

**COUNCIL MEETING – MAY 18, 2021
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed April 14, 2021</u>				
C1	Isabella Buccieri, dated May 3, 2021	24	3	Committee of the Whole (Public Meeting)
C2	Tim Sorochinsky, President, Millwood-Woodend Ratepayer Association, dated May 4, 2021	24	3	Committee of the Whole (Public Meeting)
C3	Ian Lovatt and Susan Savedra, Wardlaw Place Woodbridge, dated May 4, 2021	24	3	Committee of the Whole (Public Meeting)
C4	Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated May 4, 2021	24	1	Committee of the Whole (Public Meeting)
C5	Khalid Sarwar, dated May 5, 2021	24	3	Committee of the Whole (Public Meeting)
C6	Rose Savage, dated May 5, 2021	25	2	Committee of the Whole (Working Session)
C7	Dalia Martino, dated May 11, 2021, petition	26	4	Committee of the Whole
C8	Dino Di Iorio, dated May 11, 2021	26	5	Committee of the Whole
C9	Harninder Singh Gill, Coles Avenue, Woodbridge, dated May 11, 2021	26	5	Committee of the Whole
C10	Zander Davidson, Deer Run Court, Woodbridge, dated May 11, 2021	26	4	Committee of the Whole
C11	Rob Salerno, Vice President, Weston Downs Ratepayers Association, Polo Crescent, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C12	Nick Farro, Flatbush Avenue, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C13	Adriana Aversa, dated May 11, 2021	26	4	Committee of the Whole
C14	Matthew Lioukras, Siderno Crescent, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C15	Judy Lioukras, Siderno Crescent, Vaughan, dated May 11, 2021	26	4	Committee of the Whole

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

**COUNCIL MEETING – MAY 18, 2021
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C16	Nicole Lioukras, Siderno Crescent, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C17	Italo Andreoli, Novaview Crescent, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C18	Joe Andreoli, Novaview Crescent, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C19	Maria Kelenc, Siderno Crescent, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C20	Giulio Maglio, Colucci Drive, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C21	Kevin Zhu, Siderno Crescent, Vaughan, dated May 11, 2021	26	4	Committee of the Whole
C22	Ramona Vella, dated May 12, 2021	26	4	Committee of the Whole
C23	Frank Pietrobon, dated May 11, 2021	26	4	Committee of the Whole
C24	Marty Benbrick, dated May 11, 2021	26	4	Committee of the Whole
C25	Cesare Casciato on behalf of Camillo Casciato, Siderno Crescent, Vaughan, dated May 12, 2021	26	4	Committee of the Whole
C26	Anna Selvaggi, Velmar Drive, Vaughan, dated May 12, 2021	26	4	Committee of the Whole
C27	Carmela Santomieri, dated May 12, 2021	26	4	Committee of the Whole
C28	Robert A. Kenedy, President of the Mackenzie Ridge Ratepayers Association, dated May 12, 2021	26	8	Committee of the Whole
C29	Giampaolo and Linda Vascotto, Angelina Avenue, Vaughan, dated May 11, 2021	26	5	Committee of the Whole
C30	Kimberly Snow and Leo Acosta, dated May 12, 2021	26	5	Committee of the Whole
C31	Ron Moro, Tasha Court, Vaughan, dated May 12, 2021	26	5	Committee of the Whole
C32	Interim Deputy City Manager, Community			By-Law 060-2021

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**COUNCIL MEETING – MAY 18, 2021
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
	Services/Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services, dated May 3, 2021			
C33	Hiten Patel, dated May 12, 2021	25	2	Committee of the Whole (Working Session)
C34	Nick Ciappa	26	4	Committee of the Whole
C35	Simone Barbieri, dated May 12, 2021	27	5	Committee of the Whole (Closed Session)
<u>Distributed May 17, 2021</u>				
C36	Deputy City Manager, Administrative Services & City Solicitor, dated May 18, 2021	26	5	Committee of the Whole
C37	Rose Savage, dated May 17, 2021	26	4	Committee of the Whole
C38	Rose Savage, dated May 17, 2021	26	4	Committee of the Whole
<u>Distributed May 18, 2021</u>				
C39	Director, Economic and Cultural Development, dated May 18, 2021	22	13	Committee of the Whole
C40	Simone Barbieri, dated May 14, 2021	27	5	Committee of the Whole (Closed Session)
C41	Simone Barbieri, dated May 14, 2021	27	5	Committee of the Whole (Closed Session)
C42	Nadia Magarelli, Weston Downs Ratepayers Association, dated May 17, 2021	26	4	Committee of the Whole

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**COMMUNICATION – C1
COUNCIL – MAY 18, 2021
Committee of the Whole (Public Meeting)
Report No. 24, Item 3**

From: Clerks@vaughan.ca
To: [Magnifico, Rose](#)
Subject: FW: [External] OZNER CORPORATION (SOUTH) H.S. RETREAT & WESTON, WOODBRIDGE, ON
Date: Monday, May 3, 2021 3:56:44 PM

From: Caputo, Mary <Mary.Caputo@vaughan.ca>
Sent: Monday, May 03, 2021 3:32 PM
To: Clerks@vaughan.ca
Subject: FW: [External] OZNER CORPORATION (SOUTH) H.S. RETREAT & WESTON, WOODBRIDGE, ON

Please see below.

Thank you,

Mary Caputo, Hon. B.A., MCIP RPP
Senior Planner
905-832-8585 ext. 8635 | mary.caputo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



From: Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>
Sent: Monday, May 3, 2021 3:16 PM
To: Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: FW: [External] OZNER CORPORATION (SOUTH) H.S. RETREAT & WESTON, WOODBRIDGE, ON

From: Isa Buccieri [REDACTED]
Sent: May-03-21 3:01 PM
To: Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] OZNER CORPORATION (SOUTH) H.S. RETREAT & WESTON, WOODBRIDGE, ON

I am writing to the City of Vaughan to express my opposition to a building being built, at the above noted location. This particular building will be surrounded close to the perimeter of a enormous residential area.

The proposed building will hinder/destroy our peaceful surrounding, also it will affect the value of our

homes, it will create air pollution from the increased traffic. As result of the increased traffic, we will experience the risk of diseases, caused by the air pollution this will affect the adults and children.

As traffic increases more cars will spew out more greenhouse gas emissions and will affect our quality of life.

VALUE OF OUR HOMES

Due to the High Rise Apartment building it will affect our home value also have a negative affect on the aesthetic of our community. As a home owner we take pride of home and surrounding. Thus the City of Vaughan have to reconsider to have this take away from us and the construction of this High Rise Apartment Building.

When we purchased our home in 2005, the seller Lormel, the realtor informed us their vacant land located at (Retreat & Weston Rd.). Lormel was going to build townhouses, they never indicated that a High Rise Apartment Building.

I truly appreciated for your consideration regarding our concerns.
Thank you

Yours truly
Isabella Buccieri

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing
May 4th, 2021

Applicant: Ozner Corp.
File: OP.11.011 & Z.11.042

Good Evening, Mayor Bevilacqua, Madame Chair and Councillors

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents Block 40 which is on the north side of Major Mackenzie west of Weston Road, across the street from the proposed development. I'm here to advise that the residents of our association are opposed to this proposed application on the basis that it is incompatible with VOP2010 as well as the existing land uses and built forms in our neighbourhood.

There are three specific comments I would like to convey regarding the proposed density and building form.

- 1) Too much density, too much height. Recently, Vellore Woods and Millwood RPA were invited by the City to participate in an analysis of land Use Options for Vellore Centre at the intersection of MMD and Weston Road. The conclusion was to maintain existing policies, which allow for the greatest heights and densities at the intersection, with reduced densities as you move away from the intersection. Existing policies are defined by VOP2010, and permits a maximum height of 6 storeys at this particular site. The applicant is recommending 9 storeys. There has already been allot of work associated with establishing the Official Plan for the area, and there is no solid justification as to why this particular site should not be bound by VOP2010. We believe that the applicant should comply with the max of 6 storeys per the VOP2010.
- 2) The proposed site contains a 9 storey building and 10, 3 storey townhouse units. We do not see any benefits of introducing different types of residential units on the same site. Instead we would prefer to see either all townhouse units, or if the applicant is insistent on a single building, a single

longer building encompassing the area occupied by townhouses. The building should adhere to the 6 storey maximum, and should be tapered approaching the adjacent neighbourhood.

- 3) Built form is critical to maintaining and reinforcing the existing physical character of the surrounding area. We expect that all future developments including this one, continue to respect the unique historical features of Vellore Village. The current plan is very institutional in appearance and is a very poor fit with our neighbourhood.

In closing, the applicant has two choices moving forward. They can choose to proceed with their application which our community feels will permanently scar our neighbourhood, or they can choose to be community builders, by working with the Ratepayers as Elvira mentioned, working within the guidelines of VOP2010, working towards a solution which respects the existing densities of our community and working towards our goal of high quality traditional products in our neighbourhood. We would expect to have both Council's and the City's support on our position.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association

From: Ian Lovatt [REDACTED] >
Sent: Tuesday, May 04, 2021 5:26 PM
To: Clerks@vaughan.ca
Cc: Susan Savedra [REDACTED]
Subject: [External] Official Plan Amendment File OP.11.011 Zoning By-law Amendment File Z.11.042

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

Dear Sirs,

Re: Official Plan Amendment File OP.11.011
Zoning By-law Amendment File Z.11.042

As a property owner in the immediate area to the proposed application by Ozoner Corporation (South) to build at 10131 Weston Road (Vicinity of Weston Rd and Retreat Boulevard to build a 9 storey residential apartment building and 10 three storey townhouse units we:

1. **Object to this type of land use** as there are not any structures as high as nine storeys in the area and will be a visible eyesore when we look across Weston Road. Additionally this type of land use will not fit in with the established residential single use properties in the community; and

2. **Request a Notice of Council Decision** in this matter being held at the Public Meeting Committee Of The Whole on Tuesday, May 4, 2021 at 7 pm

Your attention to this is appreciated.

Regards,

Ian Lovatt

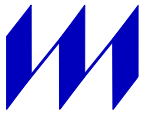
Susan Savedra

Property Owner

██████ Wardlaw Place

Woodbridge, Ontario

██████████



**WESTON
CONSULTING**

planning + urban design

**COMMUNICATION – C4
COUNCIL – MAY 18, 2021
Committee of the Whole (Public Meeting)
Report No. 24, Item 1**

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

May 4, 2021
File 9257

Attn: Committee of the Whole

**RE: Item 1, Committee of the Whole (Public Meeting) May 4, 2021
FIRST VAUGHAN INVESTMENTS LIMITED OFFICIAL PLAN AMENDMENT OP.20.015
ZONING BY-LAW AMENDMENT Z.20.042 PART OF LOTS 6 AND 7, CONCESSION 5
VICINITY OF HIGHWAY 7 AND COMMERCE STREET**

Weston Consulting is the planning consultant for 1042710 Ontario Limited ('Ontario Limited'), the registered owners of 3300 Highway 7 in the City of Vaughan, located at the north west corner of Highway 7 and Edgeley Boulevard and currently occupied by the RBC commercial office tower. Our client's property is located immediately east of the lands subject to the above noted applications. The lands at 3300 Highway 7 are also subject to active development applications for the development of a high-rise mixed-use development (City File Nos. OP.19.010 and Z.19.025) and are currently under review with City staff.

Based on our preliminary review of the Official Plan and Zoning Applications for First Vaughan Investments Limited ('First Vaughan'), our client is generally supportive of the proposed development and the proposed residential and commercial uses.


It is our understanding that ongoing discussions are underway between Ontario Limited and First Vaughan, in conjunction with consultation with the City of Vaughan to coordinate various matters that link the lands including matters related to the mews, transportation network and servicing connections. We trust that these matters will continue to be negotiated in a cooperative and collegial manner moving forward.

We submit these comments for consideration by the Committee and respectfully reserve the right to provide additional comments throughout this application process. Should you have any questions, please contact the undersigned at extension 243 or Michael Vani at extension 252.

