

## PUBLIC HEARING – TUESDAY, JUNE 14, 2011

### COMMUNICATIONS

#### Distributed June 10, 2011 (with agenda)

|    |   | <u>Item No.</u> |
|----|---|-----------------|
| C1 | Angelo and Leslie Potkidis, dated June 6, 2011              | 3               |
| C2 | Ali Najak & Christine Ramsahai, dated June 6, 2011          | 5               |
| C3 | Helen A. Mihallidi, Bratty and Partners, dated June 6, 2011 | 5               |
| C4 | Dan Botham  | 7               |

#### Distributed June 10, 2011

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|----|----------------------------------|---|
| C5 | Kate Duncan, dated June 9, 2011  | 3 |
| C6 | Joe Visconti, dated June 9, 2011 | 5 |

#### Distributed June 14, 2011

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| C7  | Fred Asta, dated June 10, 2011   | 7 |
| C8  | Joanne Mauti, Woodbridge Core Ratepayers' Association, dated June 13, 2011 | 3 |
| C9  | Kurt Franklin, Weston Consulting Group Inc., dated June 13, 2011           | 7 |
| C10 | Frances & Michael Calderone, dated June 14, 2011                           | 7 |
| C11 | Carlo DeFrancesca, East Woodbridge Community Association                   | 7 |
| C12 | Frank Alaimo, Rimwood Estates Homeowners Association, dated June 13, 2011  | 7 |
| C13 | Kurt Franklin, Weston Consulting Group Inc., dated June 14, 2011           | 7 |
| C14 | Ken Schwenger, KARA, dated June 13, 2011                                   | 7 |
| C15 | A. Milliken Heisey, Papazian Heisey Myers, dated June 14, 2011             | 5 |
| C16 | A. Milliken Heisey, Papazian Heisey Myers, dated September 27, 2010        | 5 |
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#### Provided June 14, 2011 (at the meeting)

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| C18 | Joanne Mauti, Woodbridge Core Ratepayers' Association, dated June 14, 2011 | 3 |
| C19 | Kurt Franklin, Weston Consulting Group Inc., dated June 14, 2011           | 7 |
| C20 | Tim Sorochinsky, Millwood-Woodend RPA, dated June 14, 2011                 | 7 |

Please note there may be further Communications.

**PUBLIC HEARING – TUESDAY, JUNE 14, 2011**

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| C21 | Millwood-Woodend Ratepayers Association, Supplement to Deputation for Royal Pine Application, June 14, 2011, submitted by T. Sorochinsky | 7 |
| C22 | Petition, submitted by T. Sorochinsky  | 7 |
| C23 | Supplement to deputation by T. Sorochinsky, dated June 14, 2011  | 7 |
| C24 | John Harvey, re: Royal Pine Condo Application  | 7 |
| C25 | Leo Virilli, dated June 14, 2011   | 7 |
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Please note there may be further Communications.

June 6, 2011

Sent by email to: DevelopmentPlanning@vaughan.ca

City of Vaughan  
2141 Major MacKenzie Drive  
Vaughan, Ontario  
L6 A 1T1

**PUBLIC HEARING** C1  
**COMMUNICATION**

Date: June 14/11 ITEM NO. 3

Attention: Eugene Fera, Planning Department  
Members of Council, City Clerk

Re: Market Lane Holdings Inc. OP.11.002 and Z.06.079

Please distribute this letter to all Members of Council.

Based on the sketches and information provided by the City of Vaughan in its circulation of this application, **we do not support the application for the following reasons:**

1. **Building Height is far too high.** At 7 stories plus the rooftop structures this is effectively an 8 storey building. The height does not transition with the 1 and 2 storey retail to the west, the single family homes to the north and the existing 3 storey to the east as well as the 4 storey approved condominium to the east (corner of Clarence and Woodbridge Avenue). A more appropriate height would be 3 to 4 stories with tiering starting at the third floor on at least the north and south face.
2. **The proposed structure occupies virtually the entire footprint of the site,** leaving insufficient space for significant landscaping, which thereby creates more storm water management issues.
3. **Lack of Setback** also leaves very little room in the laneway for safe and proper movement of service and emergency vehicles. Setback from Woodbridge Avenue and the north face should be increased to avoid creating a tunnel effect on Woodbridge Ave.
4. **Insufficient safe circulation** from the proposed driveway to the lane (which by the way is the service route and garbage container area for the stores at Market Lane.
5. **Architecturally not appealing, appears to be a box with a flat roof.** The design should be revised so it is in keeping with the goal of integrating and enhancing the Heritage aspects of the village core including the Gilmour House. We should avoid at all costs a repeat of the building design mistakes made with the approval of the building behind the Inkerman House. (west of the library).

The applicant should adhere to the goals on the current Official Plan along with the Heritage District objectives for architectural enhancement.

We ask council to deny this application in its current form.

Angelo and Leslie Potkidis, 27 Rosebury Lane, Woodbridge, Ontario L4L 3Z1

96 Boticelli Way  
Woodbridge, ON  
L4H 0J5

PUBLIC HEARING  
COMMUNICATION

C2

Date: June 14/11 ITEM NO. 5

June 6, 2011

Jeffrey A. Abrams  
Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Mr. Abrams,

**RE: Amendment to Zoning By-law 1-88 and Draft Plan of Subdivision Application**  
**File Name: Millwick Acquisition Corporation**  
**Location: East of Weston Road and South of Canada Drive, being north of Major Mackenzie Drive, City of Vaughan**  
**File Numbers: Z.11.005 & 19T-11V003**

Our names are Ali Najak and Christine Ramsahai and we are the residents of 96 Boticelli Way. We are writing to you formally to announce our **opposition to the proposed re-zoning of the corner of Weston Rd. and Canada Dr.** (just south of Weston Rd./Teston Rd.), from commercial to residential zoning. There are both personal and community-minded reasons for our opposition.

On a personal level, we bought our property knowing the area behind us was zoned for commercial use. We highly value our privacy and we purposefully paid more for a home to have a backyard that did not back on to anybody else's backyard. Also, we have an east facing home, with the majority of the windows in the back, almost all of the sun we get comes from those back windows. The proposed re-zoning will allow for 4-storey homes which will ultimately block the vast majority of natural light our home will receive. We also both suffer from terrible allergies to dust and we know that the construction of residential homes, as compared to commercial buildings, will subject us to a significant increase in the amount of dust and the length of time the dust will be in our backyard. At the end of the day, the re-zoning will have a negative impact on our lives.

From the perspective of the community, the proposed re-zoning of the lands at Weston Rd. and Canada Dr., from commercial to residential, would result in development that is inconsistent with and contrary to the City of Vaughan's Official Plan objectives and policies for community areas, sustainable transportation, community infrastructure, and economic growth; accordingly the lands should not be re-zoned. According to the Ontario Planning Act, Council can only amend a zoning by-law if the amendment is allowed and supported by the policies of the Official Plan. When looking at the City of Vaughan's Official Plan (<http://vaughantomorrow.ca/OPR/>), it is clear that this re-zoning does not support the policies put in place by the City of Vaughan:

### **Community Areas**

According to p.31-32 of the City of Vaughan's Official Plan, Sections 2.2.3 and 2.2.3.3.1, "Small retail and community uses such as schools, parks and community centres intended to serve the local area, are encouraged throughout Community Areas to reduce the need of residents to drive to mixed-use centres to meet their regular daily needs for such amenities and services...[Community Areas] will function as complete communities and encourage walking, cycling and transit use."

**Current commercial zoning creates a mixed community, with retail uses within walking distance of residential areas which reduces residence dependence on automobiles and promotes more sustainable and healthy forms of transportation such as walking and biking. Rezoning the site to residential would reduce the availability of commercial amenities to neighbouring residents and force residents to access services further afield by car. Adding 72 new homes would also increase traffic on an already congested Canada Dr. as it is the closest access thruway to Highway 400 for the subdivisions to the north and west of us.**

## **Community Infrastructure**

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According to p.185-191 of the City of Vaughan's Official Plan, Sections 7.1, and, 7.2.2, "It is the policy of Council to work with York Region and other levels of government and social service providers to plan for the provision of human and social services that will continue to meet the needs of Vaughan residents (Section 7.1.1.5)... It is the policy of Council to implement the community service objectives of the Active Together Master Plan, as amended from time to time by ensuring the per-capita targets for indoor communities centres and indoor recreation facilities are met and that planned facilities are sufficient to meet the needs of projected residential populations (Section 7.2.2.5)... It is the policy of Council to implement the library facility objectives of the Active Together Master Plan...including target for neighbourhood, community and resource libraries through per-capita targets for library facilities and that existing and planned library facilities are sufficient to meet the needs of projected residential populations (Section 7.2.4.2)... It is the policy of Council... [to satisfy] the per capita targets for parkland... and that existing and planned parkland facilities are sufficient to meet the needs of projected residential populations (Section 7.3.1.1)."

**Existing community amenities (including parks, libraries, community centres and schools) were developed for the projected population that could be accommodated within the existing supply of residentially-zoned lands in the area; re-zoning the commercial lands to residential will increase the local population, place additional demand on already strained community amenities and reduce the per-capita amenity space available to residents.**

**The City cannot meet its per-capita targets for community services such as libraries, parkland, and community centres or ensure that these per-capita levels are met in individual neighbourhoods if existing commercial land is rezoned residential on an ad-hoc basis thus increasing local populations and demand for community services.**

## **Economic Growth and Diversification**

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According to p.143 of the City of Vaughan's Official Plan, Section 5.1.1, a couple of key goals for the City of Vaughan are, "to provide a supportive municipal framework to grow Vaughan's economy by providing for a wide range, size and mix of available lands for a variety of economic functions (Section 5.1.1.2)" and "to support retail uses, at appropriate locations within Community Areas. These retail uses must be designed to support walking, cycling and transit use."

**Rezoning from commercial to residential will reduce land available for employment and economic purposes and the potential for jobs in the community.**

We are vehemently opposed to the re-zoning of Weston Rd. and Canada Dr. from commercial to residential for a number of reasons and we ask that as our City Clerk you document our opposition.

Sincerely,

Ali Najak & Christine Ramsahai



**BRATTY AND PARTNERS, LLP**  
BARRISTERS AND SOLICITORS

**PUBLIC HEARING  
COMMUNICATION** C.3

Date: June 14/11 ITEM NO. 5

PLEASE REFER TO:

Helen A. Mihailidi (Ext. 277)

Email: [hmihailidi@bratty.com](mailto:hmihailidi@bratty.com)

Assistant: Kellie White (Ext. 275)

Email: [kwhite@bratty.com](mailto:kwhite@bratty.com)

**Delivered via Email  
and Courier**

June 6, 2011

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

Attention: Judy Jeffers, Development Planner,  
John MacKenzie, Acting Commissioner of Planning,  
and Jeffrey A. Abrams, City Clerk

Dear Sirs and Madame:

**RE: BLOCK 33 WEST DEVELOPMENT AREA**  
**AND RE: Millwick Acquisition Corporation - Application to Amend Zoning By-law 1-88**  
**(File Z.11.005)**  
**AND RE: Committee of the Whole (Public Hearing) - June 14, 2011**

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We act as solicitors on behalf of the Block 33 West Landowners Group (the "Block 33 West Group") and Block 33 West Properties Inc. (the "Trustee") pursuant to the Block 33 West Cost Sharing Agreement entered into by the Block 33 West Group in respect of the development of lands within the Block 33 West Community.

We understand that Millwick Acquisition Corporation, a landowner within the Block 33 West development area (the "Block 33 West Community"), are proceeding with the development of their lands in the near future and have applied to amend Zoning By-law 1-88.

As you may know, the owners within the Block 33 West Community have provided, constructed and/or financed (or will be providing, constructing and/or financing) certain community lands and infrastructure within or appurtenant to the Block 33 West Community which will benefit the lands within the Block 33 West Community.

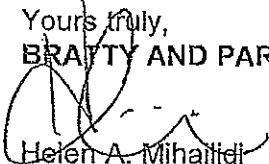
Accordingly, the Block 33 West Group hereby requests that, as a condition of the development of lands within the Block 33 West development area, the owner of such lands be required to enter into arrangements with the Block 33 West Group with respect to the sharing of the costs and burdens related to the community lands and infrastructure provided or constructed by the Block 33 West Group and from which such Block 33 West lands will benefit.

In addition, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the Block 33 West Community.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,

**BRATTY AND PARTNERS, LLP**



Helen A. Mihailidi  
HAM/klw

Attention: John Zipay, Acting Commissioner of Planning

Attention: Jeffrey A. Abrams, City Clerk (I wish to be notified of the refusal or adoption of the proposed official plan amendment)

Attention: Judy Jeffers, Development Planning Department

Attention: Rosanna DeFrancesca, Councillor

E-mail to: [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca) and [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)

File Numbers: OP.06.002 & Z.06.005 Applicant: 1668872 Ontario Inc. (Royal Pine Homes)

RE: Input on the planning applications for the public meeting being held on June 14<sup>th</sup>, 2011 at 7:00pm

At: Vaughan City Hall, Council Chambers 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1

Property: 9909 and 9939 Pine Valley Drive (South of Major Mackenzie Drive, and east of Pine Valley Drive), City of Vaughan

Current Zoning of land in official plan: RR – Rural Residential Zone, A – Agricultural Zone and OS4 open space woodlot zone

Summary of Royal Pine Homes proposal/request to amend the City plan to change the zoning of land to: High Density Residential-Commercial

#### My Input:

This is a very easy decision based on the facts and the decision is: **Reject the zoning amendment application of Royal Pine Homes.**


1. The land in question is surrounded to the south, east and west by Open Space Park Zone, Open Space Conservation Zone, and Agricultural. This consists of beautiful forests, creeks, wild life, and forested conservation land such as the well-known and community cherished Kortright Conservation Center. The surrounding land to the north and north east is existing rural residential zoned. Beyond that there are more existing rural residential zoned lands and existing residential zoned lands. **This proposed amendment zoning simply does not transition according to the rules laid out by the city.**
2. The official plan created by the Development Planning Department outlines the zoning of this area in question as rural residential and agricultural as well as open space woodlot zone. This plan was achieved through expense and extensive planning. The plan did designate other areas of the city as high density residential-commercial and transitioned from those area to lesser density zoning in a controlled and planned manner. This plan is an unbiased objective look at the area in question and its surroundings. The planning looked at and considered all surrounding environments, communities and influences and based on the guidelines set for by the planning departments which outline the transitions from one type of zoning to another from one area to another the decision was to zone the area in question as mentioned previously. We the tax payers elect our counsellors to be our voice and we put our trust and faith in the hundreds of



professionals that work in our Municipal, Regional, Provincial and Federal decision making positions. The Development Planning Department is part of that system of professionals and they have spent countless hours professionally planning in meticulous detail our city and neighbourhoods. Why would we decide to not take the recommendations of our professionals and ignore their planning and meticulous attention to detail and decide to change everything they have set forth to allow an individual or company make their own plan and pay to have their own biased assessments done to enable them to increase their profit at the expense of our communities, forest, streams. If we did, we would be saying a single individual or business can plan our city and neighbourhoods better than the people we empower to. We would be saying that even with obvious ulterior motives Royal Pine Homes can look at the big picture better than our planners and can objectively take into consideration all of the surroundings and influences. **The simple answer is, no they cannot.**

**Based on these fundamental principles it is an easy decision to reject this request by this company to change the zoning and planning of this area.**

Best regards

A handwritten signature in black ink that reads "Dan Botham". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dan Botham P. Eng.

