



**COUNCIL MEETING – OCTOBER 2, 2019
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed September 27, 2019</u>				
C1	Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham, dated September 24, 2019	27	16	Committee of the Whole
C2	Ms. Angela Choi, dated September 17, 2019	26	1	CW (Public Hearing)
C3	Ms. Ramona Vella, dated September 18, 2019	26	4 & 5	CW (Public Hearing)
C4	Mary Joe, dated September 24, 2019	26	4	CW (Public Hearing)
C5	Mr. David Shaw, dated September 18, 2019	26	5	CW (Public Hearing)
C6	Ms. Joanna Liakakos, dated September 19, 2019	26	5	CW (Public Hearing)
C7	Mr. Kulvinder Deol, dated September 17, 2019	26	5	CW (Public Hearing)
C8	Ms. Lisa Durante, dated September 23, 2019	26	5	CW (Public Hearing)
C9	Mr. Frank Mondelli, dated September 18, 2019	26	5	CW (Public Hearing)
C10	Z. Han, dated September 18, 2019	26	5	CW (Public Hearing)
C11	Mr. Kevin Doan, dated September 17, 2019	26	5	CW (Public Hearing)
C12	Mary and Carlo Giraldi, La Rocca Avenue, Woodbridge, dated September 17, 2019	26	5	CW (Public Hearing)
C13	Mr. Anthony Scarpino, dated September 17, 2019	26	5	CW (Public Hearing)
C14	Mr. John Parete, Velmar Drive, Vaughan, dated September 17, 2019	26	5	CW (Public Hearing)
C15	Mr. Hiten Patel, dated September 17, 2019	26	5	CW (Public Hearing)
C16	Mr. Bob Farrugia, dated September 16, 2019	26	5	CW (Public Hearing)

Disclaimer Respecting External Communications

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

Please note there may be further Communications.



**COUNCIL MEETING – OCTOBER 2, 2019
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed September 30, 2019</u>				
C17	Ms. Gurdeep Badwal, dated September 28, 2019	26	5	CW (Public Hearing)
C18	Mr. Mark McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated September 25, 2019	24	2	Committee of the Whole
C19	City Clerk, dated September 30, 2019	27	6	Committee of the Whole
<u>Distributed October 1, 2019</u>				
C20	Mr. Rajbir Singh, dated October 1, 2019	26	5	CW (Public Hearing)
C21	Ms. Rose Savage, Mr. Victor Lacaria, Ms. Nadia Magarelli, Weston Downs Ratepayers Association, dated October 1, 2019	26	5	CW (Public Hearing)
C22	Mr. Rob Salerno, dated October 1, 2019	26	5	CW (Public Hearing)
C23	City Clerk, dated September 30, 2019	27	10	Committee of the Whole

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

C 1
Communication
COUNCIL: Oct 2/19
(w/2) Rpt. No. 27 Item 16

From: Clerks@vaughan.ca
Sent: Tuesday, September 24, 2019 10:34 AM
To: Magnifico, Rose
Subject: FW: September 24 Committee of the Whole - Comments from Block 41 Landowners Group on Item 16
Attachments: 2019 09 24 Block 41 LOG to Committee of the Whole - Block 41 Secondary Plan (w Att).pdf

From: Natalie Lam <nlam@mgp.ca>
Sent: Tuesday, September 24, 2019 10:18 AM
To: Clerks@vaughan.ca
Cc: Don Given <DGiven@mgp.ca>; Lauren Capilongo <lcapilongo@mgp.ca>; Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; Hassakourians, Armine <Armine.Hassakourians@vaughan.ca>
Subject: September 24 Committee of the Whole - Comments from Block 41 Landowners Group on Item 16

Good Morning,

Please find attached comments submitted on behalf of the Block 41 Landowners Group, regarding Item 16 on the Committee of the Whole (2) agenda for today. We apologize for the short notice, as the addendum item was released at the end of day on Friday.

We would appreciate if a copy of this communication is distributed to Council prior to the meeting.

Thank you,

Natalie Lam, BES
Planner

MGP Malone
Given
Parsons.
40 years of making great places.

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada www.mgp.ca
T: 1.905.513.0170 x175 M: 1.647.830.1708

The information contained in this transmission may be privileged and confidential. It is intended only for the use of the recipient(s) named above. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication or its attachments is strictly prohibited. If you have received this communication in error, please notify us immediately by return email and delete it.

September 24, 2019

MGP File: 11-2003

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

via email: clerks@vaughan.ca

Dear Mayor Bevilacqua and Members of Council:

**RE: City of Vaughan Committee of the Whole – September 24, 2019
Item 16: New Community Area – Block 41 Secondary Plan Study File 26.4.2
Comments from Block 41 Landowners Group**

Malone Given Parsons Ltd. (MGP) is the Planning Consultant for the Block 41 Landowners Group (“LOG”), who own approximately 232 gross hectares of land within the Block 41 Secondary Plan area.

On behalf of the LOG, we have reviewed the Committee of the Whole Report dated September 24, 2019 and the attached Final Draft Block 41 Secondary Plan, and are supportive of moving the Secondary Plan forward. We wish to thank Staff and Council for their efforts in bringing the Secondary Plan to fruition.

Since the Public Hearing in April 2019, the LOG has met with City staff to discuss our comments on the Draft Secondary Plan. The LOG continues to have some minor comments and policy clarifications on the draft Secondary Plan policies which are outlined in the attached table.

The LOG’s comments generally relate to the noise policies (Section 3.10), the location of stormwater management ponds (Sections 5.5.4 and 8.2), and the Natural Heritage Network (Section 5.0). In addition, there are still some natural heritage mapping discrepancies which we raised with City staff at our last meeting and require confirmation. We are confident that these can be addressed prior to Council’s approval of the Final Draft Secondary Plan.

Lastly, we note that the Final Draft Secondary Plan contains Appendix II- Gross Density Calculation which provides high-level expectations for the number of people, jobs, housing mix and density for the Block 41 Lands. The policies of the Final Draft Secondary Plan note that Appendix II is attached only for information purposes and is non-operative and non-binding. It should be noted that the LOG contemplates a housing mix, density and population that differs from Appendix II while still achieving the minimum density target of 20 units per hectare and 70 people and jobs per hectare. The LOG vision for the Block 41 community will be further developed as part of the upcoming Block Plan and Master Environmental Servicing Plan process.

The LOG's comments on the Final Draft Block 41 Secondary Plan are contained in the attached table. We would like to request a meeting with Staff to address our minor comments and policy clarifications to finalize the Secondary Plan for Council's approval in the coming week.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP
President
DGiven@mgp.ca

Att 1 Block 41 Landowners Group –Secondary Plan Comments

cc: Block 41 Landowners Group
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management
Bill Kiru, City of Vaughan
Armine Hassakourians, City of Vaughan



ATTACHMENT 1

Subject: Block 41 Landowners Group – Secondary Plan Comments

Date: September 24, 2019

MGP File: 11-2003

Section # (Please reference Section and/or Policy Number from Draft Secondary Plan)	Comments
<p>3.10 Policies for TransCanada Pipelines Limited</p> <p>3.10.5</p>	<p>Additional development or enhancements to TCPL's natural gas pipelines and compressor station, beyond what is existing or approved, shall recognize existing and future land uses that are approved as part of this Secondary Plan, once the residential and sensitive land uses as defined by the NPC-300 Guideline within the Block 41 Secondary Plan area have been zoned. Once the zoning of the Block 41 community is approved, those operations-additional developments or enhancements shall be made to be compatible with the future-development-of-the-Block 41 Community as allowed per the approved zoning. Prior to the zoning of the lands within the Block 41 Secondary Plan area, an acoustical assessment incorporating any planned and predictable modifications to the compressor station shall be required as part of the Zoning By-law Amendment application approval process.</p>
<p>Definition of Sensitive Land Uses/Points of Reception</p> <p>3.10.7</p>	<p>Other Sensitive Land Uses and Points of Reception may be impacted by other activities or infrastructure within the Secondary Plan Area that are not related to the-TCPL's operations, and located outside of the Noise Influence Area identified on Schedule G. Those other Sensitive Land Uses and Points of Reception as defined by the NPC-300 Guidelines shall be subject to the provisions of Section 9.2 of VOP 2010, in addition to the policies of this Secondary Plan.</p>
<p>The Noise Influence Area</p> <p>3.10.8</p>	<p>The lands within the Noise Influence Area identified on Schedule G may be designated by the City as Class 4, pursuant to the Provincial NPC-300 Guideline document. Designating the lands within the Noise Influence Area as Class 4 represents the lands that may be subject to noise levels above 45dBA Leq 1 hour at the building facades during the night and 50dBA Leq 1 hour at building facades during the daytime. The designation of the lands as Class 4 is at the sole discretion of the City of Vaughan. Sensitive Land Uses and Points of Reception within the Noise Influence Area shall necessitate the-require Noise Feasibility Studies and-which outline potential noise mitigation strategies.</p>
<p>3.10.9</p>	<p>Where a Class 4 designation has been granted, the development shall strive to achieve the-sound levels limits-as close to the Class 1 limits as outlined in Provincial NPC-300 Guideline as feasible for residential and/or other sensitive land uses. The City of Vaughan, at its sole discretion, will determine if the proposed mitigation is appropriate and feasible.</p>

<p>3.10.12</p>	<p>The City will ensure, through the Implementing Zoning By-law, Conditions of Draft Plan Approval, Site Plan Agreement, and/or any other legally binding agreement acceptable to the City, that potential adverse noise impacts due to low frequency sound shall include appropriate construction techniques and/or building materials that will mitigate potential adverse noise impacts due to low frequency sound to an interior sound level of 30 dBA, or less in habitable spaces as defined by the Provincial NPC-300 Guideline. As a minimum, the dwellings should be constructed of brick veneer or masonry exterior wall construction (minimum STC-54) and be provided with central air conditioning.</p>
<p>3.10.13</p>	<p>Physical noise mitigation measures (e.g. sound barriers), for residential and/or sensitive land uses adjacent to the compressor station, in addition to the requirements outlined in Section 3.10.12 shall be required. <u>The height of which shall be determined by the Noise Feasibility Study to the satisfaction of the City.</u></p>
<p>3.10.14</p>	<p>With respect to the potential adverse noise impacts on lands within the Noise Influence Area identified on Schedule G, the following noise thresholds apply:</p> <ol style="list-style-type: none"> 1. In addition to the central air conditioning and brick veneer or masonry exterior wall construction (minimum STC-54), the indoor noise threshold for all defined Sensitive Land Uses shall not exceed 30 dBA in habitable spaces as defined by the Provincial NPC-300 Guideline; and 2. For any outdoor living area defined as a Point of Reception, the outdoor noise threshold shall not exceed 55 dBA, during the day and evening hours.
<p>Implementation 3.10.16</p>	<p>Where required, Noise Feasibility Study Studies are to specify how compatibility will be achieved between TCPL's compressor station (existing and approved) and the proposed development and may include measures aimed at minimizing impacts, or prohibiting certain types of development in proximity to TCPL's compressor station (existing and approved) to ensure compatibility.</p> <p>The maintenance of any mitigation measures to be implemented shall be secured by agreements between the City of Vaughan and developers or between the developers and TCPL if the mitigation is to be installed on or within the compressor station property.</p>
<p>3.10.17</p>	<p>Further, any required Noise Feasibility Study shall be prepared to the satisfaction of the City in consultation with TCPL, and shall recommend appropriate measures to mitigate to meet the Provincial NPC-300 Guideline sound level limits from noise, and implement <u>shall include the mitigation outlined in Section 3.10.12 and 3.10.14 of this Secondary Plan to address Low Frequency Noise, for noise sources that are identified prior to the approval of an Implementing Zoning By-law. The sound level limits are those provided in the Provincial NPC-300 Guideline document and include the mitigation described in Policies 3.10.12 to 3.10.14 above.</u></p>
<p>3.10.19</p>	<p>For all development proposals within 200 metres the Noise Influence Area shown on Schedule F of the TCPL lands, the City shall require the applicant to pre-consult with TCPL. For crossings of the TCPL right-of-way, applicants shall consult with TCPL as soon as possible through the Third-party Crossings Tool.</p>

<p>3.10.21</p>	<p>All further planning approvals within the Noise Influence Area identified on Schedule G shall be:</p> <ol style="list-style-type: none"> 1. Based on an Acoustic Model, which may be provided by TCPL at the time of preparation of the noise reports, including the associated assumptions used within the model. If an acoustic model is not available through TCPL, input regarding the noise sources, sound level information regarding the equipment, mitigation measures that may have been implemented within the compressor station lands shall <u>may</u> be provided by TCPL to be used in the development of an acoustic model to the satisfaction of the City, in consultation with TCPL; 2. Required to prepare a Noise Feasibility Study and/or Acoustic Performance Report, utilizing the accepted Acoustic Model (updated as noted above), to be carried out by a Professional Engineer, to the satisfaction of the City, in consultation with TCPL; 3. Subject to the implementation of any noise mitigation requirements or techniques, as identified in a Noise Feasibility Analysis Study that has been accepted by the City. These noise mitigation requirements or techniques shall be secured through the Implementing Zoning By-law, Conditions of Draft Plan Approval, Site Plan Agreement, and/or any other legally binding agreement acceptable to the City; and
<p>Stormwater Management Symbol 4.9.1</p>	<p><i>COMMENTS: Reference should be made to Policy 5.5.4, renumbered from Policy 5.6.4</i></p>
<p>The Natural Heritage Network 5.0</p>	<p><i>COMMENTS: In several areas the term "Core Features and their associated VPZ's" is used. As per Section 3.2 of the City of Vaughan Official Plan, 2010, we understand that the definition of Core Features includes the VPZ. As such the use of the term "Core Features and their associated VPZ's" is redundant.</i></p>
<p>5.1.4</p>	<p>The biodiversity, ecological function, and connectivity of the NHN shall be protected, maintained, restored or, where possible, improved for the long-term, recognizing linkages between and among Core Features and areas, surface water features, and ground water features. <i>COMMENTS: It is not clear what Core Features and Areas refers to.</i></p>
<p>Stormwater Management 8.2.2</p>	<p><i>COMMENTS: The Landowners previously suggested modifications to Section 2.1.2, item 4 Bullet 5 related to the protection of groundwater resources. This revision was made however we note that Policy 8.2.2 also includes wording that was revised in Section 2.1.2. As such, we are suggesting that Section 8.2.2 be modified as follows for consistency with Policy 2.1.2:</i> Development in the Block 41 Secondary Plan area is required to incorporate "Low Impact Development" best practices and green infrastructure, wherever feasible and practical to minimize runoff, reduce water pollution, and</p>