Yours truly,

Weston Consulting

Per:


Sabrina Sgotto, HBA, MCIP, RPP
Vice President

c. 1042710 Ontario Limited

**COMMUNICATION – C5
COUNCIL – MAY 18, 2021
Committee of the Whole (Public Meeting)
Report No. 24, Item 3**

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

From: Khalid Sarwar [REDACTED] >

Sent: Wednesday, May 05, 2021 12:04 PM

To: Clerks@vaughan.ca

Subject: [External] Re: Official Plan Amendment File OP.11.011 Re: Zoning By-Law Amendment File Z.11.042

May 3, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan

Office of the City Clerk

2141 Major MacKenzie Drive Vaughan, Ontario L6A1T1 Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011 Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard We are the owners of a residence located within 500m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We purchased our home from Lormel Homes, a related entity to Ozner. We reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter). 6 years ago they put forth a proposal to build a residential development of two 12-storey towers. That got shut down now they come back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is very problematic for the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. Condominiums along Major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of

land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted. Sincerely, _____Khalid Sarwar_____



**COMMUNICATION – C6
COUNCIL – MAY 18, 2021
Committee of the Whole (Working Session)
Report No. 25, Item 2**

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

From: Rose Savage [REDACTED] >
Sent: Wednesday, May 5, 2021 11:09 AM
To: Coles, Todd <Todd.Coles@vaughan.ca>
Cc: Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>
Subject: [External] Ward 3 change

I disagree with the ward 3 proposed boundary change north of the city.

Rose Savage

From: Dalia Martino <[REDACTED]>
Sent: Tuesday, May 11, 2021 2:14 PM
To: petition@westondownsra.ca
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro
<MAURO.PEVERINI@vaughan.ca>
Subject: [External] Fwd: NO & NO to 6-story condo in Rutherford Rd!!!

Hi,

Please accept attached petition against the condominium proposal on Rutherford Road.



NOTICE OF PETITION

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

Meeting & Date: Committee of the Whole, May 12, 2021

Agenda Item No.: Item 4, Report No. 26

Item Name: VELMAR CENTRE PROPERTY LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.19.003
ZONING BY-LAW AMENDMENT FILE Z.19.008
SITE DEVELOPMENT FILE DA.19.042
4101 RUTHERFORD ROAD
VICINTY OF RUTHERFORD ROAD AND VELMAR DRIVE

Particulars of the Petition:

Dated: No date.

No. of Signatures: 4

Submitted by: Dalia Martino

Wording on petition:

“We, the undersigned residents are opposed to Official Plan Amendment, Zoning By-law Amendment, Development Approval and Draft Plan of the 7-storey mixed used condominium submitted by Velmar Centre Property Limited to facilitate the re-development of Weston Down's local commercial site, known as 4101 Rutherford Road, Block 31.

Traffic: For the past 15 years, the Weston Downs Community has been dealing with traffic issues within our community, resulting from infiltration, as cars cut through our residential streets to avoid the gridlock on the surrounding regional roads, namely Langstaff Road, Weston Road and Rutherford Road. The additional traffic from this proposed development cannot be accommodated given the gridlock that already exists during peak commuting hours.

Density and Size: The proposed condominium of 139 units is too dense and the built form of seven stories does not allow a feathering or gradual matching to the surrounding built forms. The City of Vaughan has a growth population plan in place, which includes building higher density units in the Vaughan Metropolitan Centre which has the infrastructure including subway, bus and highway system in place to accommodate the increased traffic and population."

For a copy of the petition contact:

**City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1
Tel: (905) 832-8504 Fax: (905) 832-8535**

**COMMUNICATION – C8
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Porukova, Nadia](#); [Fera, Eugene](#)
Subject: RE: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)
Date: Tuesday, May 11, 2021 4:32:49 PM
Attachments: [image001.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Tuesday, May 11, 2021 2:41 PM
To: Clerks@vaughan.ca
Subject: FW: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

Please see new letter below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-11-21 12:16 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

FYI

From: Dino Di Iorio <[REDACTED]>
Sent: May-11-21 10:52 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan

<Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

I, Dino Di Iorio oppose this development proposal. You probably have received numerous emails from other residents in our neighbourhood, so there is no point in repeating the same "common sense" reasons why this proposal should not move forward.

Lately, it seems **"Intensification"** has taken precedence over properly planned development that is suited for the neighbourhood in question.

As many of you are aware, **our neighbourhood is unique**. Besides being a low density residential neighbourhood, **we are land locked** - whereby we are limited to one way in and the same way out of our neighbourhood. Common sense dictates that a catastrophe could not be dealt with in a normal emergency procedural execution plan. **People's lives could be at risk**. We have already had numerous situations whereby we were unable to enter or exit our neighbourhood to access our homes.

Our unique neighbourhood stretches even further. The **City of Vaughan's new and improved transit system** along highway 7 had to be **amended/curtailed** (between Martingrove Rd and Bruce St) due to road restrictions and overpasses. **Making this area, our area, an exception to the rule.**

A boundary line was agreed to years back with **OPA 661** that would not allow structures of this nature. **Where is the value in that agreement?**

Please review this proposal with our uniqueness in mind.

**This proposal is outright wrong for the neighbourhood,
for the ultimate goals of intensification,
and for the safety of our community.**

Let's bring back common sense.

Dino Di Iorio

[REDACTED]

email: [REDACTED]

**COMMUNICATION – C9
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Fera, Eugene](#); [Porukova, Nadia](#)
Subject: RE: [External] 12 storey Building at Hawman
Date: Tuesday, May 11, 2021 4:35:01 PM
Attachments: [image001.png](#)

[Section 2.1\(9\)d of the Procedure By-law](#) states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, May 11, 2021 4:01 PM
To: Britto, John <John.Britto@vaughan.ca>
Subject: FW: [External] 12 storey Building at Hawman

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Tuesday, May 11, 2021 2:42 PM
To: Clerks@vaughan.ca
Subject: FW: [External] 12 storey Building at Hawman

Please see email below new letter

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-11-21 2:36 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] 12 storey Building at Hawman

FYI

From: Amritpal Gill <[REDACTED]>
Sent: May-11-21 2:00 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 12 storey Building at Hawman

Dear Sir/Madam,

Please do not approve this high rise development at this site. We the residents of [REDACTED] Coles Ave, Woodbridge stand with our community to oppose this project.

Thank you
Harninder Singh Gill

[Sent from Yahoo Mail on Android](#)

**COMMUNICATION – C10
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: Britto, John
To: [REDACTED]
Cc: Antoine, Mark
Subject: RE: 4101 Rutherford Rd, Block 31, Registered Plan #65M-2948
Date: Tuesday, May 11, 2021 5:21:29 PM
Attachments: image001.png

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Zander Davidson <[\[REDACTED\]](mailto:[REDACTED])>
Sent: Tuesday, May 11, 2021 4:54 PM
To: Antoine, Mark <Mark.Antoine@vaughan.ca>; Clerks@vaughan.ca
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Zander Davidson <[\[REDACTED\]](mailto:[REDACTED])> Daniela Davidson <[\[REDACTED\]](mailto:[REDACTED])>
Subject: [External] Re: 4101 Rutherford Rd, Block 31, Registered Plan #65M-2948

I apologize as I forgot to include my address.

Zander Davidson
[REDACTED] Deer Run Court
Woodbridge
[REDACTED]

From: Zander Davidson <[REDACTED]>
Sent: May 11, 2021 5:35 PM
To: mark.antoine@vaughan.ca <mark.antoine@vaughan.ca>; clerks@vaughan.ca <clerks@vaughan.ca>
Cc: rosanna.defrancesca@vaughan.ca <rosanna.defrancesca@vaughan.ca>; maurizio.bevilacqua@vaughan.ca <maurizio.bevilacqua@vaughan.ca>; Regional Councillor Mario Ferri <mario.ferri@vaughan.ca>; gino.rosati@vaughan.ca <gino.rosati@vaughan.ca>; linda.jackson@vaughan.ca <linda.jackson@vaughan.ca>; marilyn.iafrate@vaughan.ca <marilyn.iafrate@vaughan.ca>; tony.carella@vaughan.ca <tony.carella@vaughan.ca>; sandra.racco@vaughan.ca <sandra.racco@vaughan.ca>; alan.shefman@vaughan.ca <alan.shefman@vaughan.ca>; developmentplanning@vaughan.ca <developmentplanning@vaughan.ca>; Zander Davidson <[REDACTED]>; Daniela Davidson <[REDACTED]>
Subject: 4101 Rutherford Rd, Block 31, Registered Plan #65M-2948

RE: Velmar Centre Property Ltd.

File#: OP.19.003, Z. 19.008 & DA. 19.042

Address:

4101 Rutherford Rd, Block 31, Registered Plan #65M-2948

First off, I would like to thank the city of Vaughan for reaching out to the community for their input on the proposed application for 4101 Rutherford Rd. It would have been nice if this matter could have been postponed until post COVID as many people are dealing with multiple issues currently and might not have the time to voice their opinion on such an important matter. It is also unfortunate that the virtual Public Consultation is being done during the day instead of the evening when more people would be able to attend. It seems as if the planning department is just trying to tick boxes and not truly make an effort to listen to the community. This virtual meeting will be all but impossible for people who are not tech savvy (which is a lot as this subdivision has a high retired demographic) or as mentioned previously people who have to work during the day. The city has held an evening meeting where attendance against the proposal was so high that overflow of capacity spilled out of the council room to other parts of the building.

I will be writing to the integrity commission to voice my concerns with the planning committee's appearance of siding with the builder at every turn and approving every request changing current by-law(excuse if not correct terminology) and not making decisions on what is best for Vaughan and the Weston Downs community.

My Specific concerns are as follows:

- The appearance and structure of the building should match the character of the community
- Units should not be mostly 1 bedroom + den but rather 3-bedroom units to match the single family homes in Weston Downs

- Balconies should be Juliette style and not balconies that overhang
- The FSI should remain at the approved 1.5 which is approved in the Vaughan Official Plan 2010(VOP2010)
- The height should remain as approved in the 2010 VOP and not be aloud to be built to 6 stories'
- Visitor parking must be addresses and far greater than 3 spaces need to be available for commercial and residential visitors and these spaces need to be on the building site to prevent people from parking on Velmar
- Traffic issue must be taken into account and all traffic studies should be independent and not provided by builder
- The building must be set back to accommodate the planned expansion of Rutherford Rd. by the region

I strongly urge that my concerns be considered when deciding on whether to build this condo. You asked for input from the community and I beg you to listen and act on it and not treat this community feedback as a box to tick.

This is not an issue of not in my back yard but rather an issue of building the appropriate condo to fit in with the community.

Please feel free to contact me should you have questions or require further feedback.

Thank you,

Zander

**COMMUNICATION – C11
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: Britto, John
To: [REDACTED]
Cc: Antoine, Mark
Subject: RE: 4101 Rutherford Road Vaughan - Velmar Centre Property Limited - FILE OP.19.003; Z.19.008; DA.19.042;
Date: Tuesday, May 11, 2021 5:23:56 PM
Attachments: [image002.png](#)
[image004.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Rob Salerno [REDACTED]
Sent: Tuesday, May 11, 2021 4:04 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Nadia Magarelli [REDACTED]; Lisa Durante [REDACTED]; [REDACTED]; [REDACTED]; Victor Lacaria [REDACTED]; John Losiggio [REDACTED]; [REDACTED]; Kevin Doan <[REDACTED]>
Subject: [External] 4101 Rutherford Road Vaughan - Velmar Centre Property Limited - FILE OP.19.003; Z.19.008; DA.19.042;

Dear Honourable Mayor, Members of Council, City Clerk

My name is Rob Salerno, I live at [REDACTED] Polo Crescent and I am the Vice President of the Weston Downs Ratepayers Association. I have been a resident of Weston Downs since 2004. I grew up in the Jane Finch Corridore and was one of those kids who looked north at Vaughan and aspired to live in a community such as Weston Downs.

The original developers of Weston Downs had a vision of building a planned community. Capped Feature Entrances, Minimum Lot widths, Interlock driveways, etc.... It has been pointed out by City Planners that the Weston Downs (Block 38) Urban Design Guidelines has no merit in the acceptance or rejection of the proposed building at 4101 Rutherford road. But I believe it does. The guidelines provide developers and residents with the “rules” to building in Weston Downs. For years, the guidelines have been adhered to. We see little variance in their application. The guidelines do not provide guidance to the construction of a low- or mid-rise structure in the community. City planners would lead you to believe that this nullifies the guidelines. That the guidelines are antiquated. But the absence of low- or mid-rise structures in the guidelines is by design. There is no guidance because this type of structure was not to be allowed in the community.

Although City Planners have been willing to meet with Community Members, I found planners to be dismissive of Community members concerns. The weight given to our concerns is put at the bottom of the priority list. The landowners’ needs are put at the top. Case in point, the 4101 Rutherford Redevelopment proposal. A proposal that lists 18 variances without a single objection from City planners. In fact, City planners have stated to us that the change from the approved VOP2010 4-story height to 2019 submitted 7 story height is a “subtle change”. If we include a 1 story mechanical floor and increased ceiling heights on the first floor that puts the actual height of the building at 9 stories. By my math that is over 100% increase in height. Does that sound like a subtle change to anyone?