209 Via Teodoro

Woodbridge Ontario

Canada, L4H 0X6

Magnifico, Rose

PUBLIC HEARING  
COMMUNICATION

C5

Date: Jun 14/11 ITEM NO. 3

Subject: FW: File number OP.11.002 and Z.06.079

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**From:** Kate Duncan [mailto:dunkate@gmail.com]  
**Sent:** Thursday, June 09, 2011 12:09 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** File number OP.11.002 and Z.06.079

Attention Development Planning Department Office:

Although I am unable to attend the public meeting on June 12, I would like to submit my comments for consideration in regards to the proposed amendments to file number OP.11.002 and Z.06.079. My two concerns with the proposed change to this zoning By-law are: the overall scale of this building and the inadequate road infrastructure to support additional vehicular traffic that this building will bring.

I am not opposed to additional development on Woodbridge Avenue and do recognize the need for high density, but I think some balance between medium and high density needs to be considered. The scale of the condo buildings that have being built so far along Woodbridge Avenue (the building on the south corner of Woodbridge Ave and Kipling and the hideous lime green and orange development at the base of Wallace on Woodbridge Ave) absolutely dwarf the smaller historic buildings that pepper the area, not to mention do not fit with the historical look of the street. With larger buildings now proposed to line both sides of the street; it will create a tunnel like feel along the very narrow street of Woodbridge Avenue.

I have lived on Woodbridge Avenue for the past 8 years and have observed especially within the last year a huge bottle neck of traffic at the base of Woodbridge Avenue and Islington Avenue as vehicles exit the street. The Condo complex on the south side of Woodbridge Avenue at the base of Clarence is still under construction and unoccupied so once all of these proposed buildings are complete it is not difficult to imagine the extra vehicles they will add to an already traffic jammed street.

For these reasons I am opposed to the amendment of the zoning By law to allow a building of this size and feel that more thought has to be given to the overall look this will bring the street and to the potential traffic it will create.

Thank you for hearing my concerns.

Warm Regards,  
Kate Duncan  
206 Woodbridge Avenue  
Woodbridge, Ontario  
L4L 2S8

6/10/2011

PUBLIC HEARING COMMUNICATION  
Date: June 14/11 ITEM NO. 5

Hamill, Joan

To: Jeffers, Judy  
Subject: RE: File Number Z.11.005 & 19T-11V003 REZONE RESI TO COMMERCIAL BEHIND BOTICELLI WAY VAUGHAN

Thanks Judy.

From: Jeffers, Judy  
Sent: Thursday, June 09, 2011 2:22 PM  
To: Hamill, Joan  
Cc: 'Visconti, Joe'  
Subject: RE: File Number Z.11.005 & 19T-11V003 REZONE RESI TO COMMERCIAL BEHIND BOTICELLI WAY VAUGHAN

Hi Joan,  
Please see below respecting the June 14, 2011 Public Hearing for Files Z.11.005 & 19T-11V003 and for future notification.

Thanks,  
Judy

From: Visconti, Joe [mailto:Joe.Visconti@mtsallstream.com]  
Sent: Thursday, June 09, 2011 1:32 PM  
To: DevelopmentPlanning@vaughan.ca  
Cc: Jeffers, Judy; DeFrancesca, Rosanna  
Subject: File Number Z.11.005 & 19T-11V003 REZONE RESI TO COMMERCIAL BEHIND BOTICELLI WAY VAUGHAN

To: Judy Jeffers and Vaughan Development Planning Office

I am writing in response to your letter to amend Zoning By-law 1-88 (File Z.11.005 & 19T-11V003) because I strongly object to this application.

When I made my decision to purchase my home on Boticelli Way, I did so based on the fact that there would not be residential homes behind me, and there would only be commercial buildings (most likely a plaza of some sort). I was assured this by the City and the builder at that time of purchase as I had the opportunity to buy anywhere on the street and I would have known that townhouses were going to be built behind me.

There are many negatives to this proposed zoning change.

1. Townhomes decrease the property value of homes. I have been told this by numerous real estate agents.
2. 72 new residential homes in such a small confined area means there will be an increase in the number of people, therefore more vehicles and traffic in an already congested area with limited parking. Also, there are many young children living nearby, and the additional volume of cars in my opinion will make the area far more dangerous for pedestrians and especially young children.
3. The proposed height of the homes will severely affect the amount of sunlight my garden is able to receive which will not only affect the garden itself, but will have a detrimental impact on my family's enjoyment of the garden.
4. The plan for the new townhomes will eliminate our privacy as they will overlook my garden and home.
5. As an allergy sufferer new construction will increase the dust and pollution and confine me to staying indoors and not enjoying my neighborhood as this project could take years to complete.

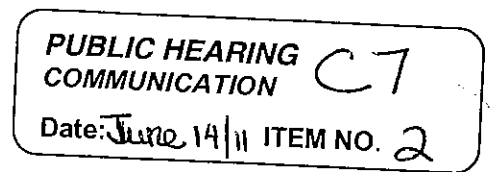
Imagine you will receive many similar objections from other residents living near by.

Can you please inform me that you have received this letter and have logged it as an official objection and keep me informed?

Thank you  
Joe Visconti  
416-303-7233

York Region Condo. No. 611  
Woodbridge, Ontario L4L 7Y7

June 10, 2011



RE: File# OP.11.1003 and Z.11.009 – 77 and 87 Woodstream Boulevard.

Ms. Sybil Fernandes  
City of Vaughan - Deputy City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Ms. Fernandes,

Please allow me to introduce myself, my name is Fred Asta and I am the current President of York Region Condo. 611, located at 93 Woodstream Blvd. Woodbridge, ON. I received a "Notice of a Public Meeting" for a "Committee of the Whole (public meeting) June 14, 2011 at 7:00pm at Vaughan City Hall, Council Chambers. Unfortunately, due to a prior important family commitment I will be out of town and not be able to attend but I would like to go on record that I would like to reserve the opportunity to meet with members of the City Council, the City Planning department and the Applicant at an alternate date to review the proposed amendment to the City's Official plan and Zoning By-laws regarding Op.11.003 and Z.11.009 – 77 and 87 Woodstream Boulevard and reasoning for re-zoning of properties.

As a long-time resident, property owner and business operator in The City of Vaughan, and along with the 14 condominium unit owners next door to the above mentioned property & applicant, I would like to also assure the members of council and the city planners that we are encouraged by development in the area, we favour densification within the City of Vaughan but would like to be part of the process to insure our property and businesses are effected in a positive manner.

Please inform me as to how and when I can arrange a future meeting with members of the City Council, the City Planning department and the Applicant. Thank-you in advance for your co-operation and understanding and if you require any further information or have any additional questions, please do not hesitate to contact me at 905-856-5120.

Yours truly,  
Fred Asta  
President

**WOODBIDGE CORE RATEPAYERS' ASSOCIATION**

c/o 128 Wallace Street, Woodbridge ON L4L 2P4

905 851 2808

**PUBLIC HEARING  
COMMUNICATION**

C8

Date: ~~June~~ 14/11 ITEM NO. 3

DATE: June 13, 2011

TO: MAYOR AND MEMBERS OF COUNCIL

RE: Site Development Application OP.11.002 and Zoning By-Law Amendment File Z.06.079  
Applicant: Market Lane Holdings Inc.

As the City of Vaughan Official Plan 2010 is pending approval from the Region of York, we are compelled to work with the present OPA 440.

This proposal greatly exceeds the building height requirements of OPA 440 and more than likely exceeds the requirement in VOP 2010, as described in the Staff Report. Keeping in mind that Market Lane is a flood-controlled area (Special Policy Area), we should not consider any height and density increases in this area. Any change this soon to the new Official Plan should absolutely not be permitted.

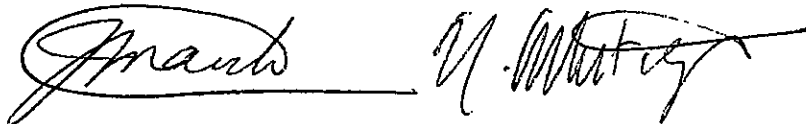
Also the east side of the building cannot be at 0-lot line and have balconies and windows. It is one or the other. If the neighboring property builds in the same manner, it will be ridiculous. Therefore this building envelope is far too large for the site.

Another issue is the parking variance from 165 to 112 spaces. This should absolutely not be allowed. No matter what the reports say, it is obvious that there is not enough parking. As the buildings get completed, there is more and more congestion. It is also important for the commercial to succeed and without enough parking that will be more difficult. There should be no variances to parking.

However the main problem with this proposal is that Market Lane should not be viewed on an individual basis, but rather the applicant should be required to submit a comprehensive plan of development for the entire site so that a proper judgment can be made. It is essential to see how this building ties in to Market Lane and its surroundings. Inserting a building of this magnitude at the edge of Market Lane without connecting it to the rest is ludicrous. If this is the end of all Market Lane development, then the building is probably in the wrong place as it will stick out like a sore thumb, without any consideration for the Gilmour House or its surroundings.

In conclusion, this proposal on its own merit should be refused. It is impossible to judge it properly, without a comprehensive design site plan for the entire Market Lane.

Yours truly,

**WOODBIDGE CORE RATEPAYERS' ASSOCIATION**

# Fax

128 Wallace Street, Woodbridge, ON L4L 2P4 CANADA

TEL: (905) 851-2808 FAX: (905) 851-5366

To: CLERK'S DEPT. From: WOODBRIDGE CORE RATEPAYERS' ASS  
 Fax: 905 832 8535 Pages: 2  
 Phone: Date: JUNE 14/11  
 Re: CC:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

● Comments:

PLEASE HAVE THIS LETTER READ AT THE PUBLIC HEARING THIS EVENING.

JOANNE MAUTI

The information contained in this facsimile message is legally privileged and contains confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original message to us by mail at the address above. Thank you.



June 13, 2011  
WCGI File: 4020

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

**Attention: Mr. Jeffrey Abrams, City Clerk**

Dear Sir:

**Re: Official Plan Amendment File OP.06.002  
Zoning By-law Amendment File Z.06.005  
9909 and 9939 Pine Valley Drive  
Statutory Public Hearing Comments**

---

Weston Consulting Group is the planner for L-Star Developments Group, the owner of 4477 and 4455 Major Mackenzie Drive in the City of Vaughan. We have reviewed the staff report prepared for the subject properties and offer the following comments.

The application has been the subject of previous public hearings and has been significantly reduced since the Public Hearing of March, 2008. The height has been reduced from 9 to 6 storeys and the number of units reduced from 132 units to 98 units. This reduces the massing and density of the development and minimizes the effect the development will have on the existing community.

We support the application in its current form for the following reasons:

- There are no residential uses to the west;
- The subject properties are located on a Major Arterial Road as shown on Schedule 9 of the adopted Vaughan Official Plan (2010); and
- The proposed development is within walking distance of the future 'Regional Transit Priority Network' proposed for Major Mackenzie Drive (Schedule 10 of the adopted Vaughan Official Plan).

### **Conclusion**

The proposed development is well-supported by the future development of Pine Valley Drive as a Major Regional Arterial road. The future transit infrastructure will provide efficient alternative transportation choices for the residents of the development. As well, the existing natural space will act as an environmental buffer minimizing the impact of the development on the existing residential neighbourhoods.

Based on the above, we believe the proposed land use is desirable from a planning perspective and support the proposed development of the subject properties for Mid-Rise Residential land uses.

We encourage Council to support the proposed development of the subject properties.

Yours truly

A handwritten signature in black ink, appearing to read "Kurt Franklin". The signature is fluid and cursive, with a large initial "K" and "F".

Kurt Franklin BMath MAES  
Vice President

Cc: Mayor and Members of Council,  
Attilio Lio, L-Star Developments Group  
Commissioner John Mackenzie, Planning



**PUBLIC HEARING  
COMMUNICATION**

C10

Date: June 14/11 ITEM NO. 7

**Magnifico, Rose**

---

**Subject:** FW: Development of a Six Story Apartment Building on Pine Valley Just South of Major Mackenzie Drive

---

**From:** Frances CALDERONE [mailto:calderones@rogers.com]

**Sent:** Tuesday, June 14, 2011 1:49 AM

**To:** DeFrancesca, Rosanna; Tamburini, Nancy

**Cc:** Frances Calderone; frances.calderone@ctv.ca

**Subject:** Development of a Six Story Apartment Building on Pine Valley Just South of Major Mackenzie Drive

Dear Rosanna,

Re: Development of a Six Story Apartment Building on Pine Valley Just South of Major Mackenzie Drive

Unfortunately, we cannot attend the meeting this evening due to a death in our immediate family.

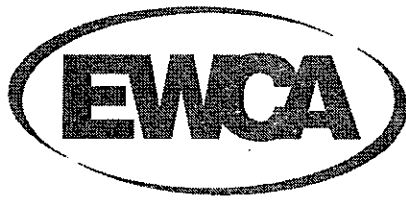
Please take this as our official vote of opposing the development of this area to become a High Density Residential Commercial Building from the existing Valley Area and Estate Residential area. Adding a 6 storey high apartment building does not reflect the character of the neighbourhood or the surrounding area. This does not make for good planning in accordance with the City's Official Plan to preserve the integrity of the existing space as agricultural Green Land / Valley Lands.

We would like to be informed of all future meetings regarding the development / proposal of this property.

Regards,

Frances & Michael Calderone  
(family of 5 in this household)  
217 Via Teodoro  
Woodbridge, Ontario L4H 0X6  
905-553-8217

6/14/2011



## East Woodbridge Community Association

June 13, 2011

ATTN: Mayor and Members of Council

RE: 1668872 Ontario Inc. (Royal Pine Homes)-File Numbers OP.06.002 & Z.06.005

PUBLIC HEARING  
COMMUNICATION

C 11

Date: June 14 / 11 ITEM NO. 7

Given that these lands are located within the boundaries of the EWCA we have had several discussions with Royal Pine which has resulted in two distinct design concept options. The first option is a stacked townhouse development consisting of 128 units. The second option is a 5 1/2 storey adult life-style condominium development consisting of 98 units.

