

**COUNCIL MEETING – APRIL 28, 2026
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed April 24, 2026</u>				
C1.	Cassandra Antenucci, dated March 30, 2026	17	3	Committee of the Whole
C2.	Nat Portelli, dated March 30, 2026	17	3	Committee of the Whole
C3.	Monica Lopez-Diana, dated March 30, 2026	17	3	Committee of the Whole
C4.	Erica Antenucci, dated March 30, 2026	17	3	Committee of the Whole
C5.	Aleandra Vizio, dated March 30, 2026	17	3	Committee of the Whole
C6.	Kevin Vizio, dated March 30, 2026	17	3	Committee of the Whole
C7.	Dante Antenucci, dated March 30, 2026	17	3	Committee of the Whole
C8.	Phil Velocci, Vaughan, dated March 30, 2026	17	6	Committee of the Whole
C9.	Dave Wilkes, BILD, Sheppard Avenue East, Toronto, dated March 30, 2026	17	7	Committee of the Whole
C10.	Carmela Liggio, Primont Homes, 9130 Leslie Street, Richmond Hill, dated March 30, 2026	17	7	Committee of the Whole
C11.	Peter Cortelucci, Cortel Group, Highway 7, Vaughan, dated March 30, 2026	17	7	Committee of the Whole
C12.	Jay Claggett, QuadReal Property Group, Bay Street, Toronto, dated March 30, 2026	17	7	Committee of the Whole
C13.	Carlos Ilagan, Zancor Homes, North Rivermede Road, Concord, dated March 31, 2026	17	7	Committee of the Whole
C14.	Marco Filice, Liberty Development Corporation, Highway 7 East, Markham, dated March 31, 2026	17	7	Committee of the Whole

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Please note there may be further Communications.

**COUNCIL MEETING – APRIL 28, 2026
COMMUNICATIONS**

		Rpt. No.	Item No.	<u>Committee</u>
<u>Distributed April 24, 2026 continued</u>				
C15.	Serena and Richard Sklar, Upper Post Road, Maple, dated March 30, 2026	18	3	Committee of the Whole (Public Meeting)
C16.	Niral V. Merchant, Celeste Drive, Maple, dated March 31, 2026	18	3	Committee of the Whole (Public Meeting)
C17.	Samuel John, Lady Karen Crescent, Vaughan, dated March 30, 2026	18	4	Committee of the Whole (Public Meeting)
C18.	Samer Hannaalla, Lady Karen Crescent, Vaughan, dated March 30, 2026	18	4	Committee of the Whole (Public Meeting)
C19.	Tatiana Goutman, Luca Avenue, Vaughan, dated March 30, 2026	18	4	Committee of the Whole (Public Meeting)
C20.	David Elbaum, Vaughan, dated March 30, 2026	18	4	Committee of the Whole (Public Meeting)
C21.	Claire Liu, Lady Karen Crescent, Vaughan, dated March 30, 2026	18	4	Committee of the Whole (Public Meeting)
C22.	Arthur Yuen, Vaughan, dated March 31, 2026	18	3	Committee of the Whole (Public Meeting)
C23.	Erin Lazer, Cedarpoint Court, Vaughan, dated March 30, 2026	18	3	Committee of the Whole (Public Meeting)
C24.	Roya Hosseinzadegan, Cedarpoint Court, Vaughan, dated March 30, 2026	18	3	Committee of the Whole (Public Meeting)
C25.	Jonathan Polon, Cedarpoint Court, Vaughan, dated March 30, 2026	18	3	Committee of the Whole (Public Meeting)
C26.	Saeid Pirahmadi, Cedarpoint Court, Vaughan, dated March 30, 2026	18	3	Committee of the Whole (Public Meeting)
C27.	Melanie Saltzman, Cedarpoint Court, Vaughan, dated March 30, 2026	18	3	Committee of the Whole (Public Meeting)
C28.	Maria Botkin, Randolph Drive, Vaughan, dated March 30, 2026	18	3	Committee of the Whole (Public Meeting)
C29.	Stephanie Romano, Villa Leonardo Gambin, Friuli Court, Woodbridge, dated March 31, 2026	18	7	Committee of the Whole (Public Meeting)

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COMMUNICATIONS**

		Rpt. No.	Item No.	<u>Committee</u>
<u>Distributed April 24, 2026 continued</u>				
C30.	Alexandre Thibault, CN Proximity, dated March 30, 2026	18	7	Committee of the Whole (Public Meeting)
C31.	Tim Sorochinsky, Millwood-Woodend Ratepayer Association and Elvira Caria, Vellore Woods Ratepayer's Association, dated March 30, 2026	18	8	Committee of the Whole (Public Meeting)
C32.	Victoria Mortelliti, BILD, Sheppard Avenue East, Toronto, dated April 14, 2026	20	15	Committee of the Whole
C33.	Memorandum from the Deputy City Manager, Planning and Infrastructure Development, and Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated April 22, 2026	17	9	Committee of the Whole
C34.	Memorandum from the Deputy City Manager, Planning and Infrastructure Development, dated April 23, 2026	20	10	Committee of the Whole
<u>Distributed April 27, 2026</u>				
C35.	Joe Moriello, 10933 Jane Street, Maple, dated April 2026	20	10	Committee of the Whole
C36.	Memorandum from the Deputy City Manager, Community Services, dated April 27, 2026	20	3	Committee of the Whole
C37.	Doug Pateman, Dentons Canada LLP, King Street West, Toronto, dated April 27, 2026	17	8	Committee of the Whole
C38.	Confidential memorandum from the City Manager, City Solicitor, and Deputy City Manager, Planning and Infrastructure Development, dated April 27, 2026	21	9	Committee of the Whole (Closed Session)
<u>Distributed April 28, 2026</u>				
C39.	Joe Moriello, 10933 Jane Street, Maple, dated April 2026	20	10	Committee of the Whole

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C1.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 3

Assunta Ferrante

Subject: FW: [External] Concerns regarding agenda item 6.3

From: Cassandra Antenucci [REDACTED]
Sent: Monday, March 30, 2026 1:46 PM
To: Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Concerns regarding agenda item 6.3

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Dear Vaughan Decision Makers,

I am writing today to express my concerns regarding Agenda Item 6.3 on the March 31, 2026 Committee of the Whole agenda - specifically regarding the Temporary Zoning application for 10481 Highway 50.

This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:

- A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
 - Driving southbound in the northbound lanes of Highway 50 (into oncoming head on traffic) to avoid the island and head southbound on Highway 50
 - Pulling U turns on Highway 50 just north of this property to head southbound around the island on Highway 50 (this includes 18 wheeler trucks pulling U turns)
 - Driving southbound on the northbound shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks)
- This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50
- This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact
- Lack of concern for environmental damage and no intention to resolve existing concerns:
 - Fill has been brought in illegally and altered one of the water courses on the property (Rainbow Creek) - the site plan doesn't indicate any resolution to this issue
 - The Environmental Site Assessment report indicates several areas of concern (with staining and improperly stored items) - there is no requirement to clean this up before temporary zoning is granted
 - The City's comment (page 4 of the Comment Response Matrix) states that clean up is not required considering the property would continue to be used as a truck terminal - clean up would only be required once the land is developed in the future
 - This is concerning, as it seems the expectation is that further contamination is likely to happen & there's no point in cleaning up what is there now

It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you.

Assunta Ferrante

Subject: FW: [External] Concerns regarding agenda 6.3

C2.

Communication

Council – April 28, 2026

CW(1) – Report No. 17 Item No. 3

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

From: Nat Portelli [REDACTED]

Sent: Monday, March 30, 2026 1:57 PM

To: Clerks@vaughan.ca

Cc: Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; news@ctv.ca; news@bellmedia.ca; newschannel@ctv.ca; gopublic@cbc.ca; news@citynews.ca

Subject: [External] Concerns regarding agenda 6.3

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It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally. We cannot have this happening anymore- too many people lost their lives already.

Thank you,

Subject: FW: [External] Fwd: Temporary Zoning - 10481 Highway 50

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

From: Monica Lopez-Diana [REDACTED]
Sent: Monday, March 30, 2026 1:55 PM
To: Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>
Subject: [External] Fwd: Temporary Zoning - 10481 Highway 50

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>
>
> Dear Vaughan Decision Makers,
>
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>
> This property is currently an illegal truck yard that poses serious public safety risks to the community for several reasons:
> • A center median on Highway 50 in front of this property's driveway means there is only right in/right out access. Frequently, trucks and cars entering and leaving this property drive dangerously in an attempt to head southbound on Highway 50, including:
> ◦ Driving southbound in the northbound lanes of Highway 50 (into
> oncoming head on traffic) to avoid the island and head southbound on
> Highway 50 ◦ Pulling U turns on Highway 50 just north of this property
> to head southbound around the island on Highway 50 (this includes 18
> wheeler trucks pulling U turns) ◦ Driving southbound on the northbound
> shoulder of Highway 50 to access the driveway (this includes 18 wheeler trucks) • This poses a significant public safety risk as these unacceptable driving behaviours are seen on a daily basis and endanger every commuter that uses Highway 50 • This property has several by-law notices, with one before the courts - recommending approval of temporary zoning for properties that are operating illegally and are before the courts just encourages the culture of illegally alter your property first & asking for approval after the fact • Lack of concern for environmental damage and no intention to resolve existing concerns:
> ◦ Fill has been brought in illegally and altered one of the water
> courses on the property (Rainbow Creek) - the site plan doesn't
> indicate any resolution to this issue ◦ The Environmental Site
> Assessment report indicates several areas of concern (with staining
> and improperly stored items) - there is no requirement to clean this
> up before temporary zoning is granted ◦ The City's comment (page 4 of
> the Comment Response Matrix) states that clean up is not required
> considering the property would continue to be used as a truck terminal
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> future ◦ This is concerning, as it seems the expectation is that
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> It is incredibly disappointing that City of Vaughan staff are recommending approval of the temporary zoning application for this property that is putting the public at risk.

> I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

>

> Thank you,

> M. Lopez-Diana

Assunta Ferrante

Subject: FW: [External] concerns regarding Agenda Item 6.3

From: Erica Antenucci [REDACTED]
Sent: Monday, March 30, 2026 1:52 PM
To: Clerks@vaughan.ca
Cc: Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>
Subject: [External] concerns regarding Agenda Item 6.3

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Thank you,

Erica Antenucci

Assunta Ferrante

C5.

Communication

Council – April 28, 2026

CW(1) – Report No. 17 Item No. 3

Subject: FW: [External] Agenda item 6.3 concerns

From: Aleandra V [REDACTED]

Sent: Monday, March 30, 2026 1:49 PM

To: Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>

Subject: [External] Agenda item 6.3 concerns

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Thank you,
Aleandra vizio

Assunta Ferrante

Subject: FW: [External] Concerns regarding agenda item 6.3

C6.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 3

From: Kevin Vizio [REDACTED]
Sent: Monday, March 30, 2026 8:38 PM
To: Clerks@vaughan.ca
Cc: Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>
Subject: [External] Concerns regarding agenda item 6.3

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Thank you,

Kevin

C7.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 3

Assunta Ferrante

Subject: FW: [External] Item 6.3

From: Dante Antenucci [REDACTED]
Sent: Monday, March 30, 2026 9:53 PM
To: Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>
Subject: [External] Item 6.3

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I am urging Vaughan's Committee to reject the approval of this temporary zoning, continue enforcement activities on this property and to put the safety of the public ahead of landowners that use their properties illegally.

Thank you,

Dante Antenucci

Assunta Ferrante

Subject: FW: [External] Written Communication - Item 6: Barons Street Area Traffic Calming - Committee of the Whole, March 31, 2026

**C8.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 6**

From: Phil Velocci [REDACTED]
Sent: Monday, March 30, 2026 3:10 PM
To: Clerks@vaughan.ca
Cc: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: [External] Written Communication - Item 6: Barons Street Area Traffic Calming - Committee of the Whole, March 31, 2026

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Hello,

I know the deadline has passed but I am hoping these comments can still be shared with Council ahead of tomorrow's meeting. They relate to Item 6 - Barons Street Area Traffic Calming.

I am a resident of Barons Street in New Kleinburg and have been raising safety concerns about the bike lanes here since late 2025.

The City's own traffic data shows average speeds of up to 46km/h on a 40km/h street, with up to 4,387 vehicles per day. That is not a quiet neighbourhood road, and yet bike lanes run through four active roundabouts along it with no crossing guard solution possible under the City's own policy, since roundabouts are uncontrolled intersections. Over the winter I watched the guide signs at those roundabouts get replaced multiple times after being struck by vehicles. Trucks are also still using Barons Street despite the restriction.

What concerns me most is that local schools are actively encouraging children to walk and bike to school using these lanes. With the current conditions on Barons Street, that is not safe. Children should not be directed onto a route like this until a proper safety analysis has been completed.

I am asking that the bike lanes be temporarily removed until a full safety review is done. Once the analysis is complete, the City can make an informed decision about whether to bring them back and in which sections they actually make sense. More signage in the meantime is not enough.

Thank you,

Phil



March 30, 2026

**C9.
Communication**

Council – April 28, 2026

CW(1) – Report No. 17 Item No. 7

Mayor Del Duca and Members of the Committee of the Whole

City of Vaughan
2141 Major MacKenzie Dr W.
Vaughan, ON
L6A 1T1

Re: Committee of the Whole - March 31, 2026

Item 7 (Addendum Listing): TIME LIMITED EXEMPTION OF CITY DEVELOPMENT CHARGES FOR RESIDENTIAL DEVELOPMENTS – RESPONSE TO MAYORAL DIRECTIVE 1-2026

On behalf of the Building Industry and Land Development Association (BILD) and our York Forum members, we are writing to commend Mayor Del Duca and Members of Council for your leadership in directing City staff to bring forward today's report on a time-limited exemption of City Development Charges for residential development.

The City of Vaughan continues to demonstrate strong leadership in advancing practical, solutions-oriented policies that support the delivery of new housing to meet the needs of current and future residents. We appreciate the commitment of the Mayor, Members of Council, and City staff in advancing initiatives such as this, which will play a meaningful role in increasing housing supply during this market downturn.

By introducing a time-limited exemption on residential development charges, the City is taking a bold and innovative step that, if implemented effectively, would position Vaughan as a leader in addressing the housing crisis.

BILD supports this initiative and recognizes its potential to positively impact housing delivery in the short term. Given the significance of this novel approach, we emphasize the importance of ongoing collaboration between City staff and the development industry to ensure implementation mechanisms are fair and equitable across all housing types. This discussion is essential to maintaining transparency and effectiveness and will help ensure the exemption delivers tangible benefits to all home purchasers and the broader community.

BILD also acknowledges recent federal and provincial announcements regarding HST/GST and development charge funding. We understand Council and staff will need time to assess how these measures can complement Vaughan's initiatives and further support housing delivery.

BILD greatly values our long-standing relationship with the City of Vaughan, built on transparent dialogue and collaboration. We appreciate the City's continued commitment to accelerating housing supply. Our members remain dedicated to building vibrant, complete communities in Vaughan. Thank you for the opportunity to provide this correspondence. We look forward to continued collaboration and progress ahead.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Wilkes", with a horizontal line underneath.

Dave Wilkes
President & CEO, BILD



March 30 2026

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

Attention: Mayor Del Duca
Members of Council

From: Primont Homes

Re: Staff Report: Time Limited Exemption of City Development Charges for Residential Developments – Response to Mayoral Directive 1-2026

Dear Mayor Del Duca and Members of Council,

Primont Homes is the Owner of approximately 114 acres within the City of Vaughan, representing active applications at various stages of the planning, development, and construction process.

Primont has been closely following the City of Vaughan’s approach to Development Charge incentives as a tool to help reinvigorate the housing industry. We commend Mayor Del Duca for his February 24, 2026 directive to explore a framework for a city-wide Development Charge Exemption program.