My review of recently approved proposals by council, show that City Planners continually dismiss most community members as Nimby’s. I want to set the record straight, we, the residents of Weston Downs, are not Nimby’s. In 2016 we accepted, through city guidance, to accept the VOP and allow for a building with a maximum height of 4 stories. A plan that was accepted by the community, by the City planners, by the LPAT and by the Landowner himself. The landowner had every opportunity during the planning stage of the VOP to request greater intensification. He did not.

Discussions with City Planners and the landowner have been incredibly futile. City Planners seem to adapt policy from different areas to incorrectly support the landowner’s proposal. In incorrectly siting policy, City Planners have built a perfect system of passing the blame. The City Planners continually site the Province to blame for their decisions. The province provides guidance through the “A place to grow Growth Plan”, The provincial Policy statements and the VOP2010. These plans outline intensification corridors, projected growth, and the rules for how policy is to be applied. The province states that intensification must happen. That is a very true statement, we are in a housing shortage. But the province also states where this level of intensification should happen. Any intensification outside of those must have a strong argument and adhere to the character of the community. Yet planners will use the VOP2010 as the bible in some cases and in other cases they will sight other policies and state that the VOP2010 is dated. The VOP 2010 is an active robust, and balanced plan that is in effect until 2031.

Landowners and City Planners cannot selectively choose policy to make arguments to dismiss community input.

In the last month, the Landowner had been working with city planners to incorporate the community's concerns. Through numerous iterations the landowner had provided a design that was respectful to the community. We, the community, city planners, and the landowner were so close to having a design that everyone could be happy with. Sadly, the landowner abruptly stopped his negotiations and continued with the flawed submission you see in front of you.

Recently it has come to my attention that the Landowner has circumvented this council by submitting his application to the LPAT. I understand that he is sighting delay as his reasoning. The landowner is in his rights to do so. But he is also returning to his original proposal of 2019. A proposal for a 7-story structure with no tiering and a proposed FSI of 3.14. Again, by my math that is over 100% of the approved intensification for this area.

An Intensification that Karen Whitney, York Regions Director of Community Planning and Development, rejected with the following comments:

"The VOP 2010 contains a planned urban structure to ensure orderly city building efforts and contains a hierarchy of intensification areas. The intent is to direct the highest and most intense development to the Vaughan Metropolitan Centre (VMC) Area, while limiting redevelopment in Community Areas and prohibiting development in Natural Heritage Areas. The subject lands are within a Community Area and not within an area identified for intensification. The proposed density of 3.14 FSI is more appropriate for planned intensification areas, such as along a Regional Corridor or within a Region Centre

.....

The applicant is encouraged to revise their proposal to comply with the role and function of the immediate area and to better reflect the approved heights and densities prescribed by the Vaughan 2010 Official Plan. Please also note that the Regional Official Plan calls for a 43m ROW on Rutherford Road, a widening is required as per the attached technical comments from Development Engineering. "

The widening of Rutherford requires an updated site plan which could require changes to setback and design.

So, I ask council to reject the proposal as it stands. Not because I am a Nimby but because it grossly exceeds the density requirements of Weston Downs. I suggest that council use this opportunity to send a message to landowners and to city planners to build community centric buildings that align with their city growth plan and not the Landowners.

Regards

Rob Salerno,

Vice President, Weston Downs Ratepayers Association

Chief Technology Strategist
Rivit Technology Partners Inc.

Direct: [REDACTED]



**COMMUNICATION – C12
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: Britto, John
To: [REDACTED]
Cc: Antoine, Mark
Subject: Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003, Z.19.008, and DA.19.042
Date: Wednesday, May 12, 2021 9:10:06 AM
Attachments: image001.png

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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vaughan.ca



From: farro <[REDACTED]>
Sent: Tuesday, May 11, 2021 6:06 PM
To: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>
Subject: [External] MEETING: Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003, Z.19.008, and DA.19.042

Good day,

We are writing to today to express our concern and unhappiness with regards to the proposed condominium complex at the corner of Velmar and Rutherford Rd.

We are very much **OPPOSED** to having this complex go up in our neighborhood. It will be removing a useful building/businesses that are currently there, it will be taken away from our green space and recreation area not to mention the amount of traffic it will add to an already extremely busy area.

Regards,

Nick Farro
[REDACTED] Flatbush Ave.

Sent from my Galaxy

From: Britto, John
Sent: Wednesday, May 12, 2021 9:09 AM
To: [REDACTED]
Cc: Antoine, Mark <Mark.Antoine@vaughan.ca>
Subject: Velmar Condo Proposal

[Section 2.1\(9\)d of the Procedure By-law](#) states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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Council / Committee Administrator
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vaughan.ca



From: Adriana A [REDACTED] >
Sent: Tuesday, May 11, 2021 5:57 PM
To: DevelopmentPlanning@vaughan.ca
Cc: Clerks@vaughan.ca
Subject: [External] Velmar Condo Proposal

Good afternoon,

I am writing to you today to inform you that I am against the development of the new condo proposal on the corner of Velmar Drive & Rutherford Road.

As a resident of Woodbridge Downs for the past 20 years I have seen a great many changes to the area. I have seen the amount of increased traffic through our sub division and have seen how little has been done to correct the flow of traffic away from our neighbourhood. Now, we are faced with a new condo. Its residents will increase the volume of traffic even further.

Please reconsider this proposal and not move forward with it.

Sincerely,

Adriana Aversa

**COMMUNICATION – C14
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Antoine, Mark](#)
Subject: Opposition to Velmar Condo
Date: Wednesday, May 12, 2021 9:12:12 AM
Attachments: [image001.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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From: Matthew L [REDACTED]
Sent: Tuesday, May 11, 2021 8:43 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Opposition to Velmar Condo

Dear Mayor and members of Regional and City Council. My name is Matthew Lioukras and I live at [REDACTED] Siderno Crescent in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway #7 and Weston Road (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density requirement targets set out by the province and therefore the development at 4101 Rutherford Road does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of

Weston Downs are being asked to factor in this land expropriation and future road widening when submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at 4101 Rutherford Road in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Please confirm receipt and/or reply to concerns.

**COMMUNICATION – C15
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Antoine, Mark](#)
Subject: Opposition To Condo On Velmar
Date: Wednesday, May 12, 2021 9:13:46 AM
Attachments: [image001.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca



From: Judy Lioukras [REDACTED] >
Sent: Tuesday, May 11, 2021 9:08 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Opposition To Condo On Velmar

Dear Mayor and members of Regional and City Council. My name is Judy Lioukras and I live at [REDACTED] Siderno Crescent in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This

proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

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The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

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encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at 4101 Rutherford Road in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Judy Lioukkras

Please confirm receipt and/or reply to concerns.

Thank you,

Matthew Lioukras

**COMMUNICATION – C16
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Antoine, Mark](#)
Subject: RE: [External] Opposition to Velmar Condo
Date: Wednesday, May 12, 2021 9:14:38 AM
Attachments: [image001.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Nicole Lioukras <[REDACTED]>
Sent: Tuesday, May 11, 2021 9:19 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Opposition to Velmar Condo

Dear Mayor and members of Regional and City Council. My name is Nicole Lioukras and I live at [REDACTED] Siderno Crescent in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the

building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway #7 and Weston Road (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density requirement targets set out by the province and therefore the development at 4101 Rutherford Road does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard

the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at 4101 Rutherford Road in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Please confirm receipt and/or reply to concerns.

Thank you,

Nicole Lioukras

**COMMUNICATION – C17
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: Britto, John
To: [REDACTED]
Cc: Antoine, Mark
Subject: RE: [External] Velmar Road & Rutherford Rd Proposed Condo Application - Objection Letter
Date: Wednesday, May 12, 2021 9:15:38 AM
Attachments: image001.png

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Viva Property <[REDACTED]>
Sent: Tuesday, May 11, 2021 11:33 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Velmar Road & Rutherford Rd Proposed Condo Application - Objection Letter

Hello, my name is Italo Andreoli and I am a resident of Weston Downs. I live at [REDACTED] Novaview Cres. I am writing to you today because I have issue with the proposed development at 4101 Rutherford Road. I will not vote for anyone that supports this project. I believe this building should not be built and will only support the politicians that reject this ridiculous proposal moving forward. My issues are listed below in no particular order:

Before Covid-19 even started, the entire community of Weston Downs came to a meeting at Vellore Village Community to let the politicians know we did not want any part of this. **The community made it loud and clear that this project was not welcome and did not**

make sense. Politicians should have been at that meeting and sadly were not there. These people voted you in and need your help. Now they can vote people out when our best interests are not being met. The community showed overwhelming support against the building with 500+ people showing up at the initial introduction of this proposal to council.

The politicians need to make an attempt to listen to the Community as does the builder.

We have a petition of 1500+ residents who are against the proposed building. You need to listen to common sense.

The Building exceeds the Vaughan Official Plan by 3 stories and requires a large number of changes to setbacks. In fact the proposal currently removed numerous parkland trees and will have patios that go to the fence line as well as balconies that hang over the fence line

The units in the building are small and do not conform to the type of community that I live in. Our community is made up of single family dwelling was required lot size of min 60ft wide lots. The majority of units are one bedroom apartments that does not fit the area at all.

We currently use the plaza as a neighborhood convenience that everyone supports and needs. The proposed commercial units have been reduced and they have been made inaccessible. I can no longer use a "convenience store" because it just isn't convenient. I have to park in a underground parking garage and take an elevator. Ridiculous.

Velmar is too congested now and it will get worse. Adding this number of residents will make Velmar unusable

The amount of shadow cast by the building will reduce sunlight for numerous residents.

The building is an eyesore. Architecturally it does not fit with the community. areas of Vaughan which have the same communities do not have the same type of buildings in their areas. I.e: Major Mackenzie in Maple – 4 stories, Major Mackenzie in Woodbridge – 4 stories, King street in King City – 4 stories. Why should a building of this size be allowed in a subdivision that only has detached homes.

Finally, I know this type of development will decrease the value of homes in the area. People have worked hard in this community and deserve to have their property values maintained. I specialize in pre construction condo sales and can tell you from experience that 95% of these projects are purchased by investors who rent them out for profit. Some will become Airbnb units, some will become a place where criminals may conduct their business whether it is drug trafficking or prostitution. I am not opposed to development at all. They should be building these units where it makes sense and it does not make sense to drop a building that nobody wants in an area that is 100 single family dwellings. Stop the madness.

Italo Andreoli
Vice President
Viva Property Management

**COMMUNICATION – C18
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: Britto, John
To: [REDACTED]
Cc: Antoine, Mark
Subject: Condo at Velmar Road & Rutherford Rd Proposed Condo Application - Objection Letter
Date: Wednesday, May 12, 2021 9:16:37 AM
Attachments: image001.png

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Joe Andreoli <[REDACTED]>
Sent: Tuesday, May 11, 2021 11:40 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Condo at Velmar Road & Rutherford Rd Proposed Condo Application - Objection Letter

Dear Mayor and members of Regional and City Council. My name is Joe Andreoli and I live at [REDACTED] Novaview Cres in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at [4101 Rutherford Road](#).

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway [#7 and Weston Road](#) (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density requirement targets set out by the province and therefore the development at [4101 Rutherford Road](#) does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when

submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at [4101 Rutherford Road](#) in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Please confirm receipt and/or reply to concerns.

**COMMUNICATION – C19
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Antoine, Mark](#)
Subject: Opposition to proposed condo development at 4101 Rutherford Road
Date: Wednesday, May 12, 2021 9:17:37 AM
Attachments: [image001.png](#)

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Maria Kelenc [REDACTED]
Sent: Wednesday, May 12, 2021 8:40 AM
To: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Opposition to proposed condo development at 4101 Rutherford Road

Dear Mayor and members of Regional and City Council. My name is Maria Kelenc and I live at [REDACTED] Siderno Cres in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway #7 and Weston Road (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density requirement targets set out by the province and therefore the development at 4101 Rutherford Road does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when

submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

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I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at 4101 Rutherford Road in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Please confirm receipt and/or reply to concerns.

Maria Kelenc

**COMMUNICATION – C20
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Antoine, Mark](#)
Subject: Condo Development 4101 Rutherford Road support the people of the neighbourhood
Date: Wednesday, May 12, 2021 9:19:38 AM
Attachments: [image001.png](#)

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Giulio M <[REDACTED]>
Sent: Wednesday, May 12, 2021 9:01 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Condo Development 4101 Rutherford Road support the people of the neighbourhood

Dear Mayor and members of Regional and City Council.