Using due diligence, the EWCA has reviewed both concepts focusing primarily on traffic, shadow and noise impacts on the neighbouring community. We have listened to resident comments as well those of neighbouring ratepayer groups and it is our opinion that the 98 unit adult life-style building is a more suitable and beneficial option for the community.

Although this application slightly exceeds the new Official Plan in terms of height and density, we contend that this plan amendment application does not pose a significant deviation from the respective Official Plan and is in sharp contrast to many other amendment applications already approved or awaiting approval by council.

Furthermore, although our review is extremely preliminary and was completed in absence of persons bearing any accreditation or professional authority, the EWCA believes that this development would not present any significant negative impact to the immediate community. Additionally, we have interviewed city staff and have confirmed from our discussions, albeit preliminary, that there does not appear to be any site-specific issues of contention that may preclude this application from moving forward.

In conclusion, circumstances that may arise in the review of the statutory study submissions notwithstanding, and adherence to site-specific provisions in reference to, total number of units, building height, unit sizes and there being no commercial component, as well as, a commitment that both the EWCA and Millwood Ratepayers are given the option to significantly partake in the final design and draft plan is agreeable to Royal Pine, the EWCA has no objection to the advance of this application.

Thank you

Carlo DeFrancesca  
President-East Woodbridge Community Association  
416-678-1522

RIMWOOD ESTATES HOMEOWNERS ASSOCIATION

C/O 8050 ISLINGTON AVENUE UNIT 19  
WOODBIDGE, ON.  
L4L 1W5

PUBLIC HEARING C12  
COMMUNICATION

Date: June 14/11 ITEM NO. 7

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

June 13, 2011

RE: OP.06.002 and Z.06.005  
9909 and 9939 Pine Valley Drive

Mayor Bevilacqua and Members of Council,

Our association was recently contacted by the members of the Woodend/Millwood Ratepayers Association concerning the above noted application. Our subdivision is located at Weston Road and Teston Road and while we are not specifically impacted by this proposal, we do have some concerns about the impact of such a proposal on the adjacent estate residential properties.

As our subdivision abuts two arterial roads, we may also be in a position where high density uses could be proposed in close proximity to our subdivision. After some research, we learned that certain areas, such as the R1V zones in Thornhill, Woodbridge and Maple, have been protected from higher density development through bylaws. Others, such as the existing estate residential developments, have no such protection. This seems to be rather inequitable given the fact that many estate residential subdivisions rely on well/ground water for their water supply and could therefore be severely impacted by adjacent development. We are also concerned with the impact of additional traffic on roads that were not designed for the increase.

We would respectfully ask that Council consider reviewing the current bylaws and implement measures that protect the existing estate residential subdivisions prior to approving high density developments adjacent to these communities.

Thank you for your consideration.

Yours truly,



Frank Alaimo  
President, REHA

8.0.11

Weston Consulting Group Inc.

'Land Use Planning Through Experience and Innovation'

June 14, 2011  
WCGI File: 5605

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

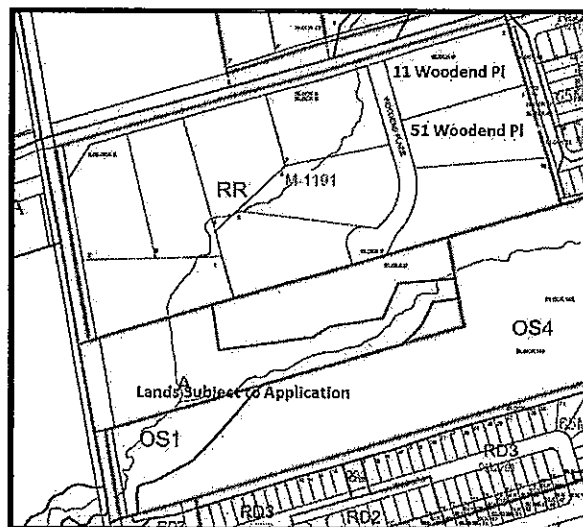
Attention: Mr. Jeffrey Abrams, City Clerk

Dear Sir:

Re: Official Plan Amendment File OP.06.002  
Zoning By-law Amendment File Z.06.005  
9909 and 9939 Pine Valley Drive  
Statutory Public Hearing Comments

Weston Consulting Group is the planner for

- Mr. & Mrs. R. Presutto, the owners of 11 Woodend Place, and
- Mr. & Mrs. Frank Abballe, the owners of 51 Woodend Place, in the City of Vaughan.



Woodend Place is comprised of six estate residential lots on the south side of Major Mackenzie Drive West. The proposed development is to the south-west. We have reviewed the staff report prepared for the subject properties and offer the following comments. The height and density are appropriate given the location of the site and the surrounding land uses. The proposed development is suitable for the subject properties.

We believe the proposed land use is desirable from a planning perspective and, on behalf of our clients, support the proposed development of the subject properties for Mid-Rise Residential land uses. We will continue to be involved in this process as the application moves forward for approval by City Council.

We encourage Council to support the proposed development of the subject properties.

Yours truly

A handwritten signature in black ink, appearing to read "Kurt Franklin". The signature is fluid and cursive, with a large initial "K" and "F".

Kurt Franklin BMath MAES  
Vice President

Cc: Mayor and Members of Council,  
Mr. & Mrs. R. Presutto  
Mr. & Mrs. Frank Abbato  
Commissioner John Mackenzie, Planning

# *Kleinburg and Area Ratepayers' Association*

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

June 13, 2011

To: Attention: Clerk's Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1  
CC: Mayor, Members of Council

PUBLIC HEARING C 14  
COMMUNICATION  
Date: June 14/11 ITEM NO. 7

**RE: Committee of the Whole (Public Hearing) June 14, 2011 Item 7 -- Official Plan Amendment file Z.06.005 1668872 Ontario Inc. (Royal Pine Homes)**

The Kleinburg and Area Ratepayers' Association's (KARA) geographic boundaries is in close proximity to the subject property at our border on the Northwest corner of Major Mackenzie and Pine Valley.

At the request of the Millwood-Woodend Ratepayers' Association, KARA has reviewed the public hearing staff report for this application and has the following comments:

This application is an attempt to change the current low density designation to high density to justify the built form being proposed. Irrespective of what built form is being used to support the request does not guarantee it will be built. If the amendment and zoning get approved a whole new range of development scenarios are possible at potentially even higher densities. Once the zoning is in place, this proposal is only just that, one of many possibilities. This proposal could change for a variety of reasons as the applicant or possible future owner, if the property were to be sold, is not bound to it in any way.

Neither OPA600 nor the new OP envisioned or deemed appropriate the higher densities proposed by this application at this location. In fact the new OP review process went to great lengths, and dare we say pains, to map out where density was to be most appropriate to achieve the growth targets under Places to Grow. This location was not one of those areas.

There is no exceptional planning or market justification for this proposal that would justify the deviation from the official plan and zoning change being sought, not to mention the major variances being asked for as well. There is no special circumstance or unanimous agreement by stakeholders that these changes should be approved on merit or otherwise. Therefore, Council must exhibit an abundance of commitment to and defence of the official plan and the comprehensive, thoughtful, long and expensive process that produced it. Otherwise you jeopardize having the official plan become fragmented by piecemeal and ad-hoc changes that will eventually render it unrecognizable.

# *Kleinburg and Area Ratepayers' Association*

P.O. Box 202, Kleinburg, Ontario, L0J 1C0  
Email: [kara@kara-inc.ca](mailto:kara@kara-inc.ca) Website: [www.kara-inc.ca](http://www.kara-inc.ca)

There are official plan reviews every five years or so. Changes to the official plan in between those reviews approved through the development application process should be exceptions and not the rule. It is incumbent on Council to provide clear and unequivocal direction to City staff in this regard.

We draw your attention to the public hearing agenda for June 14, 2011 of which this is item #7. Four of the eight items being heard on this evening and subsequently received are requesting official plan amendments. This is something to reflect on.

Based on the comments above KARA cannot support this application.

Sincerely,

Ken Schwenger,  
President,  
Kleinburg & Area Ratepayers' Association

June 14, 2011

VIA EMAIL

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

Attention: Judy Jeffers, Development Planner  
John MacKenzie, Acting Commissioner of Planning  
Jeffrey A. Abrams, City Clerk

Re: Block 33 West Development Area - File Z.11.005 - Application to Amend Zoning  
By-Law 1-88 - Committee of the Whole, June 14, 2011

PUBLIC HEARING COMMUNICATION C15

Date: June 14/11 ITEM NO. 5

We are the solicitors for Millwick Acquisition Corporation ("Millwick").

We are in receipt of a letter from the solicitors for the Block 33 Landowners Group to the Committee dated June 6, 2011.

There is no agreement Millwick is aware of between the City of Vaughan and the Block 33 Landowners Group where the City has undertaken or agreed to recover servicing or infrastructure costs from Millwick in relation to costs incurred by the Block 33 Landowners Group.

The Block 33 Landowners Group has previously attempted to recover costs from our client through the building permit approval process at the City of Vaughan.

In 2010, our client has been advised, a representative of the Block 33 Landowners Group requested that the City of Vaughan Building Department not issue a building permit to our client in Site Development File DA.07,089 (Phase 1), for a commercial development which was approved at the March 31, 2009 Committee of the Whole meeting, until the City received a clearance letter(s) from the Trustee of the Block 33 Landowners Group and the Downstream Group.

After the City initially refused to issue Millwick building permits, the City of Vaughan Chief Building Official ultimately issued the building permits as there was no applicable law that obliged our client to satisfy the requirements of the Block 33 Trustee or any other private landowner.

We are attaching a copy of a letter sent to the City of Vaughan Chief Building Official that addressed this issue.



It is Millwick's position that nothing has changed and the City should likewise refuse this most recent request by the Block 33 Landowners Group.

The City has no legal authority, statutory or otherwise, to make our clients development approval contingent on the satisfaction/consent of another landowner in respect of any matter.

Whatever the City's authority, it is our client's position that Millwick has no obligation to pay costs associated with the Block 33 Landowners Group's costs.

Kindly acknowledge receipt of this email in writing.

Please provide the author with Notice of Passing of any bylaw pursuant to this application and notice of any further meeting to consider this application.

Yours very truly,  
PAPAZIAN HEISEY MYERS

Per:



A. Milliken Heisey  
AMH/mes  
Encl.

cc: Bratty & Partners LLP

Papazian

Heisey

Myers

Barristers & Solicitors

B.B. Papazian Q.C.  
P.F. Rooney  
A.B. Forrest  
M.C. Pearce  
M.W. Mulholland

M.S. Myers  
R.G. Goodman  
C.G. Carter  
P. Cho

A.M. Heisey Q.C.  
J.L. Harper  
M.J. Hackl  
D.L. Branton

A. Milliken Heisey  
Direct: 416 601 2702  
Assistant: 416 601 2002  
heisey@phmlaw.com

PUBLIC HEARING  
COMMUNICATION

C16

Date: June 14/11 ITEM NO. 5

September 27, 2010

Via fax (905)832-8558

J. Zipay  
Chief Building Official  
City of Vaughan  
2141 Major MacKenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Zipay:

**Re: Building Permit Application Numbers are:**

**Building A. Permit No. 09-003166**

**Building B. Permit No. 09-003167**

**Building C. Permit No. 09-003168**

**Re Concession 5, Part Lot 23 RP 65R28421 Parts 26 and 36**

Please be advised we are the solicitors for Millwick Acquisition Corp the owner of the above referenced lands at the intersection of Weston Road and Canada Drive.

My clients architect made the above referenced applications for building permit to the City of Vaughan on March 31, 2010.

He advises that the Building Department takes the position that my client needs, as a precondition to issuance of these building permits, clearance letters addressed to the City of Vaughan from the Block 33 Trustee and the Downstream Trustee.

We are writing to request your advice as to the legal basis upon which Vaughan is refusing to issue building permits for this property without these clearance letters.

It is our view there is no applicable law that would permit you to refuse these permits on this basis.

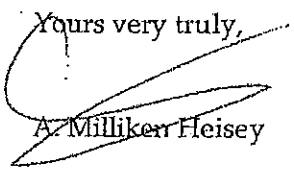
Prior to making an application to the courts under the Building Code Act we wanted to have your explanation for this requirement and how applicable law mandates these clearances so we can review your position and advise our clients.

Standard Life Centre, Suite 510, 121 King St. W., P.O. Box 105, Toronto, ON M5H 3T9

T: 416 601 1800

F: 416 601 1818

Please acknowledge receipt of this letter in writing.

Yours very truly,  
  
A. Milliken Heisey  
AMH/hls

Magnifico, Rose

Subject: FW: Committee Of The Whole

PUBLIC HEARING COMMUNICATION C17  
Date: June 14/11 ITEM NO. 8

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**From:** Jolanta Sasiela [mailto:jsas@rogers.com]  
**Sent:** Monday, June 13, 2011 11:56 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Cc:** Racco, Sandra  
**Subject:** Committee Of The Whole

Hello.

I would like to submit my comments to the **Committee Of The Whole at the City of Vaughan.**

I am writing in regards to the property South of Rutherford Rd., West of Dufferin St. East of Forest Run Blvd. and North of Benjamin Hood Crescent and Elderbrook Crescent in the city of Vaughan - ward 4. File no. Z.09.043 and 19t-11v002.

- The attached drawing does not specify if all the buildings are 2 storeys or 3 storey's. I do not agree with 3 story townhouses because it does not match the existing development. It will create a visitor parking problem with parking on the streets already overcrowded. It will affect safety of children in community, pedestrians and hazard for school bus stops. Enlarging existing streets won't eliminate increased traffic and take the green from the frontage of existing development.
- Snow removal from my property and the new property marked on the plan as number one. Street is too narrow because this is only a garage laneway and there is no space to push snow, there are already existing problems with snow removal. I am asking to extend park to end of laneway and Benjamin Hood Crescent. That's that the existing residences may have the possibility to push the snow as well it will create the space to build public walkway to access the plaza.
- Water drainage at the park area to eliminate the underground water as well the storm water should be the main concern for that project. Since the plaza has been build there is increased amount of underground water damaging the nearest property South of the vacant land.
- Who is going to own the park and who is going to look after the park maintenance?

