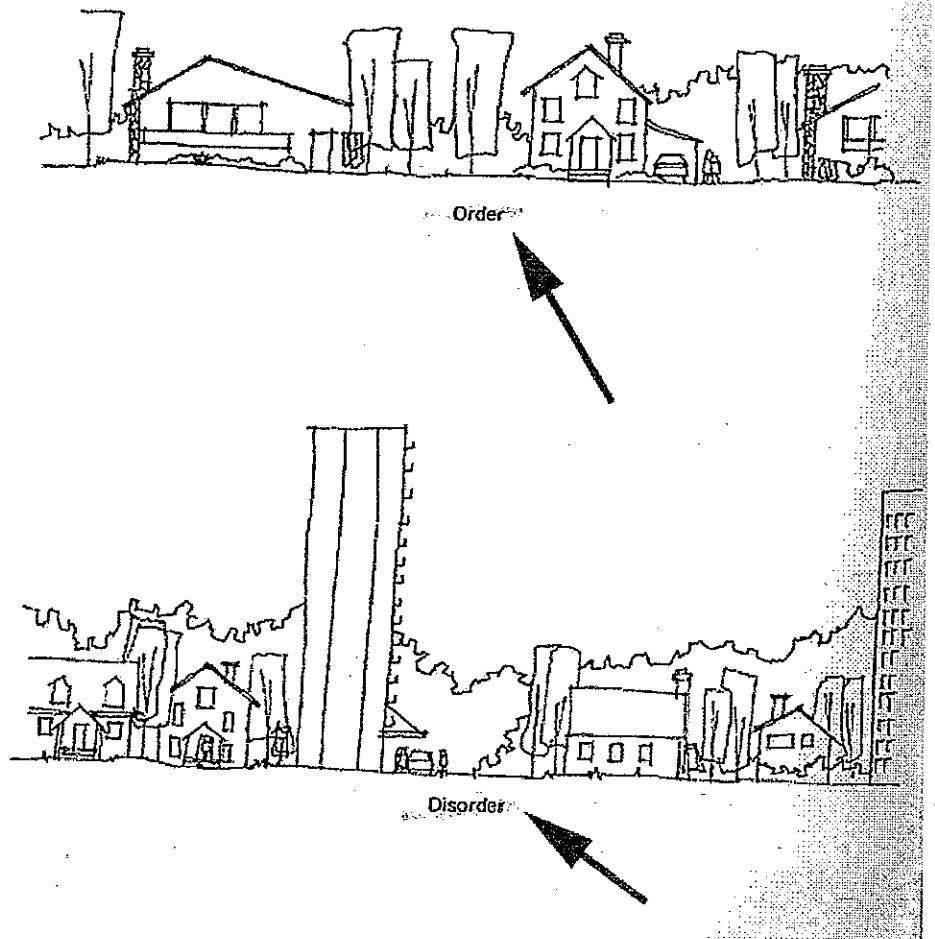
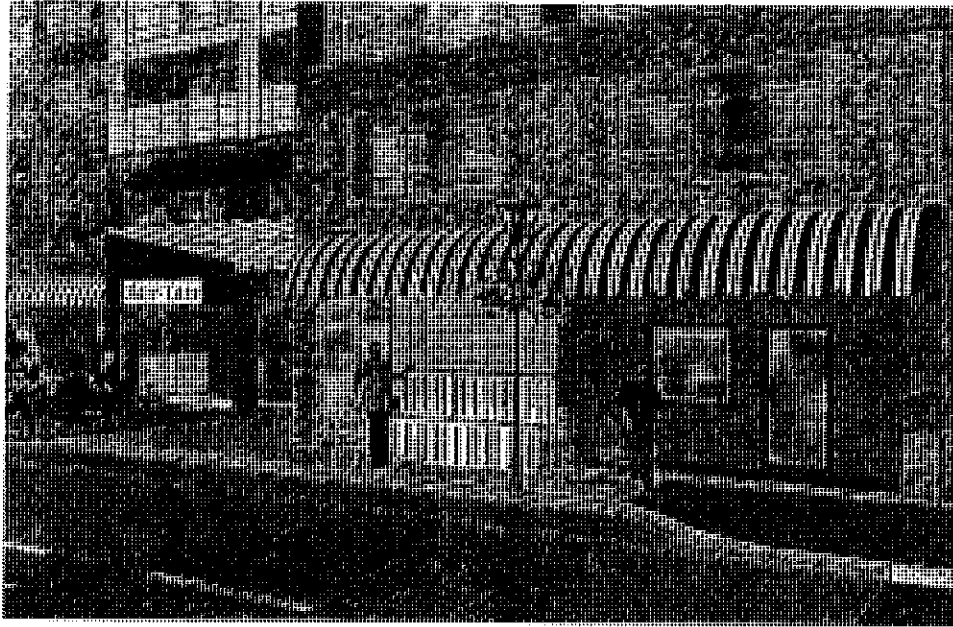