My name is Giulio Maglio and I live at [REDACTED] Colucci in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

We are experiencing one of the most difficult times in our lives with the Covid 19 global pandemic and it has taught us that we cannot be selfish in our actions. The collective message for us has been to follow the rules and support each other.

History has shown us that often times goodness has followed our lowest points and we change our

path to forever do good and make progress.

My point is simply this. As voters we feel that in the past we have witnessed the progress of a few take precedence over the desire of many.

Please reconsider this condo development. Kindly understand that the vast majority of local residents are against this and voting in favour of it shows us that you are not there to support the only path for the goodness and progress of our Neighbourhood.

Respectfully,

Giulio Maglio

**COMMUNICATION – C21
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Antoine, Mark](#)
Subject: RE: [External] condo development at 4101 Rutherford Road
Date: Wednesday, May 12, 2021 11:11:27 AM
Attachments: [image001.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca



From: Kevin z [REDACTED]
Sent: Wednesday, May 12, 2021 9:44 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] condo development at 4101 Rutherford Road

Dear Mayor and members of Regional and City Council. My name is Kevin Zhu and I live at [REDACTED] Siderno cres. in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this

community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway #7 and Weston Road (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density requirement targets set out by the province and therefore the development at 4101 Rutherford Road does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three

underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at 4101 Rutherford Road in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Please confirm receipt and/or reply to concerns.

**COMMUNICATION – C22
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Antoine, Mark](#)
Subject: RE: 4101 Rutherford Rd
Date: Wednesday, May 12, 2021 11:12:27 AM
Attachments: [image001.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Ramona V. <[REDACTED]>
Sent: Wednesday, May 12, 2021 9:45 AM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: [External] 4101 Rutherford Rd

Dear Mayor, Regional and Local Members of Council:

My name is Ramona Vella, and I have been a resident of the Weston Downs community for nearly six years along with my husband and three children. We have always loved the area, and after several years of looking, when we finally found our home here, we couldn't be more excited. Since our move, we have constantly been improving our house, inside and out, to realize the potential it had to become our dream home. Like so many others in the neighbourhood, we have worked hard, and invested considerable money, to beautify our home and bring it to the standards seen throughout Weston Downs. Anytime I take a walk around, I see numerous projects going on, and it is very obvious that the people here take a lot of pride in their homes and properties.

It is not only through observation that makes it obvious though. I have had many opportunities to speak with neighbours and fellow community members who confirm it. It is from these conversations that I am compelled to write about the serious concerns we have regarding what will happen to our neighbourhood if the proposed development is allowed to be constructed. I have yet to come across a single person who is in favour of having our beloved plaza at the corner of Rutherford and Velmar torn down to have it replaced by an awful apartment building that is completely inappropriate for the space. We are all at a loss as to how something with so many significant, non-conforming issues could even be considered, let alone *approved* by City Planners!

We are left with so many questions in this regard: What is the purpose of the the Vaughan Official Plan and City Bylaws if they are going to be outright defied? How could a 6-storey building (with the height of an 8-storey one) that encroaches on our park, tennis courts and sidewalks, steals our sun and threatens our sense of security, and is otherwise so horribly contrary to what is allowed for this location be given a green light? What justifications are there to make the many minimum/maximum requirements that have not been adhered to acceptable? Why can this developer make up his own rules? Why can he unilaterally decide on the design and density of the building by not taking into account the comments and concerns brought forward to him by the community, including the lack of parking, increased traffic at an already very busy intersection, and other safety issues for both drivers and pedestrians that are guaranteed to arise? Why do the vast majority of the units (99 of 135, or 75%) have only one bedroom barely big enough to change your mind? What will become of the businesses we utilize such as the convenience store, dry cleaners, nail salon and restaurant? Why does a petition against this building bearing nearly 2,000 names and signatures seem not to mean anything to the developer or City Planners? Why are the voices of so many tax-paying citizens being ignored, while that of this self-interested developer is being entertained?

Outside of the issues that affect the community as a whole, my family and I find ourselves in a more vulnerable position than many others. We would be much more personally affected due to our location at the northwestern-most corner of Polo Crescent. Our current view would be completely obliterated by a building of this size. We would be robbed of the sunlight and privacy that drew us to our home in the first place. We would now be in the shade for a substantial portion of the day and lose the sunshine we count on to help keep our pool warm in our efforts to be more environmentally responsible. We would lose the pleasure of watching the beautiful sunsets we have enjoyed over the years, and be forced to look at a monstrosity in its place. This is absolutely not an adequate substitute! Furthermore, we are especially anxious about having so many strangers being able to look directly into our backyard, particularly if this ends up being a building that caters to short-term renters, which would most likely be the case due to a composition weighted so heavily with one-bedroom units. We are distressed by the thought that our own property could not be considered as a safe place for our family, especially our children and their friends, to gather comfortably. We are further apprehensive about the additional noise that would be generated with so many more people and cars confined to an already often-congested intersection.

I am urging each and every one of you to reject the application to develop 4101 Rutherford Rd in its current form. The corner of Velmar and Rutherford simply is not suitable for this type of structure, and the members of our community do not want it. With it being so grossly contrary to what is

acceptable for this space, this proposal is not one that even works on paper. How then, could anyone be expected to believe it would work in reality? The artistic renderings of the building do not paint anywhere near an accurate picture of the disaster that would ensue if it was actually built. The developer and City Planners are trying to force a square peg into a round hole, and the consequences of doing so would be to the severe detriment of our neighbourhood. Today, please vote NO!

Thank you,
Ramona Vella

**COMMUNICATION – C23
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Gouzvaris, Shari](#); [Antoine, Mark](#)
Subject: RE: [External] Condo Development at 4101 Rutherford Rd. Please do our community justice. Thanks
Date: Wednesday, May 12, 2021 11:14:26 AM
Attachments: [image002.png](#)

[Section 2.1\(9\)d of the Procedure By-law](#) states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Gouzvaris, Shari <Shari.Gouzvaris@vaughan.ca>
Sent: Wednesday, May 12, 2021 9:46 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Condo Development at 4101 Rutherford Rd. Please do our community justice. Thanks

FYI

Shari Gouzvaris
Supervisor, City Clerk's Administrative Services
905-832-8585, ext. 8280 | shari.gouzvaris@vaughan.ca

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



From: FRANK PIETROBON <[REDACTED]>

Sent: May-11-21 11:37 PM

To: Council@vaughan.ca

Subject: [External] Condo Development at 4101 Rutherford Rd. Please do our community justice.
Thanks

Please do the right thing for our community. Thank you.

Dear Mayor and members of Regional and City Council. My name is Frank and I live in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at [4101 Rutherford Road](#).

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway [#7 and Weston Road](#) (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density requirement targets set out by the province and therefore the development at [4101 Rutherford Road](#) does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment

of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at [4101 Rutherford Road](#) in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Please confirm receipt and/or reply to concerns.

Sent from my iPhone

**COMMUNICATION – C24
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: Britto, John
To: [REDACTED]
Cc: Gouzvaris, Shari; Antoine, Mark
Subject: RE: [External] Neighbourhood Construction...
Date: Wednesday, May 12, 2021 1:20:29 PM
Attachments: image002.png

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

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John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Gouzvaris, Shari <Shari.Gouzvaris@vaughan.ca>
Sent: Wednesday, May 12, 2021 9:46 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Neighbourhood Construction...

FYI

Shari Gouzvaris
Supervisor, City Clerk's Administrative Services
905-832-8585, ext. 8280 | shari.gouzvaris@vaughan.ca

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



From: Marty Benbrick <[REDACTED]>

Sent: May-11-21 10:41 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Cc: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Council@vaughan.ca

Subject: [External] Neighbourhood Construction...

My elected Representative, you know, you were elected to represent your local constituents and their interests. Please do your job in our local government and do the right thing. Please Reject the builder's application for multi-dwellings on Velmar Dr. / Rutherford Rd. We all know there are No real benefits to the neighbourhood, but headaches for life for us all. Money / profits are great, but Not at the expense of a neighbourhood. When the next election comes, your grateful voters will reward you, knowing that you really do represent their well being and care for them...Thank You...

From: Cesare Casciato <[REDACTED]>
Sent: Wednesday, May 12, 2021 12:48 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] Velmar Condo Proposal

Hello,

I'm sending this note on behalf of my father, Camillo Casciato, who resides at [REDACTED] Siderno Crescent. He wanted to voice his dissent in allowing the proposed Velmar condo.

Through the ratepayers' association he understands that it's a low density-designated site, and the developer would require concessions regarding density, height, and setbacks.

Should you need to reach my father directly, you can do so at [REDACTED]

Regards,
Cesare Casciato

From: Anne Lacaria [REDACTED]
Sent: Wednesday, May 12, 2021 2:13 PM
To: Antoine, Mark <Mark.Antoine@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003, Z.19.008, and DA.19.042

Dear City of Vaughan Representatives and Development Planning Department,

My name is Anna Selvaggi, resident of [REDACTED] Velmar Dr (Weston Downs), Vaughan, Ontario. I am emailing you today with regards to the proposed development at 4101 Rutherford Road. I have been a resident of Weston Downs for 28 years and this email is coming purely from a personal resident opinion. My residence is home to three other adults who agree with the viewpoint herein.

I first want to say thank you to the City of Vaughan and the Development Planning Department for the public consultation meetings you have held regarding this development. I attended the in-person meeting on September 17, 2019 and remember the massive number of Ward 3 residents and concerned public members who attended. Attending that Committee of the Whole meeting visualized to me the vast number of residents who are opposed to the development.

I strongly believe that a proposed development at this site may be possible. However, the current iteration of the proposed development and the sheer number of added vehicular density to the Weston Downs community **does not represent good city planning and good decision making**. My opinion on this matter does not rely on a NIMBY (not in my backyard) argument or claim that the development does not mesh well with the character of the neighbourhood. My objection is with the added traffic this development will have on the Weston Downs community, especially since my household lives on Velmar Dr. and we experience firsthand the crazy amount of traffic.

I will reference the 2016 Weston Downs Community Traffic Study, which the City of Vaughan retained Hatch to complete. In the report (Executive Summary), Hatch recognized that the study was requested by the city in response to the concerns expressed by **Weston Downs Residents over the previous years (previous to 2016)**. These concerns related to the local roads of Weston Downs being used as a by-pass because of the congested regional roads around the Weston Downs community. "The traffic study revealed that local community roads such as Velmar Boulevard, Valeria Boulevard and Santa Barbara Place carry **high volumes of cut-through and local traffic and contribute to the residents' concerns**

for safety, non-compliance of traffic control devices and speeding in the Weston Downs Community” (Hatch, 2016, b). The recommendations that were made included turn restrictions, turn restrictions during peak hours, and one-way street proposals (Hatch, 2016, b-c). Although none of these proposed solutions were implemented, the 2016 report recognized that the traffic by-pass in the Weston Downs is horrendous.

If we only consider the population of the City of Vaughan in 2016, the population would be 306,000. This does not include the people who travel through Vaughan to reach neighbouring municipalities. In 2016 the Weston Downs community expressed their frustrations with the increasing amount of traffic. In 2021, according to the City of Vaughan’s own website, the population is nearing 335,000. With such wonderful growth emerging in this City, the number speaks volumes on visualizing this impact on the streets of Weston Downs. The reason why I refer to these numbers is because the recent Traffic Impact Study by GHD Limited in July 10, 2020 says otherwise. With the current population of the City of Vaughan in mind, and the additional added residents this proposal would have, the report indicated that “The operational impact of the added site traffic is considered minimal with the forecasted increases in delays due to the increased through traffic along Weston Road and Rutherford and not site traffic from the subject site” (GHD, 2020, ii). This statement does not put enough emphasis on the current traffic conditions of the Weston Downs Community.