Sincerely,

Jolanta Sasiela

41 Forest Run Blvd.

Vaughan

6/14/2011

PUBLIC HEARING C18  
COMMUNICATION C18

Date: June 14/11 ITEM NO. 3

## WOODBIDGE CORE RATEPAYERS' ASSOCIATION

c/o 128 Wallace Street, Woodbridge ON L4L 2P4  
905 851 2808

DATE: June 14, 2011

TO: MAYOR AND MEMBERS OF COUNCIL

RE: Site Development Application OP.11.002 and Zoning By-Law Amendment File Z.06.079  
Applicant: Market Lane Holdings Inc.

**\*PLEASE DISREGARD AND DESTROY PREVIOUS LETTER DATED JUNE 13, 2011\***

After further and careful consideration of all the facts, we have come to the decision that at this time we are unable to make any conclusive recommendations until such time as the SPA Justification Study is complete and the new Official Plan has been approved by the Province to implement any new policies. At this moment we would be juggling OPA440 and the probabilities of what the new Official Plan might say, putting us into an impossible situation.

However it is safe to say that we will support the Official Plan that is in place. We will support the new Official Plan as we have supported OPA440 in the past, and would ask that the applicant follow these documents without amendments of any kind.

We do have the following concerns and would like to draw your attention to these matters:

- The setback of east side of the building should be given careful consideration. What amount of setback would be appropriate? It must be kept in mind that another building can be placed right beside this building and will want exactly what has been allowed with this development. This setback is critical as balconies and windows could be looking directly into each other and thus ruining the balcony amenity space and quality of the entire building.
- Another issue is the parking variance from 165 to 112 spaces. As the buildings get completed, there is more and more congestion. It is also important for the commercial to succeed and without enough parking that will be more difficult. There should be no variances to parking.
- However one of the main problems with this proposal is that Market Lane should not be viewed on an individual basis, but rather the applicant should be required to submit a comprehensive plan of development for the entire site so that a proper judgment can be made. We understand that Market Lane, as of Aug.30, 2010 is a commercial condominium, but that does not prevent the individual owners from getting together and submitting an application for development in the future. It is essential to see how this building works with Market Lane. It is using Market Lane's back driveway (presently used for deliveries) for its entrance, so it is tied to Market Lane. I question if this driveway is wide enough to double up as an entrance and a delivery area for the stores where trucks must stop to unload. This building is not an entity in itself. Traffic patterns, accessibility, truck deliveries and total parking for the mall must all be taken into consideration.

In conclusion, when the new Official Plan has been approved, we will be better able to make an informed opinion. At this time, however, it must be noted that careful consideration must be given to all the facets necessary for the ambience of a proper apartment, not a mediocre building.

Yours truly,

WOODBIDGE CORE RATEPAYERS' ASSOCIATION



C19

Revised map

June 14, 2011  
WCGI File: 5605

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

**PUBLIC HEARING  
COMMUNICATION** C19  
Date: June 14/11 ITEM NO. 7

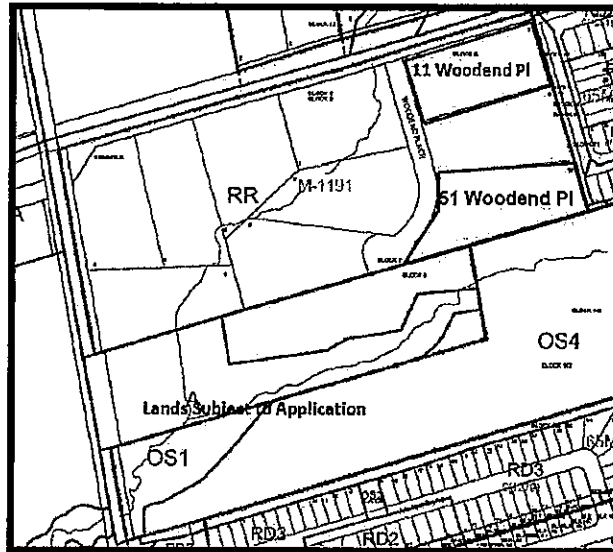
**Attention: Mr. Jeffrey Abrams, City Clerk**

Dear Sir:

**Re: Official Plan Amendment File OP.06.002  
Zoning By-law Amendment File Z.06.005  
9909 and 9939 Pine Valley Drive  
Statutory Public Hearing Comments**

Weston Consulting Group is the planner for

- Mr. & Mrs. R. Presutto, the owners of 11 Woodend Place, and
- Mr. & Mrs. Frank Abballe, the owners of 51 Woodend Place, in the City of Vaughan.



Woodend Place is comprised of the estate residential lots on the south side of Major Mackenzie Drive West. The landowners identified above represent two of these estate lots. The proposed development is to the south-west. We have reviewed the staff report prepared for the subject properties and offer the following comments. The height and density are appropriate given the location of the site and the surrounding land uses. The proposed development is suitable for the subject properties.

We believe the proposed land use is desirable from a planning perspective and, on behalf of our clients, support the proposed development of the subject properties for Mid-Rise Residential land uses. We will continue to be involved in this process as the application moves forward for approval by City Council.

We encourage Council to support the proposed development of the subject properties.

Yours truly

A handwritten signature in black ink, appearing to read "K. Franklin". The signature is fluid and cursive, with a large initial "K" and "F".

Kurt Franklin BMath MAES  
Vice President

Cc: Mayor and Members of Council,  
Mr. & Mrs. R. Presutto  
Mr. & Mrs. Frank Abbato  
Commissioner John Mackenzie, Planning

## Millwood-Woodend Rate Payers Association - Deputation

Public Hearing  
June 14<sup>th</sup>, 2011

C20

Applicant: 1668872 Ontario Inc. (Royal Pine Homes)  
Official Plan Amendment File : OP.06.002  
Zoning by-Law Amendment File Z.06.005

|                                 |            |
|---------------------------------|------------|
| PUBLIC HEARING<br>COMMUNICATION | C20        |
| Date: June 14/11                | ITEM NO. 7 |

My name is Tim Sorochinsky and I am the president of the Millwood-Woodend Ratepayers Association. Our association represents all of the estate properties in the vicinity of Major Mackenzie and Pine Valley, and includes the subject properties.

We have previously attended 2 public hearings regarding variations of this application. The first was a 5 storey building in April 2006, the second, a 9 storey building in March 2008. We are on record for not supporting either of these applications, on the basis that both applications are not compatible with the surrounding land uses. This is based on unanimous input received by our residents during our annual general meetings for these two meetings. But yet this applicant continues to recycle variations to this high rise application in our neighbourhood.

We, along with other rate payer association representatives have met with the applicant on three occasions. Meeting #1 the applicant agreed to plant some really big trees to hide the 9 storey building from view. Meeting #2 the applicant offered to address some of our key concerns, such as compatibility with our neighbourhood, building height and density. At Meeting #3, the applicant presented 2 revised alternatives, one of which is the 6 storey apartment which is the subject of this public hearing.

In advance of this public hearing, the Millwood-Woodend RPA followed a responsible process of gauging resident's opinion and feedback by chairing a joint community meeting which included ratepayer representatives from Vellore Woods, Kara, EWRPA and local residents. 48 people attended the meeting. A neutral presentation was made providing details of the proposal along with a list of pros and cons. After much discussion and a show of hands, all residents in attendance were opposed to this application.

Three times we have been through this process. Three times with the same result.

We have many issues with this application, but the greatest is the non-coherence to Vaughans official plan, and the fact that it simply does not fit within the low rise residential designation. Under OPA 600, the subject property is designated as Estate Residential & Valley Lands. The new OP approved by the City of Vaughan clearly shows this area as being designated as low



density / natural. The proposed redesignation of the subject lands does not conform to either of these official plans, and should not be approved.

This manner in which this application is handled is of utmost importance to our community, as this application, if approved will clearly set the precedence for further intensification in this area. Intent for development of 2 adjacent estate properties at the SE corner of Pine Valley and Major Mackenzie (4455 and 4477 Major Mackenzie) has been demonstrated by adjacent landowners. The owners of the corner properties are on record as appealing the OP to the City of Vaughan, requesting redesignation to high rise residential. The city's response to this appeal is directly applicable to the subject application, and is as follows:

'The City has identified appropriate areas for intensification through the OP. The subject lands are not identified for intensification. Given existing surrounding low density and open space land use, the requested change is not supported at this time. The request is not supported by a planning justification study or other supporting material.'

We note that Royal Pine submitted a similar appeal to the official plan, and were also turned down for the same reasons noted. Since that time, the adjacent corner property owners have filed the same appeal with the Region of York.

This propagation of high density could also spread further east along Major Mackenzie and to the 12 acre vacant property on the north east corner as well! The 12 acre site already has an east-west roadway constructed on it that could accommodate future development. Some parts of these properties may not be fully developable due to the presence of environmental features, but the end result, if unchecked could result in a sizeable high density node created where one is not currently contemplated in the official plan.

We note that a key component to this application, the applicant is seeking 3 variances to development standards, including 5m structural setback whereas 10m is typically provided. Building standards are there for a reason. We all have to follow them. I don't understand why this applicant should receive special treatment. Another variance includes providing a 6m ecological buffer whereas 10m is typically provided. This is particularly concerning since the adjacent watercourse Marigold Creek and surrounding woodlot is classified as an ANSI (area of natural and scientific interest). Runoff from this development will eventually reach Marigold Creek which in turn feeds into highly sensitive river valley through Kortright. It's intuitively obvious that this high rise building with 98 units and 172 cars will have substantially greater impacts to the surrounding natural environment than a handful of units and cars would have with the low rise residential designation. There will be far greater impacts to groundwater which is the source of our drinking water, stormwater runoff, emissions from 172 cars entering and exiting each day, impacts from construction to name a few.

Another concern is that York Region is not planning any upgrades to Pine Valley between Rutherford and Major Mackenzie beyond standard repaving requirements. The geometry of Pine Valley is not suited to handle additional development traffic. There is a safety concern regarding inadequate site lines at the intersection of Major Mackenzie and Pine Valley which should be verified through a collision analysis at this intersection.

If the planning staff and council deem that there is a need for this type of development, and that it cannot be accommodated elsewhere in the city, then the responsible approach would be to delay this application until which time the City can undertake a planning study for this area.

The application is not in keeping with the City's official plan. There are plenty of areas designated for intensification throughout Vaughan. The area around Major Mackenzie and Pine Valley is not one of them.

The application does not fit or compliment our neighbourhood in any shape or form. It is much taller and obtrusive than any of the homes within our estate subdivision or the new subdivisions south of the applicants property, and is many times denser than anything in our subdivisions. It is not fit with any of the adjacent land uses: estate residential, valleylands and agricultural lands (within Kortright across the street from the applicant and Upper Cold Creek Farms north of Major Mackenzie). Our estate residential community is strong and is still evolving. This is demonstrated by a recently completed estate home on Woodend Place a new estate home currently under construction on Millwood Parkway and one on Pine Valley Drive, across the street from the proposed 6 storey building. In addition there are at least several homes that have either recently been completely renovated or are in the process of being renovated. This is the direction in which our estate subdivision is going, not conversion to high rise buildings.

**In conclusion, we do not support the application as it currently stands.**

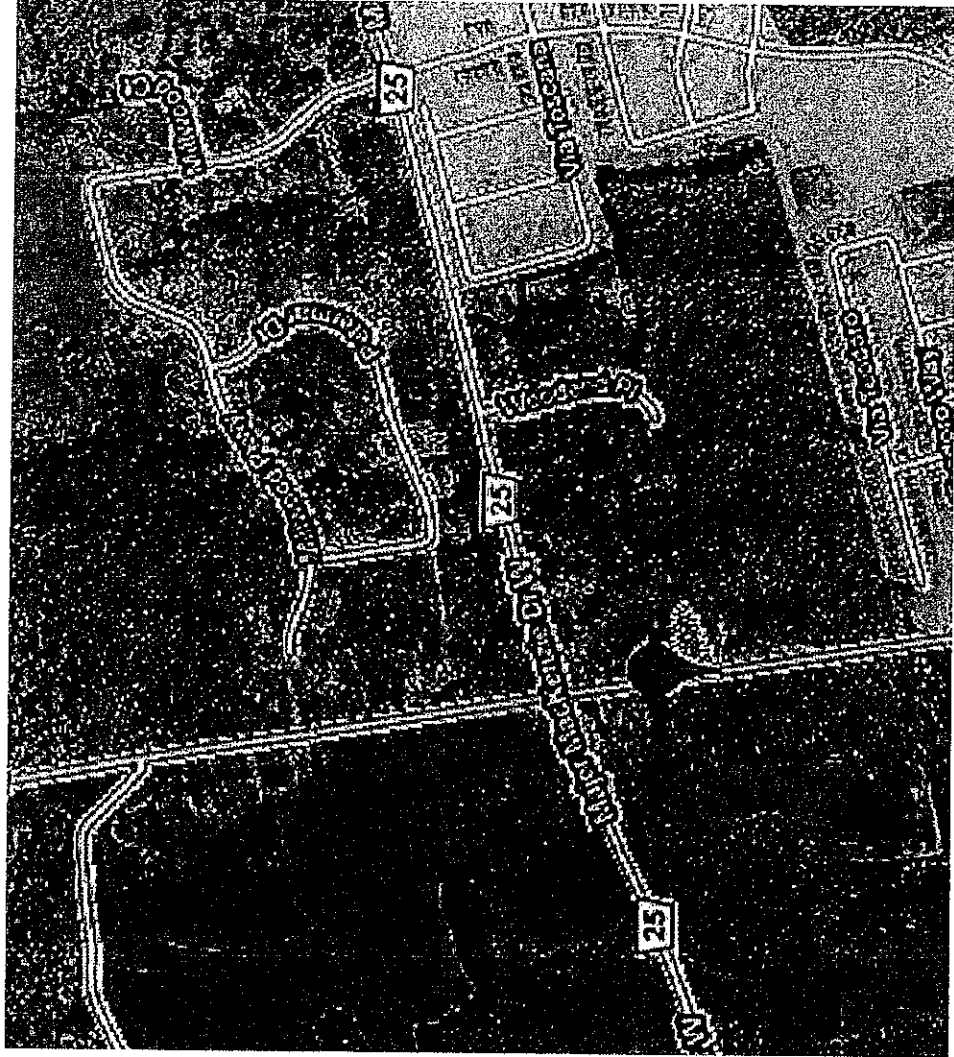
We support council's vision in seeking a 'Made in Vaughan Solution' through meetings and negotiations between rate payer groups and developer. The Millwood-Woodend and Vellore Woods rate payers associations with support from Vellore Village residents request a motion 'that the City of Vaughan create a Ward 3 sub-committee to continue discussions with the applicant on a possible revised plan in keeping with it's designation or possibly other site plan resolutions.'

To work outside of this existing designation would result in a 'Made by Royal Pine Solution' which is not an acceptable outcome.