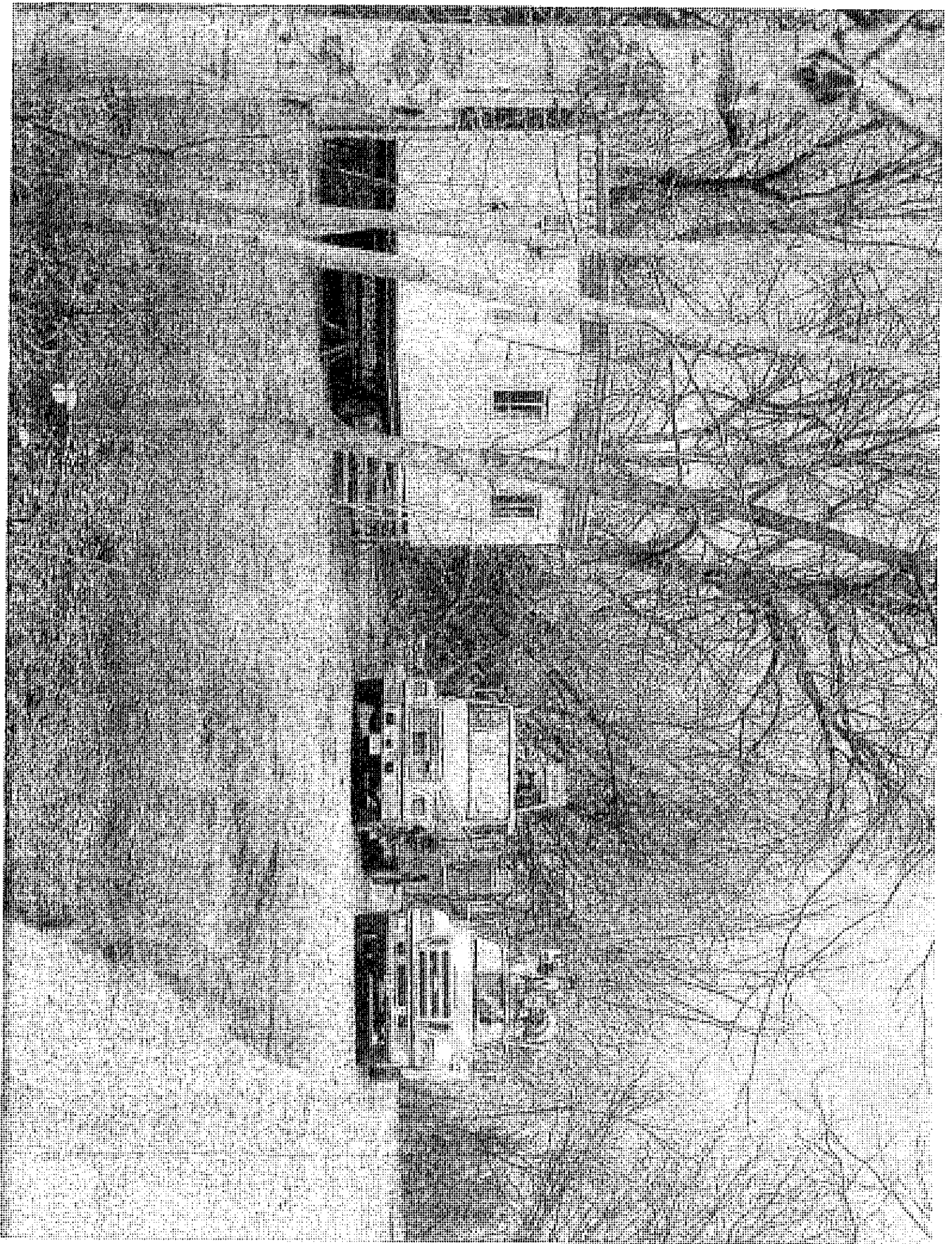
Figure 4.8. User Driven Model- Transition from Public to Private Space- Outdoor displays and opened windows and doors.