	<p>protect groundwater <u>resources</u> quality and maintain pre-development groundwater levels-as measures in addition to more traditional stormwater management systems and facilities. These measures may include but are not limited to, porous pavements, bioretention basins, enhanced swales, at-source infiltration, greywater re-use, green roofs, rain gardens, and alternative filtration systems such as treatment trains and water conservation measures, subject to the satisfaction of the City.</p>
<p>8.2.3</p>	<p><i>COMMENTS: Policy 8.2.3 is recommended to be deleted. The language in Policy 8.2.3 conflicts with Policies 4.9.1 and 5.5.4. Further, it is redundant as Policy 4.9.1 provides general direction for stormwater management facilities and Policy 5.5.4 provides direction for those facilities within the Greenbelt Plan.</i></p>

Subject: Comments regarding Draft Plan of Subdivision - File Number 19T-19V003

From: Angela Choi
Sent: Tuesday, September 17, 2019 11:41 AM
To: developmentplanning@vaughan.ca <developmentplanning@vaughan.ca>
Subject: Comments regarding Draft Plan of Subdivision - File Number 19T-19V003

C <u>2</u>
Communication
COUNCIL: <u>Oct 2 / 19</u>
<u>PH</u> Rpt. No. <u>26</u> Item <u>1</u>

I am the resident of Savona Place. After I reviewed the draft plan of subdivision File 19T-19V003, I have a couple of concerns.

Firstly, the new street parallel to Grand Truck Ave on the plan is too close to the curve. It is questionable whether the drivers/walkers will have enough reaction time to stop or have full and wide visibility.

Secondly, the space was originally reserved for the elementary school. The community expected that some of the space is used for the playground or green area as the part of the elementary school. However, in this plan there is no playground or green area.

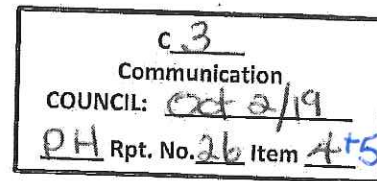
I am only willing to give permission to make my email address available to public, but no other personal information.

Thanks!



Virus-free. www.avq.com

Subject: Short-Term Rentals



From: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>
Sent: Wednesday, September 18, 2019 12:01 PM
To: Clerks@vaughan.ca; Kiru, Bill <Bill.Kiru@vaughan.ca>
Subject: Short-Term Rentals

Sent from my iPhone

Begin forwarded message:

From: Ramona Vella [REDACTED]
Date: September 18, 2019 at 10:28:45 AM EDT
To: "council@vaughan.ca" <council@vaughan.ca>
Subject: Short-Term Rentals

Good day:

I attended the public hearing last night (Tuesday, September 17, 2019), specifically for items 4 and 5 on the agenda. In the interest of keeping the issues independent of each other, even though they are somewhat related, this email will only speak to item number 4 with respect to suggestions for how to deal with the matter of short-term rentals in Vaughan. I do intend to express my concerns regarding the proposed amendment/project at 4101 Rutherford Rd in a separate correspondence.

I have been a resident of Vaughan for three quarters of my life, and while I love many of the changes and growth that have happened over those years, I am extremely concerned about the increasing number of bad-news stories that come out of airbnb-style rentals. I don't believe they add any value or benefit to the streets and neighbourhoods in which they are located. In fact, they detract from them, causing decreases in property value, and robbing nearby residents of their feeling of peace and safety.

While ideally, I would like to see an outright ban on short-term rentals, I think it would do very little, if anything at all, to curb the activity from continuing. I believe we would have a much better chance of keeping it under control through strict policies and enforcement such as:

- 1) Owners of airbnb-style and/or vacant homes must be registered with the City.
- 2) Owners must pay an annual licensing fee of no less than \$500.
- 3) Owners must limit the number of guests in accordance with fire safety rules.
- 4) Owners must provide adequate security for events intended for more than 20 guests.
- 5) Owners must ensure the exterior of the property is consistently and properly maintained **at all times**.
- 6) Owners must obtain written permission from at least 60% of their neighbours, whether beside, in front of, or behind, when the premise is being rented for the purpose of holding an event.
- 7) Owners found not adhering to the rules, regulations and by-laws of the City should be fined and have their registrations revoked, especially if there are multiple infractions or are found to encourage illegal activity. **Enforcement will be key!**

The majority of people I have spoken with are very worried about what will happen to our communities if we do not nip this in the bud. As far as I know, there are numerous venues and facilities such as hotels and banquet halls that were purpose-built to accommodate short-term stays and events. Why should we allow this to happen in residential neighbourhoods and not have the owners be held accountable? Like

attracts like, and whether we hold ourselves to high standards or low ones, we will attract others with similar mindsets. I am strongly in favour of holding ourselves to the high standards we are accustomed to, and keeping Vaughan the place we are proud to call home.

Thank you,
Ramona Vella
Woodbridge

Subject: FW: Short term rental

c 4 Communication COUNCIL: Oct 2/19 PH Rpt. No. 26 Item 4
--

From: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>
Sent: Tuesday, September 24, 2019 11:53 AM
To: 'Mary Joe' <[REDACTED]> Racco, Sandra <Sandra.Racco@vaughan.ca>; Iacobelli, Tony <Tony.Iacobelli@vaughan.ca>; Clerks@vaughan.ca
Cc: Ciampa, Gina <Gina.Ciampa@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: RE: Short term rental

Thank you for your comments. I have forwarded them to the appropriate staff to include as part of the public record.

Regards,

Marilyn lafrate
Councillor, Ward 1
Maple/Kleinburg
905.832.8585 x 8344
marilyn.lafrate@vaughan.ca



City of Vaughan
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

To subscribe to my E-Newsletter, please click [here](#)

From: Mary Joe <[REDACTED]>
Sent: Tuesday, September 24, 2019 11:46 AM
To: maurizo.bevilacqua@vaughan.ca; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>
Subject: Short term rental

Tuesday, September 17, 2019

I attended the meeting and was able to hear a few concerns that some neighbours do not want to have the bylaw passed.

The city of Vaughan is growing city and has the ability to support more housing and density growth. Changes and bylaws need to be done to support the STR.

I have read some of your proposal and think it should go back to redoing the decision/ proposal.

I definitely agree with

a. Define STR. It should be extended to 28-31 days

b. Fine

c. Fine

d. Not limited to one rental booking per dwelling.....(How do you limit this, it doesn't make sense!) .. Some hosts have more than one room for STR and find this will not be suitable. As long as the host live on the premises as a principal home. They could provide a much needed accommodations for some temporary workers/ students/ visitors and possibly displaced families Please reconsider this fact. Some homes do have a secondary suite and extra rooms not being used.

-- As in terms of getting a appropriate permit and licensing. The host must provide ample parking spots for their STR.

-- There is no place for event parties in STR in a residential area.

Thank you for realizing STR platform is all across Canada in the communities.

--

Mary Joe

Subject: FW: Velmar Centre Property Limited Proposal

c5
Communication
COUNCIL: Oct 2/19
PH Rpt. No. 26 Item 5

From: DAVID SHAW <[REDACTED]>
Sent: September-18-19 5:40 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca; westondownsra@gmail.com
Subject: Velmar Centre Property Limited Proposal

My name is David Shaw and live at [REDACTED] Village Green Drive in Weston Downs. I attended the council meeting last night where the proposal to redevelop property at the corner of Rutherford road and Velmar was discussed and OPPOSED. I would like to make some additional points that I did not hear voiced at the meeting.

Many residents of Weston Downs came to the meeting to tell you that the proposed 7 story building SHOULD NOT BE BUILT.

In my opinion, the proposed building CANNOT BE BUILT.

It cannot be built without creating a chaotic NIGHTMARE for residents during the 18 to 36 months of CONSTRUCTION.

- 1) DEMOLITION will require heavy equipment and multiple heavy dump trucks to remove debris.
- 2) EXCAVATION for a 3 story underground parking lot going down 30 or 40 feet to all EDGES of the property line will again require extremely heavy equipment, and probably hundreds of TRUCKLOADS of earth to be removed. How will these trucks access the site? Will they exit Velmar onto Rutherford or will they tear up the pavement on other roads in the subdivision? How will they turn? Where will they park as they wait their turn to be filled? How is the earth to be removed from the edges of the property? Will cranes be needed, if so where will they be situated?
- Traffic on Velmar is already at unacceptable levels as I will show later in this e-mail. Even these early stages of construction will be an incredible inconvenience and safety hazard for residents.
- 4) The proposed parking garage will need piles or caissons to shore up the walls during excavation. The NOISE during the installation of these devices will be extremely irritating for days or weeks.
- 5) Multiple CEMENT TRUCKS will be needed over many weeks to build a multilevel parking structure as time will be needed for concrete to cure between levels. This will further aggravate traffic disruption during this phase of any development.
- 5) The building contemplated takes up almost the entire plot. There will be absolutely no room on the site for construction vehicles. Workers will be parking tens of trucks and vans on both sides of Velmar for the duration of the construction. I have no idea how people on Velmar will get their vehicles in or out of their driveways. Crossing the road with children to use the park will be extremely dangerous.
- 6) What compensation is the developer offering residents for the destruction in quality of life and property values for residents of Weston Downs?
- 7) And finally, I had a quick look at the developer's traffic study. First of all, it confirms the ridiculous traffic situation that we already endure. Using data in the study:

	Traffic volumes :		
	East bound on Rutherford	South on Velmar	East on
VGD	from	from	from

Date	Time	Velmar to Weston Rd	Rutherford to Village Green Drive(VGD)	Velmar to Weston
Nov 2 /18	7 to 9 a.m.	1274 (100%)	359 (28%)	
Dec 5 /18	7 to 9 a.m.		319 (100%)	223
				(70%)

VGD		West bound on Rutherford	North on Velmar	West on
Date	Time	from Velmar	from VGD to Rutherford	from Weston to
Nov 2 /18	4 to 6 p.m.	1436 (100%)	659 (46%)	
Dec 5 /18	4 to 6 p.m.		579 (100%)	242
				(42%)

Velmar and Village Green Drive are supposed to be dedicated to traffic calmed local residential traffic only with Rutherford available for high volume commuter traffic. The numbers cutting through Weston Downs in the morning and afternoon rush hours for the two inspection days are pretty consistent and a significant fraction of traffic on Rutherford!

We already have a traffic crisis. For the study to claim that adding 139 units with 237 parking spaces will have no impact on traffic flows is ridiculous.

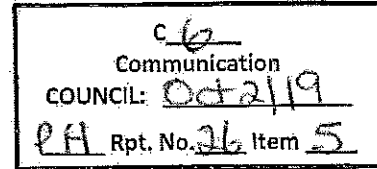
In summary, I hope that our urban planners will seriously consider the damage to our quality of life during any construction phase in addition to the subsequent deleterious effects.

Sincerely,
David Shaw.

Subject:

Vote AGAINST application for 7 Storey Apartment. - OP.19.003 and Z.19.008

From: Joanna Liakakos [REDACTED]
Sent: Thursday, September 19, 2019 8:49 AM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: Vote AGAINST application for 7 Storey Apartment.



Good Morning Mr. Messere,

I am formally writing to you for my vote against the proposed development on Velmar Road.

I have been a resident of Weston Downs since the beginning in 1986 and still currently reside in our original home at [REDACTED] Bloomingdale Lane [REDACTED]

We chose the area for the beauty and tranquility that it represented and for the distinction against other subdivisions in the area. I implore council to oppose this development as there are many other pertinent areas in Vaughan where this development would be appreciated. It is clearly not appropriate nor welcomed in the Weston Downs community.

Best regards,

Joanna Liakakos

Subject:

FW: 7 story building on Rutherford and velmar

c 7 Communication COUNCIL: Oct 2/19 PH Rpt. No. 26 Item 5
--

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

From: Kulvinder Deol [REDACTED]
Sent: Tuesday, September 17, 2019 10:18 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: 7 story building on Rutherford and velmar

Dear: Mr Messere

I am writing to you to express my extreme concern regarding the above noted proposed project. I reside in the area and I can advise that traffic already is brutal. I am stuck at the intersection and it takes me nearly 15-20 minutes just to make out of the neighbourhood for a drive that should take 3-5 mins. My kids have to leave earlier to make sure they make it school on time. I urge the city not to approve the project as it will make driving in this area even more of a nightmare. I lose precious time with my children because of traffic and it not fair that I lose an hour of time with my kids everyday because of the traffic. Please confirm receipt of this message.