(1)

The statement from GHD Limited is specific to the added traffic the site is projected to have on the community of Weston Downs. The statement does not, or at least fails to, accurately incorporate what the added vehicular movement would be when the cut-through traffic is accounted for. The proposed development based on the City of Vaughan's Zoning By-laws require 267 vehicular parking spaces (GHD, 2020, ii). This would add to the horrendous vehicular traffic that Weston Downs is known for pre COVID-19 pandemic. The statement from GHD was, in my opinion, vague and deceptive because the word 'minimal' undermines the reality. If vehicular movement pre pandemic was already terrible for the residents of the community, wouldn't the addition of 267 vehicles **add to such issues and be counterintuitive?**

(2)

Reflecting on the GHD report raises a massive issue with the projections. The document frequently refers to “existing conditions”. However, when/what was the parameters of "existing conditions"? If the existing conditions is in reference to March 2020 or after, then this is a major flaw of this Traffic Impact Study because the **vehicular traffic in the Weston Downs community was greatly reduced due to the COVID-19 Pandemic & subsequent shut-downs & restrictions.**

(3)

The current site plan of the proposed development maintains the primary and only vehicular access to Velmar Drive. That means that all the vehicular movement this proposed development would cause would be unloaded on a local residential road. I am not sure of the regulations/parameters of having the proposed vehicular access on Rutherford Road (a Regional Road), but the current iteration of the proposed development will unequivocally **contribute to unbearable conditions for the residents of Weston Downs, and particularly Velmar Dr.**

I want to once again state that I am not wholeheartedly against a proposed development coming to 4101 Rutherford Road. I recognize that the City of Vaughan has growth projections and wants to support sustainable development, such as encouraging cycling activity. However, the amount of density and number of estimated vehicular movement this current proposed development will have on the already struggling streets of Weston Downs is **not good planning**. I vividly remember as a resident of this community the challenges I have had with traffic congestion. Whether the form of transportation is through the use of my car and I am forced to wait 20-25 minutes for a trip that is estimated to take 3 minutes (see attached photo), or biking in my neighbourhood and fearing the countless of vehicles that speed through the several stop signs in my community, the proposed development will only increase

these issues. What the City of Vaughan and relevant departments need to prioritize is how to reduce the traffic congestion in the Weston Downs community. This community should not have similar difficulties as a regional road, but it does. I should not fear cycling in my local community, but I do. The City of Vaughan needs to stop neglecting Weston Down's residents and support sustainable solutions that benefit everyone. First address the traffic congestion issue. Then we can address what details a mixed use condominium will have at 4101 Rutherford Road. This issue of traffic has been a well documented issue traversing several years. Adding more vehicles to this community will not help this longstanding issue. I urge the Mayor, the Local and Regional Councillors, and the Councillor of Wards 1, 2, 3, 4, and 5, to all vote against this proposed development.

Sincerely,

Anna Selvaggi

Velmar Dr. Woodbridge ON

From: Carmela Santomieri [REDACTED] >

Sent: Wednesday, May 12, 2021 2:20 PM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca

Subject: [External] Reject Development at Rutherford and Velmar

Dear City Council,

I sincerely hope that you have listened to all of the speakers today and read all of our emails rejecting this proposal. We do not need this development. This application should be rejected.

Sincerely,

.

Carmela Santomieri

IMPORTANT: This information is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this record is strictly prohibited. If you receive this record in error, please notify me immediately.

In an effort to be environmentally friendly, please do not print unless required for hard copy record

From: Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>
Sent: Wednesday, May 12, 2021 9:32 AM
To: Council@vaughan.ca
Cc: Coles, Todd <Todd.Coles@vaughan.ca>; Rob Kenedy <rkenedy@yorku.ca>; Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>
Subject: [External] Protecting Vaughan Whitebelt, Greenbelt, ORM, or CA.

May 12, 2021

Dear Mayor Bevilacqua and Vaughan Councillors,

I was informed recently that the province revised direction for Official Plan updates forcing municipalities to plan 30 years into the future with inflated growth targets. I am concerned to hear that if York Region's Official Plan proceeds as currently recommended Vaughan will lose 100% of the remaining white belt lands and the Greenbelt will be the hard urban boundary. I also have heard that Vaughan staff are preparing a staff report with Vaughan's comments and recommendations back to York Region Council for the June 8 Committee of the Whole Meeting.

Here are the points of interest Irene Ford sent to some Vaughan Ratepayer Groups:

- York Region Official Plan deadline for submission to the province is July 2022. Timelines are set so Official Plan approval will be by the current provincial government. Expanding the urban boundary is worse than one off MZOs, it's a giant gift to developers. Once land is in the urban boundary it is unheard of it being converted back to agricultural/rural. The main objective is to delay approval of the Region's Official Plans.
- York Region's Official Plan if approved by the province dictates the urban boundary/land use designation. Vaughan's would be based on this and approved one year after the Region's. ***Vaughan is married and committed to whatever urban growth boundary approved in the Region's Official Plan.***
- At the Mar 18 Special Regional Council Meeting some of the most important planning staff reports for the Region and City of Vaughan were crammed together with little to no public notification. We knew the Bradford Bypass and Highway 413 would be on the agenda but the addition of these documents was like being ambushed (plus arranging presentation from MTO staff). It achieved two objectives, it overwhelmed and exhausted the public and council members.
- On Mar 18 the narrative literally changed from the highway will not cause sprawl to we need to build the highway because we

plan to build sprawl.

- York Region's MCR consultation page or Official Plan consultation pages I find to be misleading. For instance under agriculture it links to a map showing all the areas they want to keep for prime agriculture but the map attached to the 2015 Forecast and Land Needs shows recommendations for urban boundary expansion. There is an updated 2051 Official Plan Survey.
- Typically Official Plans look forward 20 years, the Province is forcing 30 years. This is the real driver of why York Region will lose 80% of it's remaining whitebelt lands, farmland in both Vaughan and Markham, 3,400 HA to development, not the population growth.
- Our Regional representatives in Vaughan are doing a great disservice to their citizens b/c as far as I can tell they are letting this slip through under the radar with as little public engagement as possible. Have you seen it on a newsletter?

Points Specific to Vaughan:

- Vaughan will lose 100% of it's remaining Whitebelt lands. - Whitebelt lands are not sprawl in-waiting nor designated or approved for growth. Most, if not all, is zoned prime farmland. Whitebelt land is land that is not Greenbelt nor within the urban boundary. In order agricultural land to be rezoned 'need' must be demonstrated, this seems a subjective process to me.
- Vaughan's Regional Councillors need to be called out. They are critical of nothing and enabling an item of great importance to the future of our city to be bulldozed through during a global pandemic. Citizens are distracted, unaware, unable to be consulted. We need to Plan there is no question, but the public needs to be involved and aware.
- We know the land suggested for urban boundary expansion is mostly owned by very powerful and influential developers (refer to Friends with Benefits article below). Unsure about the piece on the east side of the 400.
- York and Vaughan staff are advocating for strong phasing policies, but it is unclear to me if it will mean anything since planning legislation has changed to favour developers.
- Vaughan never approved it's natural heritage plan and is required to do so during this Official Plan Review.
- Climate Change - There is 143 pages in the Attachment form York Region on Forecasted Land needs the words Climate Change are not mentioned once. Land use is a driver of Climate Change, how is this factored into the evaluation?
- Vaughan may be able to accommodate the planned growth within it's existing boundaries, we have the VMC going up plus other developments that have been approved above and beyond the 2010 Official Plan, what about recently approved secondary suites? It's all about the assumptions that are feed into the model (see Environmental defence webinar).
- There is opportunity to improve our existing communities, but the direction is all towards sprawl that goes up (high rise) and out (single family). If we continue to sprawl out and up we will never invest in our existing communities, be able to support density and the services and amenities that come with density. This will achieve what residents are actually asking for when consulted: sustainable climate friendly communities, healthy communities, walkable communities.
- If Vaughan Council supports this they basically are supporting developing everything in Vaughan that is not protected by the Greenbelt, ORM, or CA. Council will have succeeded in paving everything in Vaughan that is within their jurisdiction. The Mayor will see this is great b/c it is an indicator of economic growth but it is not an indicator of community well-being or livability.
- Ownership is an issue, most of the land is not owned by farmers anymore. Regardless, ownership is not a right to development. The research is quite clear: sprawl leads to negative public health outcomes and social determinants of health, compounds and climate change impacts and the infrastructure creates a future burden for taxpayers. To do so during a pandemic, climate emergency and at the expense of public goods especially of a finite resource, soil, is irresponsible and I fail to understand how this could be in the public interest.

This information is of concern, and I am hoping, as elected officials, all of you will act accordingly and protect the Vaughan Whitebelt, Greenbelt, ORM, or CA.

Best,

Robert A. Kenedy, PhD
President of the Mackenzie Ridge Ratepayers Association
mackenzieridgerpa@gmail.com

Dear Vaughan Council,

May 11, 2021

Subject line: Opposition for the proposed 12-storey building on Hawman Avenue.

We still oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd., and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. Oppose re-designating the north portion of the subject lands that **is not in line** with, *Places to Grow Act*. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the *Places to Grow Act* good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of Hwy #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become because of the development on the S/W corner of Kipling & Hwy #7 despite 2 no parking signs.

This developer's proposal is unacceptable and should, in no way, convince the City and Region that the two properties referenced on Hwy #7, which are not at an intersection, be considered under *The Places to Grow Act*. There are extensive blocks of one-level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

Our neighbourhood has grown exponentially since these lands were zoned. It is unfair that developers have been allowed to side-step technicalities and negatively impact the integrity of neighbourhoods, for personal gain. Our community has one-way in and one-way out from Hwy #7. **Who might claim the blame for individuals that lose their life because of emergency vehicles that cannot access roads**, due to the heavy congestion that will surely overtake the existing infrastructure; something that we referenced in our previous letter to Council (e.g., Ford Fest)? As voters, we expect our voices to be heard by Council and deserve to have our concerns considered and addressed. Vaughan must not be allowed to be governed by greedy developers, but rather, by respected and elected representatives.

Please be our advocates! We are counting on you to support and act on our concerns. We know you are up to this. Please be the positive force we need to protect our community.

Kind regards,

Giampaolo and Linda Vascotto

■ Angelina Avenue

**COMMUNICATION – C30
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 5**

From: [Britto, John](#)
To: [REDACTED]
Cc: [Fera, Eugene](#); [Porukova, Nadia](#)
Subject: RE: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS
Date: Wednesday, May 12, 2021 11:10:08 AM
Attachments: [image001.png](#)

Section 2.1(9)d of the Procedure By-law states: Communications received for a Standing Committee after noon on the last business day prior to the commencement of the meeting may be referred directly to Council.

In view of the above, your email communication, which was received past the noon deadline, will be forwarded to appropriate staff to be processed for receiving at the May 18, 2021 Council meeting.

John Britto, RMA, CME, PMPC
Council / Committee Administrator
P: 905-832-8585 Ext. 8637 | john.britto@vaughan.ca

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



From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Wednesday, May 12, 2021 9:44 AM
To: Clerks@vaughan.ca
Subject: FW: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

FYI this was received this morning new letter

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-12-21 9:41 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

FYI

From: Kimberly Snow <[\[REDACTED\]](#)>
Sent: May-12-21 9:40 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda

<Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>

Subject: [External] We oppose the development at Kipling and Hwy7 - PLEASE DO NOT ALLOW THIS

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of \$578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Thank you.

Kimberly Snow and Leo Acosta

Ron Moro
Deputation
May 12, 2021
Committee of the Whole
919819 Ontario Ltd. and 1891445 Ontario Ltd
Files OP.18.008 and Z.18.013
5217 & 5225 Highway 7 and 26 & 32 Hawman Avenue

Good afternoon Madame Chair and members of Vaughan Council.

My name is Ron Moro and I'm pleased to say that our family has resided at [REDACTED] Tasha Court for the last 30 years.

We appreciate having this as the *first* opportunity that Vaughan Council has provided today for our passionate community to provide feedback on this revised proposal.

In the past, we strongly asked that the low density residential line not be moved 200m south and north of Highway 7, on the portion between Woodstream Boulevard and Bruce Street. Furthermore, that a moratorium on intensification initiatives on this portion of Highway 7 be implemented until it is widened. This would have allowed a higher order of transit to be implemented and proper intensification. Unfortunately the City of Vaughan at that time did not implement this recommendation. This would have been good planning supported by the Local Planning Appeal Tribunal or LPAT.

We acknowledge that the revised proposal submitted by the developer has included single detached low density homes on the existing lot width on Hawman Avenue. Additionally, that the driveway has been removed from Hawman Avenue reducing the risk of traffic from a high density development spilling into a low density area. This represents good planning which would be supported by LPAT.

We are grateful that the applicant has purchased a number of old dilapidated homes in the area and will be developing new construction. Our first build form preference is to construct single detached homes or luxury townhomes which would complement the character of the surrounding neighbourhood. This preference would represent good planning and would likely be a proposal that we have not seen in Vaughan or in York Region in a very long time.

Unfortunately, I'm confident that the profit margin would not be sufficient for the applicant. Therefore it is the duty of the City of Vaughan, York Region, and the Province of Ontario to ensure the application "does not disrupt the existing stable

low density neighbourhood” as this is an integral goal of the Places to Grow Act and is strongly supported by LPAT.