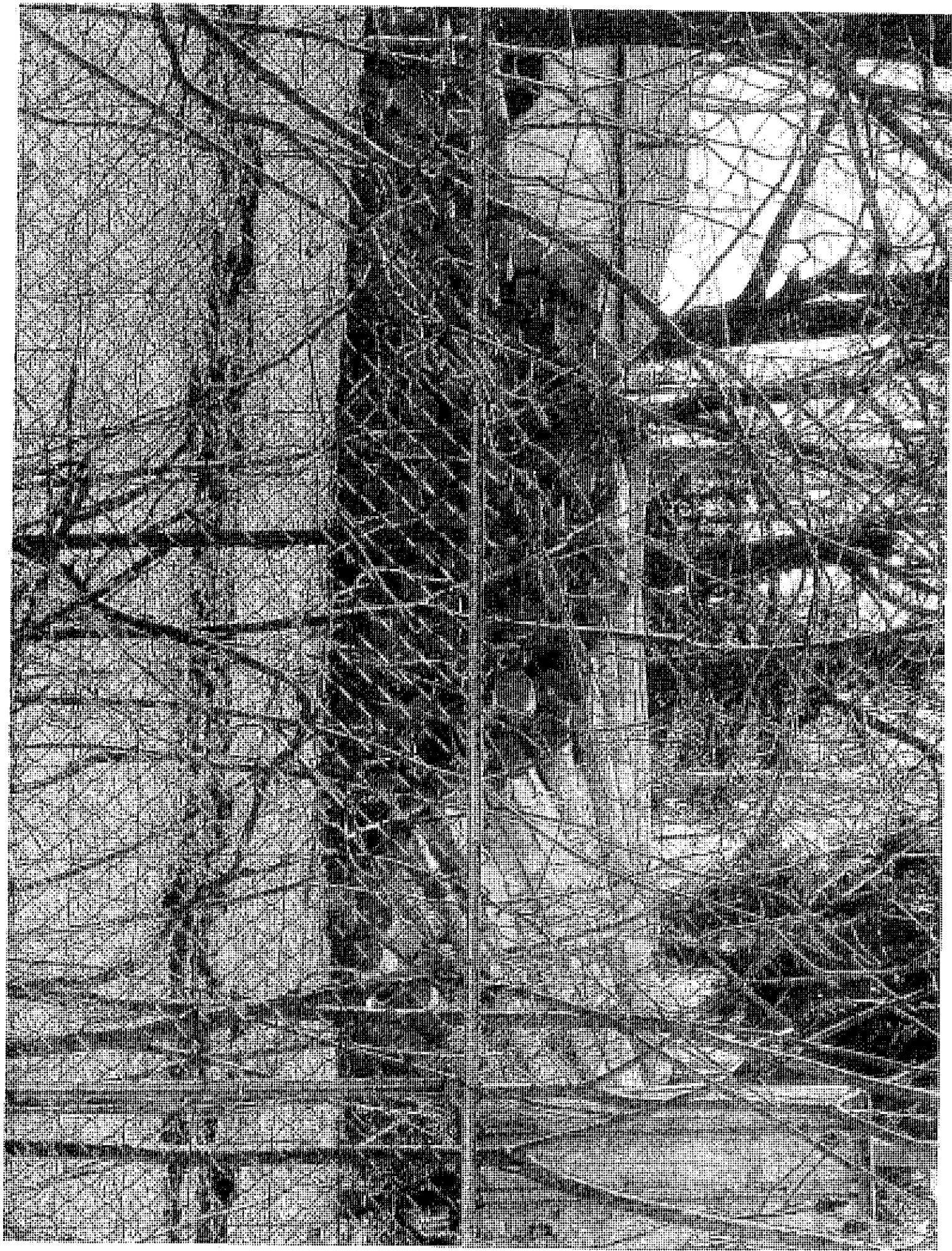


The fifth category revolves around the character of a street. The academics argue that a successful street has buildings and design features that are complimentary. Jacobs (1993) writes that “the best streets get along with each other. They are not the same but they express respect for one another, most particularly in height and in the way they look” (p. 287). He also notes that buildings should fit in and not stand out from the others. The academics believe that a cohesive design and form is one of the key elements to creating a successful, enjoyable environment. The users on the other hand preferred a street that had a strong sense of identity. For instance Commercial Drive has an identity of diversity. The mix of buildings, historic and new, colours, setbacks, and form of the street have all contributed to the identity of Commercial Drive. It was here that people had the strongest sense of place and community.

Within the user driven model, the identity of the street is based on the local history of the area. A great deal of thought was given to the design of buildings and street features that would promote a sense of place along Fraser St. Apartment buildings have decks that open onto the

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C3

Submitted by *Diana Santo*
Planning and Development Services Department
Item 3 PH - Apr 12/11

April 12, 2011

Mr. Grant Uyeyama
Director of Development Planning
The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**PUBLIC HEARING
COMMUNICATION** C3
Date: *Apr 12/11* ITEM NO. *3*

Attention: Margaret Holyday, Planner

**Re: Request for Exemption from Regional Approval
of Official Plan Amendment
DiBattista Farms Limited
11100 Huntington Road, City of Vaughan
Your File No.: OP.09.007**

This is in response to your request for exemption from Regional approval of the above-captioned Official Plan Amendment application. The subject site is located on the west side of Huntington Road, between Nashville Road and Kirby Road. The total site area, subject to this Amendment, is approximately 0.81 hectares (2 acres) in size.