Sincerely
Kulvinder Deol

Sent from my iPhone

From: Clerks@vaughan.ca
Sent: Wednesday, September 25, 2019 9:06 AM
To: Magnifico, Rose
Subject: FW: 4101 RUTHERFORD ROAD

c 8
Communication
COUNCIL: Oct 2/19
PH Rpt. No. 26 Item 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, September 24, 2019 4:24 PM
To: 'Lisa Durante' [REDACTED]
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Law, Wendy <Wendy.Law@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: 4101 RUTHERFORD ROAD

Hi Lisa,

I will try to address the questions below as clearly as possible. Should you require any clarification please reach out again.

1. No decision has been made at public hearing. Public Hearing is to receive the staff report and all deputations and communications from the public.
2. Staff will prepare a full report to Committee of the Whole with their recommendations most likely just before or after the Christmas break. I will have a better timeline on that mid to end of November.
3. There will be no recommendations at the Council meeting of October 2nd as this meeting only will ratify the Public Hearing.
4. Absolutely no decisions have been made on this application.

I am planning to reach out to the entire community with the hopes of scheduling a meeting on the matter before the end of October.

Hope this helps and should you require any further clarification please do not hesitate to contact my office.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



To subscribe to my E-Newsletter click [here](#).

From: Lisa Durante [REDACTED]
Sent: Monday, September 23, 2019 9:28 AM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Law, Wendy <Wendy.Law@vaughan.ca>
Subject: 4101 RUTHERFORD ROAD

Ms. DeFrancesca,

Over the past few days after the public hearing, I have been approached by many of my neighbors and other residents in the community, as there seems to be a lot of confusion regarding the proposed application at 4101 Rutherford Rd. As such, I feel compelled to write this email to you.

Please address each of the following points in order for me to report the information gathered back to the residents, as many of them have indicated that they do not understand the process.

1. What decision was made at the Public Hearing on September 17 based on the input you received from your constituents?
2. Should this application not be brought to Committee of the Whole next and what recommendation will you be making based on the input you received from your constituents?
3. What recommendation will you be making to Council on October 2 based on the input you received from your constituents?
4. Most importantly, what decision, if any, has been made on this application.

I look forward to your response.

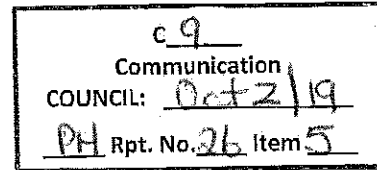
Regards,

Lisa Durante

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Subject: Velmar Centre - Development
Attachments: ParcelRegister_032840078.pdf; Corporate Profile.pdf; PAC_Undertaking.pdf

Importance: High



From: Frank Mondelli - Toronto Capital [REDACTED]
Sent: Wednesday, September 18, 2019 10:29 AM
To: rsalerno@westondownsra.ca
Cc: Frank Cundari [REDACTED]; 'Rob Bozzo' [REDACTED]; 'Danny Giacometti' [REDACTED]; 'Gino Grano' [REDACTED]; grace commissio [REDACTED]; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>
Subject: Velmar Centre - Development
Importance: High

I am a resident of Weston Downs and was very un-impressed by council last night and their treatment of this application.

There are a few items I would like to bring to the open:

1 – Pre-application consultation – see attached report.

This was back in December 2018

The City planning department noted the zoning changes required but did not provide guidance to the discourage the gross overages.

2 – Property was purchased in 2000 for \$1.55M so the owner did not buy it on the terms of being able to develop it.

3 – **The Officer of the company Phil Campione is Quadcam Development Group.**

They have done a number of projects to Vaughan and I am sure have strong connections with the City.

This gives more insight to last night's meeting.

This information needs to be communicated to the association and the residents.

NOTE: All information provided is public information.

LASTLY – Does the rate payers association have Legal representation? – Please advise.

If not, I would like to talk to you or Nadia about municipal and/or litigation lawyers we would recommend.

Please advise.



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #65

03284-0078 (LF)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR Frank Kondell
ON 2019/09/18 AT 09:52:14



PROPERTY DESCRIPTION: FCI 31-1 SEC 6&7&9&8; BLK 31 PL 6&7&9&8; S/1 INT1096506 ; CITY OF VAUGHAN

PROPERTY REMARKS:
RENTAL/QUALIFIER:
FEB SIMPLE
ABSOLUTE
RECENTLY:
FIRST CONVERSION FROM BOOK
CAPACITY SHARE

OWNER'S NAMES
VELMAR CENTRE PROPERTY LTD.
BENO

21N CREATION DATE:
1997/04/07

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
EFFECTIVE 2000/07/29		THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/04/07 ON THIS PIV				
HAS REPLACED WITH THE "PIV CREATION DATE" OF 1997/04/07						
**REINVOY		INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
LT939087	1993/10/07	NO SUB AGREEMENT			THE CORPORATION OF THE CITY OF VAUGHAN	C
LT10965062	1996/04/30	APL ANNEX R8ST COV			THE CORPORATION OF THE CITY OF VAUGHAN	C
INT171101	1997/04/24	NOTICE AGREEMENT			VELMAR CENTRE PROPERTY LTD.	C
LT1586054	2000/12/01	TRANSFER	\$1,550,000	HIDDEN VALLEY SPRINGS CONSTRUCTION INC.	VELMAR CENTRE PROPERTY LTD.	C
		REMARKS: CONSENT CITY OF VAUGHAN PLANNING ACT STATEMENTS			ROGERS COMMUNICATIONS INC.	C
YR1928309	2012/12/21	NOTICE OF LEASE		VELMAR CENTRE PROPERTY LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
YR1990154	2013/06/14	CHANGE	\$1,700,000	VELMAR CENTRE PROPERTY LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
YR1990176	2013/06/14	NO ASSGN RENT GEN		VELMAR CENTRE PROPERTY LTD.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
		REMARKS: YR1990154.				
YR2103770	2014/03/10	CHARGE	\$1,000,000	VELMAR CENTRE PROPERTY LTD.	LANDON HOLDINGS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.
NOTE: RESULTS WERE GENERATED VIA WWW.GEORARHOUSE.CA

Request ID: 023596222
 Transaction ID: 73074231
 Category ID: UNE

Province of Ontario
 Ministry of Government Services

Date Report Produced: 2019/09/18
 Time Report Produced: 09:55:04
 Page: 1

CORPORATION PROFILE REPORT

Ontario Corp Number	Corporation Name	Incorporation Date
1444222	VELMAR CENTRE PROPERTY LTD.	2000/10/11
		Jurisdiction
		ONTARIO
		Former Jurisdiction
		NOT APPLICABLE
Corporation Type	Corporation Status	
ONTARIO BUSINESS CORP.	ACTIVE	
Registered Office Address		Date Amalgamated
31 INTERSITE PLACE		NOT APPLICABLE
		Amalgamation Ind.
		NOT APPLICABLE
		New Amal. Number
		NOT APPLICABLE
		Notice Date
		NOT APPLICABLE
		Letter Date
		NOT APPLICABLE
Mailing Address		Revival Date
FILIPPO CAMPIONE 31 INTERSITE PLACE		NOT APPLICABLE
		Continuation Date
		NOT APPLICABLE
		Transferred Out Date
		NOT APPLICABLE
		Cancel/Inactive Date
		NOT APPLICABLE
		EP Licence Eff.Date
		NOT APPLICABLE
		EP Licence Term.Date
		NOT APPLICABLE
		Date Commenced in Ontario
		NOT APPLICABLE
		Date Ceased in Ontario
		NOT APPLICABLE
		Number of Directors
		Minimum
		Maximum
		00003
		00003
		Date Commenced in Ontario
		NOT APPLICABLE
		Date Ceased in Ontario
		NOT APPLICABLE
Activity Classification		
NOT AVAILABLE		

Request ID: 023596222
Transaction ID: 73074231
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2019/09/18
Time Report Produced: 09:55:04
Page: 2

CORPORATION PROFILE REPORT

Ontario Corp Number

1444222

Corporation Name

VELMAR CENTRE PROPERTY LTD.

Corporate Name History

VELMAR CENTRE PROPERTY LTD.

Effective Date

2000/10/11

Current Business Name(s) Exist:

NO

Expired Business Name(s) Exist:

NO

**Administrator:
Name (Individual / Corporation)**

FILIPPO
CAMPIONE

Address

31 INTERSITE PLACE

WOODBIDGE
ONTARIO
CANADA L4L 8V4

Date Began

2000/10/11

First Director

NOT APPLICABLE

Designation

DIRECTOR

Officer Type

Resident Canadian

Y

Request ID: 023596222
Transaction ID: 73074231
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2019/09/18
Time Report Produced: 09:55:04
Page: 3

CORPORATION PROFILE REPORT

Ontario Corp Number

1444222

Corporation Name

VELMAR CENTRE PROPERTY LTD.

**Administrator:
Name (Individual / Corporation)**

FILIPPO
CAMPIONE

Address

31 INTERSITE PLACE

WOODBIDGE
ONTARIO
CANADA L4L 8V4

Date Began

2000/10/11

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

PRESIDENT

Resident Canadian

Y

**Administrator:
Name (Individual / Corporation)**

FILIPPO
CAMPIONE

Address

31 INTERSITE PLACE

WOODBIDGE
ONTARIO
CANADA L4L 8V4

Date Began

2013/06/14

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

SECRETARY

Resident Canadian

Y

Request ID: 023598222
Transaction ID: 73074231
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2019/09/18
Time Report Produced: 09:55:04
Page: 4

CORPORATION PROFILE REPORT

Ontario Corp Number

1444222

Corporation Name

VELMAR CENTRE PROPERTY LTD.

**Administrator;
Name (Individual / Corporation)**

FILIPPO
CAMPIONE

Address

31 INTERSITE PLACE

WOODBIDGE
ONTARIO
CANADA L4L 8V4

Date Began

2013/06/14

First Director

NOT APPLICABLE

Designation

OFFICER

Officer Type

TREASURER

Resident Canadian

Y

Request ID: 023596222
Transaction ID: 73074231
Category ID: UN/E

Province of Ontario
Ministry of Government Services

Date Report Produced: 2019/09/18
Time Report Produced: 09:55:04
Page: 5

CORPORATION PROFILE REPORT

Ontario Corp Number

Corporation Name

1444222

VELMAR CENTRE PROPERTY LTD.

Last Document Recorded

Act/Code	Description	Form	Date
CIA	ANNUAL RETURN 2018	1C	2019/07/21 (ELECTRONIC FILING)

THIS REPORT SETS OUT THE MOST RECENT INFORMATION FILED BY THE CORPORATION ON OR AFTER JUNE 27, 1992, AND RECORDED IN THE ONTARIO BUSINESS INFORMATION SYSTEM AS AT THE DATE AND TIME OF PRINTING. ALL PERSONS WHO ARE RECORDED AS CURRENT DIRECTORS OR OFFICERS ARE INCLUDED IN THE LIST OF ADMINISTRATORS.

ADDITIONAL HISTORICAL INFORMATION MAY EXIST ON MICROFICHE.

The issuance of this report in electronic form is authorized by the Ministry of Government Services.



PRE-APPLICATION CONSULTATION
UNDERSTANDING

Office Use Only	Assigned PAC No.	PAC.18.088	
	Date of PAC Meeting	December 3, 2018	
	PAC Expiration Date	June 1, 2019	
	Planner	Rebecca Roach, Clement Messere	
	Applicant	Rosemaie Humphries, Humphries Planning Group Inc.	
	Site Location	4101 Rutheford Road	
	Proposal	To develop a 7-storey mixed use condominium with an FSI of 3.13 and a total GFA of 12,998 m ²	
	<input checked="" type="checkbox"/> Official Plan Amendment	<input checked="" type="checkbox"/> Site Development	
	<input checked="" type="checkbox"/> Zoning By-law Amendment	<input checked="" type="checkbox"/> Draft Plan of Condominium	
	<input type="checkbox"/> Draft Plan of Subdivision	(vacant land/common element only)	

IMPORTANT – READ AND ACKNOWLEDGE

1.0 Purpose

- 1.1 The purpose of the Understanding is to identify the information required to commence a complete application as set out in the *Planning Act* for only the specific development application(s) subject to this Understanding.
- 1.2 The Understanding will be completed with Planning Staff at a PAC meeting and will form part of a complete application.
- 1.3 The PAC does not imply or suggest any decision whatsoever on the part of City staff or the Corporation of the City of Vaughan to either support or refuse the application(s).

2.0 PAC Expiration

- 2.1 The Understanding expires 180 days from the date of signing, or at an extended date up to 1 year upon the review of the Planning Department.
- 2.2 In the event that the Understanding expires prior to the complete application being accepted by the City, another Understanding shall be required.

3.0 Initial Requirements and Notes

- 3.1 All AutoCAD drawings must be Geo-Referenced and be tied to UTM NAD 83, Zone 17.
- 3.2 All drawings and documents (e.g. reports, studies, briefs), and subsequent revisions, submitted in support of a Planning application(s) shall be submitted in hard copy and

signed and/or stamped, where required, by a qualified professional, in AutoCAD and PDF formats on a CD or USB device.