Primont is supportive of this initiative, and respectfully requests that Council consider the following amendments to strengthen the Program:

- 1. Extension of Program Timeline**
We recommend extending the program end date from February 28, 2027 to December 31, 2027. This extension would provide an applicant with time to advance the planning and development approvals while enabling the sales program to proceed with greater certainty in support of permitting and construction phases.
- 2. Eligibility for Units at Permit Stage**
We recommend that the policy framework include eligibility for units that were in a permit issuance position at the time of the Mayor’s February 24, 2026 directive; in the case of Primont’s Hillmont project, a Development Charge exemption would translate into



approximately \$12 million in savings to the project—significantly improving housing affordability for our purchasers.

We appreciate the City of Vaughan's leadership in addressing the current housing challenges. The market conditions along with high financing and construction costs, continue to keep many prospective buyers on the sidelines. Initiatives such as this Program are critical to restoring market confidence and improving housing affordability.

Thank you for your consideration

Kind regards,

Carmela Liggio

Director, Land Development

carmela@primont.com

Primont Homes

cc:

Mayor Del Duca

Members of City of Vaughan Council

Joe Montesano, President

VIA EMAIL

March 30, 2026

The Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

C11.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 7

Dear City Clerk and Members of Council,

Re: TIME LIMITED EXEMPTION OF CITY DEVELOPMENT CHARGES FOR RESIDENTIAL DEVELOPMENTS – RESPONSE TO MAYORAL DIRECTIVE 1-2026

On behalf of Cortel Group, we thank you for the opportunity to provide comments on the Committee of the Whole Report regarding the Mayoral Directive 1-2026 for a time limited exemption of City development charges ('DC').

As you are aware, Cortel Group is a family-run builder and developer based in Vaughan, Ontario. For over 50 years, Cortel has been building communities across the Greater Toronto Area. We build and deliver low, mid and high-rise buildings, as well as industrial. In our company's deep history in the building and development sector, we have never experienced this level of downturn in the housing market—an industry that has historically been robust, provides critical services, generates strong economic impact, and supports significant jobs.

The City of Vaughan has demonstrated leadership in advancing tangible solutions to support new housing starts and has effectively advocated for action from other levels of government to address the housing crisis. In November 2024, the City implemented a temporary 50% reduction in DCs for select housing developments. However, even with this reduction, Vaughan continues to have among the highest DC rates in the Greater Toronto Area.

We recognize that collaborative efforts are required to stimulate housing development. If implemented effectively, the proposed Mayoral Directive to temporarily exempt DCs has the potential to generate meaningful impact, ultimately benefiting the local economy and expanding the municipal tax base.

However, based on our experience, the proposed 10-month DC exemption period (February 25, 2026 to February 28, 2027 but will not be in force until April 2026 at the earliest so technically only a 10-month period) will not achieve the intended objective of advancing new housing projects—particularly high-rise developments. To be effective, the exemption period must align with the actual sequencing and timelines associated with development.

For example, even where a project has secured all planning approvals and completed building permit drawings and technical submissions, it can take approximately 48 months to reach foundation completion—a requirement under the proposed program.

Typical Mixed Use/High-Rise Condo Timeline			
Start	Finish	Milestone	Expected Timeframe
Apr-26	Apr-27	Building Permit	12 months
Apr-27	Jul-27	Tender	4-6 months
Jul-27	May-29	Sales	8-22 months
May-29	Apr-30	Construction to Footings	8-10 months

While the proposed exemption is well-intentioned, a 10-month window is unlikely to influence housing starts, even when considered alongside temporary Federal and Provincial HST exemptions and Regional DC reductions. Meaningful change will require more decisive action—specifically, extending the DC exemption period to 48 months to reflect actual development timelines and schedules and more closely align with the 2031 municipal housing target objectives.

We believe there is a significant opportunity to meaningfully support housing supply, job creation, and economic growth in the City of Vaughan. Accordingly, we respectfully request that Council extend the DC exemption period to better reflect the practical timing requirements of residential development.

It is important to underscore that without new housing starts, there will be no new DC revenue or additional property tax growth—the financial impact will be far greater than what is outlined in the report if there are no housing starts. We need to collectively work together towards housing delivery and ask that the City of Vaughan to continue to be a leader and champion by making the necessary changes to this DC exemption program.

We appreciate your consideration of our comments and concerns and request formal notice of any decision made by Council in this matter.

Sincerely,
Cortel Group



Peter Cortellucci

Assunta Ferrante

Subject: FW: [External] Vaughan Mayoral Directive - 1-2026
Attachments: Vaughan_DC_Mayoral Directive 1-2026_Cortel Letter_2026.03.30.pdf

From: Elsa Fancello <elsa.fancello@cortelgroup.com>
Sent: Tuesday, March 31, 2026 8:45 AM
To: Clerks@vaughan.ca
Cc: mayor@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Stefano Cortellucci <Stefano@cortelgroup.com>; Mario Cortellucci <Mario.Cortellucci@cortelgroup.com>; Peter Cortellucci <Peter.Cortellucci@cortelgroup.com>
Subject: [External] Vaughan Mayoral Directive - 1-2026

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Thank you for the opportunity to submit comments re: Staff's response to Mayoral Directive 1-2026.

We believe that the proposed 10-month DC exemption period (February 25, 2026 to February 28, 2027 but will not be in force until April 2026 at the earliest so technically only a 10-month period) will not achieve the intended objective of advancing new housing projects—particularly high-rise developments.

Please see attached letter.

With thanks,

Elsa

Elsa Fancello

(647) 688-3572
2800 HWY 7 W., Suite 301
Vaughan, ON, L4K 1P3



CORTEL GROUP
Build It Forward

cortelgroup.com | [@cortelgroup](https://www.instagram.com/cortelgroup)

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Thank you.



C12.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 7

416-673-7444
www.quadreal.com

QuadReal Property Group
199 Bay Street, Suite 4900
P.O. Box 373
Toronto, ON M5L 1G2
Canada

VIA EMAIL
March 30, 2026

The Office of the City Clerk and Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear City Clerk and Members of Council,

Re: Mayoral Directive 1-2026 – Development Charge Exemption for Residential Development

On behalf of QuadReal Property Group, we appreciate the opportunity to comment on the proposed time-limited exemption of City development charges (“DCs”).

Today’s announcement by the federal and provincial governments marks an important shift in housing policy. The commitment to fund infrastructure and support reductions in municipal DCs by up to 50% is a clear acknowledgement that upfront costs are a primary barrier to housing delivery and that coordinated action across all levels of government is required to address it.

In that context, Vaughan’s continued leadership on DC policy is both timely and critical.

QuadReal is a long-term investor and developer in the City, with a significant commitment at Assembly Park in the Vaughan Metropolitan Centre. The site is being delivered in multiple phases and represents a meaningful contribution to Vaughan’s housing and employment growth. Advancing these phases and others like them requires not just supportive policy, but policy that aligns with how development is actually executed.

We support the intent of the proposed DC exemption. However, the current 10-month window is unlikely to materially influence housing starts.

Even for projects that are well advanced, the path from approvals to construction is measured in years. At Assembly Park, individual phases are sequenced based on market absorption, financing, procurement, and delivery logistics. These are not decisions that can be accelerated within a short policy window, even with strong incentives.

As structured, the exemption will primarily capture projects already positioned to proceed, rather than unlocking the next wave of development.

The federal and provincial announcement reinforces this point, both levels of government are committing funding over multiple years to enable sustained DC reductions and long-term project viability. The opportunity for Vaughan is to align with that approach.

We would therefore respectfully recommend extending the exemption period to approximately 48 months. A longer window would:

- Align with real development timelines;
- Allow projects currently in the pipeline to advance into construction;
- Provide the certainty needed to influence capital allocation decisions today; and
- Maximize the benefit of the newly announced federal and provincial funding.

Ultimately, the objective should be to unlock projects that are currently stalled, not just to accelerate those already underway. Without new starts, there is no new DC revenue and no growth in the property tax base.

We commend the City for moving early on this issue and encourage Council to take the next step by aligning the program with the broader direction now being set at the provincial and federal levels.

We would welcome the opportunity to discuss further.

Sincerely,

QuadReal Property Group



Jay Claggett, MCIP, RPP, CD
Senior Vice President, Development – Asset Management

March 31, 2026

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

C13.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 7

Dear City Clerk and Members of Council,

Re: Mayoral Directive 1-2026 Time-Limited Exemption of Development Charges of Residential Development Response

On behalf of Zancor Homes , we extend our appreciation for allowing us to provide comments on the proposed limited exemption on the City's Development Charges (DC's) per the Mayoral Directive 1-2026

Zancor Homes is actively pursuing various development opportunities in Vaughan to deliver much-needed housing and new communities in the City and across GTA. With the current downward trend in the housing, real estate and residential construction market, Zancor Homes is not exempt, like many other developers from this negative impact to the industry. We also recognize the City's efforts and leadership in boosting housing development, supporting the construction work force and the economy. Certainly, this DC Exemption is greatly helpful in providing meaningful impact to our end goal which is to build more homes. We support this initiative by the City.

The most recent announcement by the Province on the HST exemption for new home sales greatly pushes the residential market into the positive direction. DC reductions and exemption greatly boost this effort. However, we believe that for a more effective reception by prospective home buyers, we respectfully suggest extending this DC Exemption period to December 31, 2028 effectively converting it into a minimum 2-year program. From a sales standpoint, this provides more confidence on the side of the public and prospective home buyers knowing that owning their homes becomes affordable and more realistic. This timeline also allows more opportunity for development approvals, entitlements and agreements to materialize without posing too much burden on City staff as well, especially those who have to review and process approvals, permits and legal agreements.

Again, we greatly appreciate your review of our comments and look forward to working with City Staff and Council in this effort.

Sincerely,



Carlos Itagan, C.E.T.
Director, Planning & Development
Zancor Homes

March 31, 2026

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

Dear City Clerk & Members of Council:

Re: Item 7 Addendum Time Limited Exemption of City Development Charges for ALL Residential Developments Staff Response to Mayoral Directive of 1-2026 Report of Michael Marchetti and Michael Coroneos

We are development managers for various landholders in the City and are writing in the interest of our current projects and future Customers and Taxpayers of Vaughan who cannot speak here today.

We appreciate that Council through the Mayor continues to make efforts to reduce DCs and government charges. As you know Vaughan has been, but is no longer, at the top of the list as the highest DC's in the GTA. It should be noted that in 2003 DC's and government charges were \$0.08 for every selling dollar of new home development, and in 2025 this figure had ballooned to \$0.35 for every new home selling dollar. This exponential increase in Government Charges, at all levels (federal, provincial, regional and local) has caused the cost of new home ownership to taxpayers to be overwhelming and unsustainable.

As you know, property taxes are levied on DCs and government charges, and then taxpaying residents pay 'tax on tax' and carry payments of mortgage, principal and interest on such government charges (See Altus reports re microfinancing of public infrastructure through government charges 2009 report).

As the canary cannot longer fly out to give the warning, it is positive that there are active discussions, and actions for changes to remove these overbearing costs on taxpayers.

However, this report is helpful but not equitable to all product types, see scenarios below:

a. DC Category – Single taxpayer buys a home on April 1, 2026; manufacturer can be eligible to get a permit in 12 months and home can be delivered in 2027 (home takes 10 months to deliver);



b. DC Category – Apartment taxpayer buys a home April 1, 2026; manufacturer cannot be eligible to get a permit in the 12 month period and home cannot be delivered in 2027 (apartment takes 48 months to deliver).

Both buyers are ‘taxpayers’; one buys a ‘house’ one buys an ‘apartment’.

However, the City cannot treat ‘both’ taxpayers differently under any civil, local, provincial, federal law of equality.

The PPS requires all planning decisions of a City to ensure the ‘Prosperity of All Ontarians’.

The program is required to be ‘cognizant’ of section 42 products and the report from Mr. Coroneous, with whom we’ve spoken with several times, should include the following amendment that can be done by Council on motion:

Be it resolved that the above noted report be amended such that the effective date of the program is modified as follows:

1. for any section 51 Planning Act product the program is 12 months in effect;

2. for any section 42 Planning Act product, including any products in Region ROPA 43, MTSA, Centres and Corridors, the program effective duration is 48 months.

This was identified in another manufacturer letter today and was echoed on calls with staff last week.

All taxpayers of Vaughan do not have ‘product labels’; everyone gets a ‘tax bill from City of Vaughan’, regardless of product type. All products need to be taxed equitable and this program is great but has to recognize and implement the time extension to permit the apartment product taxpayer customer to be able to benefit equitably as other ground products. An apartment buyer in the above scenarios cannot be prejudiced because they can only afford an apartment and not a larger more expensive home. How is it that the Honda Civic gets the Escalade Tax and the Escalade gets the Honda Civic tax?

The Council for all taxpayers watching and listening has to be fair to all products and ensure all residential products can have the opportunity to participate in this program by extending the time eligibility to 48 months for section 42 product today.

Sincerely,



M. Filice, SVP

Liberty Development Corp.

for and on behalf of various land project owners in Vaughan and future customers of new homes

C15.
Communication
Council – April 28, 2026
CW(PM) – Report No. 18 Item No. 3

From: [Francesca Laratta](mailto:Francesca.Laratta@vaughan.ca)
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] File Z.26.007 concerns
Date: Wednesday, April 1, 2026 9:42:51 AM

From: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>
Sent: Monday, March 30, 2026 3:58 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: FW: [External] File Z.26.007 concerns

Good afternoon,

I received the following correspondence below from a resident in the vicinity of Senang Investment Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.) – Z.26.007 application. Can this email be included as a Communication for the Z.26.007 Public Meeting report on March 31 at 7:00 pm?

Thank you,

Joshua Lacaria, MES
Planner - Development and Parks Planning
905-832-8585, ext. 8011 | joshua.lacaria@vaughan.ca

City of Vaughan – Planning and Infrastructure Development
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1



From: Serena Sklar [REDACTED]
Sent: Monday, March 30, 2026 3:57 PM
To: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Richard Sklar [REDACTED]
Subject: [External] File Z.26.007 concerns

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Good afternoon,

I live at [REDACTED] Upper Post Road, Maple ON, and I am writing in reference to File Z.26.007

see notice sign attached.

I would like to express my serious concerns about the environmental and water management impacts of this proposal.

Our neighborhood has already experienced water and drainage challenges over the years. Increasing density, reducing lot sizes, and altering the natural landscape raises concerns that groundwater and surface water could be redirected toward existing homes, potentially worsening drainage issues and increasing the risk of water pooling or flooding. I ask that the City carefully review grading, stormwater management, and long-term impacts on surrounding properties.

In addition, the field slated for development is regularly used by deer and other wildlife for grazing. This area appears to be an important local habitat. Disrupting it could displace wildlife into surrounding residential streets, increasing the risk of vehicle collisions and creating safety concerns for both residents and animals. I strongly encourage the City to assess the environmental impact and consider measures to preserve or mitigate the loss of this habitat.

Given these concerns, I respectfully ask that the City take a very cautious approach in reviewing this application and ensure that drainage, environmental protection, and neighborhood impacts are fully addressed before any approvals are granted.

Thank you for your attention to this matter.

Sincerely,

Serena and Richard Sklar



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION

AN APPLICATION HAS BEEN SUBMITTED TO THE CITY OF VAUGHAN TO DEVELOP THIS SITE FOR:

425 RESIDENTIAL DWELLINGS CONSISTING OF SINGLE DETACHED UNITS, A TOWNHOUSE BLOCK, STORMWATER MANAGEMENT (SWM) FACILITY BLOCK, SIX PART BLOCKS, SEVEN OPEN SPACE/NATURAL HERITAGE SYSTEM BLOCKS, AND PUBLIC LOCAL ROADS. THE APPLICATION PROPOSES TO ADD SITE-SPECIFIC ZONING EXCEPTIONS UNDER BY-LAW 001-2021.