The City has expended a great deal of resources undertaking a thorough consultation process to come up with a city wide plan to guide development. We fully expect that the City will abide

# Millwood-Woodend Rate Payers Association

Supplement to Deputation for Royal Pine Application, June 14, 2011



C21

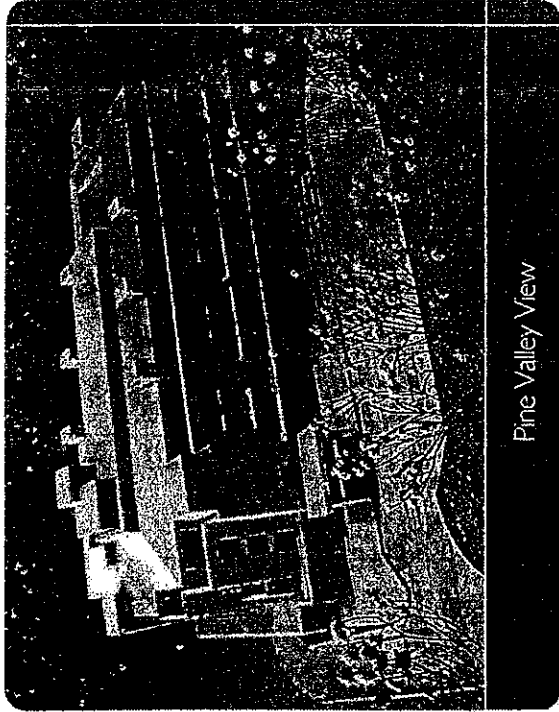
PUBLIC HEARING  
COMMUNICATION

C21

Date: June 14, 2011 ITEM NO. 7

Submitted by T. Sorochinska

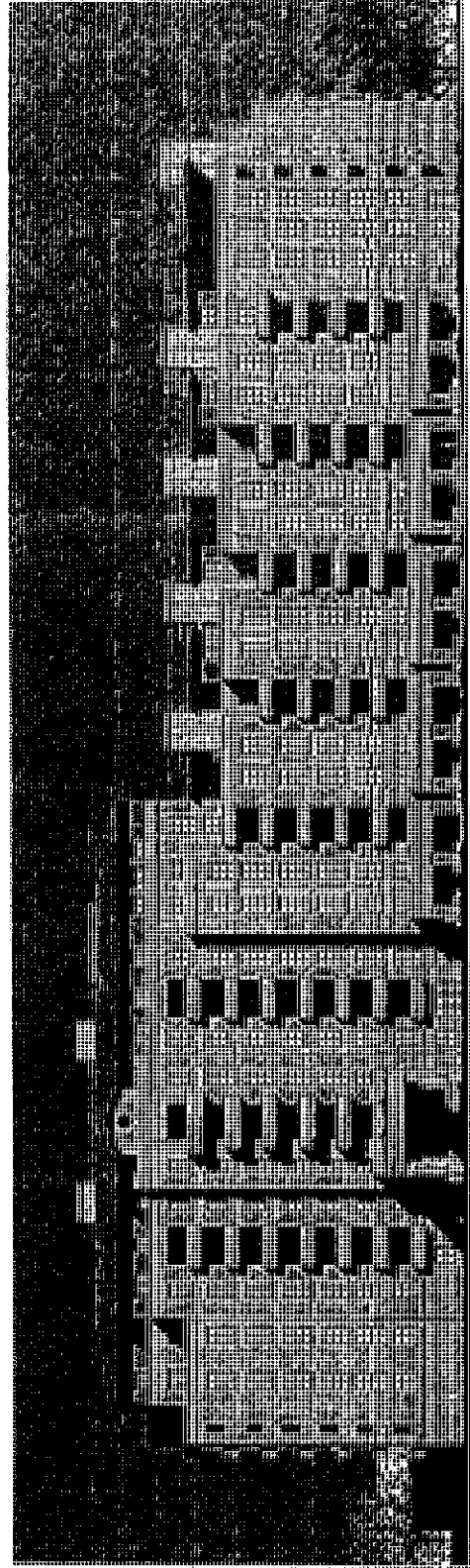
# First Two Submissions by Applicant



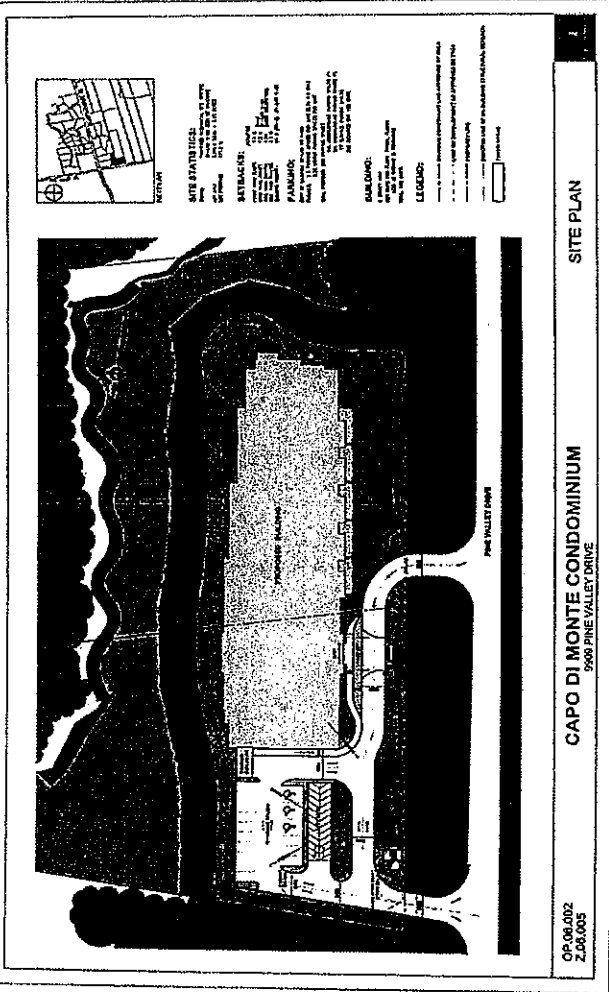
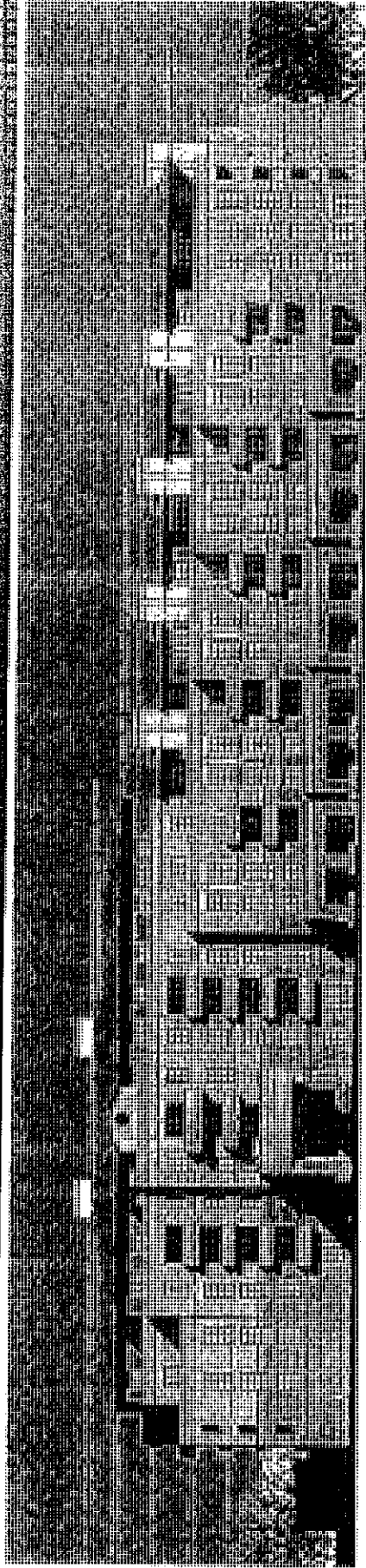
*5 Storey Building  
April 2006*

Pine Valley View

*9 Storey Building  
March 2008*



# Latest Proposal – 6 Storeys June 2011



**RATEPAYERS' MEETING**  
 Wednesday, June 1<sup>st</sup>, 2011, 7:30 – 9:00 pm  
 Vellore Village Community Center  
 11 Villa Royale Ave. at Weston Rd., south of Major Mackenzie Dr.  
 Activity Room #3

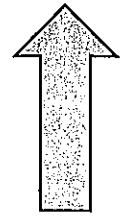
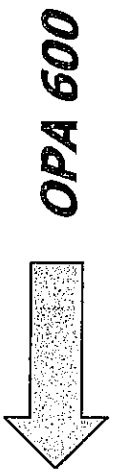
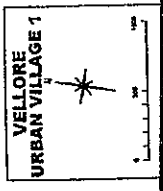
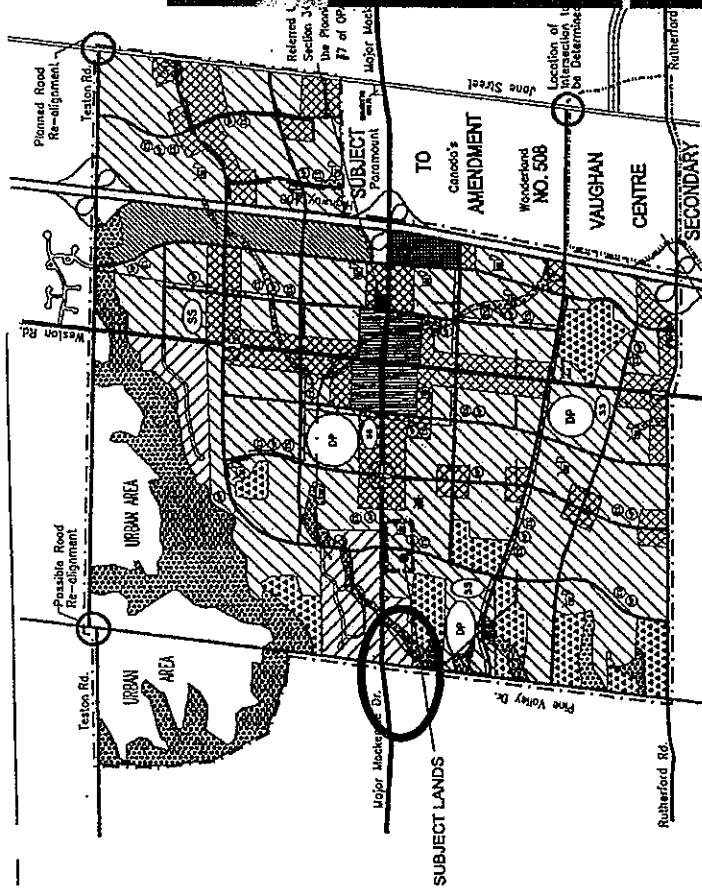
*A joint-community meeting of interested and concerned area residents (including Millbrook Woodland, KARA, East Woodbridge and Vellore Village associations) regarding applications for a rezoning amendment that seek to re-designate ESTATE RESIDENTIAL and VALLEY AREA lots to HIGH DENSITY RESIDENTIAL-COMMERCIAL and RURAL RESIDENTIAL Zone and AGRICULTURAL Zone to RAZ APARTMENT RESIDENTIAL Zone*

**TO BUILD A MULTI-STORY APARTMENT BUILDING**  
 on Pine Valley Drive, immediately south of Major Mackenzie Dr. - access from Kerridge Conservation lands.

*This will be an information and strategy planning meeting requesting feedback from residents, to present reviewing the applicants' proposals and prepare for the upcoming Public Hearing. This meeting is on a "without prejudice" basis. No other issues are being discussed.*

*A formal Public Hearing under the Planning Act has been scheduled for June 15<sup>th</sup>, 2011 at City Hall when City staff and Council will officially receive residents' objections, concerns and comments. Your attendance and support at both meetings is essential.*