- 3.3 All required fees are required to be submitted in accordance with the Tariff of Fees for Vaughan Planning Applications at the time of submission.
- 3.4 Additional studies and/or information may be required to be submitted as identified by the City and/or external agencies through the planning review process.
- 3.5 If the lands subject to a Planning application is located abutting a Regional Road, Provincial Highway, railway line, an adjacent municipality (if required), and/or special study areas (e.g. the GTA West Corridor), include 3 additional copies of all Drawings and Reports.
- 3.6 Where rental housing is to be converted to condominium status, condominium approval authority is assigned by the Rental Housing Protection Act to local Councils.

4.0 Site Walks

- 4.1 With the exception of Plan of Condominium Planning applications, site walks or site visits may be required for all Planning Applications and must be conducted prior to the submission of the complete application(s), as determined by the Development Planning Department.
- 4.2 Site walks typically includes staff from the City, Conservation Authority, and/or the Region of York.
- 4.3 If a site walk is required, the application(s) will not be considered complete until it has taken place.

5.0 Subsequent Environmental Impact Assessments

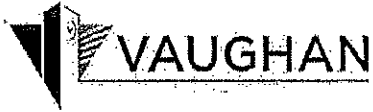
- 5.1 Phase 2 and/or Phase 3 Environmental Impact Assessments (ESA) may be required by the Vaughan Engineering and Infrastructure Planning Services Department after the review of the Phase 1 ESA.
- 5.2 Prior to any approval, the City requires documented proof of registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment and Climate Change (MOECC), which includes the RSC signed by a Qualified Person. The acknowledgement from the MOECC is required by the City for review and approval.

6.0 NavCanada and Bombardier

- 6.1 For development proposals 6 storeys or greater, the coordinates (in longitude and latitude) and the geodetic building heights are required for NavCanada and/or Bombardier to commence their respective reviews.

7.0 Vaughan Design Review Panel

- 7.1 For development proposals within Intensification and/or heritage areas or as deemed appropriate, the development proposal may be considered by the Vaughan Design Review Panel prior to formal submission of any development planning application(s).



PRE-APPLICATION CONSULTATION
UNDERSTANDING

More information about the Vaughan Design Review Panel is available at www.vaughan.ca.

7.2 Further to 7.1, should the Planning Department determine that the development proposal must be considered by the Vaughan Design Review Panel, a formal notification will be issued outlining the date of the meeting and the submission requirements.

8.0 Ontario Municipal Board

8.1 In the event of an Ontario Municipal Board (OMB) appeal, the applicant will be required to submit additional hard copies of all documents submitted in support of a Planning application(s), consistent with the OMB requirements.

9.0 Other Parties

9.1 If the lands subject to the development proposal are within or adjacent to the Toronto and Region Conservation Authority (TRCA) screening area, members of the TRCA will be invited to the PAC meeting.

9.2 If the lands subject to the development proposal are within or adjacent to lands owned by or have interest by the Region of York, members of the Region of York will be invited to the PAC meeting.

9.3 If the lands subject to the development proposal are within the Toronto Transit Commission's (TTC) area of interest, members of the TTC will be invited to the PAC meeting.

10.0 Local Representation

10.1 Applicants are encouraged to pre-consult with the respective Ward Councillor and area ratepayer association(s) as appropriate, prior to the submission of the required Planning Act application(s) for development proposals for mid and/or high-rise mixed use, as defined by the Vaughan Official Plan 2010 (VOP 2010).

11.0 Acknowledgement and Acceptance of all of the above

Rosemarie Humpts [Signature]
Owner/Agent (Print) Owner/Agent (Initial)

Rebecca Roach RRR
Witness by Planner (Print) Witness by Planner (Initial)

Requirements (Planner to confirm if not required)

Submission Requirements Matrix						
Drawings and Reports	OPA	ZBL	DA	SUB	CONDO	Copies
1. Description of Development Proposal	✓	✓	✓	✓	✓	3
2. Application Form	✓	✓	✓	✓	✓	3
3. Aerial Orthophotograph(s) - Colour	✓	✓	✓	✓	✓	6
4. Planning Justification Report	✓	✓	✓		✓	10
5. Parcel Abstract (within last 30 days)	✓	✓	✓		✓	3
6. Draft Official Plan Amendment	✓					4
7. Draft Zoning By-law Amendment		✓				3
8. Legal Survey Plan	✓	✓	✓	✓	✓	3
9. Concept Plan	✓					20
10. Draft Plan of Subdivision				✓		45
11. Draft Plan of Condominium					✓	25
12. Site Plan		✓	✓			25
13. Reductions of Plans (Legal Size 8 1/2 x 14)	✓	✓	✓	✓	✓	3
14. Market Impact Study						3
15. Internal Floor Plans + Roof Plan		✓	✓		✓	8
16. Parking Level Plans		✓	✓			8
17. Comprehensive Development Plan						3
18. Digital Drawing Documents (UTM NAD 83, Zone 17) <i>Georeferenced files</i>	✓	✓	✓	✓	✓	1 CD/USB
19. Digital Supporting Documents (Reports, Studies, etc.) - ALL	✓	✓	✓	✓	✓	5 CD/USB
20. Real Estate Appraisal Report						3
21. NAV Canada (6-Storeys or Greater)	✓	✓	✓	✓	✓	PDF Only
22. Bombardier (Within Downview Flight Path)	✓	✓	✓	✓	✓	PDF Only
23. Community Services & Facilities Study	✓	✓	✓	✓	✓	8
24. Site Plan Accessibility Impacts Checklist			✓			3
25. Waste Collection Design Standards (on behalf of Public Works)			✓			3
26. Sustainability Metrics + Summary Letter	✓	✓	✓	✓	✓	8
27. Oak Ridges Moraine Conformity Report / Greenbelt Conformity Report						
28. Special Policy Area Studies (Woodbridge)						
29. Valley Policy Area 1 to 4 (Kleinburg)						

Planning



1 Only brief if SPA submitted references city-wide urban design guidelines and PRE-APPLICATION CONSULTATION Block 38 UNDERSTANDING UDGs.

2 only plans if SPA is submitted

Drawings and Reports		OPA	ZBL	DA	SUB	CONDO	Copies
Urban Design and Cultural Heritage	1. Context Map	✓	✓	✓	✓		4
	2. Environmental Features Checklist						
	3. Urban Design and Sustainability Guidelines } 1	✓	✓		✓		4
	4. Urban Design and Sustainability Brief			✓	✓		4
	5. Architectural Control Architect Approved Drawings (where applicable)			✓	✓		2
	5. Architectural Guidelines			✓	✓		4
	7. Site and Building Elevations		✓	✓			9
	8. 1:50 to 1:100 Scale Detailed Colour Building Elevations (6 storeys or greater) 1:150			✓			4
	9. Site and Building Cross Sections		✓	✓			5
	10. Colour Rendered Perspective Drawings		✓	✓			17
	11. Landscape Master Plan } 2	✓	✓		✓		4
	12. Landscape Plans and Details (Including Exterior Lighting)			✓			9
	13. Landscape Cost Estimate			✓	✓		3
	14. Pedestrian Level Wind Study (6 storeys or greater)		✓	✓			5
	15. Detailed Wind Tunnel Model Analysis (6 storeys or greater)			✓			
	16. Sun/Shadow Study (6 storeys or greater)	✓	✓	✓			4
	17. Delineation of physical and stable top of bank, areas regulated by TRCA, and/or limits of natural heritage systems, wetlands, and/or natural hazards.	✓	✓	✓	✓		8
	18. Tree Inventory and Preservation Study/Arborist Report/Edge Management/Restoration Plans.	✓	✓	✓	✓		6
	19. Pedestrian and Bicycle Circulation Plan	✓	✓	✓	✓		6
	20. Computer Generated Building Mass Model	✓	✓				6
	21. Digital 3D Model			✓			6
	22. Architectural Materials Board or High-Quality Photos (as determined)			✓			1
	23. Signage Design and Lighting Plan 3			✓			5
	24. Exterior Photometric Lighting Plan			✓			6
	25. Public Utilities Plan (Intensification Areas)			✓	✓		4
	26. Archaeological Assessment	✓	✓	✓	✓		3
	27. Heritage Conservation, District Conformity Report						
	28. Cultural Heritage Impact Assessment	✓	✓	✓	✓		3
	29. Conservation Plan for Heritage Resources						
	30. Parkland Dedication Summary Chart	✓	✓	✓			4

3 - Lighting plan include proposed lighting fixtures B-U Gratings; CCT should be 3000 K.



PRE-APPLICATION CONSULTATION
UNDERSTANDING

		OPA	ZBL	DA	SUB	CONDO	Copies
Submission Requirements Matrix							
Drawings and Reports							
Engineering and Infrastructure Planning	1. Master Environmental Servicing Plan (MESP)	✓			✓		6
	2. Stormwater Management Report	✓	✓	✓			6
	3. Functional Servicing Report	✓	✓	✓	✓		6
	4. Phase I Environmental Site Assessment (ESA)	✓	✓	✓	✓	✓	5
	5. Transportation Study or Traffic Impact Study	✓	✓	✓	✓		12
	6. Noise and Vibration Report	✓	✓	✓	✓		8
	7. Geotechnical/Soils Report + Hydrogeo	✓	✓	✓	✓		6
	8. Parking Study	✓					4
	9. Site Servicing and Grading Plan			✓			6
	10. Erosion and Sediment Control Plan			✓			4
	11. Environmental Site Screening Checklist	✓	✓	✓	✓	✓	3
	12. Transit Facilities Plan						3
	13. Environmental Impact Study/Report	✓	✓	✓	✓		6
	14. Waste Collection Design Standards	✓	✓				3
	15. Site specific water balance assessment	✓	✓	✓		✓	10
16. Construction Management Plan	✓	✓	✓		✓	8	
Others to be Contacted by Applicant	Region of York	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	Toronto and Region Conservation Authority	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	Toronto Transit Commission (TTC)	<input type="checkbox"/>					<input type="checkbox"/>
	Go Transit/Metrolinx	<input type="checkbox"/>					<input type="checkbox"/>
	TransCanada Pipeline	<input type="checkbox"/>					<input type="checkbox"/>
	Enbridge Gas	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	Industry Canada (Telecommunication towers)	<input type="checkbox"/>					<input checked="" type="checkbox"/>
	VIVA	<input type="checkbox"/>					<input checked="" type="checkbox"/>
	Canada Post	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
	Hydro One	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	Telecommunication Companies	<input checked="" type="checkbox"/>					<input type="checkbox"/>
	NavCanada	<input type="checkbox"/>					<input type="checkbox"/>
	Ministry of Transportation (i.e. GTA West Corridor)	<input type="checkbox"/>					<input type="checkbox"/>
Ministry of Environment and Climate Change	<input type="checkbox"/>					<input type="checkbox"/>	



Background Information

1. Regional Official Plan Designation: "Urban Area" in the Region of York Official Plan.

Conformity with Regional Official Plan land use designation? (www.york.ca) Yes No *see YR comments attached*

If "No", has or will an application been made to amend the Regional Official Plan or Regional Exemption? (Note: an Exemption must be approved by the Region of York PRIOR TO the statutory Public Meeting) Yes No

2. City Official Plan designation: "Low-Rise Mixed Use"

Conformity with the City's Official Plan land use designation? Yes No

If "No" what is the nature of the amendment needed? The height and density proposed is more than what is allowed in the VOP 2010, Volume 1.

4. Existing Zoning: "C3 Local Commercial" in Zoning By-law 1-88.

Compliance with the City's Zoning By-law? Yes No

If "No" what is the proposed zoning or amendment required? A ZBA will be required to allow for residential use on this site.

5. Applicable Policies:

Compliance with the Greenbelt Plan? Yes No N/A

Compliance with the Oak Ridges/Moraline Plan? Yes No N/A

Compliance with the applicable Heritage Conservation District Plan? Yes No N/A

Compliance with the Special Policy Area? Yes No N/A

Compliance with the Architectural/Urban Design Guidelines? Yes No N/A

TBD by UD.

Subject: OP.19.003 and Z.19.008

c.10
Communication
COUNCIL: Oct 2/19
PH Rpt. No. 26 Item 5

From: Zhugen Han <[REDACTED]>
Sent: September-18-19 5:20 PM
To: DevelopmentPlanning@vaughan.ca
Subject: OP.19.003 and Z.19.008

To Whom It may concern,

This is regarding the zoning change application of southwest corner of Rutherford Road and Velmar Drive. As the owner of [REDACTED] Velmar Drive, I strongly refuse this zoning change application.

I am an engineer. My projects included Vaughan City Hall. I am proud of being one of Westdown neighbourhood. Right now I have to speak loudly this zoning change application mentioned above is NOT a responsible proposal and shall be terminated. Not only it won't fit in Westdown neighbourhood but also it will directly threaten the public safety. Velmar Drive has been already traffic overloaded. It can't afford another several hundreds of vehicles to choke this busy road junction / neighbourhood entrance and even more worse by bunch of road side guest parking due to potential design omission.