As you have heard our residents are opposed to the proposed height, density, and the increase in traffic that will result from this application.

This proposal is not on a transit node with a higher order of transit but rather on the crest of a dangerous hill of Highway 7 which has seen its share of accidents.

Replacing two existing one storey, single detached homes fronting Highway 7 with a 12 storey, 166 unit building, with 192 underground parking spots represents a massive intensification. It is interesting that the applicant has proposed a 45 degree angular plane on the south side of the proposed building. We have to ask why this good planning tool is also not implemented on the east and west side of the proposed building where there are existing low density homes. The transition from the existing homes on McKenzie Street and Kipling Avenue to the proposed building on Highway 7 would be more gradual and visually pleasing.

It is not fair for the residents in the adjacent two storey homes to have their homes dwarfed by a 12 storey building. The 45 degree angular plane from all sides represents good planning supported by LPAT and will rectify this issue.

With regards to density, we oppose any density over a F.S.I. of 3.0 which complements the existing buildings constructed under the Places to Grow intensification effort. It is not fair that from the two existing family residences on Highway 7 this application is proposing 166 units. This land locked community has done its part towards the intensification effort, it is time to protect our stable low density residential neighbourhood. Consistent density and protection represents good planning supported by LPAT.

With regards to traffic, this application has proposed 192 parking spots, indicating that the applicant expects 192 vehicles present on property. This is a substantial increase in cars accessing this portion of Kipling Avenue. How many more vehicles can Kipling Avenue between Hawman Avenue and Highway 7 absorb? The right-in and right-out driveway on Highway 7 will reduce some of the Kipling Avenue traffic. Having said that, our land locked residents and emergency responders will have to navigate additional traffic and another large driveway on Kipling Avenue when entering or exiting at our only access point. This application will likely increase the concentration of vehicles in this small area more than two-fold. We ask that the applicant present creative methods to mitigate traffic concerns on Kipling Avenue, this would represent good planning.

We oppose applying Section 37 of the Planning Act to provide a financial contribution in order for the the City of Vaughan to grant increased height and density for this application. The City of Vaughan Planning Act indicates that a minimum payment should be 25% of the increase in the land value as calculated by an appraiser of the City of Vaughan's choice, paid for by the applicant. If we must entertain this we expect the funds should only be allocated in our neighbourhood. However, in order to apply Section 37 the act indicates that there must be a reasonable planning relationship between the increase in height and density and the community benefits. We do not see this relationship and request an independent formal study to assess this. Without indication that there is a reasonable planning relationship, this Section 37 payment is not aligned with good planning and will not be supported by LPAT.

With any construction in our area we expect that proper measures are implemented to protect our community, in particular, the children walking on Kipling Avenue. For example:

- All construction vehicles should not be permitted to use Hawman Avenue or Kipling Avenue
- All construction vehicles shall not be permitted to wait on any roads south of Highway 7 off Kipling Avenue
- Minimum of two construction vehicles are to be permitted on site at any one time
- Any construction related vehicles are be radioed into the site from a designated commercial parking lot
- Construction vehicles are forbidden to leave engine on causing excessive noise and pollution
- Construction workers are to leave their personal vehicles at a designated commercial area and walk, take transit, or be transported to the site by the Applicant
- If a crane is required we ask that a Luffer crane be used to minimize swing over homes and streets
- Streets to be cleaned hourly and at the end of the day.

In conclusion, we are proud that the vast majority of our residents have expressed their comments in opposition to this proposal as presented. More importantly, proud of the residents that stood up to give deputations today. We strongly want to protect our stable low density neighbourhood and have presented constructive comments and recommendations that can improve this application and make this proposal good planning. The number of requested Amendments indicates that the proposed building does not fit at this location.

Vaughan Council please be advised that the residents of South Kipling share the same stated vision as the applicant, and I quote from his website "to develop

great spaces that contribute to the existing fabric of the surrounding neighbourhoods". The South Kipling neighbourhood has spoken and would greatly appreciate the City of Vaughan, York Region, and the Province of Ontario to support our position. We would greatly appreciate if the Applicant could modify their proposal to align it with good planning and ultimately be recognized as a contributor to our neighbourhood.

Thank you for this opportunity, please continue to stay safe and healthy!!!



**COMMUNICATION – C32
COUNCIL – MAY 18, 2021
By-Law 060-2021**

DATE: May 3, 2021

TO: Mayor and Members of Council

FROM: Gus Michaels, Interim Deputy City Manager, Community
Services/Director & Chief Licensing Officer, By-law & Compliance,
Licensing & Permit Services

RE: COMMUNICATION – Council Meeting, May 18, 2021

Recommendation

That a technical amendment to correct the spelling of Beverley Glen Boulevard, be made wherever the error appears in By-law 064-2019.

Background

Parking By-law 064-2019 is a result of a consolidation of Parking By-law 1-96 and over 200 subsequent amendments. Parking amendment are now consolidated on an ongoing basis to ensure parking regulations are accessible and transparent. In the course of a recent amendment to parking regulations on Beverley Glen Boulevard, staff identified an error in the spelling of this street. The error was originally made in By-law 1-96 and carried over to By-law 064-2019

For more information, contact Gus Michaels, Interim Deputy City Manager, Community Services/Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services, ext. 8735.

Respectfully submitted by,

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

Gus Michaels, CMM III, MLE Executive, Property Stds. Professional
Interim Deputy City Manager, Community Services and
Director & Chief Licensing Officer, By-Law & Compliance, Licensing & Permit Services

From: HP [REDACTED] >
Sent: Wednesday, May 12, 2021 7:33 PM
To: Council@vaughan.ca
Cc: Clerks@vaughan.ca
Subject: [External] ward boundaries, regional councilors, local representation

Dear Vaughan Council,

Based on viewing the May 4th morning meeting re: Ward boundaries I sense there will no boundary changes in the foreseeable future perhaps not until 2030.

If there is no genuine will to adjust the boundaries, then please stop wasting taxpayer dollars on needless consultations for boundary review every four years if the marching orders do not allow increasing beyond five wards.

There is no reason that Vaughan today should not have seven or eight wards since Markham a similar sized municipality in terms of area and population has eight wards.

Thank you,

Hiten N. Patel



Call 365-597-0717
Text/WhatsApp 416-262-5963
<https://HitenPatel.ca>

Honourable Mayor Bevilacqua and Council Members

My name is Nick Ciappa and I have been a Weston Downs resident for over 20 years.

I am here to convince you to reject the rezoning application for 4101 Rutherford.

I hope you, Vaughan Council, are listening and understanding that the majority of Weston Downs residents are against this application for an 8 floor condo (it's not 6 floors as falsely stated but 6 floors plus a 2 floor high, large mechanical enclosure on the roof).

I have reviewed the report issued by Vaughan Planners and **I disagree with their conclusions to recommend approval to you.**

I have also reviewed the Ontario Growth Plan, and both the York Region and the Vaughan Official Plans, **and I conclude, contrary to Vaughan Planners, that this application DOES NOT meet the policies and intent of these documents.**

It appears that the developer for this application has written this report for Vaughan Planners, for them to simply endorse. **There is no way that a seasoned and unbiased Planning Group could conclude to approve and defend this application.**

The main reasons for my disagreement with this report are;

1. The Ontario Growth plan establishes minimum intensification and density targets for Regions and Municipalities to implement.
2. The York Region and VOP Official Plans have identified Regional and Primary Intensification Corridors.
3. **4101 Rutherford is not identified in these Intensification Corridors and therefore this application should be rejected.**
4. **Some key excerpts from VOP-2010 that support rejection are:**

- i. New developments must ensure the character of established communities are maintained.
- ii. New development that respects and reinforces the existing scale, height, character and planned function of the immediate local area is permitted.
- iii. Limited intensification may be permitted in Community Areas but must be sensitive to and compatible with the character, form and planned function of the surrounding context.

5. The York Region Planning was not requested to review this application.
-

Additional reasons as to why you must reject this application are:

1. A decision by Vaughan Council to approve this application is precedent setting. Approval, will tell property owners/developers that Vaughan Council and Planners will approve any major change to an existing zoning bylaw, regardless of its impact to existing communities.

It will likely result in additional 8+ story rezoning applications, **that will have to be approved by PRECEDENT and will further, change the character of and devalue Weston Downs to the major negative: Like at,**

- i. **Astona Plaza.**
 - ii. **Residential Property at SW - Rutherford and Babak.**
 - iii. **Plaza at SW - Weston and Rutherford.**
-

- 2. VOP-2010 is still not fully approved.**

VOP states, ***“The policies which have NOT been approved are highlighted in yellow throughout.”***

Land Use Schedule 13 – **Has several yellow areas indicating not approved, including the 4101 Rutherford, so H4 designation for this property is NOT APPROVED.** Its' C3 zoning still legally applies.

- 3. The Vaughan Comprehensive Zoning Bylaws Update, in its 3rd and final draft, maintains this property as C3. The reason is the C3 zoning for 4101 Rutherford is still legally in force.**

4. Vaughan Council ask yourself why there are no 4 to 8+ floor buildings along both Rutherford and Major Mackenzie between Islington and Keele. There are only 1- 3 story high plazas / townhouses & condos. **The reason is simply, it does not fit the character of the surrounding communities.**

5. Zoning Bylaws are critical to reviewing proposed developments in a systematic and ethical manner.

There must be in place, an extremely high set of standards to be met, to significantly change an existing zoning bylaw. This rezoning application does not meet any high standard for change approval.

I want to remind Vaughan Council and Planners that the perception residents have of their actions is of paramount, ethical importance. There is discussion in the community of unethical relationships the owner/developer of 4101 Rutherford, who has submitted this application, has had or is having with Vaughan Council members and Planning staff.

If true, anyone involved or perceived to be involved in any comprising situation with this developer or his agents must recuse themselves from evaluating and/or voting on this application. **Perhaps this entire application should be rejected because of this perception.**

Lastly I want, you Vaughan Council, to reflect on what it says about your character, priorities and work ethics, when the residents of a community, like Weston Downs, organize to hire a Lawyer to defend and litigate for their concerns against a developer, because they cannot trust their Vaughan Elected Officials and Planners to do their due diligence and to support the residents against this very unreasonable rezoning application at 4101 Rutherford.

In closing, I believe I have **presented** you with facts, and I respectfully ask you, **Vaughan Council, to completely reject this rezoning application for 4101 Rutherford and maintain its' C3 zoning.**

Thank you for allowing me to make my case for rejection to you.

**COMMUNICATION – C35
COUNCIL – MAY 18, 2021
Committee of the Whole (Closed Session)
Report No. 27, Item 5**

From: Simone Barb <[REDACTED]>
Sent: Wednesday, May 12, 2021 12:11 PM
To: Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] Fwd: 5550 Langstaff

Todd,

This communication I received from Celest Dugas today, I'm kindly asking that it's also add to the communication for the committee meeting today.

Please put this on the first communication and move other communications down one number!

Thank you in advance,

Simone Barbieri

Sent from my iPhone

Begin forwarded message:

From: "Dugas, Celeste (MECP)" <Celeste.Dugas@ontario.ca>
Date: May 12, 2021 at 10:33:25 AM EDT
To: Simone Barb <[REDACTED]>
Subject: RE: 5550 Langstaff

Nothing has changed with the Directors Order. The developer continues to be in non-compliance.

A new Provincial Officers Order was issued this week. Please talk to Matt if you want more information on this.

Celeste

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

From: Simone Barb <[REDACTED]>
Sent: May-12-21 10:08 AM
To: Dugas, Celeste (MECP) <Celeste.Dugas@ontario.ca>
Subject: 5550 Langstaff

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Celest,

From the last time we talked regarding the City possible approving a subdivision agreement to the developer.

Has anything changed? Status of Orders or anything regarding the site?

As of 5:00 pm today there will be a closed session live broadcast meeting and 5550 Langstaff is on the agenda?

Please I request a response to this email before this meeting begins today.

Kind Regards,
Simone

Sent from my iPhone

DATE: May 18, 2021

TO: Mayor and Members of Council

FROM: Wendy Law, Deputy City Manager, Administrative Services & City Solicitor

RE: COMMUNICATION – Council May 18, 2021

**Report 26, Item 5 –
919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.18.008
ZONING BY-LAW AMENDMENT FILE Z.18.013
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE**

Recommendation

1. That Council consider rescheduling the Special Committee of the Whole meeting on June 21st, 2021 to June 22nd, 2021 at 10:30 AM.