Complete Application Date:

Public Meeting Date: March 31, 2026

Time: 7:00 pm

Location: Vaughan City Hall, 2141 Major Mackenzie Dr. W

Livestreaming Link: vaughan.ca/council/live-council-broadcast

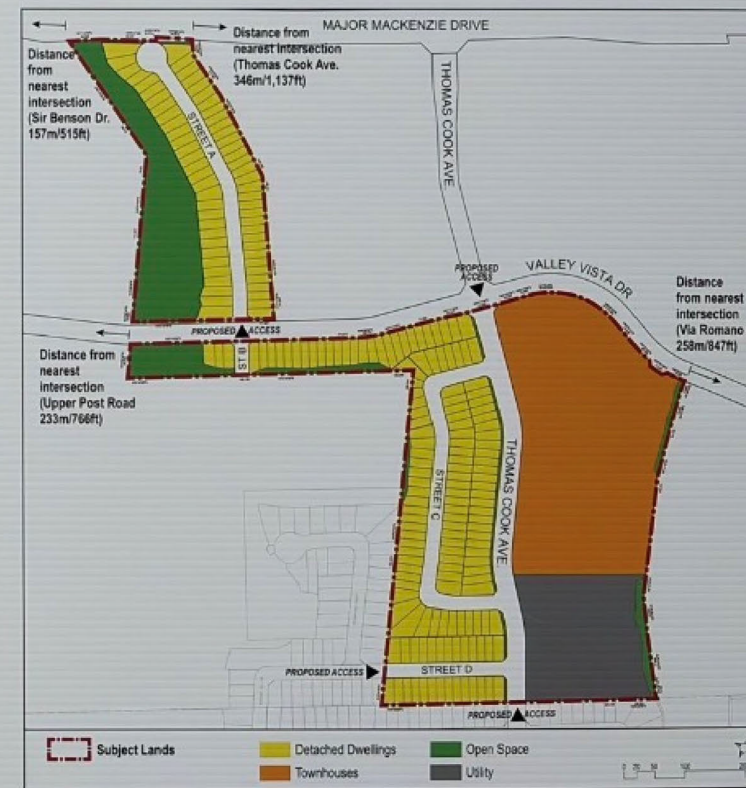
Owner: Senang Investments Limited and King Jane Developments Inc. c/o Alletto Developments Ltd.

For information, Contact Agent Malone Given Parsons Ltd. (905-513-0170)

For more information about this matter, including information about appeal rights, Contact the City of Vaughan Development and Parks Planning Department (905-832-8585) and refer to Files Z.26.007 and 19T-26V003.

Date Sign Installed: March 6th, 2026

THIS APPLICATION IS CURRENTLY UNDER REVIEW BY THE CITY OF VAUGHAN



From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] File Z.26.007 - Concerns Regarding Proposed Infill Development – Non-Conformity with Community Design Objectives
Date: Wednesday, April 1, 2026 9:44:23 AM

From: Joshua Lacia <Joshua.Lacia@vaughan.ca>
Sent: Tuesday, March 31, 2026 8:59 AM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: FW: [External] File Z.26.007 - Concerns Regarding Proposed Infill Development – Non-Conformity with Community Design Objectives

Good morning.

I received the following correspondence below from a resident in the vicinity of Senang Investment Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.) – Z.26.007 application.

Thank you,

Joshua Lacia, MES
Planner - Development and Parks Planning
905-832-8585, ext. 8011 | joshua.lacia@vaughan.ca

City of Vaughan – Planning and Infrastructure Development
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1



From: N Merchant [REDACTED]
Sent: Tuesday, March 31, 2026 8:43 AM
To: Joshua Lacia <Joshua.Lacia@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Cc: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Anna Commisso <Anna.Commisso@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>; Carrville Mills <cmratepayers@gmail.com>
Subject: [External] File Z.26.007 - Concerns Regarding Proposed Infill Development – Non-Conformity with Community Design Objectives

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Dear Councillor/Planning Department/Committee Members:

As a proud resident of the area (████ Celeste Drive, Maple ON), I am concerned about the proposal being put before Council for File Z.26.007.

I am writing on behalf of local residents to express significant concerns regarding the proposed infill development at 271 Valley Vista Drive, which, in its current form, does not align with the intent or guiding principles of the City's Official Plan and Community Design policies.

While we recognize and support thoughtful intensification, this proposal represents **overdevelopment of the site** and fails to respect the established character and built form of the surrounding neighbourhood.

Specifically:

- **Lot Frontage and Pattern:** The proposed 10m lot frontages are materially below the prevailing pattern in the area (minimum ~12m), which conflicts with Official Plan language requiring that new development *“respect and reinforce the existing physical character of the neighbourhood, including lot size, lot frontage, and established rhythm of development.”*
- **Setbacks and Massing:** The reduced side and rear yard setbacks do not provide appropriate transition or privacy. The Master Plan and Urban Design Guidelines emphasize that new development should *“ensure compatible built form through appropriate setbacks, separation distances, and landscaping to maintain privacy and access to light.”* This proposal does not meet that standard.
- **Height and Topography Impact:** Although described as 3-storey dwellings, the siting atop an elevated grade will create the **perceived massing of 4-storey structures** overlooking adjacent homes. This is inconsistent with policies that require development to *“minimize overlook, shadowing, and visual intrusion, particularly where there are changes in grade.”*
- **Drainage and Servicing Impacts:** The proposal appears to intensify site coverage without adequately addressing cumulative stormwater and groundwater impacts. The Official Plan clearly states that development must *“not negatively impact adjacent properties through grading, drainage, or servicing changes.”* Residents already experience water-related issues, and further intensification without robust mitigation will exacerbate these conditions.

Taken together, the proposal does not represent **compatible or context-sensitive intensification**, but rather an attempt to maximize density at the expense of established

planning principles and neighbourhood stability.

We respectfully request that the City require substantial revisions to:

- Align lot frontages and setbacks with the existing neighbourhood fabric
- Reduce apparent height and massing, particularly in relation to grade
- Provide meaningful transition and privacy buffers
- Demonstrate a credible and engineered solution to drainage impacts

Absent these changes, we believe the application does not meet the policy framework set out in the Official Plan and should not be approved in its current form.

We appreciate your consideration and would welcome the opportunity to engage further on a revised, more appropriate proposal.

Kind regards,

Niral V. Merchant

N V Merchant

[REDACTED]
[REDACTED]

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] Protecting Our Community: Safety, Structural Integrity, and Environmental Concerns Over Luca Avenue Extension and Tree Removal
Date: Wednesday, April 1, 2026 9:44:56 AM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, March 31, 2026 9:40 AM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] Protecting Our Community: Safety, Structural Integrity, and Environmental Concerns Over Luca Avenue Extension and Tree Removal

From: Samuel John [REDACTED]
Sent: Monday, March 30, 2026 9:15 PM
To: [Clerks@vaughan.ca](#); Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](#)>; [mayor@vaughan.ca](#); [Council@vaughan.ca](#)
Cc: Linda Jackson <[Linda.Jackson@vaughan.ca](#)>; Mario Ferri <[Mario.Ferri@vaughan.ca](#)>; Gino Rosati <[Gino.Rosati@vaughan.ca](#)>; Mario G. Racco <[MarioG.Racco@vaughan.ca](#)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](#)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](#)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](#)>; Gila Martow <[Gila.Martow@vaughan.ca](#)>
Subject: [External] Protecting Our Community: Safety, Structural Integrity, and Environmental Concerns Over Luca Avenue Extension and Tree Removal

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Dear Mayor and Councillor,

REGARDS

Application Details:

- Draft Plan of Subdivision: 19T-26V001
- Zoning By-law Amendment: (file ending in .001)
- Owner: Senang Investments Limited
- Proposal: 108 single detached dwellings, Natural Heritage System lands, and Stormwater Management Facility
- Location: Major Mackenzie Drive West
- Public Meeting: March 31, 2026

I am writing as both a concerned resident of Vaughan and a mother who is deeply worried about the future of our small community on Luca Avenue and Lady Karen Crescent. The proposed development threatens the safety of our children, the structural integrity of our

homes, and the natural environment that defines our neighborhood.

Our street is a quiet, close-knit community where neighbors know and look out for one another. With limited access points, our layout has naturally provided a sense of security—something increasingly important as safety concerns grow across the city.

The level of opposition within our community is overwhelming. Residents near the Dufferin and Major Mackenzie area have come together with near-unanimous support, gathering 328 signatures (94 on paper and 234 online). This demonstrates the depth of concern regarding the impact of this proposal. We respectfully ask that you consider the following key issues, which reflect the collective voice of our neighborhood:

- 1. Child Safety and Overcrowding of Recreational Space**
- 2. Investment in Safety and Stability**
- 3. Community Safety and Crime Prevention**
- 4. Structural Risks and Soil Stability**
- 5. Loss of Wildlife Habitat**
- 6. A Balanced Alternative**
- 7. Unclear Ownership of the Tree Line**

Luca/Lady Karen Avenue is a narrow residential street and was never intended to function as an “Urban Main Street.” Converting it into a high-traffic route would significantly increase danger for the many children who live here. Increased traffic, speeding, and shortcutting vehicles would create a hazardous environment.

Most households in our area include young families. Children regularly play outside—riding bikes, skating, and playing sports directly in front of their homes. At the end of Luca Avenue alone, five families with 11 young children use the cul-de-sac as a safe play area. With Eagles Landing Park already overcrowded in the summer, our street has become an essential recreational space. Turning it into a thoroughfare would put children at serious risk.

Many families, including new residents, chose this neighborhood specifically for its safety and child-friendly environment. Altering this fundamentally changes what drew us here.

When we purchased our home as second owners, there was no disclosure of any plan to transform Luca Avenue into a main road or to remove the mature pine trees behind our property. All official descriptions, including mapping services, continue to identify this as a quiet residential street.

We deliberately moved away from a busy main road to provide a safe environment for our children. To secure this setting—enhanced by the privacy and natural beauty of the mature tree line—we paid a significant premium. This was not just a financial investment, but a commitment to our family’s future. The proposed changes now threaten both.

Our neighborhood has remained one of the safest areas in Vaughan, with no history of home invasions or robberies. This is largely due to our street design, which limits quick access to major roads. Opening Luca Avenue would remove this natural security feature and could increase vulnerability to crime. Maintaining the current layout supports established principles

of crime prevention through environmental design.

The proposed removal of the mature pine tree line raises serious concerns. These trees play a critical role in stabilizing the soil behind our properties. Their root systems help maintain the integrity of raised-fill yards. Removing them could result in erosion, fence damage, and potential structural issues. We believe the City and developer must be held accountable for any resulting damage.

The treeline is not simply decorative—it supports a thriving ecosystem. Residents regularly observe wildlife such as deer, foxes, wild turkeys, and birds including blue jays, robins, woodpeckers, and owls. The area also serves as a natural corridor connecting to nearby forested land. Removing it would significantly disrupt local biodiversity and eliminate an important natural habitat.

We recognize the need for housing development. However, preserving the existing tree line could offer a balanced solution. Maintaining this natural feature would enhance property values, benefit the developer, and preserve the privacy, safety, and character of our community.

There is ongoing confusion regarding ownership of the trees. Previously, residents were informed that the land fell under conservation authority jurisdiction, while more recently it has been described as private property. We ask that this be clarified.

In closing, we respectfully urge the City to deny the extension of Luca Avenue and to implement a Tree Preservation Order to protect the existing pine tree line. Our community's safety, stability, and environment depend on it.

We appreciate your time and consideration and hope you will take into account the serious concerns of the families who call this neighborhood home.

Sincerely,
Samuel John
Lady Karen Resident & Parent in Vaughan

From: [Francesca Laratta](mailto:Francesca.Laratta@vaughan.ca)
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] Protect Our Children and Community – Luca Ave Development Concern
Date: Wednesday, April 1, 2026 9:45:25 AM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, March 31, 2026 9:43 AM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] Protect Our Children and Community – Luca Ave Development Concern

From: S H [REDACTED]
Sent: Monday, March 30, 2026 8:08 PM
To: Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; mayor@vaughan.ca; Council@vaughan.ca
Cc: Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>
Subject: [External] Protect Our Children and Community – Luca Ave Development Concern

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Dear Mayor and Councillor,

I am a resident of Lady Karen Crescent and a parent deeply concerned about the proposed development affecting Luca Ave.

Our street is a quiet, family-oriented cul-de-sac where children play safely. Converting Luca Ave into a through road would introduce significant traffic to a space not designed for it, creating serious safety risks. This is a primary concern for the many families living here.

When we purchased our home, we chose this location specifically for the safe, enclosed environment and the mature tree line. The proposed removal of these pine trees and the opening of the street would fundamentally compromise the character and safety of our neighborhood. Furthermore, the tree line is essential for stabilizing our backyards and supporting local wildlife; its removal raises concerns regarding soil stability and property

damage.

Our community is strongly opposed to this proposal, with over 300 residents supporting this position. We respectfully ask the City to deny the extension of Luca Ave and to preserve the existing tree line.

Thank you for your time and consideration.

Sincerely,

Samer Hannaalla

Resident, ■ Lady Karen Crescent

Assunta Ferrante

Subject: FW: [External] Re:Future Luca Avenue and 1078 Major Mackenzie Development

**C19.
Communication
Council – April 28, 2026
CW(PM) – Report No. 18 Item No. 4**

From: Tatiana Goutman [REDACTED]
Sent: Monday, March 30, 2026 12:57 PM
To: mayor@vaughan.ca; developmnetplanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Re:Future Luca Avenue and 1078 Major Mackenzie Development

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Tatiana Goutman
[REDACTED] Luca Avenue
Vaughan, ON L6A 0X4
[REDACTED]

Date: March 25, 2026

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

Subject: Comments on Zoning By-Law Amendment File Z.26.001 — Green Belt and Community Safety Concerns (Luca Avenue)

Dear Sir/Madam,

I am writing as a resident of [REDACTED] Luca Avenue regarding Zoning By-Law Amendment File Z.26.001, which affects properties adjacent to the Green Belt area near Luca Avenue. I wish to express my serious concerns about the potential environmental, ecological, and community impacts this amendment may cause.

The greenbelt directly adjacent to our property serves as a vital wildlife corridor, providing daily passage for animals such as deer, coyotes, raccoons, owls, foxes, and even weasels. It is essential that this natural habitat be preserved for the health of our local ecosystem. Protecting this corridor is critical to maintaining biodiversity and ensuring responsible, sustainable development within the City of Vaughan.

Furthermore, the greenbelt has consistently been identified as part of a conservation area, and therefore excluded from the City's annual spring maintenance. My family and I have taken it upon ourselves to clean the area regularly, and we are happy to continue doing so — provided that the greenbelt remains undisturbed and preserved in its natural state.

I would also like to emphasize the importance of keeping Luca Avenue closed as it currently is. Our neighbourhood is a small, close-knit community where children can safely play and residents look out for each other. Opening Luca Avenue would significantly increase traffic volume and speeding, particularly during rush hours as commuters attempt to shortcut between Sir Benson and Dufferin. The street's narrow width and winter snowbanks further compound safety risks for both residents and drivers. Maintaining the closure will help keep our community safe while preserving its character.

The Green Belt is an essential natural buffer that supports flood prevention, air quality, and environmental balance. Any zoning changes that reduce its protection or increase development risk eroding these benefits. I respectfully request that the City of Vaughan maintain the full protection of the Green Belt area, in accordance with provincial and municipal environmental policies, and ensure that comprehensive environmental assessments and public consultations are conducted before any decisions are made on File Z.26.001.

Thank you for considering the perspective of our community. Please include this letter in the public record associated with this file. I would appreciate confirmation of receipt and may be contacted at [REDACTED] should any further information be required.

Yours sincerely,
Tatiana Goutman

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] Planned Development - Meeting Vaughan City Hall March 31, 2026
Date: Wednesday, April 1, 2026 9:49:50 AM
Attachments: [image001.png](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, March 30, 2026 1:33 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] Planned Development - Meeting Vaughan City Hall March 31, 2026

From: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Sent: Monday, March 30, 2026 1:32 PM
To: [REDACTED]
Cc: Clerks@vaughan.ca; mayor@vaughan.ca; Anna Commisso <Anna.Commisso@vaughan.ca>
Subject: RE: [External] Planned Development - Meeting Vaughan City Hall March 31, 2026

Hi David,

It's always good to hear from you. Thank you for your kind words and for continuing to share your concerns.