Again I urge the city to terminate this zoning change application. Negligence on public safety is a critical issue and shall not be tolerated

Thanks
Z. Han

Subject: Application No. OP.19.003 - 4101 Rutherford Rd

c 11
Communication
COUNCIL: Oct 2/19
PH Rpt. No. 26 Item 5

From: Kevin Doan <[REDACTED]>
Sent: Tuesday, September 17, 2019 4:35 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>
Cc: [REDACTED]

Subject: RE: Application No. OP.19.003 - 4101 Rutherford Road, Vaughan

Dear Mr. Coles, Mr. Messere, and City of Vaughan,

1. As it appears from a City's notice that I am required to confirm my objection in order to be allowed to be a party to any appeal in regard to any change to the Official Plan, I am therefore writing to confirm my objection to the above application for development at 4101 Rutherford Road.
2. My name is Kevin Doan and I reside within 250 metres of the area being proposed for development. At this time, I have two points to raise for the City's record and for City Council meeting scheduled for 7:00pm September 17, 2019:
 - a. I would like to ask why a traffic safety engineering report has not been required by the City for the developer to submit? I did not see such a report in the application materials submitted by the developer. I understand that such a report addresses safety issues rather than a report which only addresses volume of traffic or traffic flow which had been submitted. I further understand that such a report is required by the Region of York with every application for development. Does the City exempt the developer from providing a traffic safety engineering report? If so, please explain why. Will one be required by the City going forward?
 - b. I would further ask that after the City has addressed its issues if any with the developer, and as a result may have further received submissions from the developer in the future, will the public has an opportunity thereafter to raise further public concerns in response to future submissions by the developer? At this stage, as of September 17, 2019, new submissions from the developer may still be pending, given the City has not finally addressed its concerns with the developer, the public does not appear to have an opportunity to know the full record – or the full case – to respond to.

Sincerely,

Kevin Doan



<p>c 12 Communication COUNCIL: Oct 2/19 PH Rpt. No. 26 Item 5</p>
--

A# : MR. Clement Messere
Senior Planner of
Development Planning
Dept.

From: Mary & Carlo Giraldi
[Redacted] La Rocca Ave
Woodbridge, Ont
[Redacted]

Re: Velmar Centre Property Limited
4101 Rutherford Rd. / Velmar Drive
File: O.P. 19,003 and Z. 19,008
Public Hearings
3 pages in total

From Mary & Carlo Giraldi

PAGE 1/2

Att: Clement Messere, Senior Planner of Development
Planning Dept.

Inbox

mary jose

2:27 PM (15 minutes ago)

Tuesday, September 17, 2019

to developmentplanning

Good afternoon Mr. Clement Messere, (Please confirm receipt of email)

Re: Velmar Centre Property Limited
File #'s: OP.19.003 AND Z.19.008
4101 Rutherford Road, (southwest corner of Rutherford Road and
Velmar Drive (Attachment 1 - Ward 3

We wish to express our concerns regarding the re-zoning and the proposed building of the 7 - storey mixed - use of 139 residential units and commercial space.

We are concerned that such a permit will definitely change the residential area mentioned above, that is already a very busy intersection and residents will lose their privacy.

A 139 residential units will create havoc on Rutherford Road and on Weston Road

There is enough going on already, traffic wise, causing us residents to go through the side streets, off Weston Road, to get home, including Velmar Drive and many of the other side streets.

A 139 extra units will add at least 1 to 2 to 3 drivers per unit all coming out onto Rutherford Road and Weston Road. It doesn't take much, to see the effect, that all these extra cars will have, on an already congested Rutherford Road and on Weston Road. during rush hour.

As to the effect on the residents of this residential area, this will compromise their privacy and they will have to deal with even more traffic in their area. Not to mention,



From Mary & Carlo Giraldi

less safe streets for their children and more pollution from the extra cars driving through their area.

PAGE 2 / 2

Att: Clement Messere, Senior Planner.

These residents have bought their homes, especially, for the "community feel" and for their right to privacy, which will now be compromised.

This above mentioned location is not the right location, for a 139 unit, building.

Would all persons involved with this project, want to have this project, in their neighbourhood, not to mention their backyard?!!!

Does this mean that re-zoning of such commercial strip-type malls or small parcels of land (that were part of the community plan), can now be easily, re-zoned as residential apartments, in the future? I would think not! Not in my neighbourhood or yours (the City of Vaughan Planners, Builders, etc.).

There is a lot of land, available to be built on and all efforts should be made to do so, on such land.

The residents moved here many years ago, to this community, because of what it had to offer and for the set-up, of the commercial and residential plan for this area.

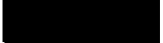
The question I ask all of you, is, "WOULD YOU WANT THIS IN YOUR COMMUNITY OR BETTER YET, IN YOUR OWN BACKYARD, WHERE THIS WILL STARE RIGHT BACK AT YOU, COMPROMISING YOUR PRIVACY"?!!!!

I thank you in advance for your time, effort and thoughts, put into, this very important matter.

PLEASE CONFIRM RECEIPT OF EMAIL.

Thank you.

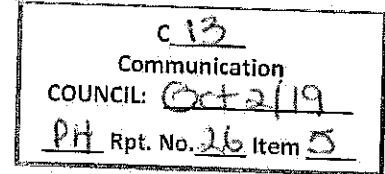
Mary and Carlo Giraldi
La Rocca Avenue
Woodbridge, Ontario



Subject:

Concerns Re: OP.19.003 and Z.19.008 - 4101 Rutherford Road

From: Scarpino, Anthony <[REDACTED]>
Sent: Tuesday, September 17, 2019 12:16 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Cc: Clerks@vaughan.ca; Sylvia Cover-Scarpino <[REDACTED]>
Subject: Concerns Re: OP.19.003 and Z.19.008 - 4101 Rutherford Road



Anthony Scarpino P.Eng, M.A.Sc, PEO, OSPE
[REDACTED] Pinemeadow Drive
Woodbridge ON
[REDACTED]

To whom it may concern,

I have been a resident of Ward 3 in Vaughan for 19 years, soon to be 20 years. I am a professional engineer with over 25 years in the field. I live within the 650m polling radius of the proposed project at 4101 Rutherford Road.

I oppose the use of the land at 4101 Rutherford Road (Subject Lands) to accommodate a 7-story mixed-use residential apartment building. I also oppose the Official Plan Amendment to File OP.19.003 to amend Vaughan Official Plan (VOP 2010) to increase the maximum permitted height from 4-storeys and 1.5 times the area of the lot TO 7-storeys and 3.15 times the area of the lot respectively.

The basis for my opposition to this use of the Subject Lands and OP Amendment are detailed below:

1. **Historical Basis:** My first challenge of the proposed changes to amend the "VOP 2010" (VOP) plan are based on the intent of the original VOP. There was a distinct and important reason that the VOP specified that the "Low-Rise Mixed-Use" designation of the Subject Lands was restricted to 4-storeys and 1.5 times the area of the lot. Part of this reason is a well-known concept with any urban planner, and that is to keep "like" structures within a specific area. The notion of an "erratic" or outstanding structure within a given area, breaks the visual flow, and generally puts nearby inhabitants at a disadvantage when comparing the market value of their properties. The VOP allows residents that wish to reside within a specific part of the city to envision their home setting & surrounding areas. If they wished to live in an area near high structures, I seriously doubt they would have moved into these subdivisions in the first place. This amendment takes that vision of home setting away from many folks close to the proposed Subject Lands
2. **Privacy Concerns:** One of the key positive elements of a "suburban" home, like those found in the subdivisions around the Subject Lands, is the notion of that backyard environment. For many Ward 3 residents (and I am sure the members of our City Council can relate), it is a small private oasis to sit with your family outdoors, and have a meal, or relax by a pool. Most of us with suburban homes, really enjoy our backyards and enjoy that privacy. This appreciation for that privacy is usually noted by fencing, trees or landscaping. The proposed amendment to the VOP would take that away from a significant number of residents in areas surrounding the proposed 7-story structure. At 7 storeys, it would be trivial to survey nearly backyard within the 650m polling area (and well beyond with magnified optical or photographic equipment). Privacy is a very important concern for residents of any city, and privacy is coming under more legal scrutiny every day. I am deeply concerned about any decision that affects the privacy of so many people within one decision of the City Council.
3. **Density Concerns and Quality of Life:** One has to place themselves in the shoes of the residents immediately across the street from the Subject Lands. Please try to imagine coming out of your front door, and having a 7-storey structure (a minimum of 70ft/21m) only 50 feet away (approximately). What happened to my Western sky? What happened to my sunsets in my front living room? I am not certain about what members of the

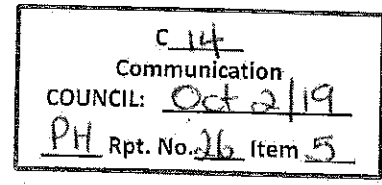
Council think about this, but it would certainly be enough for me to move away (and at a potentially considerable financial loss due to loss in value of the home). Would honoured members of the Council seriously considering moving into a home that is now unable to appreciate the sunlight for a significant part of the day?

4. Traffic Concerns: I think it's no secret that traffic within Weston Downs has been an ongoing concern for many years. There is no doubt in my mind that adding 139 residences at 4101 Rutherford Road would make morning and evening commutes worse. If there is any doubt in the mind of the councillors, please note that the very popular "Waze" application for mobile devices (that provides traffic guidance for drivers), now often redirects traffic south on Velmar Drive and through the subdivision in the mornings (often between 8:30 to 9:30 am). Adding 139 residences at Rutherford Road and Velmar Drive will add more chaos to the already known problem, exacerbated by the closure of Pine Valley Road at Rutherford Road. Traffic is funneled East through the Rutherford corridor each morning, on their commute to the 400 highway.

I believe that our council has an obligation to do what is "best" for the city AND it's residents. As a resident of Ward 3, I do not see a benefit with the proposed condominium NOR the proposed changes to the Vaughan Official Plan of 2010. I strongly oppose applications under file OP.19.003 and Z.19.008 due to the impacts I have stated above.

Sincerely,
Anthony Scarpino

Subject: OP.19.003 and Z.19.008 - 4101 Rutherford Road



From: John Parete <[REDACTED]>
Sent: Tuesday, September 17, 2019 3:46 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca
Subject: OP.19.003 and Z.19.008 - 4101 Rutherford Road

Official Plan Amendment File OP.19.003
Zoning By-law Amendment File Z.19.008
Velmar Centre Property Limited Applications
4101 Rutherford Road

Dear Mr Messere,
I am writing to you not only as a Weston Downs resident, but as the property owner of [REDACTED] Velmar Drive - right across the street. As such, I am in the most affected group by this development.

You have already received much correspondence regarding this issue: Traffic, negatively affected community, parking spaces, parking on the street, shadows, ability to be properly serviced by water/sewers, noise, pollution, drop in property value - and the list goes on. I may also add the noise, pollution, traffic and commercial vehicles on the street during the construction phase given the size and the depth of a 3-level garage. I have not seen one positive thing mentioned, except for what it does for the developer and perhaps the city with regards to increasing revenue.

I must declare how vehemently opposed I am to this development. I leave home each day at 7:30am to face cars on Rutherford lined up from Babak all the way to the 400 in order to get to work. I come home each night at 5:30pm to face 2 lanes of cars blocking my driveway (despite the "Do not block driveways" sign directly in front of my house) - with the cars extending down to Village Green or further. I have already been hit once while exiting by driveway, and I have been almost hit more than a dozen times - including from cars exiting the plaza. Drivers are frustrated at the traffic so they honk at each other and cut one-another off - and these are usually ones that do not live in Weston Downs.

So, adding 139 residences with approx 200+ cars in addition to the plaza traffic can only contribute to the situation. The majority of these will also be leaving for work in the morning and coming home in the evening. The traffic alone has been a major Weston Downs issue for a decade, and instead of a solution (or at least improvement), we have this application.

So many others have expressed their opposition, I can only agree and wish to add my voice the opposition. I understand at this point is only an "application for amendments" however it really seems like forcing a square peg in a round hole - there are far too many amendments that are detrimental.

Since there is public hearing - the public community of Weston Downs, and in particular the residents living on Velmar and Siderno, are imploring you to be heard.

Sincerely,

John Parete
[REDACTED] /elmar Drive

c 15
Communication
COUNCIL: Oct 2 / 19
PH Rpt. No. 26 Item 5

From: Clerks@vaughan.ca
Sent: Tuesday, September 17, 2019 10:29 AM
To: Magnifico, Rose
Subject: FW: input for Item 5 CW meeting 7pm
Attachments: September 17 submission Item 5 COV public meeting.pdf

Follow Up Flag: Follow up
Flag Status: Completed

From: Hiten Patel [REDACTED]
Sent: Tuesday, September 17, 2019 10:07 AM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca
Subject: input for Item 5 CW meeting 7pm

Hello COV Clerks,

Please find attached and kindly include as communications if not too late for tonight's meeting.

Thank you,
Hiten Patel

September 17, 2019

Re: Item 5: Velmar Centre Property

Rutherford Road especially near Hwy 400 needs intensification for City of Vaughan to reach its potential as a true city. This includes mixed use such as offices, commercial and retail, and apartments so that Canadians of all income levels and life stages can afford to call Vaughan home especially those who earn their livelihoods in Vaughan. When people live and work in the same community daily traffic will be reduced.

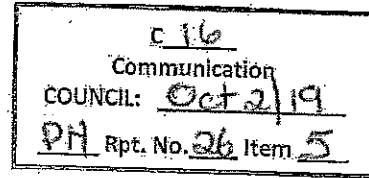
Parking spaces should be restricted to provide an incentive for a car-free lifestyle. Pedestrian paths, bicycle and transit lanes are necessary if Rutherford is to be widened. If it is widened without these considerations it will only invite additional private vehicles ("induced traffic").

So I support low rise and high rise apartments and condos facing Rutherford Road.