The Amendment proposes to add the temporary outdoor storage of construction materials to the "Agricultural Area" designation under OPA 600, on the area subject to the Amendment. The site is currently being used for this purpose. It is our understanding the applicant has also submitted a temporary use by-law application. The proposed Amendment would enable the temporary use by-law to limit the use for three years, extendable to a second three year term, to a maximum of six years.

This application was considered by the Regional Development Review Committee comprised of staff from Regional Departments. Based on our review, this proposed OPA is of local significance. The duration of the proposed use will be controlled by a temporary use by-law under Section 39 of the *Planning Act* and outdoor storage considerations are best determined by local municipal Planners, who are better acquainted with site specific compatibility matters. As such, the request to exempt from Regional approval of Official Plan Amendment No. OP.09.007 is hereby granted.

Please contact Augustine Ko at 905-830-4444 ext. 1524 should you have any questions or require further information.

Sincerely,



Heather Konefat, M.C.I.P., R.P.P
Director of Community Planning

c.c. Diana Santo, MMM Group Limited

ITEM 3
(C4)

PUBLIC HEARING
COMMUNICATION C4
Date: Apr 12/11 ITEM NO. 3

ILLEGAL TRUCKING YARDS

Charles McCusker

That have been operating for years.

Huntington Rd.

10863

11023

11100 - Clearway Construction and Sterling Haulage

11180 - Downsview Group, Consview Concrete and TTM
Irrigation and other landscapers

11420 - Laser Vac, Dupont Construction, and Quattro
Construction

Kirby Road

North Side Kirby adjacent RR tracks - no number

North Side- midway between Albion Vaughan and Cold Creek -
no number - Royal Stone - new