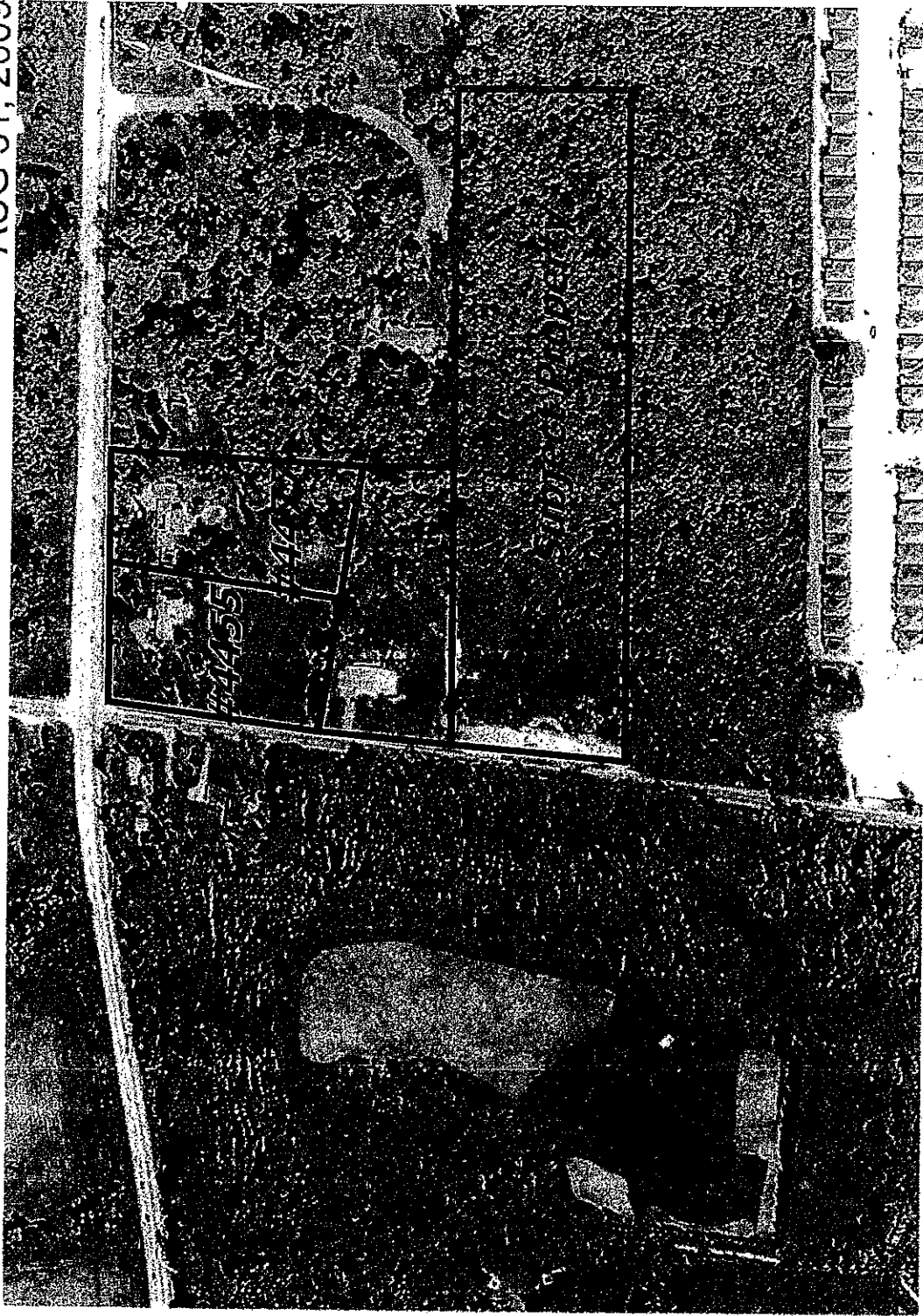
# Vaughan Official Plans – Old and New



**VOPA 2010**

# Precedence for Future Intensification

AUG 31, 2009



RENDERING BY THE ARCHITECT

# City's Response to Appeal of New OP

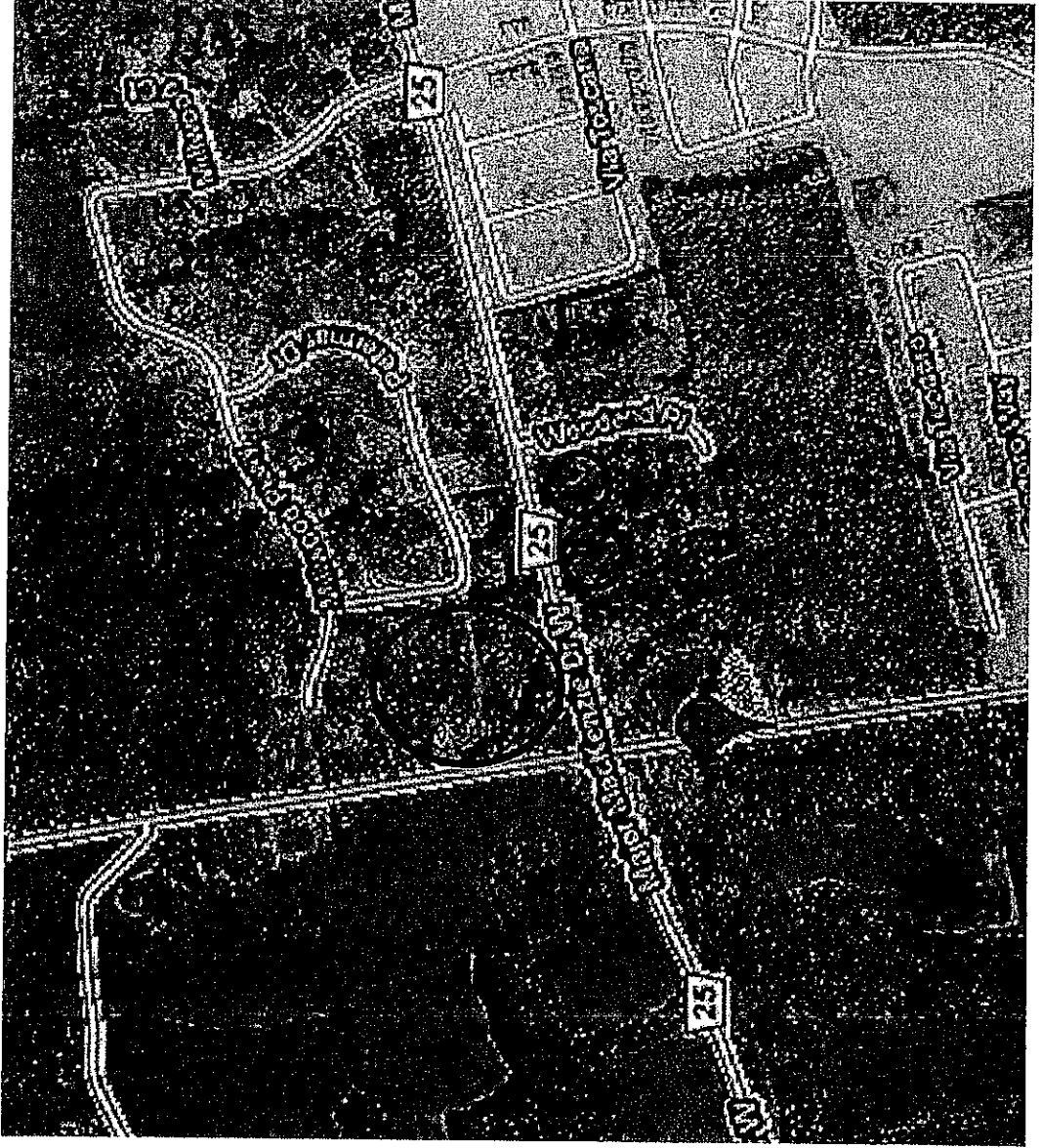
## Attachment 1

### Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

|                   |   |  |  |                                  |
|-------------------|---|--|--|----------------------------------|
| <p><b>99A</b></p> | <p><b>DATE:</b><br/>May 12, 2010</p> <p><b>RESPONDENT:</b><br/>Weston Consulting Group Inc.</p> <p><b>LOCATION:</b><br/>4477 and 4455 Major Mackenzie Drive</p> | <p>Request that the lands be designated "High-Rise Residential".</p> | <p>The City has identified appropriate areas for intensification through the Official Plan. The subject lands are not identified for intensification. Given existing surrounding low density and open space land use, the requested change is not supported at this time. The request is not supported by a planning justification study or other supporting material.</p> | <p>No change is recommended.</p> |
|-------------------|---|--|--|----------------------------------|



# Other Potential Properties Which Could be Intensified



# Marigold Creek through Applicant's Property



PUBLIC HEARING  
COMMUNICATION C22  
Date: June 14, 11 ITEM NO. 7

PETITION

**WHEREAS**, applications have been filed with the City of Vaughan regarding a proposal(s) for redevelopment of 17777 and 9939 Pine Valley Drive C22

- (1) to amend Official Plan Amendment #600 to redesignate those properties from "Valley Area" and "Estate Residential" to "High Density Residential-Commercial" (tableland); and
- (2) to amend the City's Zoning By-law 1-88 to rezone those properties from A Agricultural Zone and RR Rural Residential Zone to RA2 Apartment Residential Zone (tablelands), OS1 Open Space Conservation Zone (valleylands) and OS4 Open Space Woodlot Zone (woodlot); and
- (3) to provide exceptions to the development standards, including the interior side yard, rear yard, building height, setback for a building or structure below finished grade, and ecological buffer

or as otherwise set out in the applications filed by 1668872 Ontario Inc and described in the Notice of A Public Meeting scheduled for June 14, 2011 at Vaughan City Hall before the Committee of the Whole (Public Hearing),

**LET IT BE KNOWN**, that the undersigned residents oppose these applications and redevelopment of these properties.

| NAME               | ADDRESS                    | SIGNATURE          | DATE        |
|--------------------|----------------------------|--------------------|-------------|
| CHRS CHATGLENIC    | 931 VIA TEODORA            | <i>[Signature]</i> | June 10/11  |
| Erin - Leav        | 139 PATERMAR DR            | <i>[Signature]</i> | June 10/11  |
| Dan Betham         | 209 Via Teodora            | <i>[Signature]</i> | June 10/11  |
| FRANCO QUATTROCIHI | 563 DANUS RD               | <i>[Signature]</i> | June 1/11   |
| TERESA QUATTROCIHI | 563 DANUS RD               | <i>[Signature]</i> | June 1/11   |
| Rosale             | 189 Via Teodora            | <i>[Signature]</i> | June 1/11   |
| Tony Wsiba         | 10775 Pine Valley DR       | <i>[Signature]</i> | June 1/11   |
| SYDNEE ZANETTE     | 31 MILLWOOD CRT WOODBRIDGE | <i>[Signature]</i> | June 1/11   |
| PASQUALE ZANETTE   | 31 MILLWOOD CRT WOODBRIDGE | <i>[Signature]</i> | June 1/11   |
| NICK CICCONI       | 188 PETER MAR              | <i>[Signature]</i> | June 1/11   |
| LUISA CICCOLI      | 188 PETER MAR DR           | <i>[Signature]</i> | June 1/11   |
| VICTOR A FEAT      | 31 Woodland Place          | <i>[Signature]</i> | June 1/11   |
| Tina Arnone-Medina | 40 Millwood Pkwy           | <i>[Signature]</i> | June 1-2011 |

# PETITION

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| NAME            | ADDRESS                        | SIGNATURE              | DATE     |
|-----------------|--------------------------------|------------------------|----------|
| JOHN R. EVANS   | 10240 Pine Valley Dr L4L1A6    | <i>John R. Evans</i>   | 11/06/11 |
| ALAYNE M. ADAMS | 10240 Pine Valley Dr L4L1A6    | <i>Alayne M. Adams</i> | 11/06/11 |
| GRAY EVANS      | 10240 Pine Valley Dr L4L1A6    | <i>Gray Evans</i>      | 11/06/11 |
| BREEDIA HAYES   | 10240 PINE VALLEY DRIVE L4L1A6 | <i>B. Hayes</i>        | 11.06.11 |
| DON BROWN       | 4405 Major Mackenzie Dr L4L1A6 | <i>Don Brown</i>       | 11/06/11 |
| SUSANNE BROWN   | 4405 Major Mackenzie Dr L4L1A6 | <i>Susanne Brown</i>   | 11/06/11 |
| Aaron Brown     | 4405 Major Mackenzie Dr L4L1A6 | <i>Aaron Brown</i>     | 11/06/11 |
| Kathleen Ashton | 10180 Pinevalley DR L4L1A6     | <i>Kathleen Ashton</i> | 11/06/11 |
| Eddy Ashton     | 19180 Pinevalley DR L4L1A6     | <i>Eddy Ashton</i>     | 11/06/11 |
| FRANK CALVI     | 10071 Pinevalley Dr L4L1A6     | <i>Frank Calvi</i>     | 12/06/11 |
| FINSE CALVI     | 10011 PINE VALLEY DR L4L1A6    | <i>Finse Calvi</i>     | 12/06/11 |
| ROSE CALVI      | 10071 PINE VALLEY DR L4L1A6    | <i>Rose Calvi</i>      | 12/06/11 |
| RICHARDO ROVARO | 50 WOODGROVE PL                | <i>Richardo Rovaro</i> | 14/06/11 |

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| <u>NAME</u>      | <u>ADDRESS</u>                   | <u>SIGNATURE</u> | <u>DATE</u>  |
|------------------|----------------------------------|------------------|--------------|
| Jessica Medina   | 40 Millwood pkwy                 | Jessica Medina   | June 1/11    |
| GRACE RODARO     | 50 WOODEND PL.                   | Grace Rodaro     | June 1/11    |
| JOHN HARVEY      | 63 THCKET TRAIL                  | John Harvey      | June 1/11    |
| ALEX MOSKOWSKI   | 200 VIA TEODORO                  | Alex Moskowski   | June 1/11    |
| Jeffrey Wayou    | 349 HAWKVIEW BLD                 | Jeffrey Wayou    | June 3/11    |
| Lindsay Best     | 39600 PINE VALLEY                | Lindsay Best     | June 2/11    |
| VARA LOZLEYA     | 4864 MAJOR MACKENZIE             | Vara Lozleya     | June 4/11    |
| Nancy Howard     | 10320 Pine Valley Dr.            | Nancy Howard     | June 5/11    |
| GORDON COLBOURNE | 4816 MAJOR MACKENZIE DR          | Gordon Colborne  | June 5/11    |
| Gery Ryan        | S A M E                          | Gery Ryan        | June 5/11    |
| Amy Darker       | 10320 Pine Valley Dr, Woodbridge | Amy Darker       | June 5/11    |
| David Darker     | " " "                            | David Darker     | June 5/11    |
| Elaine Rodaro    | 50 Woodend Pl. RR2 Wdb.          | Elaine Rodaro    | June 14/2011 |

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| <u>NAME</u>       | <u>ADDRESS</u>                    | <u>SIGNATURE</u>  | <u>DATE</u> |
|-------------------|-----------------------------------|-------------------|-------------|
| Paul Stanbury     | 103-75 Tree Lawn Blvd Kleinburg   | Paul Stanbury     | June 5/11   |
| Lea Rutherford    | 221 Camlaxen Ave Kleinburg        | Lea Rutherford    | " "         |
| Beverly Martin    | 10590 Pine Valley Dr, Purpleville | Beverly Martin    | June 5/11   |
| Ross Heddy        | " " "                             | R. Heddy          | June 5/11   |
| DENNIS PRICE      | 10699 FINE VALLEY DR              | Dennis Price      | June 5-5-11 |
| DON WATERS        | 10770 PINE VALLEY DR              | Don Waters        | June 5/11   |
| ROSE WATERS       | 10220 PINE VALLEY DR              | Rose Waters       | June 5/11   |
| Bill Lantz        | 5011 Teston Rd                    | Bill Lantz        | June 7/11   |
| Mary Corcoran     | 5011 Teston Rd.                   | Mary Corcoran     | June 7/11   |
| Sally STRACHAN    | 4699 RUTHERFORD RD                | Sally Strachan    | June 9/11   |
| Margaret Strachen | 4699 Rutherford Road              | Margaret Strachen | June 9/11   |
| Juan Chen         | 80 Woodend Pl                     | Juan Chen         | June 10/11  |
| ED ASHTON         | 10180 PINE VALLEY DR.             | Ed Ashton         | June 11, 11 |

\* \*

Dr. Paul's P.C.

St Pauls Residential Wren  
10150 Pine Valley Dr.