I want to assure you that your comments regarding the proposed development along Major Mackenzie Drive, including impacts on the natural environment, tree preservation, and adjacent properties on Ladykaren Crescent, have been received and will be carefully considered as part of the review process.

Your correspondence will be shared with the City's Development Planning team and included as part of the public record. Should you wish to provide any additional written comments, I encourage you to do so.

Thank you again for reaching out.

Chris

Chris Ainsworth, BBM
City Councillor, Ward 4

Office: 905-832-2281, ext. 8342 | Cell: 647-354-1988
Email: chris.ainsworth@vaughan.ca

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

vaughan.ca



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From: [REDACTED]
Sent: Monday, March 30, 2026 11:40 AM
To: mayor@vaughan.ca
Cc: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Subject: [External] Planned Development - Meeting Vaughan City Hall March 31, 2026

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning Mayor Del Duca.

After watching your career in the Liberal party overshadowed by a party that at best ignored the needs of our community and even propagated behavior that bordered on incendiary, it is a pleasure to watch your incredible leadership now. There are only two politicians from my perspective in this entire country that has the safety and interests of all their electorate in mind and you are joined by Mr. Chris Ainsworth. You have spoken to what all politicians avoid and that is support for the safety and interests of all your citizens especially those of my faith, the Jewish people of Vaughan. This is not a political or self serving email but one designed to address the proposed land development meeting regarding the land at Major Mackenzie Drive just east of Sir Benson. As I have been informed you have already been presented information that our community is very concerned about the impact on the natural environment Allowing a town hall meeting to be held the night before Passover though is offensive. For anyone that knows the night prior is one of hectic planning and food preparation and literally impacts any other interest but proper preparation. Your voice is unheard of in support for the Jewish community which is why it was most surprising that a meeting would be scheduled on a night when vocal concerns would be minimized. I was originally planning on attending and further been asked by several community members to speak on the issues concerning the affected/concerned home owners regarding the foliage and effects on the habitat of animals in this area but that is not possible. Without the opportunity to attend in person, both of you who are most capable and should be running this country not just this township, are asked to listen to our documented and complete and serious opposition to the planned tree removals that are healthy and back on to houses on Lady Karen Cres of which ours is one so affected. Please present options to ensure the healthy extremely tall mature trees will remain and the other

environmental concerns raised by a committed local community are addressed with real actions and not ignored or placated by mere verbiage. Thank you for leading Vaughan in a manner that has kept this family here despite the demise of moral and ethical leadership in the city of Toronto and beyond. Great to feel safe with both of you watching our backs. Please help with the concerns raised. Sent by a senior community member who was born and raised in Toronto and its suburbs calling Vaughan home.

Sincerely,

David Elbaum



From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] Concerns Regarding Proposed Development 1078 Major Mackenzie Drive West
Date: Wednesday, April 1, 2026 9:43:55 AM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, March 30, 2026 4:37 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] Concerns Regarding Proposed Development 1078 Major Mackenzie Drive West

From: Claire Liu [REDACTED]
Sent: Monday, March 30, 2026 4:00 PM
To: Clerks@vaughan.ca
Cc: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; mayor@vaughan.ca; Council@vaughan.ca
Subject: [External] Concerns Regarding Proposed Development 1078 Major Mackenzie Drive West

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Dear Mayor and Members of Council,

I'm writing as a resident of Ladykaren Crescent to express our concerns regarding the proposed Draft Plan of Subdivision and Zoning By-law Amendment for the lands located at 1078 Major Mackenzie Drive West (Block 12).

First and foremost, the area slated for development has long been a thriving natural ecosystem. Over the years, we have regularly seen a wide variety of wildlife, including turkeys, coyotes, deer, geese, and many other species from our balcony. This green space serves as an important habitat for these animals, and such a large-scale development will undoubtedly disrupt their environment, displacing wildlife and reducing biodiversity in our neighborhood. This loss is not only environmental but also diminishes the natural character that makes our community unique.

Additionally, I am deeply concerned about the safety implications of extending Luca Avenue. We have two young children who, like many others in the neighborhood, have safely played on the quiet streets of Lady Karen Crescent and Luca Avenue. The proposed extension is likely to significantly increase traffic flow through these residential roads, turning what has been a calm and family-friendly environment into a much busier and potentially hazardous

area. This raises serious concerns about pedestrian safety, particularly for children.

We understand the need for development and growth; however, we urge you to carefully consider the environmental impact and the safety of existing residents, especially families with young children. We would greatly appreciate any efforts to preserve green space, protect local wildlife, and implement traffic-calming or safety measures if the project proceeds.

Thank you for your time and attention to this matter.

Sincerely,

Resident of Lady Karen Cres

From: [Francesca Laratta](mailto:Francesca.Laratta@vaughan.ca)
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] Zoning By Law Amendment File Z.26.007
Date: Wednesday, April 1, 2026 9:46:42 AM

C22.
Communication
Council – April 28, 2026
CW(PM) – Report No. 18 Item No. 3

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, March 31, 2026 2:04 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] Zoning By Law Amendment File Z.26.007

From: Arthur Yuen [REDACTED]
Sent: Tuesday, March 31, 2026 2:01 PM
To: Clerks@vaughan.ca
Subject: [External] Zoning By Law Amendment File Z.26.007

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Hello,

I am writing to you as a resident of the neighborhood of the above zoning to share my thoughts on the proposed rezoning application for the 425-unit residential development, including the single detached units and townhouse blocks. While I understand the need for housing growth in our city, I have several concerns regarding how a development of this scale will integrate into our existing community:

- **Infrastructure and Traffic:** Our local roads and intersections already experience significant volume. I am concerned that adding 425 dwellings will lead to unsustainable congestion and safety risks for pedestrians.
- **Neighborhood Character:** The transition from our current low-density landscape to a high-density townhouse block feels abrupt. I worry this shift will fundamentally alter the quiet, residential character that defines our area.
- **Environmental Impact:** I have questions regarding the efficacy of the proposed stormwater management facility block, specifically concerning its ability to prevent runoff issues for neighboring properties during heavy rainfall.

I kindly request that the planning department carefully considers these impacts on current homeowners before moving forward with the rezoning. I would also appreciate

being kept informed of any upcoming public meetings regarding this proposal.
Thank you for your time and for considering the perspective of the local community.
Best Regards,
Arthur Yuen

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] Development plan-File Z.26.007
Date: Wednesday, April 1, 2026 9:47:38 AM

From: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>
Sent: Monday, March 30, 2026 12:17 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: FW: [External] Development plan-File Z.26.007

Good afternoon,

I received the following correspondence below from a resident in the vicinity of Senang Investment Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.) – Z.26.007 application. Can this email be included as a Communication for the Z.26.007 Public Meeting report on March 31 at 7:00 pm?

Thank you,

Joshua Lacaria, MES
Planner - Development and Parks Planning
905-832-8585, ext. 8011 | joshua.lacaria@vaughan.ca

City of Vaughan – Planning and Infrastructure Development
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1



From: Erin Lazer [REDACTED]
Sent: Monday, March 30, 2026 12:14 PM
To: DevelopmentPlanning@vaughan.ca; Joshua Lacaria <Joshua.Lacaria@vaughan.ca>
Subject: [External] Development plan-File Z.26.007

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I am writing as a very concerned resident living at [REDACTED] Cedarpoint Ct in Vaughan regarding the planned subdivision to be constructed behind our homes. We have seen a ton of new construction of homes that are 3-4 stories above grade, tower over existing homes making backyard areas no longer private and ruining the overall aesthetic of the area

(case in point--the townhomes now backing onto homes on Woodvalley Cres--a luxury street with larger homes). We DO NOT want this happening to our street. It means when I look out our windows, I will be able to look over the roofs of my neighbours into homes at least 1-2 stories higher behind them. Cedarpoint court is considered one of the nicest streets in the neighbourhood with larger lots that we all paid a PREMIUM for. Putting in homes that take away from this feel with more stories as well as shorter setbacks would make us all suffer. In addition, many homes on our street have had issues with ground water drainage causing significant damage the interior of their homes as well as their surrounding land. We do not want this issue further exasperated as well as new homes being affected by the issue. There must be checks put in place to ensure this DOES NOT happen or affect any existing homes.

Best Regards,

Erin Lazer

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] Concern about Development plans in file Z.26.007.
Date: Wednesday, April 1, 2026 9:47:59 AM

From: Joshua Lalaria <Joshua.Lalaria@vaughan.ca>
Sent: Monday, March 30, 2026 12:19 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: FW: [External] Concern about Development plans in file Z.26.007.

Good afternoon,

I received the following correspondence below from a resident in the vicinity of Senang Investment Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.) – Z.26.007 application. Can this email be included as a Communication for the Z.26.007 Public Meeting report on March 31 at 7:00 pm?

Thank you,

Joshua Lalaria, MES
Planner - Development and Parks Planning
905-832-8585, ext. 8011 | joshua.lalaria@vaughan.ca

City of Vaughan – Planning and Infrastructure Development
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1



From: Roya Hosseinzadegan [REDACTED]
Sent: Monday, March 30, 2026 12:18 PM
To: Joshua Lalaria <Joshua.Lalaria@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca
Subject: [External] Concern about Development plans in file Z.26.007.

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Good day,

I live at [REDACTED] Cedarpoint Court and I am very concerned about the development plans in file Z.26.007.

We have already experienced some drainage issues, and I am worried that this development will make it worse. The proposed house sizes, height, and reduced setbacks are not consistent with our neighborhood and will impact our privacy and property value.

I strongly request the City to carefully review and revise these aspects of the proposal.

Thank you.

Roya Hosseinzadegan

C25.

Communication

Council – April 28, 2026

CW(PM) – Report No. 18 Item No. 3

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] OBJECTION: Development Application Z.26.007
Date: Wednesday, April 1, 2026 9:50:13 AM
Attachments: [image001.png](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, March 30, 2026 1:42 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] OBJECTION: Development Application Z.26.007

From: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Sent: Monday, March 30, 2026 1:37 PM
To: JONATHAN POLON [REDACTED]
Cc: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>; DevelopmentPlanning@vaughan.ca;
Clerks@vaughan.ca; Anna Commisso <Anna.Commisso@vaughan.ca>
Subject: RE: [External] OBJECTION: Development Application Z.26.007

Good afternoon Jonathan,
Hope all is well and thank you for taking the time to share your concerns.

Your comments regarding Application Z.26.007, including drainage, building height and massing, setbacks, and privacy impacts, have been received and will be carefully considered as part of the review process.

Your comments will be shared with Clerks and included in the public record. Should you wish to provide any additional comments, I encourage you to do so.

Thank you again for reaching out.

Chris

Chris Ainsworth, BBM
City Councillor, Ward 4

Office: 905-832-2281, ext. 8342 | Cell: 647-354-1988
Email: chris.ainsworth@vaughan.ca

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



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From: JONATHAN POLON [REDACTED]
Sent: Monday, March 30, 2026 12:23 PM
To: DevelopmentPlanning@vaughan.ca; Joshua Lacaria <Joshua.Lacaria@vaughan.ca>
Cc: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Subject: [External] OBJECTION: Development Application Z.26.007

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Hello,

I am writing to formally submit my objections regarding the development application Z.26.007 located near my property at [REDACTED] Cedarpoint Court.

As a resident who will be directly impacted by this development, I have serious concerns that the current proposal does not align with the existing neighborhood character and violates several planning considerations:

1. **Water Drainage and Grading:** The proposed development appears to increase impervious surface area. I am concerned that the site grading will direct surface water towards existing houses, increasing the risk of flooding, contrary to Ontario lot drainage standards.
2. **Height and Massing:** The proposed heights are significantly higher than the surrounding residential units. This represents over-development, creating an overbearing presence that will negatively impact the privacy and character of the existing homes.
3. **Reduced Setbacks:** The small setbacks are inadequate for adequate separation between buildings, causing reduced sunlight (overshadowing) and an overbearing outlook on adjacent properties.
4. **Topographical Impact and Overlooking:** Because the subject lands are situated on a significant incline above Cedarpoint Court, the effective height of the proposed dwellings is much greater than their architectural plans suggest. This higher elevation creates a severe visual intrusion, allowing for direct, downward views into private backyards and interior

living spaces. This overbearing impact is not compatible with the existing privacy enjoyed by residents on this court.

I expect these concerns to be thoroughly addressed and included in the public record.

Sincerely,

Jonathan Polon
[REDACTED] Cedarpoint Court
[REDACTED]

C26.

Communication

Council – April 28, 2026

CW(PM) – Report No. 18 Item No. 3

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] Concerns about development plan z.26.007.
Date: Wednesday, April 1, 2026 9:50:38 AM
Attachments: [image001.png](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, March 30, 2026 1:52 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] Concerns about development plan z.26.007.

From: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Sent: Monday, March 30, 2026 1:51 PM
To: Saeed Ghm [REDACTED]
Cc: Clerks@vaughan.ca; Anna Commisso <Anna.Commisso@vaughan.ca>
Subject: RE: [External] Concerns about development plan z.26.007.

Good afternoon, Saeed,

Hope all is well. Thank you for sharing your concerns regarding Application Z.26.007. Please be assured that your comments related to drainage, setbacks, lot size, and building height and scale have been received and will be carefully considered as part of the review process.

Your correspondence will be shared with clerks to be included in the public record.

Thank you again for taking the time to email us.

Chris

Chris Ainsworth, BBM

City Councillor, Ward 4

Office: 905-832-2281, ext. 8342 | Cell: 647-354-1988

Email: chris.ainsworth@vaughan.ca

City of Vaughan

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



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

From: Saeed Ghm [REDACTED]
Sent: Monday, March 30, 2026 12:24 PM
To: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Subject: [External] Concerns about development plan z.26.007.

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Hello,
I live at [REDACTED] Cedarpoint Court and I am very concerned about the proposed development plans under file Z.26.007.
I ask that the City carefully consider residents' concerns regarding water drainage impacts, reduced setbacks, smaller lot sizes, and the height and scale of the proposed homes.
Thank you for taking our concerns seriously.
Sincerely,
Saeid Pirahmadi

C27.
Communication
Council – April 28, 2026
CW(PM) – Report No. 18 Item No. 3

From: [Francesca Laratta](mailto:Francesca.Laratta@vaughan.ca)
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] Development Plan Concerns re Z.26.007
Date: Wednesday, April 1, 2026 9:51:02 AM

From: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>
Sent: Monday, March 30, 2026 2:09 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: FW: [External] Development Plan Concerns re Z.26.007

Good afternoon,

I received the following correspondence below from a resident in the vicinity of Senang Investment Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.) – Z.26.007 application. Can this email be included as a Communication for the Z.26.007 Public Meeting report on March 31 at 7:00 pm?

Thank you,

Joshua Lacaria, MES
Planner - Development and Parks Planning
905-832-8585, ext. 8011 | joshua.lacaria@vaughan.ca

City of Vaughan – Planning and Infrastructure Development
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1



From: Melanie Saltzman [REDACTED]
Sent: Monday, March 30, 2026 12:52 PM
To: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Cc: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Subject: [External] Development Plan Concerns re Z.26.007

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I live at [REDACTED] Cedarpoint Court and I am VERY concerned about the development plans in file Z.26.007. Please ensure that the City takes our concerns re water drainage, the size of the new proposed houses, and their setbacks very seriously when finalizing these plans. There are grave concerns about the proposals being made.

C28.

Communication

Council – April 28, 2026

CW(PM) – Report No. 18 Item No. 3

From: [Francesca Laratta](mailto:Francesca.Laratta@vaughan.ca)
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] Proposed development on Valley Vista.
Date: Wednesday, April 1, 2026 9:51:16 AM

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

From: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>
Sent: Monday, March 30, 2026 2:23 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: FW: [External] Proposed development on Valley Vista.

Good afternoon,

I received the following correspondence below from a resident in the vicinity of Senang Investment Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.) – Z.26.007 application. Can this email be included as a Communication for the Z.26.007 Public Meeting report on March 31 at 7:00 pm?