Background

At the Committee of the Whole meeting of May 12th, 2021, Committee adopted the following resolution for the above noted item, in part:

- 1) That consideration of this matter be referred to a Special Committee of the Whole meeting to be convened on June 21, 2021;

Subsequent to the Committee of the Whole (2) meeting, it was determined that the planned Ready, Resilient and Resourceful Committee on June 22nd, 2021 at 10:30 AM was not required.

In the interest of the efficient use of Council's time, staff's time and City resources, it is requested that Council consider rescheduling the Special Committee of the Whole meeting on June 21st, 2021 to June 22nd, 2021 at 10:30 AM. The change to the meeting date will be communicated by way of courtesy notices that are sent out to all interested parties who had requested notice, as well as anyone who submitted communications to the Committee of the Whole (2) meeting on this item.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Wendy Law". The signature is fluid and cursive, with a large initial "W" and a stylized "L" at the end.

Wendy Law
Deputy City Manager
Administrative Services & City Solicitor

**COMMUNICATION – C37
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

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

From: Rose Savage [REDACTED]

Sent: Monday, May 17, 2021 11:18 AM

To: Coles, Todd <Todd.Coles@vaughan.ca>

Subject: [External] Velmar Centre Property Official Plan Amendment - May 12, 2021 - Committee of the Whole

Hi Todd,

As per my deputation on May 12, 2021, below is my re-submission from Public Hearing on Sept 17, 2019.

>

> Honourable Mayor Maurizio Bevilacqua and members of council.

>

> I'm Rose Savage and I'm speaking as an owner and tax payer in Weston Downs.

>

> We request that the City of Vaughan REJECTS this application. This application is not appropriate within the Weston Downs Community.

>

> The intensification corridor is east of Rutherford not west. Close to subway !

>

> The commercial service plaza is a C3 local commercial zone with a 20,000 square feet allowance only.

>

> They do not have a right for any residential.

>

> Who decided in the first place that 4 storey is appropriate?

>

> Respecting the appropriateness, accessibility and compatibility as follows:

>

> The proposed Development DOES NOT conform to the maximum building height and FSI policies of the Vaughan Official Plan - VOP 2010.

>

> The proposed Development will negatively impact Velmar Downs Park. The proposed setbacks do not meet the minimum requirements.

>

> A wind/sun/shade study is required.

>

> CPTED (Crime Prevention through environmental design) and Safety Audit are requested. The principles need to be met.

> A) natural surveillance

> B) natural access control

> C) Territorial reinforcement

> D) maintenance

>

> It does not propose an appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Velmar Downs Park.

>

> The relationship of the building setbacks, height and design with the immediate area is inadequate.

- >
- > The existing commercial plaza serves a community need. The existing C3 Local Commercial Zone should be protected.
- >
- > The proposed parking is inadequate and will overflow onto the neighbourhood streets.
- >
- > Pedestrian and accessibility safety have not been satisfactorily addressed.
- >
- > Integration of the Development with the existing community does not conform to the needs of the community.
- >
- > The proposed density is inconsistent with the existing zoning and character of the existing neighbourhood. The neighbourhood consists of low density single detached dwellings. The Development is out of scale and will change the character of the area.
- >
- > Site circulation, proper vehicular access and turning movements, including service vehicles such as fire and garbage trucks are inadequate.
- >
- > Provision of sufficient snow storage area is inadequate.
- >
- > Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading is required. How does this address infrastructure requirements ie proximity to a school (not in walking distance), capacity of the school, impact on fire with more units, and no community centre or other amenity. Infrastructure is more than water and sewer.
- >
- > Respecting Weston Downs Community's Urban Design Standards as follows:
- >
- > A traffic study request should consider the current 12,000 vehicles/day with a projected 10 year outlook. Traffic infiltration went up from 6,000 vehicles to 12,000 within 6 years. Knowing this issue and allowing a dramatic increase of additional traffic contributes to an already chaotic community entrance with known accidents involving the safety of children in the community.
- >
- > Proposal does not align and is in violation with the VOP2010 and the region plan which raises questions about the integrity of the complete application. The proposal asked to be treated as a low rise structure despite meeting definitions and specifications of a mid rise which is not appropriate.
- >
- > Even with the accommodation of a low rise definition, it fails to meet appropriate building codes and asks for further accommodations which is inappropriate. The community has overwhelmingly indicated the lack of support for the proposal as it does not meet the service, support and planning expectations of the city for which we pay taxes for.
- >
- > You are being asked to violate your own rules with the numerous
- > violations brought forward for your approval. Respect Weston Downs and the residents that live in it. Our community is in disagreement with it. Why enforce on a Community a proposal inconsistent with your own city plans and which has no Community support.
- >
- > RA2 with RA5 allowances will begin deconstructing our community into a developer's paradise and community nightmare; perception and optics show this and we feel this intensification is not appropriate for Weston Downs Community as a whole.
- >
- > Applicant is requesting medium density when Weston Downs is zoned for low density; that's not appropriate.
- >
- > This application is not environmentally, accessibility or CPTED friendly.
- >
- > Cutting the curb on the opposite side of proposed Development and widen the entrance in order to accommodate the additional traffic is taking away land from Weston Downs and violates the respect for existing community. Weston Downs Urban Design Guidelines have not been adhered to as evidenced by this application and the inadequate care of our landscaping.

- >
- > We want to protect our water source as stated by TRCA's report with the vulnerability in our area.
- >
- > There were 66 submissions in report provided by planning Dept and the vast majority were negative.
- >
- > We request that the City of Vaughan adheres to the Urban Design
- > Guidelines for the entire community from Langstaff to Rutherford and from Weston Road to the abutting neighbourhoods at Pine Valley; Weston Downs in its entirety.
- >
- > I would like to end by paraphrasing what John F Kennedy said; Ask not what your community can do for you, but what you can do for your community. Every accomplishment starts with the discussion to try. As we express our gratitude, we must never forget that the highest form of appreciation is not to utter words, but to live by them. Do what's right and just by respecting and supporting the residents of Weston Downs Community and your own OPA24, Bylaw-188, Vaughan Official Plan and York Region Official Plan.
- >
- > Thank you
- > Rose Savage
- >

**COMMUNICATION – C38
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: Rose Savage <[REDACTED]>
Sent: Monday, May 17, 2021 11:56:21 AM
To: todd.coles@vaughan.ca <todd.coles@vaughan.ca>
Subject: [External] Velmar Centre Property Limited Official Plan Amendment - May 12, 2021 - Committee of the Whole

Hi Todd,

As per my deputation on May 12, 2021, below is my re-submission from Public Hearing on Sept 17, 2019.

My additional comments to add are as follows:

Given that parkland is a public health necessity, I find it odd that the city would grant the development with anticipated easement to access the site for their development.

Further, \$600,000 in section 37 benefits is low and covered the costs to reinstate the park.

The development should be smaller to meet the required setbacks and frontage.

The frontage setback is required to meet future transit priorities.

The intent of the OP is comprised.

The Planning Report includes many provisions that have to be satisfied in order to proceed with the development. The scale of the development is not aligned with the intent of the area OP and its proximity to the park.

My Deputation - September 17, 2019:

- >
- > Honourable Mayor Maurizio Bevilacqua and members of council.
- >
- > I'm Rose Savage and I'm speaking as an owner and tax payer in Weston Downs.
- >
- > We request that the City of Vaughan REJECTS this application. This application is not appropriate within the Weston Downs Community.
- >
- > The intensification corridor is east of Rutherford not west. Close to subway !
- >
- > The commercial service plaza is a C3 local commercial zone with a 20,000 square feet allowance only.
- >
- > They do not have a right for any residential.
- >
- > Who decided in the first place that 4 storey is appropriate?
- >
- > Respecting the appropriateness, accessibility and compatibility as follows:
- >
- > The proposed Development DOES NOT conform to the maximum building height and FSI policies of the Vaughan Official Plan - VOP 2010.
- >
- > The proposed Development will negatively impact Velmar Downs Park. The proposed setbacks do not meet the minimum requirements.
- >
- > A wind/sun/shade study is required.
- >
- > CPTED (Crime Prevention through environmental design) and Safety Audit are requested. The principles need to be met.
- > A) natural surveillance
- > B) natural access control
- > C) Territorial reinforcement
- > D) maintenance
- >
- > It does not propose an appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Velmar Downs Park.
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- > The relationship of the building setbacks, height and design with the immediate area is inadequate.
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- > The existing commercial plaza serves a community need. The existing C3 Local Commercial Zone should be protected.
- >
- > The proposed parking is inadequate and will overflow onto the neighbourhood streets.

- >
- > Pedestrian and accessibility safety have not been satisfactorily addressed.
- >
- > Integration of the Development with the existing community does not conform to the needs of the community.
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- > The proposed density is inconsistent with the existing zoning and character of the existing neighbourhood. The neighbourhood consists of low density single detached dwellings. The Development is out of scale and will change the character of the area.
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- >
- > Provision of sufficient snow storage area is inadequate.
- >
- > Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading is required. How does this address infrastructure requirements ie proximity to a school (not in walking distance), capacity of the school, impact on fire with more units, and no community centre or other amenity. Infrastructure is more than water and sewer.
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- > Even with the accommodation of a low rise definition, it fails to meet appropriate building codes and asks for further accommodations which is inappropriate. The community has overwhelmingly indicated the lack of support for the proposal as it does not meet the service, support and planning expectations of the city for which we pay taxes for.
- >
- > You are being asked to violate your own rules with the numerous violations brought forward for your approval. Respect Weston Downs and the residents that live in it. Our community is in disagreement with it. Why enforce on a Community a proposal inconsistent with your own city plans and which has no
- > Community support.
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> There were 66 submissions in report provided by planning Dept and the vast majority were negative.

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> We request that the City of Vaughan adheres to the Urban Design Guidelines for the entire community from Langstaff to Rutherford and from Weston Road to the abutting neighbourhoods at Pine Valley;

> Weston Downs in its entirety.

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> I would like to end by paraphrasing what John F Kennedy said; Ask not what your community can do for you, but what you can do for your community. Every accomplishment starts with the discussion to try. As we express our gratitude, we must never forget that the highest form of appreciation is not to utter words, but to live by them. Do what's right and just by respecting and supporting the residents of Weston Downs Community and your own OPA24, Bylaw-188, Vaughan Official Plan and York Region Official Plan.

>

> Thank you,

> Rose Savage

DATE: May 18, 2021

TO: Mayor and Members of Council

FROM: Raphael Costa, Director, Economic and Cultural Development

RE: **COMMUNICATION – Committee of the Whole (1) May 4, 2021**

Presentation #1

Laura Hearn (POST Promise) and Carol Greenwood (Tourism Industry Association of Ontario) Presentation - Increasing consumer confidence with Safe Travels Stamp - official endorsement by Council for the stamp and POST Promise program.

Recommendation

1. That Council recognize the POST Promise and Safe Travels Stamp programs in support of Vaughan businesses and economic recovery.

Background

Economic and Cultural Development (ECD), inclusive of Tourism Vaughan, is providing this communication in follow-up to Council's recommendation at Committee of the Whole (1) on May 4, 2021 that staff report back on the deputation made by Laura Hearn of POST Promise and Carol Greenwood of the Tourism Industry Association of Ontario (TIAO) requesting official endorsement by Council for the Safe Travels Stamp and POST Promise programs.

As part of an economic resilience strategy, ECD is taking steps to increase consumer confidence in Vaughan businesses by assuring residents, workers, and eventually visitors, that they can safely shop, work and explore in Vaughan.

The Safe Travels Stamp was recognized and discussed by the Tourism Vaughan Board at the following meetings:

- March 31, 2021
- Jan 27, 2021
- November 23, 2020

ECD recognizes these two consumer confidence identifiers, (1) the POST Promise and (2) the Safe Travels Stamp, as programs that provide businesses with a visual cue to increase consumer confidence among locals and travelers and to support economic recovery in Vaughan.

POST Promise:

- Is a self-declaration from a business to its customers and employees that it is working hard to help prevent the spread of COVID-19.
- Is run by a national not-for-profit corporation that was built specifically for this effort.
- Is an eligible pre-requisite for tourism businesses to receive the Safe Travels Stamp in Ontario.
- Is available to all kinds of businesses.



Safe Travels Stamp:

- An international stamp locally administered by TIAO designed to allow travelers to recognize governments and businesses around the world who have adopted health and hygiene global standardized protocols – so visitors can experience “Safe Travels”.
- The POST Promise is a pre-qualifying requirement in order to obtain the Safe Travels Stamp. Local businesses like restaurants, event venues, retail shops, event planners, attractions, and majority of Vaughan hotels have received the Safe Travels Stamp. Tourism Vaughan, as a recognized member of TIAO also has the stamp.