Hiten Patel

Thornhill Woods Drive

Subject: Velmar Center Property



From: Bob Farrugia <[REDACTED]>
Sent: Monday, September 16, 2019 5:41 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Cc: Marrelli, Carmela <Carmela.Marrelli@vaughan.ca>; 'mauro.paverini@vaughan.ca' <mauro.paverini@vaughan.ca>; 'Bob Farrugia' <[REDACTED]>
Subject: Velmar Center Property

Good evening.

Today, I was advised by the staff in the City Clerk's office that I should email you on this matter of a zoning change proposal on the property being developed as the Velmar Center Property (southwest corner of Velmar and Rutherford). This would be item number 5 on the agenda for the public hearing to be held September 17 2019.

As a local resident living very near by, our household is in opposition of the proposed amendment to the current zoning restriction which permits strictly 4 storey low rise construction. I currently reside at [REDACTED] Francesca Court, Vaughan [REDACTED] located just west of the property in question.

My concerns are as follows:

Traffic on Rutherford Road is terrible currently. The congestion causes significant delays on Rutherford Rd eastbound. Traffic backs up literally to Velmar. The project would introduce (roughly) 60 more residents, including vehicles vs the zoning allotment. This would further clutter an extremely busy route. As a resident who has lived in this area since 2000, I must tell you that even now, I do everything I can to avoid Rutherford Rd....the traffic and congestion is beyond acceptable. In addition traffic through the surrounding streets off the main routes (Weston and Rutherford) would encounter further congestion because people would avoid the main roads (Weston, Rutherford, Islington).

Second, having to see and look at the west face of a 7 storey structure from my home is (a) not pleasant and (b) would have an impact on the value of my home should the time come when I want to sell it. This again, is not acceptable. I have a real concern that a prospective buyer for my home would take another property over mine due to the fact they have an unsightly large structure hovering over the neighbourhood. 4 storeys is bad enough but I understood that when I moved into the area. A 7 storey structure is completely unacceptable.

Third...apartment/condo complexes are much more prone to becoming rental properties and that is a real concern for me that we are introducing an element into the immediate area that is not vested in maintaining a standard of care as would a true homeowner. In 2000, I committed an additional level of investment to live heere in Vaughan ("The City Above Toronto") to avoid the mixed residences which I experienced and saw developing in Mississauga at the time. This sudden change in zoning policy goes against what attracted me to the City of Vaughan.

Fourth, I would ask the city to consider the reasons for its very zoning provisions which are in place, and to respect the fact that these very provisions reflect the culture and values of the local residents and to know that changes to these zoning restrictions will ultimately alter the social and environmental "dna" of our great city.

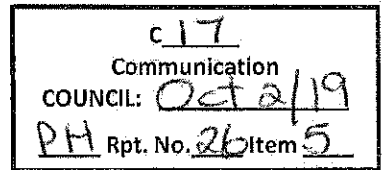
Please consider my concerns as a resident of Vaughan.

Yours truly,

Bob Farrugia



Subject: Regarding Proposed Condo at 4101 Rutherford Rd.



From: G Badwal [REDACTED]
Sent: Saturday, September 28, 2019 9:51 PM
To: Clerks@vaughan.ca; Magnifico, Rose <Rose.Magnifico@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>
Cc: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: Regarding Proposed Condo at 4101 Rutherford Rd.

September 28, 2019

Re: Applications OP.19.003 and Z.19.008

To City of Vaughan Council of the Whole, Vaughan Development Department, and City Clerk.

I am writing to you in regards to the proposed application for the condo at 4101 Rutherford Road. I furthermore request that this letter be entered into council minutes. I currently reside alongside my husband, two children, and in-laws at [REDACTED] Velmar Dr. which is directly across the proposed site. In my opinion, the first few homes across the address have the greatest amount of justifiable concerns. We have been residents and taxpayers of Vaughan for 17 years and specifically moved from Brampton to enjoy this city. I hope that our concerns be noted and taken seriously as this affects us the most.

The application is for a "7 storey condominium", my first concern is what exactly is meant by 7 storey? What is the exact height of the building? Anything above what is already there (the one storey plaza) will cause an invasion of privacy. Our home specifically is a two storey home, with bedroom windows facing Velmar, understand that any building directly across with multiple occupants would be able to peer into our windows. We will no longer be able to pull up our blinds, hence getting no natural light, This is detrimental to one's mental and physical well-being.

Another issue with a multiple storey building would be blockage of natural sunlight during certain parts of the day. My in-laws work hard and enjoy their garden during the summer months. They have a "special spot" in the backyard in which they sit down in the evenings just to enjoy the beautiful sun for the few months out of the year that they actually can. With the building being built not only will my in-laws not be able to enjoy the sun in the backyard but all of our neighbors beside and behind us as well.

Another major concern has to do with traffic as you have probably heard about from numerous other residences in the Weston Downs area. Since our home is the corner lot and very first home on Velmar there are 3 major issues already we are dealing with when it comes to the traffic. First, when trying to exit our driveway in the morning between the hours of 7:30 am-9:00 am it is very difficult to back out and get into any

of the lanes to get out onto Rutherford. Once we do finally get out we get caught with a red light, hence taking approximately 5 or more minutes just to get out of our driveway. The proposed condominium states there will be well over 250 parking spots, that is at least at minimum 200 cars added to that already tight corner. Second, between the hours of 4:00 pm-7:00 pm is a complete disaster. It is so incredibly hard to turn into any of the homes on Velmar, our home being the worse as it is the first home off of Rutherford. There is not a day I do not come home after work and not get honked at or told off just for turning into my home. Furthermore, it is very and I mean very rare that anyone leaves the front of our driveway clear. I get extreme anxiety turning in either direction as I worry about getting hit from the back or side. Once again I point out that the proposed building would add at least another 200 if not more vehicles adding to the already chaos of traffic. This is a complete nightmare of an idea for all Weston Downs Residences.

I would like to also convey my concerns about what will happen if this proposal gets passed and construction begins. This project would take over a year if not more to complete. During this time heavy equipment, noise, and overall dust and dirt will affect all areas surrounding the site. Being next to a park safety of small children is a huge concern. We are also concerned about how any digging for underground parking, pipes, water, and sewage will affect our homes and their stability.

Will the builder pay for weekly cleaning of our homes and yards due to the dirt and dust created by this project? Where will we go to play tennis when the courts are closed down due to the construction? Where will residents, especially the elderly go when they want to get their nails, dry cleaning done? Many Weston Down residents and their families rely on the dentist in the plaza. The local businesses in the current plaza have created bonds and connections with our community, many residents feel comfortable going to these places. This is what community is all about and if these businesses have to close down due to this building, it will have a significant impact within Weston Downs.

I would like to make it clear that even accepting a proposal like this for our community is detrimental not only for the major concerns stated above but for many other reasons as well. The applicant is also requesting a zoning change, which in turn would set a precedent if accepted because this would give the message to other possible builders that they can just build these types of buildings anywhere. I would like you to please take these concerns as well as other residents concerns seriously and do the right thing and reject this application. Furthermore, I would like to take this opportunity to invite you to observe and access first hand personally at our residence at [redacted] Velmar Dr. I am also open to having a verbal conversation regarding our concerns, I can be reached at [redacted]

Thank you for taking the time to read this letter and considering my family concerns regarding this application.

Sincerely,

Gurdeep Badwal

Subject: Comment Letter - 267 King High Drive - MSTA Proposed Boundary Expansion - Council Meeting Oct. 2, 2019 - Item 2: CoW Meeting Sept. 16, 2019
Attachments: L- request for inclusion in the MTSA.pdf

c 18
Communication
COUNCIL: Oct 2/19
CW Rpt. No. 24 Item 2

From: Mark McConville
Sent: September 25, 2019 10:51 AM
To: Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; melissa.rossi@vaughan.ca
Cc: Alexandra Pelts <alex@yyztravel.com>; Vicky Zaltsman <vicky@yyztravel.com>; Rosemarie Humphries <rhumphries@humphriesplanning.com>
Subject: Comment Letter - 267 King High Drive - MSTA Proposed Boundary Expansion - Council Meeting Oct. 2, 2019 - Item 2: CoW Meeting Sept. 16, 2019

Good Morning Jason,

Find attached a comment letter on behalf of ALM Property Management, requesting that the rear property at 267 King High Drive be included in the Major Transit Station Area (MSTA) Proposed Boundary Expansion for the Dufferin/Centre Street Secondary Plan Study area. This is with respect to Item 2 on the Committee of the Whole Meeting of Sept. 16th.

Todd, please add this as a Communication Item on the October 2, 2019 Council meeting and provide confirmation of such.

Thanks

Best Regards,

MARK J. McCONVILLE, MCIP, RPP, M.Sc.PI
SENIOR PLANNER
HUMPHRIES PLANNING GROUP INC.
216 Chrislea Road, Suite 103
Vaughan, ON L4L 8S5
905-264-7678 X 246 Fax (905)264-8073

PLEASE BE ADVISED THAT DURING THE WEEK OF OCTOBER 7TH WE WILL BE RELOCATING TO NEW OFFICES:

OUR NEW ADDRESS WILL BE:

190 PIPPIN ROAD, SUITE A, VAUGHAN ONTARIO L4K 4X9

PLEASE BE SURE TO UPDATE YOUR CONTACT LIST !!!

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

September 25, 2019
HPGI File # 15425

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

Attn: Mr. Jason Schmidt-Shouki, Deputy City Manager

**Re: Request for Inclusion in Draft MTSA Proposed Boundary Expansion
Dufferin/Centre Street Secondary Plan Study
Council Meeting October 2, 2019 - CoW Meeting September 16, 2019 – Item 2
267 King High Drive - Part 2, 65R-236142 - ALM Property Management**

On behalf of ALM Property Management, Humphries Planning Group Inc., is requesting that the rear property at 267 King High Drive (legal description Part 2 65R-36142) be included in the Major Transit Station Area (MTSA) Proposed Boundary Expansion for the Dufferin/Centre Street Secondary Plan Study area.



The rear property at 267 King High Drive (legal description Part 1 65R-36142)

An application for consent (B36-15) was approved by the Committee of Adjustment on October 1, 2015 and notice of final and Binding issued October 9, 2015, to sever the rear portion of 267 King High Drive and provide this severed portion as an addition to the lands immediately to the west at 7851 Dufferin Street, which is legally described as

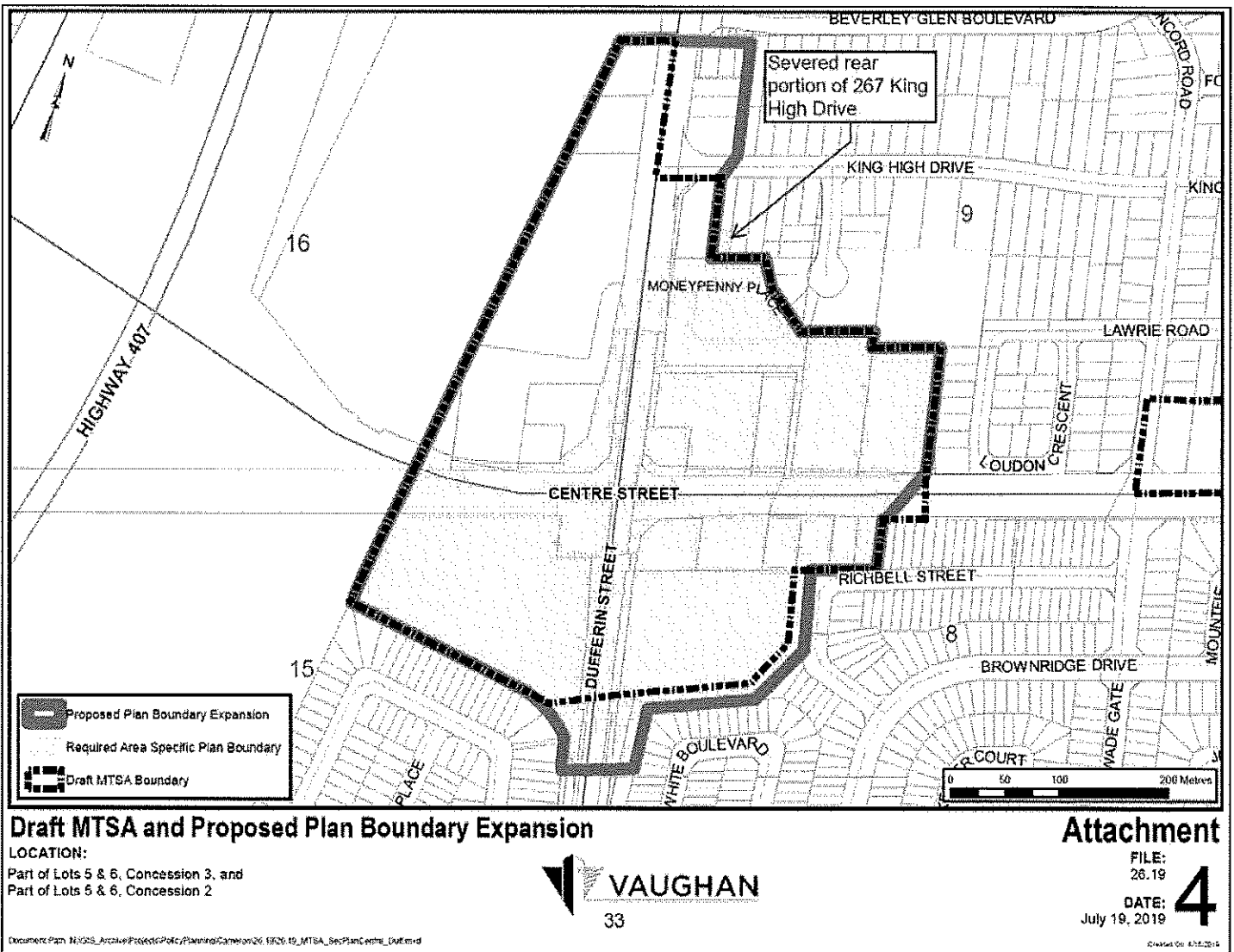
216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

~ Do Something Good Everyday! ~

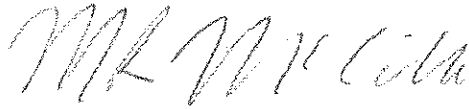
Through the previously approved application for consent (B36-15), the intention was that the rear portion of 267 King High Drive be developed in conjunction with 7851 Dufferin Street, which is proposed to be included within the MSTA Proposed Boundary Expansion for the Dufferin/Centre Street Secondary Plan Study area. As such, it is appropriate to include the rear portion of 267 King High Drive as well.