Thank you,

Joshua Lacaria, MES
Planner - Development and Parks Planning 905-832-8585, ext. 8011 | joshua.lacaria@vaughan.ca

City of Vaughan – Planning and Infrastructure Development
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

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

From: maria botkin [REDACTED]
Sent: Monday, March 30, 2026 2:21 PM
To: Joshua Lacaria <Joshua.Lacaria@vaughan.ca>
Subject: [External] Proposed development on Valley Vista.

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Good afternoon, Joshua,

I am a resident of [REDACTED] Randolph Dr. I am very concerned about the proposed development in plan z.26.007 which will be adjacent to our backyard. I'm very concerned about the water drainage, lot size and their building setbacks. I'm also concerned about the condominium height and its plans. Also, has anyone taken the wildlife that would be disturbed into account, from the herds of Deer and flocks of wild turkeys that roam, forage and feed on the proposed rezoned fields.

I hope that the city of Vaughan will take our concerns seriously and commit to preserving the important ecosystem and wildlife from the moraine while ensuring the new development does not damage our existing houses, water run off and privacy.

Thank you
Maria Botkin
[REDACTED] Randolph Drive
17 year resident

Sent from my iPhone

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] Submission for todays Public Meeting- Proposed condominium development at 7055, 7065 and 7067 Islington Ave.
Date: Wednesday, April 1, 2026 9:46:43 AM
Attachments: [Outlook-dejd0dh4.png](#)
[EMAIL- City of Vaughn.pdf](#)
Importance: High

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, March 31, 2026 1:30 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] Submission for todays Public Meeting- Proposed condominium development at 7055, 7065 and 7067 Islington Ave.
Importance: High

From: Stephanie Romano <s.romano@villagambin.com>
Sent: Tuesday, March 31, 2026 1:23 PM
To: Clerks@vaughan.ca
Subject: [External] Submission for todays Public Meeting- Proposed condominium development at 7055, 7065 and 7067 Islington Ave.
Importance: High

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

To whom it may concern,

I am writing to formally share a collection of concerns submitted by families and residents regarding the proposed condominium development at 7055, 7065 and 7067 Islington Ave.

Attached to this email, you will find a document outlining the feedback we have received. These concerns reflect the perspectives of families who are deeply invested in the well-being, safety, and quality of life of their loved ones residing at VLG.

We respectfully ask that these concerns be carefully considered during the review and decision-making process for this proposed development.

Thank you for your time and attention to this important matter.



Stephanie Romano
Director of Resident and
Family Services

(T) 905-856-3939 Ext 752

www.villagambin.com

s.romano@villagambin.com

40 Friuli Court

Woodbridge, ON L4L 9T3

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I am very concerned with the proposed development on the current site of Femme Furlane. The city needs to do a proper and unbiased assessment of the needs of Villa Leonardo Gambin for parking. Given the Ontario Government's policy of placement of elderly in long-term care facilities based on availability of beds, there are in many cases great distances between residents and family care givers. I live an hour drive from VLG and having a place to park my vehicle near the home is essential.

I am also very concerned with noise and construction vehicles and debris in close proximity to the home. We've seen enough of that over the last 3 years related to the development on the west side of Islington. And now they want to make it worse for another 3 years. Can we not get a break?

I want the city in conjunction with developers to have at least an ounce of compassion. This may fall on deaf ears because greed seems to make the world go round in this day and age. All I ask for is a little empathy. If these politicians and developers have elderly family members then they should be able to place themselves in our situation in making development decisions that are in close proximity to VLG.

Thank you.

Sincerely,
Michael Ricci
POA for VLG resident

Villa Leonardo Gambin (VLG) has historically functioned as part of a coordinated campus with the Famèe Furlane Toronto Club and Friuli Terrace, particularly in terms of access, circulation, and parking. With the sale of the Famèe Furlane Toronto Club property to Primont and the proposed redevelopment, that coordination will change, creating added pressure on access, traffic, and parking — all of which are essential to the safe operation of the home. These impacts will need to be carefully addressed to ensure resident safety and continuity of care are not compromised. VLG supports residents with significant health and cognitive needs. As such, any changes to the surrounding environment must be assessed through the lens of resident safety, continuity of care, and operational reliability.

We respectfully ask that the following be carefully considered:

1. Guaranteed Emergency Access (Non-Negotiable): Uninterrupted, priority access for ambulances and emergency services must be maintained at all times—during both construction and ongoing operations.
2. Traffic and Site Circulation: The scale of the proposed development (1,100+ units) will significantly increase traffic. A clear plan is needed to ensure safe, reliable access for staff, families, and emergency services without congestion or delays.
3. Parking Capacity and Loss of Shared Access: The change from a coordinated campus model places added strain on families, caregivers, and staff who are essential to resident care. A practical solution to support adequate parking and access is critical.

4. Construction Impact Mitigation: Prolonged construction will introduce noise, vibration, dust, and disruption. These factors can directly affect residents' health, sleep, and behaviour. A mitigation plan should include clear limits, monitoring, and accountability.
5. Environmental Impacts (Shadow, Wind, Noise): Building height and placement should be carefully assessed to minimize shadowing, wind tunneling, and noise impacts on resident living spaces and outdoor areas.
6. Recognition of a Vulnerable Population: Residents are not typical neighbours. Many live with dementia or complex medical conditions and are highly sensitive to environmental disruption. Planning decisions should reflect this and apply an appropriate level of protection.
7. Ongoing Coordination and Accountability: A formal process for ongoing coordination between the developer, the City, and VLG is essential to ensure that issues are addressed proactively throughout planning and construction.

Our intent is not to oppose development, but to ensure that it proceeds in a way that protects resident safety, supports family access, and allows the home to continue operating effectively

Alida Filippelli
VLG Family Council Chair

Dear City of Vaughan,

The planned development at 7065 and 7067 Islington Ave will likely have substantial effects on the residents of Villa Leonardo Gambin Long Term Care Facility. These effects arise from the following main areas of concern:

The Villa Gambin residents are unable to relocate due to the severe shortage of long-term care facilities within the Greater Toronto area. This makes the proposed development particularly concerning, as the health and well-being of the residents are at risk. Therefore, prioritizing and investing in long-term care facilities is not just a matter of compassion; it is a strategic imperative for a healthy and sustainable future.

The development proposal on the Famee Furlane site raises significant concerns regarding the well-being of the residents at Villa Gambin. The risks associated with prolonged construction dust exposure over the years of this development are a major concern. Our elderly residents, who already face a range of health issues, will be further compromised by inhaling the dust. Furthermore, the anticipated noise levels are likely to have a detrimental impact on their mental health.

The current lack of green spaces in the area will be further exacerbated by this proposal, transforming the entire region into an urban concrete landscape. This development will also block direct sunlight from reaching the facility.

The existing parking situation at Villa Gambin is already a cause for concern. Adding the influx of construction vehicles will create a severe shortage of spaces, impacting employees, caregivers, medical professionals, delivery personnel, and, critically, emergency vehicles, which may face impossible situations when trying to access the facility.

Regards,

Emma

This is very disturbing news. There is already a new building complex being developed on Islington, that will create increased traffic to the area. The proposed plan will have a negative impact to VLG and its residents. Unfortunately, money and greed seem to take precedence over the elderly. The waiting lists for long term care continues to rise as people are living longer. My family and I wholeheartedly disagree with this building proposal.

Sincerely
Lisa Gallo-Romano

100% concur with the concerns that VLG has noted in the email. I would also like to add that the outdoor space located at the main entrance will restrict the residents during construction from enjoying any outdoor time, especially with Canada's limited seasonal weather. Time outside in the sun and fresh air contributes to their wellbeing and good mental health. And sadly, most of the residents have a shorter limited lifetime. To take that availability away from them is literally a crime.

In addition, my mom's room faces Fam Friulan, and we will not be able to open her window for fresh air when construction starts.

If I can assist in any way to communicate for my mom and the other residents, please let me know.

Carmen

After several years of dealing with my mom, we have found a place that has started to give her some stability. We are still unsure of my mother's underlying issues but do understand that stability, calmness, peace, etc. is crucial for her. As such, this type of development that will come with various noises, commotion, changes in surroundings, traffic congestion etc. will have my mother (and others I am sure) regress. Different lighting, noises, commotion etc. will impact my mother in ways we do not want and will take her back several years diminishing the progress she has made at Villa Gambin. This is something we cannot go back to or want for my mother or any resident. Villa Gambin is a place of tranquility, peace, calmness, etc that is helping my mother in more ways imaginable. Disrupting that is something none of us see as fair or compassionate. The residents of Villa Gambin do not need this type of disturbance in their lives. They do not need to deal with the noises, dust, dirt, commotion and so forth that this will bring to them. If they want to go out and enjoy the weather they should be able to do so without facing the nuisance this development will bring. This is not fair to anyone living or working at Villa Gambin!! Where is the empathy for the residents and workers of Villa Gambin?

In addition, what happens when there is an emergency and someone needs to get to the hospital immediately. How do we justify the delay which can cause a more serious diagnosis and/or God forbid, a death. How is this justifiable?

Furthermore, my father is an 88-year-old man who drives every day to see his spouse. The last thing he needs is the anxiety and stress of dealing with the added traffic, commotion and finding parking. It is hard enough already for him!

This development CANNOT and SHOULD NOT be allowed to move forward. If we care about our seniors...this is the time we say NO to development.

I appreciate you taking a stance for all the residents.
Dan and Mary Musso

As you already noted parking will be a nightmare. We already face significant challenges with the limited parking that is available today. This will only exacerbate the problem.

Ambulances access will be compromised threatening the health of its' residents

The health and well-being of the residents will be affected negatively as a result of the inability to come outdoors for fresh air, during the lengthy construction process as a result of noise, dust and potential danger from the construction site.

Thank you for allowing us to express our concerns. I look forward to receiving a copy of Villa Leonardo's submission.

Sincerely,
Rosanna Santini
Teresa Miranda
Joshua Miranda

My sister Maria Virgilio is a resident at Villa Gambin.

The concern that I have is not only the noise and disruption if peacefulness to the residents

But the height if the proposed buildings and they will be too close to villa gambin.

This project will most likely go through but if the buildings could ensure it does not block the sunlight.

And the reduce the heights if the buildings

Thank you
Anna Spaziani

My question is Will the new development allow for the underground parking to be accessible to VLG staff and family?

Angela Terzo

I am writing to express serious concerns about the proposed development in the northwest corner of our area and its potential impact on the residents of the nearby long-term care facility.

My mother resides at this facility, along with many other seniors who are particularly vulnerable to environmental disruptions. If this development proceeds as currently planned, these residents will be subjected to significant pollution—including noise, dust, and increased traffic—that could severely affect their health and quality of life.

Key Concerns:

1. **Outdoor Access:** During summer months, residents regularly go outside for walks or are wheeled around to enjoy fresh air and the surrounding scenery. This outdoor time is essential for their mental and physical wellbeing. Last year and in previous years, I have personally witnessed my mother's mood shift from sadness to happiness simply after spending time outdoors.
2. **Health Vulnerabilities:** Seniors in long-term care often have compromised respiratory systems and reduced mobility, making them more susceptible to air pollution, dust, and noise-related stress.
3. **Traffic Impact:** The anticipated increase in vehicle traffic could limit safe access to outdoor areas and create additional hazards for residents with limited mobility.

My Request:

I respectfully ask that you consider:

- Conducting a thorough environmental and health impact assessment specifically addressing senior residents' vulnerabilities
- Implementing mitigation measures (noise barriers, dust control, designated quiet hours, traffic management)
- Exploring alternative designs or locations that would minimize impact on the care facility
- Engaging with the care facility administration and residents' families in the decision-making process

I understand development is necessary, but I hope there is a way to modify the current plans to protect those who are least able to advocate for themselves.

Joe Panimondo

According to the Notice, March 31st will be the FINAL Public Meeting.

I STRONGLY oppose this proposed development for the following reasons:

Parking availability was one of the top priorities in choosing VLG for my loved one to ensure easier and unrestricted accessibility when visiting the resident. The proposed redevelopment will eliminate

accessibility for family members who require a vehicle to visit loved ones and for staff who require a vehicle to get to work.

The proposed redevelopment will result in unsightly views from the windows of VLG residents and increasing the density in the vicinity of VLG is unsafe for residents and is likely to pose higher security risks.

As detailed in your email, I agree and echo your concerns that this proposed redevelopment will impact parking availability, vehicular circulation, traffic congestion, emergency access, shadowing, noise, wind conditions and that the construction will disrupt for many years with prolonged noise, vibration, dust, general disturbance to the daily lives and well-being of residents and staff.

I have not looked at the existing by-laws. Has VLG's lawyers reviewed the proposed redevelopment in terms of whether it offends the by-laws?

Is there any Provincial legislation or regulation pertaining to Long-Term-Care homes that restricts any development around LTC homes?

For now, these are my comments.

Best regards, Mary-Lou Dejesus

Good evening

Hope you're doing well. Looks like a lot of traffic and more congestion in immediate area. I'm already concerned with the parking situation. Have they come up with anything to help? If more buildings go up it will most likely be worse. What about security for our elders at night?

Connie

This is a substantial development in terms of mass and scale for the site that will have an adverse impact on the adjoining Villa Leonardo Gambin Long Term Care home. Having reviewed the comment response matrix, it is apparent that the issues identified are complex. It is highly recommended that Villa Gambin retain the services of qualified legal, engineering and planning consultants to advocate for Villa Gambin in regard to minimizing the adverse impact issues that this development will have on the long term care home specifically, the matters relate to parking, adequate vehicular and emergency access and circulation, overshadowing, loss of existing outdoor amenity space, wind channeling and construction staging, vibration and dust. Addressing these issues may result in a development design that renders it more compatible with and less impactful on the daily lives and well being of the residents of Villa Gambin.

Of notable concern is the shadow impact that the 35 and 45 storey towers will have on the existing

outdoor terraces on the southwest end of the Villa Gambin building and the remaining outdoor amenity area at grade on the south side of Villa Gambin in the early to late afternoon.

In regard to wind impact, this should be further investigated as it very possible that due to the positioning of all the towers, there is the potential to create a wind tunnel effect for north westerly winds that will impact outdoor terraces and the remaining at grade amenity area on the southwest and south side of Villa Gambin respectively.

The easterly limits of the development site appear to impact the use or existence of the existing surface parking spaces on the west and south side of Villa Gambin and the abutting outdoor surface amenity space, unless parking spaces are replaced or surface easements granted and registered on title to permit the existing parking spaces and amenity area to remain in place.

Similarly, given the easterly extent of the development lands, existing access and circulation driveways would not be available to service Villa Gambin unless easements are granted and registered on title to allow for the existing and continued use of these driveways and access points. Otherwise, emergency vehicle, staff and visitor access will be restricted to one existing access point from Friuli Court between Villa Gambin and Friuli Terrace.

In terms of construction staging, an acceptable construction staging and worker parking plan needs to be developed to ensure minimal impact on Villa Gambin. Villa Gambin currently experiences adverse impacts for visitor and staff parking due to the occupation of visitor spaces by construction worker vehicles using parking and driveway facilities at Villa Gambin .

Similarly ,an acceptable vibration and dust mitigation plan should be developed, approved and adhered to minimized construction impact on Villa Gambin residents and staff.

I offer these comments as a caregiver for my mother and mother- in-law-to advocate their comfort, safety and quality of life while they are residents at Villa Gambin.

Sincerely ,
Lou Moretto

My mother in-law is a resident at Villa Leonardo Gambin LTC community and my wife wanted me to share some thoughts for your consideration:

1. Based on the information provided there will be three condos with 45, 35 and 13 stories. Typically, there is a bylaw as to height restrictions. Are these buildings within the height

limit or they have been given approvals to exceed same? What is the exact condo units total as your note states over 1100?