Cold Creek Road

Opposite 7600 south side - no number

11050

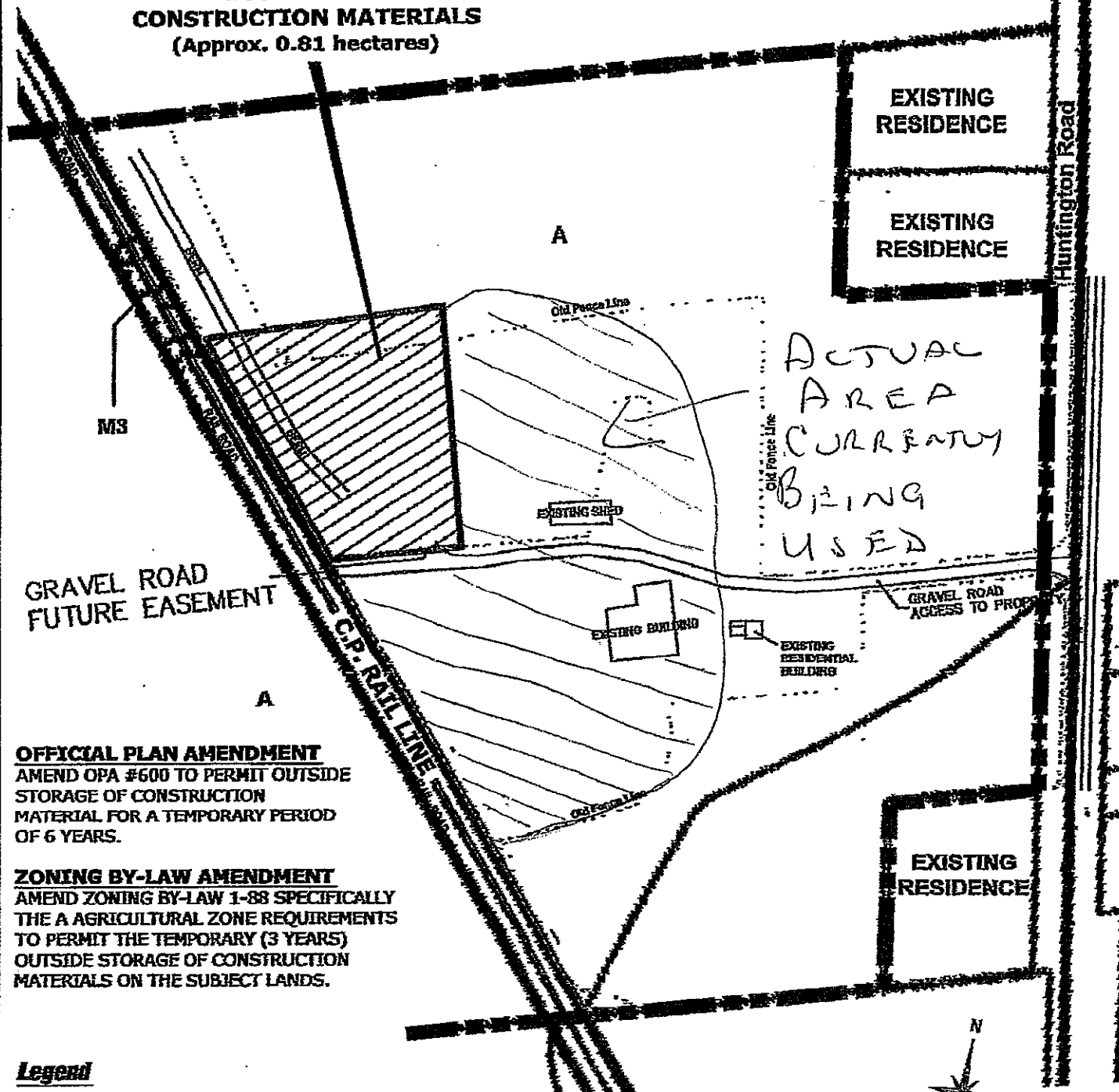
Nashville Road

7011

6990

North side just east of 1070 - no number

**AREA PROPOSED FOR
TEMPORARY OUTSIDE
STORAGE OF
CONSTRUCTION MATERIALS**
(Approx. 0.81 hectares)



ACTUAL
AREA
CURRENTLY
BEING
USED

OFFICIAL PLAN AMENDMENT
AMEND OPA #600 TO PERMIT OUTSIDE
STORAGE OF CONSTRUCTION
MATERIAL FOR A TEMPORARY PERIOD
OF 6 YEARS.

ZONING BY-LAW AMENDMENT
AMEND ZONING BY-LAW 1-88 SPECIFICALLY
THE A AGRICULTURAL ZONE REQUIREMENTS
TO PERMIT THE TEMPORARY (3 YEARS)
OUTSIDE STORAGE OF CONSTRUCTION
MATERIALS ON THE SUBJECT LANDS.

Legend

- A - AGRICULTURAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- Subject Lands



Site Plan

LOCATION:
Part of Lot 28, Concession 10

APPLICANT:
Di Batista Farms Ltd.



Development Planning Department

Attachment

FILES:
OP.09.007 &
Z.09.036

DATE:
April 01, 2011

3