We respectfully request that that the rear portion of 267 King High Drive (highlighted in yellow on the Figure above) be included in the Dufferin/Centre Street Secondary Plan Study area, so that the appropriate designation can be provided on the lands added to 7851 Dufferin Street, which permits the intended use and so that the lands can be appropriately developed in conjunction with one another, as was the intention through the previously approved planning application.

Should you have any questions or require additional information, please contact the undersigned at (905) 264-7678 ext.246.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'Mark McConville', written in a cursive style.

Mark McConville, MCIP, RPP, M.Sc.Pl.
Senior Planner

cc. Todd Coles, City Clerk
Mayor and Members of Council
Mr. Bill Kiru, Director of Policy Planning
Ms. Melissa Rossi, Manager Policy Planning
ALM Property Management



C 19
 Communication
 COUNCIL: Oct 2/19
 (6) Rpt. No. 27 Item 6

TO: Mayor and Members of Council

FROM: Todd Coles, City Clerk

CC: Tim Simmonds, Interim City Manager
 Wendy Law, Deputy City Manager, Administrative Services & City Solicitor

DATE: September 30, 2019

SUBJECT: Council Meeting October 2, 2019 - Committee of the Whole (2) Report No. 27 Item 6, re: 2020 Schedule of Meetings

PURPOSE

Subsequent to the Committee of the Whole Meeting (2) on September 24, 2019, Office of the City Clerk has been advised of scheduling conflict in the proposed 2020 Schedule of Meetings. The City Clerk is proposing the following changes to the 2020 Schedule of Meetings calendar that was considered at Committee of the Whole (2) meeting for Council's consideration:

Meetings	Original Date & Time	New Proposed Date & Time
CW (2)	Wednesday, March 11, 2020 at 1pm	Monday, March 9, 2020 at 9:30am
CW (CS)	Wednesday, March 11, 2020 at 5pm	Monday, March 9, 2020 at 2:00pm
Council	Tuesday, March 24, 2020 at 1pm	Wednesday, March 11, 2020 at 1pm
Council	Monday, October 19, 2020 at 1pm	Wednesday, October 21, 2020 at 1 pm

RECOMMENDATION

1. That Council approve the revised 2020 Schedule of Meetings in accordance with the proposed changes set out in Attachment 1 of this communication.

Respectfully Submitted,

Todd Coles
 City Clerk

Attachment 1: Revised 2020 Schedule of Meetings – March and October

Attachment 1

Updated: September 30, 2019

City of Vaughan – Schedule of Meetings

March 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 1:00 pm – CW (1) 7:00 pm – CW (PH)	4 9:30 am – CW (WS) (if required) 1:00 pm – Council (if required)	5	6	7
8	9 9:30 pm – CW (2) ± 2:00 pm – CW (CS)	10 Purim*	11 1:00 pm – Council	12	13	14
15	16 Mid-Winter Break Begins for School Boards	17	18	19	20 Mid-Winter Break Ends for School Boards	21
22	23	24	25	26	27	28
29	30	31				

* Jewish holidays begin at sundown of the previous day, unless otherwise indicated.

October 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1		2	3
4 Sukkot*	5	6 1:00 pm – CW (1) 7:00 pm – CW (PH)	7 9:30 am – CW (WS) (if required) 1:00 pm – Council (if required)	8	9	10 Sukkot*
11 Simchat Torah*	12 Thanksgiving Day	13	14 1:00 pm – CW (2) ± 5:00 pm – CW (CS)	15	16	17 Shemini Atzeret*
18	19	20	21 1:00 pm – Council	22	23	24
25	26	27	28	29	30	31

* Jewish holidays begin at sundown of the previous day, unless otherwise indicated.

From: Rajbir Singh [REDACTED]
Sent: Tuesday, October 1, 2019 8:25 AM
To: Clerks@vaughan.ca; Magnifico, Rose; Coles, Alan; Bevilacqua, Maurizio; Ferri, Mario; Jackson, Linda; Kusatz, Gino; Iarrate, Marilyn; Carella, Tony; Racco, Sandra; Tamburini, Nancy; Ciafardoni, Joy; Messere, Clement
Subject: Subject: Regarding Proposed Condo at 4101 Rutherford Rd.

c 20
Communication
COUNCIL: Oct 2/19
PH Rpt. No. 26 Item 5

To City of Vaughan Council of the Whole, Vaughan Development Department, and City Clerk.

I am writing to you in regards to the proposed application for the condo at 4101 Rutherford Road. I furthermore request that this letter be entered into council minutes. I appose the approval to the Official Plan and Zoning By-Law for the following reasons:

- The proposed built form of this 7-storey building is not compatible with the built form of the surrounding community of single-family
- This apartment is out of character with the neighborhood. In fact this community was built as a cohesive community with minimum 60 foot lots and unique urban design guidelines. This apartment building will destroy the character of the community that we have loved and lived in for over three decades.
- The density of this proposal is too high. Though the current Official Plan permits a density of no greater than 5 FSI, this applicant is proposing a density of 3.14 FSI.
- This proposal will compound the current traffic issues that the Weston Downs community is experiencing with traffic Many residents who live to the north and west of Weston Downs cut through our residential streets in order to circumvent the gridlock on Weston Road during the morning and evening rush hours.
- Weston Road and Rutherford Road already experience traffic issues. The current residents of Weston Downs have difficulty turning onto Rutherford Road in the morning not to mention adding an additional 200 or more cars to the problem of turning right or left onto Rutherford.
- This tall and large apartment building will overshadow the tennis court and park which abut the proposed apartment building.
- The tall and large apartment building will cast shadows on the houses that are across the street from this development.
- There are only 3 parking spaces at grade with the remaining 257 parking spaces located in the 3 underground parking It is clear from this parking situation that this will no longer serve as a local convenience plaza for our neighbourhood. The residents of Weston Downs do not want to run in and out of our local stores by parking underground. The local plaza stores essentially will be unusable for our Weston Downs Community.
- The access in and out of the apartment building complex will not work properly. It is currently difficult to go in and out of the plaza during the morning and afternoon rush since there is a line of cars along Velmar which infiltrate Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road. It is currently difficult for our current residents to leave their properties as they try to enter the gridlock on Velmar caused by infiltration during these times. How do you expect an additional 200 cars to do this in the morning and afternoon rush?

- This proposal has directed the commercial space towards the Rutherford Road frontage indicating that they want to encourage a pedestrian friendly environment. This will accomplish the opposite. Without the commercial space on Velmar, our community of approximately 5000 residents will no longer have convenient access to our local plaza establishments.
- It is too soon after the last VOP 2010 review to make such changes to the official plan. The City invested a significant amount of time and money into the VOP review and it is not appropriate for a developer to try to change what has just been approved just to increase their profits

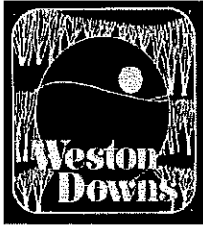
Furthermore I reside directly across from the proposed site. We are unable to enter and exit our driveway the way it currently is during peak rush hour times such as 7-9am and 4-7pm. The entire neighborhood is overwhelmed with traffic which starts on Valeria and Langstaff and makes its way to Velmar and Rutherford. I invite each and everyone of you to visit this area at 5pm any weekday to witness the mayhem. On top of all this the intersection of Rutherford and Velmar is already an intersection where countless accidents occur. The biggest one being the one in February of 2013, where we were evacuated from our house because the car ended up on our fence and ruptured the natural gas line. This intersection is used by countless students daily to catch a school bus or transit bus. I fear for their safety on a daily basis. I can only imagine what another 2-300 cars of daily traffic will cause to this intersection. I can be contacted at anytime via email or my cellular number [REDACTED]

Thank you for taking the time to read this letter and considering my concerns regarding this application.

Kind Regards,

Rajbir Singh

A concerned resident of Vaughan - Weston Downs



WESTON DOWNS RATEPAYERS ASSOCIATION

Blackburn Blvd., Woodbridge, Ontario,

www.westondownra.ca

c21 Communication COUNCIL: Oct 21/9 PH Rpt. No. 26 Item 5
--

October 1, 2019

Mayor and Members of Council
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

RE: Council Meeting October 2nd, 2019
Report #26, Item #5
Official Plan Amendment File OP.19.003
Zoning By-law Amendment File Z.19.008
Velmar Centre Property Limited Applications
4101 Rutherford Road

Dear Mayor and Members of Council,

On behalf of the Weston Downs Community, a community of 1876 homes, we would like to express our disappointment at the lack of respect and undo stress that the Velmar Centre Property Limited Application has caused to the citizens of our community. We oppose the approval of the Official Plan Amendment OP.19.003 and Zoning By-Law Amendment Z.19.008 submitted by Velmar Centre Property Limited to permit the development of a 7-storey mixed-use residential apartment building that includes 139 residential units and 615 m² of commercial space, at 4101 Rutherford Road. We respectfully ask that council reject this application which is an example of poor planning which will financially benefit a developer at the expense of an established community.

LACK OF RESPECT FOR THE EXISTING COMMUNITY

The Weston Downs Community was created, planned and approved over three decades ago. The community is unique in character and has specific urban design guidelines. This was the vision of a world renowned developer and it was approved and supported by council and staff. The vision was then sold to the residents of Weston Downs, many who are the original purchasers of homes in this community. It is now unfair for council and staff to disregard this original vision and change the character and the uses in the Weston Downs community. The Vaughan Official Plan 2010 clearly maintains that in Community Areas with established development, new development must be "designed to respect and reinforce the existing physical character and uses of the surrounding area." This proposed 7-storey mixed-use residential apartment does not respect nor reinforce the existing community and its character.

Stop using the province's More Homes, More Choice: Ontario's Housing Supply Action Plan to support this example of poor and disrespectful planning. The Honorable housing minister is clear in his letter dated October 17th, 2019 that it is the Vaughan Official Plan of 2010, not the Province that provides direction for new development under the Housing Supply Action Plan. The Vaughan Official Plan maintains that in Community Areas with established development, new development must "be designed to respect and reinforce the existing physical character and uses of the surrounding area." Destroying an established area at the expense of poor planning that contravenes established building goals and guidelines is in violation of our human rights, community safety and enjoyment, as well as respect for the residents and your constituents who live in this established community. Steven Clark, Minister of Municipal and Housing Affairs states the following: <http://westondownsra.ca/2019/09/18/support-from-our-mpp-must-read-letter/>

UNFAIR PROCESS

The Weston Downs Ratepayers Association has been attempting to retrieve a copy of the original Urban Design Guidelines and the Weston Downs Master Plan from the City, but have been told that it no longer exists. This is an unacceptable answer, especially knowing that Weston Downs was built in several phases and there must be more than one copy of each of these reports in the City of Vaughan archives. The community has asked for evening meetings since the majority of the residents work during the day, but our request has been ignored and not even responded to. Finally, I would like to bring to your attention the issue of transparency; by violating established rules, regulations, acts and circumventing processes, the City unfairly supports builders over the taxpayers living in the established Weston Downs Community.

CONTRAVENTION OF THE PLANNING ACT

The Notice of Official Plan Amendment, Rezoning and Site Plan was removed at approximately 11:00am on Wednesday, September 18th, 2019, the day following the public hearing. A resident of Weston Downs witnessed a man removing the sign. With the removal of the sign, the perception of the residents is that the application has been withdrawn. We contacted the City of Vaughan with respect to the missing signs on Tuesday, September 24, 2019, via an email to our local councilor, Rosanna DeFrancesca, city planner Clement Messere and Mauro Peverini, Director of Development. To date, the signs have not been replaced and no explanation has been provided for the removal and contravention of the planning act with respect to the signs. Originally, the notice on Velmar was placed under tree branches and only made visible upon the City of Vaughan responding to our complaint. The contraventions with respect to the notice of the Official Plan Amendment, Rezoning and Site Plan is an example of the lack of transparency and disrespect to the residents of Weston Downs. As of today, Tuesday, October 1, 2019, we are reporting that the sign taken down on September 18 @11am (immediately after the Public Hearing on September 17 @7pm) was not reinstalled as per city planner request; but was ignored and is in violation of the planning act:
https://www.vaughan.ca/services/business/development_planning_applications/Forms/Notice%20Sign.pdf

TRAFFIC INFILTRATION

In 2004, the traffic infiltration was 2,200 cars/day and Vaughan Council agreed to and considered that volume as a major issue. The fact that the traffic has grown to more than 12,000 cars/day with no action to date and Council choosing to ignore the increased volumes for 139 short term rental apartments is in total contravention of the peaceful enjoyment of an established community. Please take the time to see our current "highway traffic" on local community roads putting your constituents and our children at risk daily: <http://westondownsra.ca/>. Weston Downs is not an arterial road nor a mid-block collector road and definitely should not be treated as an alternative to regional roads. It is time for Vaughan to stop the poor planning and instead set up proper infrastructure and plan for healthy, viable communities. The city planners and council have consistently reduced our standard of living in Vaughan by causing gridlock on our roads. Instead of enjoying our City, we spend at least an extra two hours on the road within the city limits of Vaughan due poor traffic circulation and gridlock. Our standard of living and quality of life in Vaughan is being deteriorated by the congestion that is resulting from poor planning. It takes 45-minutes to travel distances that should only be a 10-minute drive because the proper infrastructure does not exist for the ever increasing densities.