2. Based on the drawings, the Villa Gambin building will be dwarfed, impacting their sunlight and view for the elderly folk. Impacting quality of life as their small pleasures of a walk around the area will be severely impacted.
3. Parking concerns: The Site Plan 13 (b) states "it will not create a deficiency in parking for 40 Friuli Court." It also references 1196 Parking spaces will be accommodated which is frankly a surprise as typically new condos don't have a parking spot per unit. So it's worth asking how many parking spaces will the condos have, as any shortfall will encumber street parking which is already limited. Typically, parking spots are kept to a minimum as they want to encourage public transit.
4. The area will be subject to noise, dust and congestion for at least for the next 4 years while the construction is going on. We need to understand how it will be minimized.
5. Traffic flow concerns: Has a traffic study been done to ensure full disclosure of potential impact?
6. Have they disclosed the waiting zone for the truck during construction, as there will be many trucks present during excavation and concrete work and if not managed, they will create traffic flow issues.
7. The Emergency access must be unencumbered to the Old Age Residents, during construction and after. Once the buildings are completed consideration of school buses needs to be thought of and that will also impact traffic flow.

If you have any questions or require further clarity, feel free to reach out. The harsh reality is that the public forums are part of the process, but they have very little impact on changing Development plans.

Best Regards

John Sariyannis

Hello. I would like to express our family's concern regarding the proposed development next to Villa Leonardo Gambin ("VLG"). My husband is a resident who suffers with dementia.

-The noise that this new development will create will negatively affect my husband well-being.

-Loud noises and commotion aggravate the behaviours caused by dementia.

-Getting enough rest is a challenge for individuals with dementia who sundown and are active during the night. They always nap during the day. The noise from the new development will severely limit/ eliminate opportunities to nap during the day.

-Parking is already a huge challenge for VLG employees and caregivers who visit their loved ones daily. The tradespeople who are working at the developer's project across the street park in VLG spots and monopolize available street parking because they arrive very early. The new project will only exacerbate this dilemma.

We strongly oppose the massive project that is planned next to VLG. If it proceeds we fear it will cause extreme distress to my husband and all other VLG residents who are entitled to a peaceful, dignified living environment. Thank you.

Maria Lobello

Hello. I would like to express our family's concern regarding the proposed development next to Villa Leonardo Gambin ("VLG"). My father is a resident who suffers with dementia.

-Loud noises and commotion aggravate the behaviours caused by dementia.

-Getting enough rest is a challenge for individuals with dementia who sundown and are active during the night. They always nap during the day. The noise from the new development will severely limit/ eliminate opportunities to nap during the day.

-Parking is already a huge challenge for VLG employees and caregivers who visit their loved ones daily. The tradespeople who are working at the developer's project across the street park in VLG spots and monopolize available street parking because they arrive very early. The new project will only exacerbate this dilemma.

We strongly oppose the massive project that is planned next to VLG. If it proceeds, we fear it will cause extreme distress to my father and all other VLG residents who are entitled to a peaceful, dignified living environment. Thank you.

Connie Fontana

I am concerned with the proposed planning! This is NOT consistent with the vision we had for my mom's final years in LTC. Please let the developers know that we do not support nor do we condone the excessive condo project next to an LTC site. Is there anything we can do minimize this project? Does it have to be 3 buildings? Really? Don't the elderly have rights? Could we introduce this as a violation of their basic human rights given that many of them are very vulnerable? Is anyone considering the noise and pollution?

I am not well versed in these proceedings so I can't offer any solutions, however, I can plead and hope that my mom, who has Alzheimer's Dementia and doesn't have many years left, is able to sit outside and enjoy the sunshine in peace without wearing a mask and us worrying about whether the dust will inflame her lungs.

Sincerely,

Melissa

Thank you for informing me regarding proposal plans of a 13, 35, 45, 3 tower development they want to build next to VLG.

This is very disturbing news. This 3-tower development presents a range of consequences, largely categorized into immediate, high disruption construction impacts and long-term changes to the residential environment. The immediate proximity to vulnerable seniors creates risks regarding noise pollution, reduce access to light, and increase safety and emergency service.

This development will create

- environmental and psychological impact.
- loss of light and privacy
- emergency service delays
- noise from infrastructure

Seniors living in a long-term care home are placed there because of their changing physical, emotional, and social skills are meant while still maintaining dignity and independence. VLG aims to Improve quality of life, allowing our family members to still thrive in their later years rather than just existing.

I hope the decision made will be based on the well-being of our family members living a quality life at VLG.

Kind Regards,
Anne Marie Battaglia

My concern for the residents of VLG.

Did the company consider the health issues for residents? too much dust blowing on the balcony when excavation, the noise, vibration to the building. Residents cannot be outside for fresh air. It's not fair.? Is the company going to clean dust and dirt that blows on the VLG balcony that faces the construction? Should not build these tall buildings in that area.

Parking problem.

Few of my comments.

Kind regards,
Anna Spina

I am concerned with the noise and dirt. I think these sensors deserve some peace and quiet during this stage in life.

Thanks, Nutan

March 24, 2026

To whom it may concern,

I write to object to the future site plan of Famee Furlane Lands consisting of three residential towers of 45, 35 and 13 stories with over 1,100 units.

A 20+ year old nursing home also occupies the site and permitting 45, 35 and 13 storey towers to be built would affect the quality of life for all the residents of the nursing home. The residents of this nursing home are mostly immigrants who came to this country for a better life, worked extremely hard and are no longer capable of caring for themselves. What will they be looking at everyday besides the proposed large towers that will inevitably block any sunlight. Not to mention the noise level from the ins and outs of the tenants of those towers. On nice days, residents are taken outside in wheelchairs to enjoy fresh air and sunshine, this will not be an option if this proposal is approved.

Regarding the traffic, the main intersection, which is quite some distance away from this site as well as the developed site across the street, Islington Ave and Steeles Ave West is a very busy intersection. As a 50+ year resident of the Toronto side, I have seen quite a few accidents at that intersection, feel free to look up accident reports. Adding yet another development in this area with no possibility of adding a traffic light will lead to even more accidents. During peak hours, coming south on Islington Ave to turn left onto Steeles Ave West is quite the task. Cars line up past your proposed site often making illegal u turns. How do you propose the future tenants of both developments enter and exit the buildings safely? How will this effect emergency vehicles? A traffic study is absolutely needed.

There is the question of Parkland dedication, or will that be paid in-lieu of which defeats the purpose of the by-law.

During construction, what actions will be taken to control air quality, noise levels and traffic for the residents of the nursing home, businesses and homes in the vicinity?

The proposal is for over 1,100 units, how many of these units will be dedicated affordable units?

In closing, I ask that this proposal be refused. The developer must consider a responsible proposal that makes sense for this already congested area. Reduce the towers to two with no more than 10-storeys each or develop the site with a community centre for seniors. It's time to consider humanity and stop the almighty dollar from always taking precedence.

DO THE RIGHT THING!

Sincerely

Mary Flammia

I am writing this email to voice my serious concerns and shock over hearing that 3 new condos (two of which will be high-rise) will be constructed on the formerly used premises of Villa Leonardo Gambin (VLG).

As you know, my dad has been at VLG long term facility for the past 5 years. He has flourished while being there and loves to be at this facility. I chose this facility for many reasons, one being that it was a safe, caring and healthy environment for him compared to many others and remaining at his home was no longer an option.

The construction of 3 new condos at this site poses very serious health risks not only to my dad who suffers from respiratory problems but to all residents. It is a known fact that with the construction of these condos, the air will be filled with immense amounts of dust, unhealthy air particles and significant levels of noise for many years. It will definitely block the array of beautiful sunsets he enjoys from his room window, balcony and also the windows he looks out of in the dining and recreational rooms. My dad loves having his window open in the spring, summer and fall (and sometimes even winter). He does not like air conditioning. He relies on this airflow from his window as his source of fresh air and connecting with nature (hearing the sound of birds, trees rustling, etc.) at a time when sadly he no longer has the ability to walk outside by himself. He would no longer be able to open his window, as the air quality would be so poor that it would definitely have a detrimental affect on him due to his respiratory issues as he suffers from not only CPOD but also has asthma and sleeps with a CPAP machine. He will no longer be able to hear the sounds of nature as the noise levels would be unbearable.

There is also a balcony which faces the south/west corner of the building which he enjoys as the weather permits. How would he be able to go to his beloved balcony with all the dust, air contaminants and noise that the construction of these 3 new condos would bring? The air quality would be so poor, it would have a detrimental affect that would not only pose serious health issues but could also be the cause of

his premature and preventable demise. This very much concerns me and for this reason these condos should not be built on lands so close to a long term care facility.

We have been already affected by the sale of these lands to the owner. We are no longer able to enjoy the parking lot and grounds that we all use to stroll around with our loved ones in their wheelchairs. It has become very difficult to find parking at VLG and many times we have had to circle around until a space becomes available. We come to VLG not only to see our loved ones but we all have an important roll to play as we also provide care service over and above what the PSWs are able to carry out. Many times there are shortages of staff and outbreaks and without us caregivers providing further adequate care, many of our loved ones would suffer. Reducing the level of parking available when it is already quite low would negatively impact visitors, caregivers, and staff as it would render VLG inaccessible for many who go there. It is counterproductive and illogical to reduce parking when more is actually needed to serve the community at VLG.

The proposed condo units should not be allowed to be constructed in such close proximity to a long term care facility as it will no doubt have a detrimental affect on all residents including my dad who suffers from respiratory issues. Also many will no longer be able to go outside to enjoy the fresh air as it will no longer exist and would only lead to further decline of health for all residents. The noise level will be intolerable for all in addition.

To construct three new condos in such proximity to a long-term care with disregard to the health risks it poses and to the care and wellbeing of these residents is inhumane and would have very dangerous consequences to all residents. For the reasons above, I am requesting that all involved strongly reconsider the construction of these condos at VLG as the detrimental consequences would only bring serious harm to all that reside there as it would no longer be a healthy environment which would violate the rights of these residents.

Thank you,
Elizabeth Moran,

I would like to share my disapproval for the redevelopment. I can't believe that this is really happening. Since this construction will take years to complete how will the elderly residents of Villa Leonardo Gambin cope with all this disruption. They will not be able to enjoy the outdoors or the high amount of noise. Their quality of life will be greatly jeopardized. Rest periods will no longer exist. Residents will be anxious and nervous, and their health care is in our hands. Why should they endure this. I know it's a business deal but do our elderly deserve such abuse. They worked their entire lives working for the better of our community, can you honestly do this to them. I look forward to hearing the positive ways that this disaster be resolved.

Teresa Russo

I have a few concerns as follows:

The noise and dust for residents and their caregivers. They are closed up from October to April and they will not be able to spend any time outdoors in the summer.

A lot of the summer activities will have to cease because of the noise and dust.

Parking will only get worse. It's already pretty bad.

It won't be safe for some residents that do go outside for walks around VLG. Possible chance of them getting hit by vehicles.

The vehicles that do come into Friuli court are always speeding. So speed is a problem and will get worse as more workers will need parking and they will take up what little parking that caregivers have.

How about the issue of the train, as it is right now when vehicles are stopped there remains quite a backlog of cars on Islington ave. this will get worse not to mention when these condos are all occupied.

The builder uses heavy duty equipment that could be dangerous and very noisy. VLG is a LTC facility and the residents should not be subjected to this sort of disruption, they need a calming and quiet environment.

These are just a few points to start I'm sure I'll have more.

Thanks

Marisa Federico

I am writing to express my serious concern and disappointment regarding the recent announcement made by the Villa Leonardo Gambin staff. We have been informed that a development application has been submitted for the Famee Furlane lands to construct three large residential towers on the same property as VLG.

My sister and I are deeply concerned for our father, who has been a resident at VLG for the past two years, as well as for our elderly mother who visits and supports him daily. We are equally concerned for all residents, staff, and visitors within the VLG community.

The proposed construction will inevitably introduce significant challenges. Parking is already limited, and the addition of construction vehicles and workers will further strain available space. In turn, it will also prevent emergency vehicles from having easy access to the building. Increased noise, dust, and general disruption will directly impact a population that is particularly vulnerable, including many residents with respiratory sensitivities and cognitive conditions.

In our father's case, loud or sudden noise often causes distress, anxiety, and agitation due to his dementia—responses that are entirely beyond his control. A calm and stable environment is essential to his well-being.

When we made the decision to place our father in VLG, it was with the understanding that he would be in a safe, and supportive environment. A development of this magnitude was never anticipated, and its potential impact feels deeply unfair to residents with high care needs.

In addition to noise and disruption, we are also very concerned about the impact on natural light. Our father's room faces west, and the construction of large towers in close proximity will significantly reduce the natural light entering his living space. This change may contribute to worsening symptoms of sundowning, which is already a challenge for many residents living with dementia.

Reduced natural light can lead to increased confusion, anxiety, and agitation—potentially earlier in the day and with greater intensity. This will not only affect residents but will also place additional strain on staff and family members who support them.

We respectfully ask that those involved in reviewing and approving this proposal take into serious consideration the profound impact this development may have on a highly vulnerable community. These are individuals who depend on a stable, calm, and supportive environment for their health and dignity.

While we do not know what impact this letter may have, we feel it is important to ensure that these concerns are heard and considered.

Thank you for your time and attention. Should you wish to discuss this matter further, please feel free to contact me at the number below.

Sincerely,

Josie Giannantonio

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] 2026-03-30_CN Comments_OP.25.012 & Z.25.026 (7055, 7065 and 7067 Islington Avenue) - City of Vaughan Notice of Public Meeting
Date: Wednesday, April 1, 2026 9:50:20 AM
Attachments: [2025 PLANNING PROCESS GUIDE 04_25.pdf](#)
[NPM_OP.25.012_Z.25.026.pdf](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, March 30, 2026 1:02 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] 2026-03-30_CN Comments_OP.25.012 & Z.25.026 (7055, 7065 and 7067 Islington Avenue) - City of Vaughan Notice of Public Meeting

From: Alexandre Thibault <Alexandre.Thibault@cn.ca> On Behalf Of Proximity
Sent: Monday, March 30, 2026 12:56 PM
To: [Clerks@vaughan.ca](#)
Cc: Kaveen Fernando <[Kaveen.Fernando@vaughan.ca](#)>
Subject: [External] 2026-03-30_CN Comments_OP.25.012 & Z.25.026 (7055, 7065 and 7067 Islington Avenue) - City of Vaughan Notice of Public Meeting

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is within 300 meters of CN's Main Line. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. The [Guidelines for New Development in Proximity to Railway Operations](#) reinforce the safety and well-being of any existing and future occupants of the area. Please refer to these guidelines for the development of sensitive uses in proximity to railway operations. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities. CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

- The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

We request that CN rail and the proximity@cn.ca email be circulated on any and all public notices and notice of decisions with respect to this and future land use planning applications with respect to the subject site.

Thank you and do not hesitate to contact us with any questions.

Best regards ,



CN Proximity

E: proximity@cn.ca

What's New at CN | Quoi de neuf au CN

From: occservices@vaughan.ca <occservices@vaughan.ca>

Sent: Friday, March 06, 2026 2:55 PM
To: occservices@vaughan.ca
Cc: Kaveen Fernando <Kaveen.Fernando@vaughan.ca>
Subject: OP.25.012 & Z.25.026 (7055, 7065 and 7067 Islington Avenue) - City of Vaughan Notice of Public Meeting

CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.
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Hello,

Attached, you will find a Notice of Public Meeting along with Vaughan's Planning Process brochure, which provides additional details on the public participation process.

All notices can also be viewed on the City's Public Notice Webpage: [Public Notices | City of Vaughan](#)

Why am I receiving this notice? You are receiving this notice because you have [signed up](#) to receive notifications about development applications within the City of Vaughan that require statutory notice.

If you want to **stop** receiving these email notifications [submit this form \(click here\)](#).

Office of the City Clerk, Adjudicative Services

occservices@vaughan.ca

905-832-8504

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1
vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] VELLORE WOODS RATEPAYERS ASSOCIATION --JOIN SUBMISSION Ratepayer Deputation File Z.25.050 NJS Developments Inc - Mar 31 Public Meeting
Date: Thursday, April 2, 2026 9:43:33 AM
Attachments: [2.png](#)
[VELLORE WOODS NJS Mar 31 2026.pdf](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, March 30, 2026 12:23 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>; Adelina Bellisario <Adelina.Bellisario@vaughan.ca>
Subject: FW: [External] VELLORE WOODS RATEPAYERS ASSOCIATION --JOIN SUBMISSION Ratepayer Deputation File Z.25.050 NJS Developments Inc - Mar 31 Public Meeting

From: Elvira Caria [REDACTED]
Sent: Monday, March 30, 2026 12:22 PM
To: Sorochinsky, Tim [REDACTED] Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Cc: mayor@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; cerriene.fazzari@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>
Subject: [External] VELLORE WOODS RATEPAYERS ASSOCIATION --JOIN SUBMISSION Ratepayer Deputation File Z.25.050 NJS Developments Inc - Mar 31 Public Meeting

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Please find attached copy of joint submission --this one from **Vellore Woods Ratepayers Association**.