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| NAME             | ADDRESS                        | SIGNATURE          | DATE        |
|------------------|--------------------------------|--------------------|-------------|
| Michael Kilkick  | 5162 NINTA LANE, BEETON, ON    | <i>[Signature]</i> | JUNE 5/2011 |
| DANIO RUTHERFORD | 221 CAMILAREN CRES. KENNEDY    | <i>[Signature]</i> | "           |
| JANE ROBERTSON   | 81 CHERRY LAKE BOULEVARD       | <i>[Signature]</i> | JUNE 5/2011 |
| Marion D'Earle   | 10525 Kipling Ave Kleinburg    | <i>[Signature]</i> | JUNE 5/2011 |
| Amy Bedford      | 81 Cherry Lake Blvd            | <i>[Signature]</i> | JUNE 5/2011 |
| Garry D'Earle    | 10525 Kipling Ave Kleinburg    | <i>[Signature]</i> | JUNE 5/11   |
| Jean Ellis       | 475 Napier St. Markham         | <i>[Signature]</i> | "           |
| Beauve Lees      | 115 KENNEDY CRES MARKHAM       | <i>[Signature]</i> | JUNE 5/11   |
| Deanne Dennison  | 75 Freedom Blvd #109 Kleinburg | <i>[Signature]</i> | JUNE 5/11   |
| Pamela Percaud   | 102 Battleford Ave             | <i>[Signature]</i> | JUNE 5/11   |
| Jose Quiroz      | 102 Battleford Ave Woodbridge  | <i>[Signature]</i> | JUNE 5/11   |
| Philip MacEwen   | 36 Anaire Woodbridge           | <i>[Signature]</i> | JUNE 5/11   |
| Marla MacEwen    | 36 ANAIRE PLACE WOODBRIDGE, ON | <i>[Signature]</i> | JUNE 5/11   |



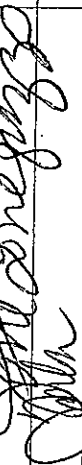










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| <u>NAME</u>           | <u>ADDRESS</u>          | <u>SIGNATURE</u>  | <u>DATE</u>  |
|-----------------------|-------------------------|---|--------------|
| DAVID TOYNE           | 10240 Pine Valley Dr    |    | June 01/2011 |
| Sosie Toneguzzo       | 53 Millwood Ct          |    | June 1/2011  |
| FRANCES CALDERONE     | 217 Via Teodoro         |    | June 1/2011  |
| CHRISTINE SPROCHINSKY | 275 Millwood Pkwy       |  | 6/1/11       |
| Pammy GARZA           | 60 Roxham Dr            |  | 6/1/11       |
| GENE SPANES           | 190 VIA TEODORO         |  | 6-1-2011     |
| JOHN HAYES            | 10240 Pine Valley Drive |  | 6-1-2011     |
| JOHN RUSSO            | 236 VIA TEODORO         |  | 6-1-2011     |
| MARK FERRARI          | 239 VIA TEODORO         |  | 6-1-2011     |
| Leo Verrilli          | 240 Via Teodoro         |  | 6-1-2011     |
| Stephanie Bellomo     | 225 Via Teodoro         |  | 6-1-11       |
| ESTERITA ROBIN        | 225 Millwood Pkwy       |  | June 1-2011  |
| Luis Boldovan         | 225 Millwood Pkwy       |  | June, 2011   |











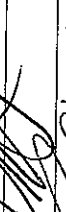



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| <u>NAME</u>         | <u>ADDRESS</u>       | <u>SIGNATURE</u>  | <u>DATE</u> |
|---------------------|----------------------|---|-------------|
| Adam Toneguzzo      | 53 Millwood Court    | Adam Toneguzzo  | Jun. 9/11   |
| Gailly Carter       | 160 Millwood Parkway |    | June 9/11   |
| Larry & Joha Burden | 516 Millwood Parkway |    | June 9/11   |
| Conor Rossi         | 329 Millwood Parkway |   | June 9/11   |
| Debra 17/Garn       | 349 Millwood Parkway |  | June 9/11   |
| PAUL MONTAGNER      | 330 Millwood         |  | June 9/11   |
| FRANMENA KEONKELLY  | 249 Millwood Pkwy    |  | June 9/11   |
| Peter Hunt          | 188 Millwood Pkwy    |  | June 9/11   |
| Ross & June Barber  | 116 Millwood Pkwy    |  | June 12/11  |
| Matilda Carrone     | 60 Millwood Pkwy     |  | June 10/11  |
| MICHAEL CARRONE     | 60 Millwood Pkwy     |  | June 10/11  |
| JOHN DALIMONTE      | 171 MILLWOOD PKWY    |  | June 12/11  |
| LORRAINE DALIMONTE  | 171 MILLWOOD PKWY    |  | June 12/11  |



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| NAME         | ADDRESS            | SIGNATURE              | DATE          |
|--------------|--------------------|------------------------|---------------|
| L. Verilli   | 240 Via Teodoro    | <i>L. Verilli</i>      | June 10, 2011 |
| Alex & Pina  | 200 Via Teodoro    | <i>Alex &amp; Pina</i> | 06/12/2011    |
| F. Salvatore | LOT 27 Via Teodoro | <i>F. Salvatore</i>    | 6.12.2011     |
| S: A Tinger  | 248 Via Teodoro    | <i>S. A. Tinger</i>    | 06 12 2011    |
| Alexandra T  | 70 Via Teodoro     | <i>Alexandra T</i>     | June 12 2011  |
|              |                    |                        |               |
|              |                    |                        |               |
|              |                    |                        |               |
|              |                    |                        |               |










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| <u>NAME</u>     | <u>ADDRESS</u>  | <u>SIGNATURE</u>  | <u>DATE</u>  |
|-----------------|-----------------|---|--------------|
| Romino Costanzo | 247 Via Teodoro |    | June 12/2011 |
| Tanya Costanzo  | 247 Via Teodoro |    | June 12/2011 |
| DANNY RECCA     | 251 VIA TEODORO |   | JUNE 12/2011 |
| GRACE RECCA     | 257 VIA TEODORO |  | JUNE 12/2011 |
| Vincent Scovos  | 250 VIA Teodoro |  | June 12/2011 |
| Maria Faroni    | 239 Via Teodoro |  | June 12/2011 |
| Paola Faroni    | 239 Via Teodoro |  | June 12/2011 |
| Adam Caschera   | 235 Via Teodoro |  | June 12/2011 |
| Monica Caschera | 235 Via Teodoro |  | June 14/2011 |

# MILLWOOD-WOODEND RATEPAYERS' ASSOCIATION

## **Presentation**

to City of Vaughan Committee of the Whole (Public Hearing – Item 7)  
on June 14<sup>th</sup>, 2011, at Vaughan City Hall, Council Chambers

## **opposing**

applications for an Official Plan Amendment of re-designation to  
**“High Density Residential-Commercial”** and  
**Zoning amendments to RA2 Apartment Residential Zone** and to provide  
**exceptions to City development standards**  
by 1668872 Ontario Inc. (Royal Pine Homes) on the lands  
known as 9909 and 9939 Pine Valley Drive (Files OP.06.002 & Z.06.005)



*Pine Valley Dr. looking south from the intersection at Major Mackenzie Dr. to the proposed re-development site. (May/2011)*

T. Sotodjinsky

PUBLIC HEARING  
COMMUNICATION  
Date: June 14/11 ITEM NO. 7  
C 23

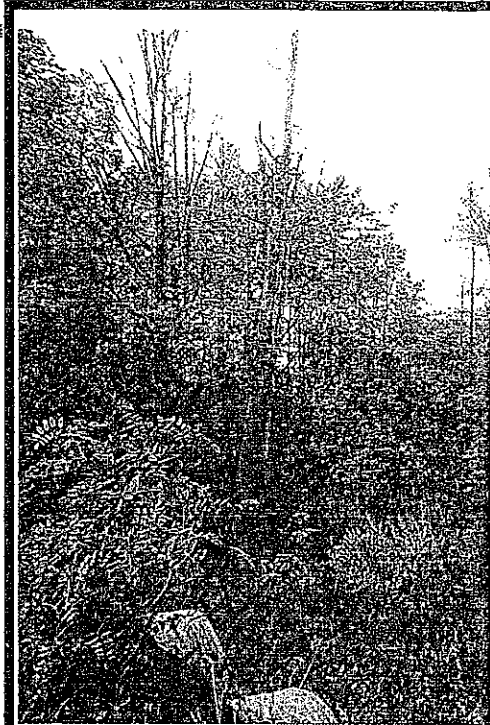
The Millwood-Woodend Ratepayers' Association formally opposes the proposed redevelopment presented at this Public Meeting under the Planning Act. We urge the City of Vaughan to reaffirm its planning policies (i) that provide for sustainable diversity in residential land uses **while maintaining** and **complementing** the **integrity of existing planned communities**, (ii) that respect and reinforce **farm and countryside land** uses, (iii) that both **safeguard and enhance** the unique character of our protected and **environmentally significant and sensitive** lands - and accordingly **not** approve these redevelopment applications.

## SUSTAINABLE INTEGRITY OF OUR PLANNED RESIDENTIAL NEIGHBOURHOODS

Both the current and new Official Plans' policies protect established residential developments from undue impact of new or re-development: to ensure that neighbouring developments are physically compatible and respect existing development conditions, that new development in Vaughan respect and reinforce the existing and planned context and the physical character of the established neighbourhood, and in **Countryside** areas, shall be rural in character and protect, preserve and strengthen the rural and agricultural context within which it is situated. Particular attention shall be paid especially to lot size and configuration, height, scale, building type and setbacks of nearby residential properties, and in older, established, large lot residential areas, development shall be consistent with the overall character, specifically character and size of large lots. A 'High Density Residential-Commercial' redesignation from 'Estate Residential' is wholly incompatible in all these criteria where the subject lands are concerned, instead intended for identified areas of intensification near a full complement of community services and not along one of the most environmentally sensitive rural corridors.



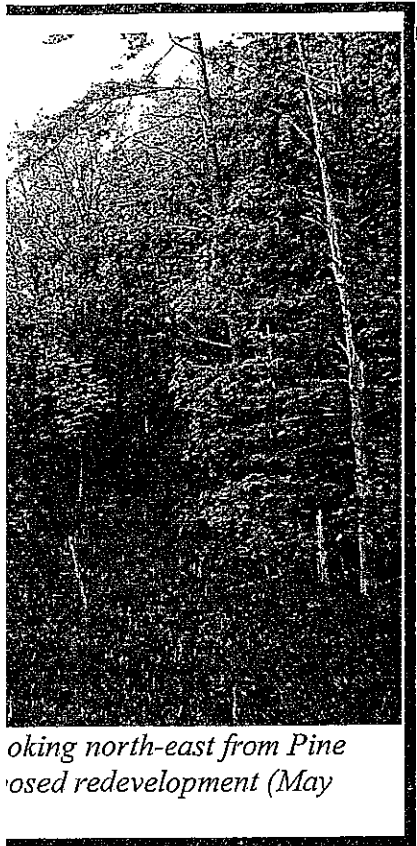
*Pine Valley Drive looking south from Davos Drive adjacent to completed Block 39 urbanized residential neighbourhoods (May/2011)*



*Marigold Creek ANSI Stream Corridor Valley Drive adjacent to tableland of 2011)*

### SIGNIFICANT ENV

Both O.P.A. 600 and the highly sensitive character development proposal. It Lands' and 'Stream Corridor' HIGHLY SENSITIVE (River continuously to Regionally Scientific Interest ("ANSI") and to the Humber River forms part of a Greenway protected Green Belt land Dr. The "Greenway System" act as , among other things linkages between local and **other environmentally** The 2010 Official Plan refers Pine Valley Dr. corridor at Mackenzie Dr. as "Natural Features" to be protected Heritage Network – these proposed redevelopment O.P.A. 600 for High Density for "the most intense local



Looking north-east from Pine Valley Drive proposed redevelopment (May 2011)

use”. By contrast, “Core Features” as identified on Schedule 2 of the 2010 Official Plan provide critical ecosystem functions. Initiating residential intensification identified for fully urbanized areas of planned, concentrated development is unwarranted – and perhaps environmentally reckless. In any event no justification has been provided by the applicant.



Pine Valley Drive looking north to Marigold Creek ANSI stream corridor crossing (into Kortright) and proposed redevelopment site immediately behind. (May/2011)

**ENVIRONMENTAL SENSITIVITY**

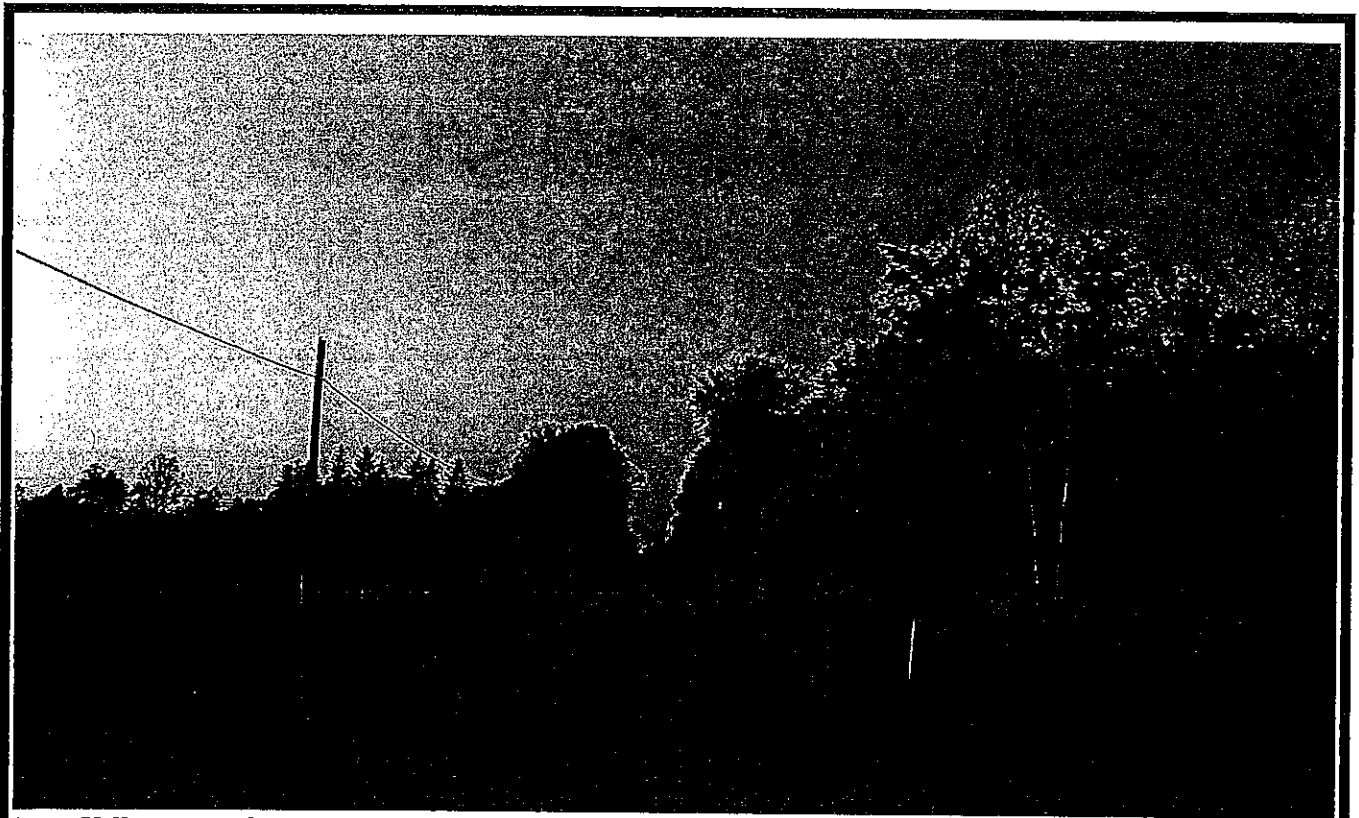
The 2010 Official Plan recognizes the importance of lands on and surrounding the M.P.A. 600 the surrounding 'Valley' areas are described as hydrologically sensitive (watersheds) which connect significant Areas of Natural and Provincial Significance ANSIs. The redevelopment site also fronts on regionally important lands along the west side of Pine Valley Drive. Designation policies intend it to be an ecosystem-based corridor with strict parks, woodlots **and sensitive areas** [emphasis added]. The dominant land use of the site is residential-commercial at Major Road Intersections which constitute “Core Features” which constitute “Core Features” and enhanced to the Natural Heritage System. The redevelopment site is located in an area that seeks redesignation under Residential-Commercial, intended for residential and commercial

**THE PLANNING PRECEDENT**

The inventory of Estate Residential properties and subdivisions is in limited supply in the City of Vaughan and, due to policies governing services to new homes and subdivisions, will not grow. Depleting this supply or fragmenting established estate subdivisions by piecemeal planning approvals better planned and accommodated elsewhere only restricts rather than enhances the diversity of planned residential uses. Furthermore adjacent properties will immediately proceed with similar and more intense applications that further impact and erode the existing community and environment.