ISSUES THAT NEED TO BE ADDRESSED:

- Section 9.1.2.2 of the VOP states that new development in Community Areas be designed in a manner that respects and reinforces the physical character of the established neighbourhood. The proposed built form of this 7-storey building is not compatible with the built form of the surrounding community of single-family homes. This proposal does not respect the building types, heights or scale of nearby residential properties.
- This apartment is out of character with the neighbourhood. In fact this community was built as a cohesive community with minimum 60 foot lots and unique urban design guidelines. This apartment building will destroy the character of the community that we have loved and lived in for over three decades. Weston Downs was built with very specific Urban Design Guidelines which are not being respected by this application.
- The density of this proposal is too high. Though the current Official Plan permits a density of no greater than 1.5 FSI, this applicant is proposing a density of 3.14 FSI.
- This proposal will compound the current traffic issues that the Weston Downs community is experiencing with traffic infiltration. Many residents who live to the north and west of Weston Downs cut through our residential streets in order to circumvent the gridlock on Weston Road during the morning and evening rush hours.
- Weston Road and Rutherford Road already experience traffic issues. The current residents of Weston Downs have difficulty turning onto Rutherford Road in the morning not to mention adding an additional 200 or more cars to the problem of turning right or left onto Rutherford. The traffic backs up in part due to the cuing for both the north bound right hand east turn from Velmar to Rutherford Road and the northbound left hand west turn from Velmar to

Rutherford Road. These movements in the morning peak hours will conflict with traffic egression and ingress into the new development.

- This tall and large apartment building will overshadow the tennis court and park which abut the proposed apartment building.
- The tall and large apartment building will cast shadows on the houses that are across the street from this development.
- The setbacks are all inadequate. Encroachment of balconies onto our park are unacceptable and will inhibit the enjoyment of sunshine and the nature.
- There are only 3 parking spaces at grade with the remaining 257 parking spaces located in the 3 underground parking levels. It is clear from this parking situation that this will no longer serve as a local convenience plaza for our neighbourhood. The residents of Weston Downs do not want to run in and out of our local stores by parking underground. The local plaza stores essentially will be unusable for our Weston Downs Community.
- The access in and out of the apartment building complex will not work properly. It is currently difficult to go in and out of the plaza during the morning and afternoon rush since there is a line of cars along Velmar which infiltrate Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road. It is currently difficult for our current residents to leave their properties as they try to enter the gridlock on Velmar caused by infiltration during these times. How do you expect an additional 200 cars to do this in the morning and afternoon rush?
- The Subject Lands are located in a Source Water Protection vulnerable area referred to as a Wellhead Protection Area-Q2 ('WHPA-Q2') and which must be reviewed and approved to the satisfaction of the TRCA.
- This proposal has directed the commercial space towards the Rutherford Road frontage indicating that they want to encourage a pedestrian friendly environment. This will accomplish the opposite. Without the commercial space on Velmar, our community of approximately 5000 residents will no longer have convenient access to our local plaza establishments.
- It is too soon after the last VOP 2010 review to make such changes to the official plan. Large parts of the plan were not brought into effect until 2019 and parts of it are still unapproved and before the LPAT. Until the whole plan is approved, there should be no further amendments to permit developments such as this one. The City invested a significant amount of time and money into the VOP review and it is not appropriate for a developer to try to change what has just been approved just to increase their profits.
- So disappointed that a developer would submit a medium density plan for a site that the VOP 2010 has designated as low rise mixed use...not medium density or medium rise

- Stop using the province's More Homes, More Choice: Ontario's Housing Supply Action Plan to support this example of poor and disrespectful planning. The Honorable housing minister is clear in his letter dated today that it is the Vaughan Official Plan of 2010, not the Province that provides direction for new development under the Housing Supply Action Plan. The Vaughan Official Plan maintains that in Community Areas with established development, new development must "be designed to respect and reinforce the existing physical character and uses of the surrounding area."
- The City of Vaughan is meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We have increased densities to meet this mandate at the Vaughan Metropolitan Centre where we have the infrastructure both the subway, Highways 400 and 407 to support the increased densities
- Our standard of living and quality of life in Vaughan is being deteriorated by the congestion that is resulting from poor planning. It takes 45-minutes to travel distances that should only be a 10-minute drive because the infrastructure does not exist. For example, most residents avoid the turning on Rutherford Road to go Highway 400 or the Go train in the morning specifically because it will add 15-20 minutes to the morning trip to work. Instead they must go south in order to go north-east.
- There have been comments about the fact that the council would be going against their own planning staff in order to turn this application down. Well I would hope so! Stop the poor planning examples that we see and recognize in this City. Every time you see one of those traffic mirrors when you enter a plaza or condo parking area, you know it is a result of poor planning. Example: Northwest side of Islington and Rutherford Road. Funny that the Weston Downs Ratepayers had pointed this out to the City at the planning stage though our comments were ignored. Look at 86 Woodbridge Avenue Condo where the residents keep complaining that they either hit the wall or are in fender benders because of the narrow entrance in and out of the condo. The residents complain about the steepness of the entry into the underground parking lot, causing some of the elderly residents to instead break condo rules by parking in the visitor parking spaces. Let's not keep making poor planning decision when we have the opportunity to make excellent and superior planning decisions. We the residents are the ones who are stuck with the aftermath of poor planning.

CONCLUSION

How many more violations are you willing to ignore and accept for developers at the expense of taxpayers living in an established community. Enough is Enough ! Do what is right and what is just by not receiving this **deficient** application, by not accepting to **violate** community rights and by not spending more tax dollars to **circumvent** processes that ultimately break the established rules and regulations that together we live and govern by in this great City of Vaughan.

In conclusion, we ask that Council turn down this application as presented based on the excessive density, traffic issues, ingress and egress issues as well as unsuitable built form. This proposal is

not compatible with the character of the vibrant Weston Downs community. It will cause shadows and traffic issues that will serve to reduce the current resident's enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores. Please do the right thing and support our residents by turning down this proposal.

Thank you for your time and consideration.

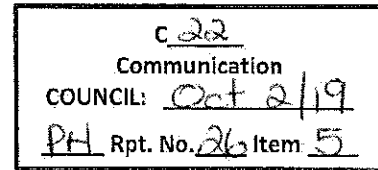
Yours truly,

Weston Downs Ratepayers Association

Per:

Rose Savage, Co-president, Weston Downs Ratepayers Association
Victor Lacaria, Co-president, Weston Downs Ratepayers Association
Nadia Magarelli, Co-president, Weston Downs Ratepayers Association

Subject: My view of Velmar Plaza Development.



From: Rob Salerno [REDACTED]
Sent: Tuesday, October 01, 2019 12:01 PM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: My view of Velmar Plaza Development.

My name is Rob Salerno, I live at [REDACTED] Polo Crescent. I have been a resident of Weston downs for the Last 15 years.

I grew up in the Jane Finch Corridor . My Family was probably the only family that lived in a condominium complex in that community. My family didn't have a car and we travelled by bus. My father was a hard working barber who worked 6 days a week to make ends meet. So I understand Intensification and the need to provide affordable housing. As I grew up, and funded by way through University, I took odd jobs. One of them was delivering Pizza. One of the areas that I delivered too was Weston Downs. It was the community behind the wall. Beautiful Bronze Signs, a wall that was lit, Large homes. A community, that inspired me to do better than my parents did. So I worked hard, with the idea that I would someday live in this community.

But, this community is no longer special. The city has neglected it. They have taken advantage of the fact the rate payers association was gone and they took steps to reduce the importance of the community.

1. Bronze Community Signage was replaced with inferior cheap plastic signs which cannot stand up to the weather. Currently they are discolored and look cheap.
2. The grand entrances that we had with flower beds and bushes were ripped out and replaced by Grass. The city stating that they would not take care of the bushes anymore. Never mentioned it to the community, and going against the Urban design guide.
3. Boulevard planters look cheap and are not taken care of.
4. Parks are neglected and have equipment that are a safety hazard to children playing on them. The city has decided not to inform the community of any plans that it may have in the works to improve the situation.
5. Traffic, traffic, traffic... Traffic infiltration has reached a critical point in the community. You can no longer travel between Langstaff and Rutherford through the community. Its bumper to bumper traffic. This is both a traffic infiltration issue and safety issue as these roads go by school and park areas. The city has done nothing to resolve the traffic issue and has allowed it to get out of control.

I am completely against the proposed building going up at 4101 Rutherford Road. My house is directly east of the proposed building. I will be robbed of my evening sunlight by the direct shade that the building will cast.

The province has stated that Intensification and development should happen with in the character of the community. Council needs to reject this proposal because it does not meet the character of the established community. This is not just an empty lot. This is a mature neighbourhood that has a certain look and feel to it. It does not require an eyesore on the corner. Kleinburg has established precedence that shows how building are in line with the rest of the community. The downtown core condos are 3 to 4 stories in height. In line with the rest of the core. The new subdivision at kipling and teston, which is built on empty farm land does not have any high rises in it. In fact there are many mixed use buildings that exists. All new. All with commercial on the first floor and two stories above it for residential. All built on the same footprint that the velmar plaza currently resides on. On empty

lots. Why?... Because it Kleinburg... Because Weston Downs has no voice? Because it fits with the rest of the community.

Let intensification exist in the right areas. This should be in proposed intensification corridors that have been established around areas that can currently accommodate them. HWY 7, Weston Road, Jane Street, etc.... Rutherford cannot service any new high rise construction. Velmar and Weston Downs cannot accommodate this type of intensification. Neither long term and certainly not short term. The disaster that the proposed construction of the building will cause will be significant. The only entrance for construction will be along Velmar. Workers will have to park on the street. Service trucks will have to line up and down the street to wait for their opportunity to enter the site. A complete disaster that will render the Velmar – Rutherford entrance unusable. But this will only make the traffic on ORR and Babak worse. It just moves the bottleneck further down the road while making Velmar a complete disaster.

TAKE CARE OF THE TRAFFIC BEFORE YOU APPROVE ANYTHING!!!!!!

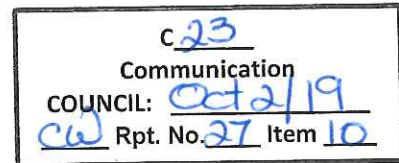
Rob Salerno, Chief Technology Strategist

Direct: [REDACTED]

Fax: [REDACTED]

Mobile: [REDACTED]





TO: Mayor and Members of Council

FROM: Todd Coles, City Clerk

CC: Tim Simmonds, Interim City Manager
Wendy Law, Deputy City Manager, Administrative Services & City Solicitor

DATE: September 30, 2019

SUBJECT: Council Meeting October 2, 2019,
Committee of the Whole (2) Report No. 27 Item 10,
Proclamation Request Islamic Heritage Month

PURPOSE

To provide information about the use of the City's network of outdoor digital signs to promote an event. Subsequent to the Committee of the Whole Meeting (2) on September 24, 2019, staff received preliminary details about a planned Islamic Heritage Month event.

RECOMMENDATION

The City Clerk recommends:

1. That recommendations 1. and 2. contained in the report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 24, 2019, regarding the Proclamation Request Islamic Heritage Month, be approved; and
2. That staff be directed to continue to work with the community group planning an Islamic Heritage Month event, and subject to staff's satisfaction with the planning and logistics of the event, Council endorse the event for the purposes of promoting the event.

BACKGROUND

Islamic Heritage Month Event

Subsequent to the Committee of the Whole Meeting (2) on September 24, 2019, staff received preliminary details about a planned Islamic Heritage Month event. City staff continue to work with the community group as they advance their event planning and logistics.

Use of Electronic Message Boards

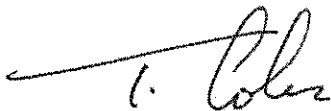
The Corporate and Strategic Communications Department uses the “Vaughan Electronic Signage Network Standards” to provide guidance and procedures relating to the City’s network of outdoor digital signs. The guidelines include criteria for selecting the messages that will be displayed on those signs. Messages for “Festivals and events that have been endorsed by City Council” are permitted.

Should Council endorse the proposed Islamic Heritage Month event, the event can be promoted through the outdoor digital signs and other communication streams.

Policy Review

The Office of the City Clerk began reviewing the Proclamation Policy (AD-013) and Flag Raising/Half Masting Policy (AD-014) earlier in 2019, with the intention of bringing forward revised policies by Q2 2020. A number of gaps and opportunities to strengthen these policies have been identified. Staff will present for Council’s consideration new comprehensive policies that will modernize these policies. The review will address all aspects of these events, including the City’s role in these events, along with support provided to them.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "T. Coles". The signature is written in a cursive style with a long horizontal stroke extending to the left.

Todd Coles
City Clerk