We kindly ask that a motion be moved to meet with the Ratepayers groups (Millwood and Vellore Woods) to discuss URBAN DESIGN plans including but not limited to Landscape, facades, roofs, colour and texture of buildings etc ...

Thank You

E

Elvira Caria
AWARD WINNING
MULTI-PLATFORM BROADCASTER

BUNTING SOUND STUDIO
Bunting Drive | Vaughan Ontario | L4H 2E7
ElviraCaria.com
Instagram Facebook LinkedIn

Elvira Caria
MEDIA COMM
TALK LISTEN REACT
Caria's Corner
LIVE ON LOCATION

On 03/30/2026 11:57 AM, Sorochinsky, Tim wrote:

All
See attached comments regarding 3836 & 3850 Major Mackenzie Drive West stacked townhouse proposal.

Thanks
Tim Sorochinsky
President, Millwood-Woodend Ratepayers Association

--

VELLORE WOODS RATEPAYER'S ASSOCIATION
Millwood-Woodend Rate Payers Association - Deputation

Public Hearing
March 30th , 2026

Applicant: NJS Developments Inc.
Zoning By-Law Amendment File A.25.050

JOINT SUBMISSION

Good Evening, Mayor DeDuca, Chair and Members of Council

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. I am also writing on behalf of The Vellore Woods Ratepayers Association, as this is a joint submission. We are not available to attend the Public Meeting, but would like to convey our comments as follows.

Our association represents Block 40 which includes the NJS application. In principle, we are receptive to the application relative to the previous high-rise application. Our association's support of the application is **contingent on further discussions regarding urban design**. We would like to request a meeting with members of the Millwood and Vellore Woods Ratepayer Associations to continue the dialogue.

I would like to offer a few key suggestions which would help make the site more compatible with our surrounding neighbourhoods:

- Urban design must be compatible with surrounding community, incorporating traditional styling (pitched roofs, varying earth tone textures etc).
- Specific attention should be given to the detailing of the facades facing Major Mackenzie, as this will be the view that the community, along with tens of thousands of commuters will see each day.
- Make the units fronting onto Major Mackenzie more connected and welcoming to the street. This appears to be lacking with the adjacent 'flat

roof' townhouse block to the west. Please consider similar treatments used for the townhouse development at Major Mackenzie and Pine Valley.

- Maximize greenery along Major Mackenzie. York Region has focused most of their attention to landscaping in the median of Major Mackenzie, leaving the boulevards void of greenery / trees. Enhanced greenery would be in lieu of removing the cluster of large mature trees which are presently located at the south side of the property. We are hoping that the grading plan can be adjusted to preserve at least one of the large trees (closest to the Major Mackenzie property line).
- We acknowledge the need for a new north-south roadway connection with Major Mackenzie between the NJS development and the adjacent G Group application to the east, however, we strongly disagree that the roadway is necessary with this specific application. It should be treated as a separate site plan. If and when the G Group decide to develop, let them add the roadway to their site plan as part of THEIR development.

We kindly request that council proceed with a motion of approval with a caveat that the applicant shall meet with the local Ratepayer Associations to further discuss their concerns regarding urban design, specifically.

We welcome Council's and City's support of our requests regarding this application.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association

Elvira Caria

Chair, Vellore Woods Ratepayer's Association



C32.

Communication

Council – April 28, 2026

CW(2) – Report No. 20 Item No. 15

April 14, 2026

Mayor Del Duca and Members of the Committee of the Whole

City of Vaughan

2141 Major MacKenzie Dr W.

Vaughan, ON

L6A 1T1

Re: Committee of the Whole – April 14, 2026

**Item 6.15: 2026 DEVELOPMENT CHARGES BACKGROUND STUDY (CITY-WIDE AND AREA SPECIFIC)
PUBLIC STATUTORY MEETING**

The Building Industry and Land Development Association (BILD) acknowledges receipt of *Item 6.15, the 2026 Development Charges Background Study (City-Wide and Area Specific)*, scheduled for consideration at the April 14 statutory public meeting. On behalf of our York Forum members, we appreciate the opportunity to provide these comments for Council's consideration.

We would like to thank the City of Vaughan for its continued engagement with BILD and our members through the established Working Group forum. Since the outset of this process, there has been ongoing and constructive dialogue involving City staff, industry representatives, and BILD's retained consultants. These discussions have supported a detailed review of the background materials, and we value the opportunity to continue this collaborative approach as the process advances.

We recognize and appreciate that the Mayor and Members of Council continue to demonstrate leadership in advancing housing supply, while acknowledging that builders and developers face a range of site-specific circumstances. We value Council's openness to hearing directly from our members and its willingness to understand the unique challenges associated with individual projects.

In a time of continued market uncertainty, we appreciate the City's flexibility and commitment to ongoing dialogue to help address the evolving needs of the industry. While there is always more that can be done, we acknowledge that Council has taken a proactive approach and has demonstrated an understanding of current market conditions. We are grateful for your continued commitment to working collaboratively toward solutions that reflect the dynamic nature of the market.

We also recognize that this is a statutory public meeting, and that BILD has already provided multiple detailed submissions to staff, supported by analysis from our consultants. We look forward to continuing these discussions as the process moves forward. In this context, we also acknowledge the Mayor's direction for a time-limited exemption of City development charges for shovel-ready residential developments, which we are hopeful will play a meaningful role in supporting housing supply during the current market downturn.

At the same time, we note that the proposed Development Charges represent an increase over the Mayor's November 2024 reductions, coming at a particularly challenging point in the market cycle. Given current economic conditions, we respectfully submit that now is not the appropriate time to implement these increases in full. We encourage Council to consider pausing the implementation of the proposed rates and to engage with industry on appropriate transition measures. This could include delayed implementation, phased increases, or other mechanisms that better reflect current market realities. BILD would welcome the opportunity to work collaboratively with the City to explore a more gradual and flexible approach, one that supports housing delivery while recognizing the financial pressures facing the development industry.

As for immediate next steps, we understand that an updated Development Charges Background Study will be released prior to Council's formal consideration, and BILD and our members look forward to having sufficient time to review the updated materials. In parallel, BILD and its consultants are currently reviewing the City's responses to our most recent submission and look forward to further discussions in the near term.

BILD greatly values its long-standing relationship with the City of Vaughan, grounded in transparency and collaboration. We appreciate the City's continued commitment to advancing housing supply and supporting complete communities. Our members remain committed to delivering much-needed housing and vibrant neighborhoods across Vaughan.

Thank you again for the opportunity to provide this submission. We look forward to continued collaboration as this work progresses.

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti". The signature is fluid and cursive, with the first name being the most prominent.

Victoria Mortelliti, MCIP RPP.
Director, Policy and Advocacy



C33.

Communication

Council – April 28, 2026

CW(1) – Report No. 17 Item No. 9

DATE: April 22, 2026

TO: Mayor and Members of Council

FROM: Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

Michael Coroneos, Deputy City Manager of Corporate Services, City Treasurer & CFO

RE: COMMUNICATION – Council, April 28, 2026

Item #9, Report #17

EXPLORING DEVELOPMENT FEES REDUCTION AND DEFERRALS

Purpose

To provide additional clarity on the Item #9 from Report #17, Exploring Development Fees Reduction and Deferrals tabled at the Committee of the Whole meeting on March 31, 2026.

Background

During the Committee of the Whole (1) Meeting on March 4, 2026, a Member's Resolution was brought forward by Deputy Mayor Linda Jackson directing staff as follows:

That staff bring a report back to the March 31, 2026 Committee of the Whole (1) outlining options for Council implementation and financial implications on the following matters:

- i. Exploring development application related fee reduction/deferral options (with the exception of building permit fees) to encourage construction of residential dwelling units that include but are not limited to:
 - a. reduction in all development related fees associated with purpose built non-luxury market rental buildings, along with a payment deferral for a specific time period; fees to be determined based on date of application;
 - b. reduction in all development application related fees for residential developments for a specific time period;
- ii. Implementation of temporary Community Benefits Charge freeze

Analysis

In response to the Member's Resolution introduced at the March 4, 2026 Committee of the Whole (1) meeting, staff undertook an analysis of multiple development fee reduction and deferral scenarios, including varying fee reduction levels, development types, timeframes, and associated financial impacts to the City.

Through this evaluation, staff assessed operational, staffing, and fiscal implications to ensure service delivery and cost recovery objectives could continue to be met. Based on this analysis, staff determined that a 25% reduction in engineering and planning fees for all residential development applications could be accommodated within existing budgetary and resourcing constraints, while still advancing Council's objective of encouraging residential construction activity.

In addition, staff identified that a 100% reduction in engineering and planning fees for purpose-built, non-luxury market rental developments would provide a targeted incentive aligned with housing supply priorities.

Accordingly, while broader or deeper fee reductions were not recommended at this time, staff expressed confidence in and support the implementation of the following time-limited, fiscally prudent approach:

- A 25% reduction in engineering and planning fees for all residential development applications
- A 100% reduction in engineering and planning fees for purpose-built, non-luxury market rental applications
- Eligible for applications submitted between April 28, 2026 and May 31, 2027.

For more information, contact Margaret Josipovic, Executive Director, Planning, Growth Management and Housing Delivery, ext. 7675.

Respectfully submitted by



Vince Musacchio
Deputy City Manager, Planning and Infrastructure Development



Michael Coroneos
Deputy City Manager, Corporate Services, City Treasurer & CFO



C34.
Communication
Council – April 28, 2026
CW(2) – Report No. 20 Item No. 10

DATE: April 23, 2026
TO: Mayor and Members of Council
FROM: Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development
RE: **COMMUNICATION – Council, April 28, 2026**

Report #20, Item # 10
CULTURAL HERITAGE REVIEW OF LISTED PROPERTIES UNDER SECTION 27 OF ONTARIO HERITAGE ACT WITHIN THE HISTORIC VILLAGE OF TESTON (TRANSMITTAL REPORT)

Recommendation

1. That the photos for the former Grange Hall located at 10911 Jane Street (Attachment 1) be received.

Background

At the Committee of the Whole (2) meeting on April 14, 2026, Council requested that recent photos of the former Grange Hall located at 10911 Jane Street be submitted for further assessment of the recommendation to identify the building as a heritage attribute for designation under Part IV of the *Ontario Heritage Act*.

For more information, contact Shahrzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext.8653.

Respectfully submitted by

A handwritten signature in blue ink, appearing to read "V. Musacchio".

Vince Musacchio,
Deputy City Manager, Planning and Infrastructure Development

Attachments

1. Photos – former Grange Hall (10911 Jane Street)



Photo was taken on March 10, 2026



Photo was taken on March 10, 2026

C35

Communication

Council – April 28, 2026

CW(2) – Report No. 20 Item No. 10

10911 Jane Street Grange Hall Barn

Attention: Mayor Steven Del Duca & Members of Vaughan Council

Linda Jackson Deputy Mayor, Local and Regional Councillor

Mario Ferri Local and Regional Councillor

Gino Rosati Local and Regional Councillor

Mario G. Racco Local and Regional Councillor

Marilyn Iafrate Ward 1 Councillor

Adriano Volpentesta Ward 2 Councillor

Rosanna DeFrancesca Ward 3 Councillor

Chris Ainsworth Ward 4 Councillor

Gila Martow Ward 5 Councillor

Abstract

A formal submission opposing the proposed heritage designation of the former Grange Hall Barn at 10911 Jane Street.

April 2026

Joe Morriello



10911 Jane Street Grange Hall Barn

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Opposition to Proposed Heritage Designation.....	3
• 10911 Jane St	
Photographic Documentation & Supporting Images.....	4

10911 Jane Street Grange Hall Barn

Mayor Steven Del Duca & Members of Vaughan Council

Thank you for the opportunity to speak today.

Opposition to Proposed Heritage Designation – Former Grange Hall Structure

We respectfully oppose the proposed designation of the structure commonly referred to as the “Grange Hall,” located on the subject property.

While we acknowledge the broader historical context of Grange Halls as rural meeting places for agricultural communities across Southern Ontario, it is critical to evaluate this specific structure against the established criteria under the **Ontario Heritage Act**, particularly Ontario Regulation 9/06, which governs cultural heritage value or interest.

1. Lack of Physical Integrity and Authenticity

The structure in question has experienced **severe and irreversible deterioration**, resulting in:

- Structural instability and unsafe conditions
- Significant loss of original materials and architectural features
- Inability to reasonably restore without substantial reconstruction

As a result, the building no longer retains sufficient **physical integrity** to convey its historical or architectural significance. Heritage designation is intended to preserve authentic cultural resources—not to reconstruct them after loss of integrity.

2. Limited Architectural and Contextual Significance

Grange Halls were **common and utilitarian structures**, historically widespread throughout rural Ontario. This building:

- Does not exhibit unique or rare architectural characteristics
- Is not associated with a known architect or notable design innovation
- Lacks distinguishing features that elevate it above other similar structures

Its typology, while historically recognizable, is **not in itself sufficient to justify designation**, particularly in the absence of integrity.

10911 Jane Street Grange Hall Barn

3. Loss of Context and Functional Relevance

The original purpose of Grange Halls as agricultural community hubs has long since ceased. In this case:

- The surrounding agricultural and social context has changed significantly
- The building no longer contributes meaningfully to a coherent heritage landscape
- Its current condition detracts from, rather than contributes to, the character of the area

4. Incompatibility with Surrounding Development and Planning Context

The lands directly across the street are in the process of transitioning to **commercial development**, reflecting a broader shift in the area toward modern, intensively used land uses.

In this evolving context:

- The deteriorated structure is **visually incompatible** with planned and emerging development
- It risks becoming an **isolated and incongruous remnant**, rather than a meaningful heritage feature
- Its presence may undermine the cohesive planning vision for the corridor

Heritage designation should reinforce, not conflict with, sound land use planning and urban design objectives.

5. Safety, Setback, and Public Risk Concerns

The structure is located **in close proximity to the roadway**, and given its current condition, raises legitimate public safety concerns:

- Risk of structural failure impacting adjacent vehicular traffic
- Limited setback that does not meet modern safety expectations
- Potential hazards to pedestrians and motorists

Designation would restrict the ability to address or remove a structure that poses **ongoing and foreseeable risks to public safety**.

10911 Jane Street Grange Hall Barn

6. Safety and Liability Burden on the Property Owner

In addition to public risk, designation would:

- Impose an unreasonable financial burden for stabilization or restoration
- Require ongoing maintenance of a structurally compromised building
- Expose the property owner to continued liability

Municipal policy should not compel the preservation of **unsafe structures lacking demonstrable cultural value**.

7. Precedent and Policy Considerations

Designating structures in such advanced states of deterioration risks setting a precedent where:

- Any aged structure, regardless of condition, becomes eligible
- Property owners face uncertainty and disincentives to reinvest
- Municipal focus shifts away from preserving viable and significant heritage assets

Conclusion

While the historical concept of Grange Halls holds general cultural interest, this specific structure:

- **Does not meet the threshold for designation under Ontario Regulation 9/06**
- **Has lost the integrity required to convey heritage value**
- **Is incompatible with the evolving planning context**
- **Presents clear and ongoing public safety risks**

Accordingly, we respectfully request that the proposed designation **not proceed**.

Thank you for your time. I respectfully ask that these comments be entered into the public record.

Joe Morriello


10911 Jane Street Grange Hall Barn



Barn is leaning towards the east and there is a danger of collapse.