## PUBLIC CONSULTATION AND PETITION OPPOSING THE REDEVELOPMENT AND APPLICATIONS

Following the resubmission of this application and the scheduling of a Public Hearing under the Planning Act for June 14<sup>th</sup>, the Millwood-Woodend Ratepayers' Association convened a joint community meeting of residents and association executives on June 1<sup>st</sup>, 2011. A balanced, unbiased presentation of the redevelopment, as provided from the applicant, and of the potential benefits and concerns was followed by lengthy and considered discussion. A show of hands indicated unanimous support of residents present to oppose the redevelopment applications. The attached copies of petition record signatures to date of those and further local residents opposed to Royal Pine Homes' redevelopment applications.



*Pine Valley Drive looking north from intersection at Major Mackenzie Dr, - Green Belt protected,, active farm lands to the west and estate residential (1 & 1-1/2 acre lots) to the east. (May/2011)*

We appreciate and thank our fellow ratepayer associations – Vellore Woods Ratepayer Association, KARA, Rimwood Estates Homeowners Association – and the over 100 concerned residents signatory to the attached petition as well as those attending the Public Hearing in person for their support and commitment to preserving the quality and integrity and unique heritage of our community.



Submitted by John Harvey  
PUBLIC HEARING COMMUNICATION C24  
Date: June 14/11 ITEM NO. 7

## ROYAL PINE CONDO APPLICATION

C24

My name is John Harvey

I am an executive director of Vellore Woods Ratepayer Association.

I have attended two meetings with the applicant and members of the Millwood Woodend Ratepayers Association to discuss alternatives TO THIS PROPOSAL.

While I have no disrespect for Royal Pine OR their ability to provide a high-end quality Leed certified building suitable for high income empty nesters, I do not feel this property is the best OR APPROPRIATE location to provide such a building.

The Millwood and Woodend developments are large estate residences with plenty of green space and no unsightly views.

The Via Tedoro development to the south is more in line with low-rise residential singles, towns, and semis, and IS also directly affected by the development proposed in this application.

All residents of these ESTABLISHED developments bought THEIR HOMES AND PROPERTIES knowing the area was not intended for intense high-rise or mid-rise development, but to stay in keeping with low-rise singles, towns, and semis.

Pine Valley is not a suitable roadway for an influx of 172 vehicles from a 98 unit condo, as the Region has no intention of widening it. Construction traffic alone for the site will make the intersection of Major Mackenzie and Pine Valley a nightmare.

The application is based on a speculative investment opportunity. THE INTENDED DEVELOPMENT OF THE PROPERTY TO MAKE A PROFIT REQUIRES A DESIGNATION THE PROPERTIES DO NOT HAVE AND DID NOT PURCHASE – ACQUIRING IT WAS A CALCULATED RISK, A GAMBLE. NOWHERE IN THE OFFICIAL PLAN, THE PLANNING ACT OR THE MUNICIPAL ACT does it say the City or the residents of the city IS OBLIGED to allow any developer THE means to AN end to make a profit on a

gamble? Gambling is not always about winning, you often lose. This application is simply not in the cards.

Thank You

Tues June 14, 2011

C25

Re: File# Z.06.005 (Zoning By-Law Amendment) Official Plan Amendment OP.06.002 Royal Pine Homes

Good evening Chair, Councillors, members of the Standing Committee and City Staff, I would like to thank you for this opportunity to address the Committee and speak to you on this very important issue.

My name is Leo Verrilli and I am resident of the new sub-division just south of the proposed land and live on 240 Via Teodoro. I am speaking on behalf of my family and my neighbours voicing our concerns for the proposed building by Royal Pine Homes.

Before moving to this area, my wife and I did an extensive research of the best area to live in Woodbridge. We purchased our home in 2008 and moved into the area just last year. As many residents in the area, one of the major reasons for us purchasing in this neighbourhood was for the natural beauty of area, lots of greenery, proximity to Kortright, low density area, and away from high traffic & congestion areas such as Jane & Major Mack, Weston Rd and Hwy 7 to name a few. Our new neighbourhood resembles nature at its best.

Our concerns for this proposed plan is as follows:

-congestion, noise, disruption to the natural beauty of the area, and increase traffic

We respect the rights of other property owners and are not saying you cannot build anything - but we want to be respected as existing community residents and object to a proposal that does not comply with the current and the new Official Plans. There are ALREADY areas in Vaughan designated for Medium to High Density intensification. This area is not one of them.

We feel that any high density use, including a 6 storey building, will be seen. We are also nervous to the fact that there are 4 new lots on our street close to Pine Valley ready to be sold BUT this may be delayed as I am sure new homeowners will not buy these high-priced homes knowing that a high density, including a 6 storey building, will be sticking out in their backyard.

We firmly reject this proposal and we ask that Royal Pine Homes kindly re-work their plan and stick to the guidelines allowed – a low density building that conforms and in its uniformity to the homes that currently exist respecting its surroundings.

Thank you



Leo Verrilli

## Magnifico, Rose

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**From:** Panaro, Doris  
**Sent:** Wednesday, June 15, 2011 10:40 AM  
**To:** Magnifico, Rose; Holyday, Margaret  
**Subject:** FW: Public Hearing JUne 14, 2011 - Item#7 File OP.06.002 & Z.06.005 Royal Pine Homes  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** Deputation Tues June 14 2011 - Item 7 .pdf

Sorry Rose,



Doris F. Panaro | City of Vaughan | Development Planning Dept.

2141 Major Mackenzie Drive | Vaughan, Ontario, Canada L6A 1T1 office 905.832.8565 Ex. 8208 | fax 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.vaughan.ca](http://www.vaughan.ca)




Please consider the environment before printing this email

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**From:** Verrilli, Leo [<mailto:Leo.Verrilli@dpsg.com>]  
**Sent:** Wednesday, June 15, 2011 8:47 AM  
**To:** DeFrancesca, Rosanna  
**Cc:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Tamburini, Nancy  
**Subject:** Public Hearing JUne 14, 2011 - Item#7 File OP.06.002 & Z.06.005 Royal Pine Homes

Good Morning Rosanna,

 Please see attached my Deputation letter that I read last night at the Public Hearing with regards to File#OP.06.002 & Z.06.005 for Applicant Royal Pine Homes.

Can you kindly ensure that this letter is filed accordingly.

Thank you

Regards,

Leo Verrilli

6/20/2011

240 Via Teodoro  
Woodbridge, ON  
L4H 0X6

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**From:** Tamburini, Nancy [mailto:Nancy.Tamburini@vaughan.ca] **On Behalf Of** DeFrancesca, Rosanna  
**Sent:** Thursday, June 09, 2011 2:19 PM  
**To:** Verrilli, Leo  
**Subject:** RE: meeting

Hi Leo,

The email address is [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

Regards,

Nancy Tamburini  
Executive Assistant to  
Councillor Rosanna DeFrancesca  
Ward 3

---

**From:** Verrilli, Leo [mailto:Leo.Verrilli@dpsg.com]  
**Sent:** Thursday, June 02, 2011 8:48 AM  
**To:** DeFrancesca, Rosanna  
**Subject:** re: meeting

Good Morning Rosanna!!

It was a pleasure meeting you last night at the Community meeting regarding the Royal Pine 6 storey condo at Pine Valley & Major Mackenzie. We really appreciate your support for our community.

With regards to the June 14<sup>th</sup> Public Hearing, you had mentioned we can send an email to the clerk with our say should we not be able to come to the meeting.

Can you send me that email?

As I canvass my neighbourhood, I want to provide the neighbours the option.

Thanks very much and looking forward to the June 14<sup>th</sup> Public Hearing.

Regards,

Leo Verrilli  
240 Via Teodoro



Let's Play! We're donating \$15 million to build or fix up 2,000 playgrounds. And 5 million kids will be jumping for joy. Join us at [LetsPlay.com](http://LetsPlay.com).

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6/20/2011

C26

PA

Deputation to the June 14, 2011 Committee of the Whole (Public Hearing) in regards to File Numbers Z.09.043 and 19T-11V002 for Applicant Dufferin Ridge (ARH) Inc.

My name is Kevin Hanit, 72 Queensbridge Drive, Concord and thank you for letting me speak tonight on this application. I am here on behalf of the forming Dufferin Hill Ratepayers' Association.

The zoning by-law amendment request needs to include the change in zoning of Block 8, the Open Space Parkland of 923.87 square metres to OS2 and call it something like Forest Run Parkette. It cannot be zoned as anything else as this piece of Parkland will allow the residents of Benjamin Hood and Elderbrook Crescents an easier and safer way to get to the No Frill's grocery store. This land needs to be developed in consultation with the residents, by the applicant and turned over to the city at no expense to the ratepayers of the City of Vaughan before final municipal assumption of the registered plan occurs.

PUBLIC HEARING  
COMMUNICATION  
Date: June 14 11 ITEM NO. 8  
C26

I have some concerns with the development as it is currently set out.

The technical report must address the ability for people to find the first 6 units on Benjamin Hood Crescent.

My suggestion is that the applicant be required to make an application to rename Laneway V13, AKA Lane 'A' on Attachment 4 and must widen it in front of building 1. I am also suggesting that the applicant make this first building contain 6 units and the second building contain only 5 units.

Presently, there are no signs in regards to a parking prohibition on this Laneway. The city needs to put these signs up ASAP. There also needs to be an outright ban on construction vehicles entering the laneway from Dufferin Hill Drive. They need to stay off Laneway V14 as well. The applicant needs to keep the residents informed of whom to call with complaints about a dirty and muddy roadway.

The location of the double car garage for unit 29 should be moved closer to the building. By doing this, the purchaser of the unit will get more parking for guests as on street parking is going to be harder to find.

I would also like to know how you would municipally number the units of building 4.

In regards to Block 7, any changes to the size of the lot need to be approved by Vaughan's Committee of Adjustment.

Why do you need to have Block 9?

To date, we have not seen any plans showing the exterior ~~plans~~ plans

P2

In regards to control of Construction Vehicular traffic, something needs to be done to keep this traffic off of Forest Run Boulevard and Ten Oaks Boulevard. I am requesting that all of the Dufferin Ridge (ARH) Inc. construction related traffic enter the Dufferin Hill Community from Dufferin Street onto Dufferin Hill Drive.

I would also like to be notified of any future committee meetings in regards to the related Site Development File DA.11.047.

PUBLIC HEARING  
COMMUNICATION

C27

Date: June 14 / 11 ITEM NO. 8

Reputation  
+ Letter

C27

To City of Vaughan Committee(Public Meeting)  
From: Nick Stepanov living on Dufferin Hill dr 110.

Subject: proposed building of 31 townhouse north of  
Benjamin Hood and Elderbrook cres.

I'am deeply concerned on the matter of proposed addition of 31 townhouses.  
First Benjamin Hood Cres. doesn't even have sidewalks, it's like private road for local  
traffic, .People living on Benjamin Hood walk on the road  
deviating between parked cars and traffic. It's not safe to use this street for pedestrians.  
and after addition of new houses it'll be dangerous.

Second, houses on Benjamin Hood Cres have no driveways and we have to park cars  
on the side of the road which makes street very much congested in evenings and  
weekends. Having sides of the road full of cars turns traffic hazardous and even  
dangerous. Any increment of traffic in these circumstances will cause situation  
exacerbate to the limit.

For visitors, supply cars, emergency vehicles there is no place to park whatsoever.

Finally, waylane V13 which is lined on both sides by garages is very narrow  
and barely enough for existing traffic, no question after building of new houses  
it will not be safe.

On Benjamin Hood and Elderbrook our children play on the road having no other place  
to play games. Our community asking City of Vaughan to build park for kids  
on peace of land in question.

Nick Stepanov. Vaughan 14<sup>th</sup> June 2011.





PUBLIC HEARING C 28  
COMMUNICATION

Date: June 14 / 11 ITEM NO. 8

To CITY OF VAUGHAN  
FROM MIRKIN LILI and YOSEF  
LIVING IN BENJAMIN HOOD 135

WE ARE VERY MUCH WORRIED ABOUT POSSIBLE BUILDING  
OF NEW HOMES IN OUR PLACE.  
WE WALK ON ROAD BECAUSE NO SIDEWALK EXIST ON OUR STREET.  
ON SATURDAY AND ON SUNDAY STREET FULL OF PARKED CARS AND  
TRAFFIC IS VERY UNSAFE. IF YOU BUILD MORE HOUSES WE CAN NOT  
USE ROAD AS WE DO NOW.  
OUR GARAGE LOOK ON LANEWAY V13 WHICH IS VERY NARROW  
AND HAS HEAVY TRAFFIC IN MORNING AND EVENING.  
IT WILL BE NOT SAFE TO USE THIS LANE IF TRAFFIC INCREASE.  
PLEASE THINK OF OUR WORRIES AND SAFETY OF OUR CHILDREN.

LILI MIRKIN

VAUGHAN

JUNE 14.

135 Benjamin Hood Cres  
Vaughan L4M 5M2.