10911 Jane Street Grange Hall Barn



Structural damages on the southeast side of the barn

10911 Jane Street Grange Hall Barn



Structural damages on the southeast side of the barn

10911 Jane Street Grange Hall Barn



Barn is leaning towards the east and there is a danger of collapse

10911 Jane Street Grange Hall Barn



Structural damages on the southeast side of the barn

10911 Jane Street Grange Hall Barn



Structural damages on the southeast side of the barn



C36.
Communication
Council – April 28, 2026
CW(2) – Report No. 20 Item No. 3

DATE: April 27, 2026
TO: Mayor and Members of Council
FROM: Gus Michaels, Deputy City Manager, Community Services
RE: **COMMUNICATION – Council, April 28, 2026**

Item 3, Report 20
VAUGHAN ANIMAL SERVICES AND TOWNSHIP OF KING ANIMAL CONTROL
SERVICE LEVEL AGREEMENT

Recommendation

1. THAT recommendations 1-3 from the report of the Deputy City Manager, Community Services, listed as Item No. 3 of Report No. 20, of the Committee of the Whole, be deleted and replaced as follows:
 1. THAT Council authorize the Mayor and City Clerk to enter into, execute, amend, terminate, and renew a service level agreement with the Township of King for the provision of animal services, generally in accordance with what was set out in Item No. 3 of Report No. 20, of the Committee of the Whole, and as set out below and other terms and conditions satisfactory to the Deputy City Manager, Community Services, and in a form satisfactory to the Office of the City Solicitor; and
 2. THAT the City Clerk forward a copy of this communication and the decision of Council to the Township of King.

Background

City of Vaughan Animal Services has been providing animal enforcement and sheltering services to the Township of King since 2011. This includes, but is not limited to, public education, community outreach, awareness initiatives, by-law enforcement, animal licensing and shelter operations. As both municipalities expressed satisfaction with the level of service and the existing contractual relationship, City of Vaughan staff prepared a new agreement which includes the services noted above and further expanded the scope of work to include wildlife control services. The proposed agreement also accounted for the additional resources and incremental cost increases required to maintain expected service levels over a five-year term, with the option of two additional one-year extensions. As Council approval is required to implement the new agreement, and following receipt of approval of the draft agreement from Township of King staff, City of Vaughan staff prepared a report detailing the terms of the agreement and seeking approval to hire additional staff required to deliver the expanded wildlife control services. Accordingly, Item No. 3 of Report No. 20, approved by the Committee of the Whole on April 14, 2026, recommended that:

1. THAT Council authorize the Mayor and City Clerk to enter into, execute, amend, terminate, and renew a service level agreement with the Township of King for the provision of animal services, generally in accordance with what is set out in this report and other terms and conditions satisfactory to the Deputy City Manager, Community Services, and in a form satisfactory to the Office of the City Solicitor;
2. THAT staff be authorized to hire the appropriate staff as identified within this report; and,
3. THAT the City Clerk forward a copy of this report and the decision of Council to the Township of King.

Following the adoption of the recommendations by the Committee of the Whole, City of Vaughan staff were advised by the Township of King that wildlife control services are no longer required at this time and that the new agreement will maintain status quo service levels. As a result, the additional staff position approved through the April 14, 2026 report is no longer required, and the value of the agreement has decreased by approximately \$200,000, from \$1.57 million to \$1.37 million over the five-year term. The revised agreement continues to include two optional one-year extensions under the same terms, which, if exercised, would bring the total contract value to approximately \$1.9 million over seven years, representing a decrease of approximately \$410,000 from the previous \$2.3 million total value of the agreement.

For more information, contact Rudi Czekalla-Martinez, Director and Chief Licensing Officer (Acting), By-law & Compliance, Licensing & Permit Services, ext. 8782.

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read "Gus Michaels".

Gus Michaels, CMM III, MLE Executive, Property Stds. Prof. GDPA Deputy City Manager, Community Services

C37.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 8

April 27, 2026

File No.: 127446-1755

Sent Via E-mail: clerks@vaughan.ca and David.Harding@vaughan.ca

Vaughan City Council
C/o Office of the City Clerk and David Harding, Senior Planner
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Council:

Re: Woodbridge Park Limited (the “Developer”)
5390 Steeles Avenue West, Vaughan (the “Subject Lands”)
Zoning By-law Amendment City File Z.25.048 (the “Proposed Development”)

We are counsel for Canadian National Railway Company (“CN”) with respect to this matter. The Proposed Development is immediately abutting the mainline rail tracks that form part of the CN Halton Subdivision, which connects directly into the CN MacMillan Yard, a key facility for the City of Vaughan.

As you are aware, the zoning by-law amendment application to facilitate the Proposed Development appeared before the Committee of the Whole on March 31, 2026. We understand that the application will be subsequently considered by Council at its meeting scheduled for April 28, 2026 as agenda item 7.8.

We are writing to advise that, as of the date of this letter, the Developer has not satisfied CN’s requirements identified in the Staff Report. This includes the requirement for the Developer to enter into a new CN Development Agreement for the Proposed Development.

As outlined in the Staff Report, CN continues to await and review materials from the Developer which are required in order to advance the CN Development Agreement.

We acknowledge and appreciate that the City has included these requirements as a condition to the final enactment of the implementing zoning by-law. CN has been actively engaging with the Developer and its consultants in an effort to resolve these outstanding matters. We ask that these conditions be approved by Council as recommended in the Staff Report.

In light of the foregoing, CN respectfully requests that the City withhold final approval and enactment of the implementing zoning by-law until CN confirms in writing that, prior to enactment, the Developer has satisfied all CN requirements identified in the Staff Report, to the satisfaction of CN Railway, including the execution and registration of the CN Development Agreement.

Please ensure that a copy of this letter is forwarded to Council in advance of its consideration of this matter on April 28, 2026.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Dentons Canada LLP



Doug Pateman
Associate

Copy: Client
Daniel Rokin, Sierra (daniel@sierra.ca)
Katarzyna Sliwa, and Isaiah Banach, Counsel for CN

C39.

Communication

Council – April 28, 2026

CW(2) – Report No. 20 Item No. 10

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] 10911 Jane Street Structural Report
Date: Tuesday, April 28, 2026 8:38:17 AM
Attachments: [10911 Jane St 2026-04-28.pdf](#)

From: Joe Morriello [REDACTED]
Sent: Tuesday, April 28, 2026 3:05 AM
To: Clerks@vaughan.ca
Cc: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Subject: [External] 10911 Jane Street Structural Report

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

It was difficult to find a structural engineer in time for the April 28 deadline . I ask that this document please be added to the address 10911 Jane Street under review for designation.

Best
Joe

Sent from my iPhone

DIAMANTI ENGINEERING LIMITED

Address: 27 Mayall Avenue
Toronto, Ontario
M3L 1E7

Phone: 416 230 8322

Email: john@diamantiengineering.com

STRUCTURAL INSPECTION REPORT

Property Address: 10911 Jane Street East
Vaughan, Ontario
L6A 1S1

Inspection Date: 2026-04-27

Report Date: 2026-04-27

File No.: 2026-076

Client: Mr. Joe Moriello



1. Purpose and Scope:

The objective of this structural evaluation is to conduct a visual non-destructive assessment of the timber-frame building to determine its current structural state, safety, and suitability for continued use. This review was prompted by visible signs of structural distress, including significant lateral shifting (leaning) and interior finishes showing stress patterns. The goal of this report is to provide a professional determination on whether the structure remains structurally sound or if it poses a hazard to occupants and the public. This assessment focuses on the integrity of the primary load bearing/lateral force resisting system of the timber frame, foundation stability, and the overall alignment of the building.

2. Findings:

2.1. Foundation and Main Post Failure

The primary vertical support members (timber posts) show evidence of advanced rot, heaving, and crushing at the ground-contact level.

- **Rot and Degradation:** Moisture infiltration at the base of the posts has compromised the wood fibers, leading to a loss of compressive strength. See Fig. 2 & 8.
- **Improvised Shimming:** Observations show the use of non-structural wood scraps (shims) to compensate for post-shortening and settlement. This is an inadequate measure that provides no lateral or vertical stability.

2.2. Global Lean and Vertical Alignment (Plumb)

Using a 6'-0" level, the structure was found to be significantly out of plumb. See Fig. 1.

- **Lateral Instability:** The bubble level indicates a severe tilt away from the roadway/public right-of-way.
- **Stress:** Since the structure is leaning, the gravity loads are no longer transferred vertically through the posts. Instead, they create "eccentric loading," which generates forces on old joints that were never designed to hold them.

2.3. Failure of Internal Framing and Joinery

The internal skeletal system shows signs of "checked" timber and joint separation. See Fig. 2 & 6.

- **Beam Deflection:** The horizontal spans show visible deflection, which has caused the secondary floor joists to pull away from their primary seats. See Fig. 5 & 6.
- **Crushing at Bearings:** In several areas, the horizontal beams are crushing the tops of the vertical posts due to moisture-softened wood and over-stressing. See Fig. 3.

2.4. Secondary Impacts: Interior Finishes

The structural movement is so significant that it is causing failure in finished spaces.

- **Stress Cracking:** Large, vertical, and diagonal "stair-step" cracks have appeared in interior plaster/drywall. See Fig. 9.
- **Separation at Openings:** The cracking around window indicates that the building frame is twisting (torsion), which is a precursor to structural failure of the envelope. See Fig 10.

2.5: Roof

A visual inspection of the roofline reveals that the primary ridge and rafter system have suffered significant deformation. See Fig. 7.

- **Sagging and Arching:** The roof plane is no longer linear, exhibiting pronounced sagging (deflection) between support points and "arching" in specific bays. This suggests that the internal purlins or rafters have either fractured or have lost their structural bearing due to the shifting of the exterior walls.
- **Possible Frost Heaving:** There are localized areas of the roof deck that appear pushed upward, or "heaved." This is likely the result of frost penetration to the building's frame; as one section of the building settles or leans, it forces opposing members upward, creating an arched profile that compromises the water-shedding capabilities of the roofing material.
- **Load Path Failure:** The distorted geometry of the roof indicates that the upper frame has failed, and the roof is no longer capable of safely distributing snow or wind loads to the foundation.

3. Risk Assessment:

Collapse Risk: High

The building is currently unable to support its own dead load. Given the state of timber decay and the loss of vertical alignment, environmental loads such as heavy snow or high wind gusts could trigger a sudden failure.

Public Safety: High

The structure's proximity to a public road and overhead power lines increases the danger to third parties. An unmanaged collapse could propel debris into the right-of-way or snag live electrical wires, creating a secondary fire or electrocution hazard.

Occupancy: Unsafe

The beams, post, and floor joists are no longer structurally sound. The building is unfit for human occupancy, and the storage of heavy materials should be discontinued immediately to avoid accelerating the floor's collapse.

4. Discussion/Conclusions:

1. The structural integrity of this building has been compromised beyond the point of feasible repair. The timber frame is no longer safely supporting the design loads.
2. **Immediate Action:** Cordon off the area.

3. **Services:** Ensure work is conducted in a manner that safely avoids all electrical lines (visible in proximity).
4. **Demolition:** A controlled demolition is required. Due to the lean and the instability of the main posts, manual deconstruction is deemed too dangerous for workers. Mechanical demolition is advised

Statement of Urgency:

There is no "repair" or "reinforcement" path that is economically or structurally viable for this degree of damage and lean. **Demolition is the only responsible course of action to prevent injury or loss of life.**

5. Regulatory Compliance and Safety Standards:

It is a mandatory requirement that all demolition work be performed in strict accordance with OSHA (Occupational Safety and Health Administration), as well as all applicable federal, provincial/local building codes, and environmental regulations.

6. Limitations and Disclaimers:

This report is based on a visual inspection of readily accessible areas only; concealed conditions were not examined. No warranty, guarantee, or certification is expressed or implied. The report is intended solely for the use of Mr. Joe Moriello for evaluation. Opinions are rendered using professional judgment consistent with the standard of care for structural engineering practice in Ontario at the time of writing.

This report does not constitute a Building Code compliance review nor an environmental assessment. Where conditions change after the inspection date, the conclusions herein may no longer be valid.

Note: Where relevant, assessments reference typical practices under NBCC 2020 / OBC and CSA standards (e.g., CSA O86, CSA S16) in a qualitative manner; detailed design calculations were not within scope unless specifically noted.

7. Pictures:

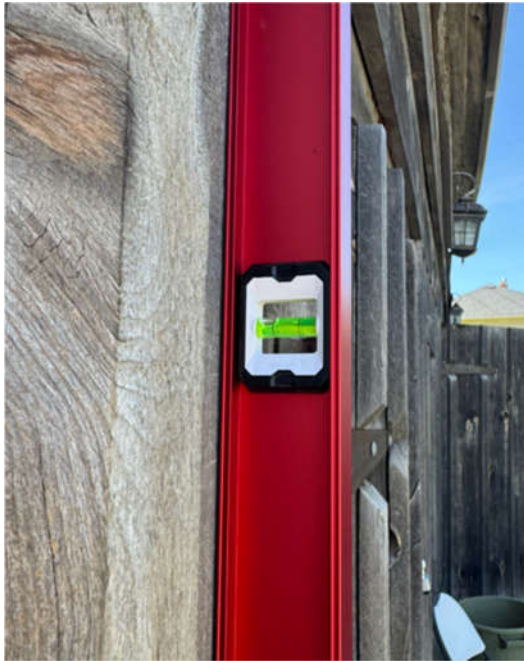


Fig. 1

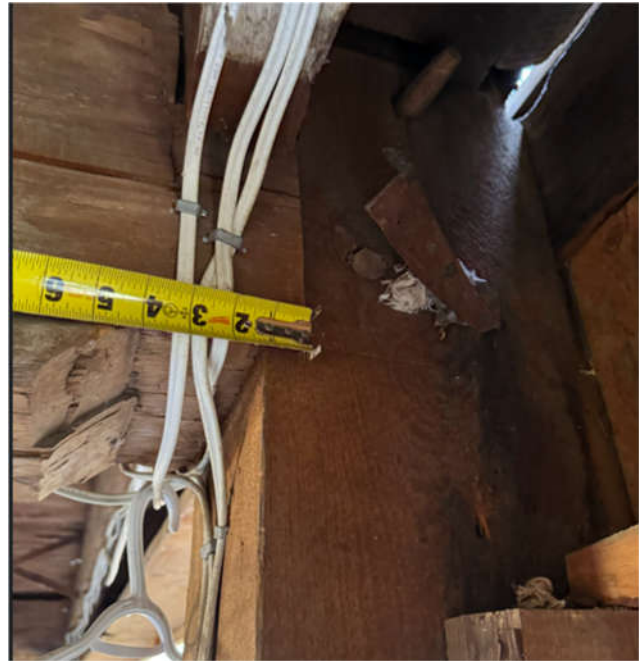


Fig. 2



Fig. 3



Fig. 4



Fig. 5



Fig. 6



Fig. 7



Fig. 8



Fig. 9

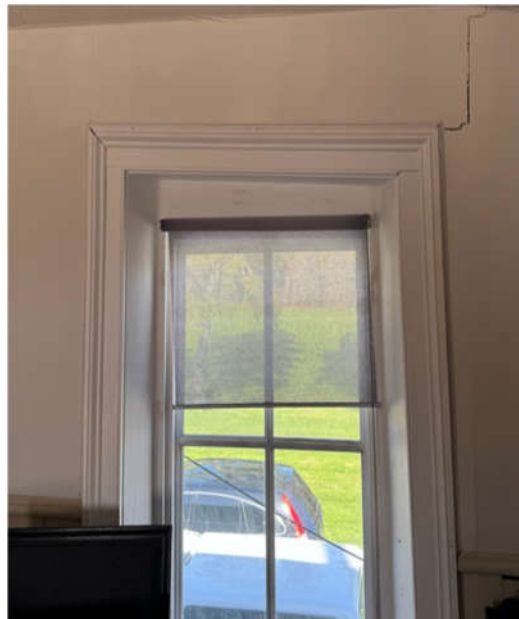


Fig. 10

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. M. Diamanti".

John Diamanti P.Eng.
PEO Licence No. 100098742
2025-10-21

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