Economic and Cultural Development

To date, ECD and Tourism Vaughan have promoted this initiative through their website, newsletters and social media to both businesses and consumers.

ECD will engage with all types of local businesses to ensure they are aware of the POST Promise. Those that fall within the Tourism industry such as Retail, Sports & Recreation, Nature & Outdoors, Meeting & Event venues and planners, Culinary, Attraction/Entertainment, Arts, Culture & Heritage, Accommodation, and Transportation, will continue to be made aware of the Safe Travels Stamp. More than 40 businesses in Vaughan have received the Safe Travels Stamp to date through Tourism Vaughan.

In short, the following engagement for businesses will take place:

1. **All types of businesses** apply for the POST Promise; and
2. With the POST Promise, **Tourism businesses** qualify to apply for the Safe Travels Stamp and to receive the Vaughan Safe Travels Toolkit.

It is important to note, that the term ‘travel’ references hyper-local travel and creating an association with Vaughan residents to explore their own backyard. Studies in Ontario show that as soon as restrictions ease, Ontario residents will feel safest re-exploring their immediate community, before venturing to far-off destinations within the Province and/or beyond.

As the City’s destination marketing organization, Tourism Vaughan has a unique role to play in economic recovery to promote Vaughan as a place to explore, first and foremost, to the people that live and work here, and eventually to visitors. The recent Fav Spot Vaughan social media

campaign is the first element this strategy to inspire a sense of place and pride in Vaughan locals as a great place to live, work, **and travel**, with many things to see and do.

Legal and Liability Considerations

The primary area of concern for the City would be potential exposure to claims by an aggrieved patron of a business displaying a POST Promise or Safe Travels stamp, based on the patron alleging having suffered harm or illness due to a failure by a business to provide a safe travelling environment as advertised.

Legal and Risk Management are in agreement that the potential risk to the City is low, for several reasons.

- The programs are already established by the World Travel and Tourism Council and recognizable worldwide, independent of the City. Locally, the Tourism Industry Association of Ontario administers the Safe Travels stamp. Except for the fact that Tourism Vaughan is one of the organizations that has received the stamp, there is no link between the City and either of the programs.
- The point of the Safe Travels stamp is simply to identify businesses that are following standardized global health and hygiene protocols. No guarantee is provided to patrons, whether by the businesses or the City.
- The City is not providing any service and the businesses are not located on City property.
- The City has no direct involvement with the programs. It would promote the programs via social media but its logo would not appear anywhere and it would not be referred to as a partner.

As a cautionary point, Risk Management has highlighted the fact there is no insurance for COVID or pathogen related claims. Accordingly, in the event of a successful claim, the City would be responsible for all costs awarded against it. However, it is extremely difficult to establish and prove where an illness may have been picked up. This difficulty is compounded where the patron is travelling. Added to the lack of a concrete connection between the City and any of the locations in question, it would be highly unlikely that a patron could successfully maintain a case against the City for any harm or illness they might contract.

As a general rule, it is prudent for any public facing City messaging to incorporate clear disclaimers of liability where there might be any potential for problems to arise. Having that language featured in this case should assist with alleviating any concerns.

If you have any questions, please contact Raphael Costa, Director, Economic and Cultural Development at raphael.costa@vaughan.ca.

Respectfully submitted by

Jim Harnum, City Manager

From: Simone Barb [REDACTED] >
Sent: Friday, May 14, 2021 11:36 AM
To: Carella, Tony <Tony.Carella@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Suppa, Frank <Frank.Suppa@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Richard <[REDACTED]>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>
Cc: Ryan Stern [REDACTED] >; Bob Moroz [REDACTED] >; Celeste Dugas. MOE <celeste.dugas@ontario.ca>; Keep Vaughan Green <keepvaughangreen@gmail.com>; Angie Piro <[REDACTED]>; Robert A. Kenedy [REDACTED] >; Phyllis Barbieri [REDACTED] >; IRENE FORD [REDACTED] >; Noor Javed <njaved@thestar.ca>
Subject: [External] 5550 Langstaff

Todd,

Please also add this communication for upcoming special council meeting regarding 5550 Langstaff site.

As the attached extract document from October 20/205 states the knowledge and awareness the City of Vaughan staff and council have always had regarding the site of 5550 Langstaff as per meeting and discussion had with the MOECC keep the City of Vaughan apprised at all material times. As that document also fails to provide full

disclosure and risk of adversely affected activities without the necessary approvals in place and critical information listed and shared with this community.

No where in that document does it discuss the RAP report a city of Vaughan requirement or the lack of an approved ECA.

As well according to page 4 of this report the Hauling activities are with the City of Vaughan's jurisdiction and bylaw from the direction of City Staff and solicitor's have ordered the bylaw department to not act.

According to an Email written by Rebecca Hall-McGuire she states the following that I highlighted in Red.

Hall-McGuire, Rebecca <rebecca.hall-mcguire@vaughan.ca>

To:'Simone Barb'

Cc:Catherine DiMarco,Guerette, Christian,Suppa, Frank,Bevilacqua, Maurizio,Michaels, Gus,Phyllis Barbieri,Angie Piro,Carella, Tony,Shefman, Alan,Rosati, Gino,Jackson, Linda,Iafrate, Marilyn,Ferri, Mario,DeFrancesca, Rosanna,Racco, Sandra,Law, Wendy,Richard,Ryan Stern,dibrahim@yrmg.com,Coles, ToddHide

Fri, Nov 20, 2020 at 5:11 PM

Hello Ms. Barbieri,

As you are aware, the Ministry of the Environment, Conservation and Parks (MECP) has jurisdiction over hauling of waste material. As you indicate below, the MECP is addressing the issue of waste hauling with Mr. Gentile. **It would not be appropriate for the City to restrict access to 5550 Langstaff to address an issue that is within the jurisdiction of the MECP, and which is being dealt with by the MECP.**

Thank you,

Rebecca Hall-McGuire

Legal Counsel

(She/Her/Hers)

905-832-8585, ext. 8475 | Rebecca.Hall-Mcguire@vaughan.ca

City of Vaughan | Legal Services

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

vaughan.ca

Then I'm going to attach the Presentation that was put together by the residents for a town hall that took place on Feb 4/2015 please reference the last page which has an email written by Mr. Michaels indicating that there are no infractions currently on the site of 5550 Langstaff but this October 20/2015 report speaks of different language written by Andrew Pearce the Director of Development and Infrastructure and Planning. as well in the report it indicates that a copy of this report was forward to council and city clerk. No where in that City report does it speak about Identified sensitive receptors or not having an ECA in place in accordance with EPA.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 20, CW Report No. 35 – Page 2

6. Ms. Phyllis Barbieri, Campania Court, Woodbridge;
7. Mr. Robert Karrass, Morton Karrass LLP, Sheppard Avenue East, Toronto; and
8. Mr. Tony Gentile, Gentile Circle, Vaughan, applicant.

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Acting Director of Legal Services, recommend:

1. That the subdivision agreement related to the second phase of the Ravines of Rainbow Creek, Draft Plan of Subdivision 19T-12V003 be executed by the City only after the lands within the Plan have been remediated and a Record of Site Condition has been submitted and acknowledged by the Ministry of the Environment and Climate Change.

Contribution to Sustainability

The remediation and redevelopment of a brownfield site is sustainable for a number of reasons including:

- Environmental – remediation or risk management of waste and contaminants;
- Economic - increased property value/taxes, neighbourhood revitalization, job creation; and
- Social – health benefits, neighbourhood revitalization, increased neighbourhood pride, reduced dumping and crime

Economic Impact

The environmental remediation of the property at 5550 Langstaff Road is the responsibility of the landowner so there is no economic impact to the City resulting from the clean-up work.

Communications Plan

There is no specific communication plan associated with this report.

Purpose

The purpose of this report is to respond to Council's request for a status update on the site remediation activities associated with the development of the Ravines of Rainbow Creek Phase 2 Subdivision located on the property at 5550 Langstaff Road.

Background - Analysis and Options

At its meeting on September 16, 2015, Council adopted the following recommendation of the Committee of the Whole:

"That a report be provided to the Committee of the Whole meeting of October 7, 2015, on the status of 5550 Langstaff Road"

The Ravines of Rainbow Creek Subdivision is located on the property at 5550 Langstaff Road, which is located between Martin Grove Road and the CP Railway line in Woodbridge as shown on Attachment No. 1.

This Report also fails to speak to the existence of Identified Sensitive Receptors.

under the EPA in accordance to the EPA.

that ECA is required before remedial work can be conducted.

The City failing to inform and suppress critical information and failing to advise

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 20, CW Report No. 35 – Page 3

The lands at 5550 Langstaff Road were previously used as an unapproved landfill site during the 1970's and early 1980's for the disposal of solid non-hazardous construction and demolition waste. Accordingly, before development can proceed on this brownfield site, the lands must be fully remediated and a Record of Site Condition subsequently filed and acknowledged by the Ministry of the Environment and Climate Change (MOECC).

The lands are being remediated and developed in two sequential phases

The landowner is developing the Ravines of Rainbow Creek Subdivision in two phases; the limits of each are shown on Attachment No.1. The first phase of the subdivision was initiated in 2007 and construction is now essentially complete. Records of Site Condition were filed and acknowledged by the MOECC for phase one in 2009/10.

The landowner reportedly began remediating the lands in the second phase of the subdivision in 2010. In 2013, Council approved the draft plan of subdivision (19T-12V003) and associated zoning for the second phase of the development. The landowner is currently in the process of remediating the phase 2 lands.

The landowner is solely responsible for remediating the lands

As prescribed in Provincial legislation, the landowner is responsible for the remediation of impacted land. The remediation of the lands is to be carried out in conformance with the Environmental Protection Act and associated regulations. The MOECC is the agency that regulates these activities. The City has no jurisdiction over the works associated with an environmental site remediation or alteration/management of a waste disposal site. The City, however, has an interest in managing any related trucking activities on the municipal road network and in minimizing any community impacts from planned development.

City staff believes that, leading up to 2015, the landowner has excavated the eastern half of the phase 2 lands to native ground and then stockpiled the excavated material on the westerly half of the site under the hydro corridor for subsequent processing (screening and sorting). This stockpile of material has been present for a number of years now.

On July 16, 2015, staff issued the landowner a conditional Road Cut Permit to permit the crossing of the City's existing 0.3 metre reserve located between the Phase 2 lands and Campania Court so the landowner's contracted forces could use Campania Court and Sicilia Street as a truck haul route until September 15, 2015. This permit was issued primarily to facilitate the timely removal of the stockpiled material on the phase 2 lands.

On August 17, 2015, a soil screener was delivered to the site and work began to mechanically separate the waste from the useable soil. As of September 15, 2015, staff estimates that approximately between 30 to 40 percent of the original pile of material has been processed and the majority of the resultant screened soil together with other soils has been trucked off site. A significant amount of work effort is still required to completely remove the stockpile of waste material from the phase 2 lands and to remediate the remaining portions on the western half of the property currently beneath the stockpile.

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 20, CW Report No. 35 – Page 4

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MOECC is ensuring proper management of waste material from the phase 2 lands

From the outset, the MOECC has been involved in the clean-up work to ensure proper management and disposal of waste materials arising from the phase 2 lands in accordance with all regulatory requirements. MOECC staff has committed to continue to work with the community, including the City of Vaughan, and the Toronto Region Conservation Authority to ensure that the site is responsibly managed.

In addition, MOECC staff continues to use its enforcement tools to correct non-compliance with Ontario's environmental legislation. In 2013, the MOECC issued Provincial Officer's Orders to the landowner requiring the submission of a waste processing plan, and for all waste to be removed by June 15, 2014. Given the stockpile of material is still on site, the landowner is currently in non-compliance with the Order.

During a recent teleconference, MOECC staff advised that charges have been laid against the landowner in connection with the remediation of the phase 2 lands and that there are additional infractions currently being investigated related to the landowner and the remediation of the site. Ultimately, if remediation does not proceed as previously directed, additional penalties may result from further legal proceedings. MOECC staff also committed to ensure that a Record of Site Condition is not acknowledged for the Phase 2 lands until the requirements of Ontario Regulation 153/04 and the Environmental Protection Act is satisfied.

The MOECC Environmental Clean-up Fund cannot be used to clean-up the phase 2 lands if the landowner were to abandon the property.

In public meetings, some community members have inquired about other opportunities for the clean-up of the lands if the landowner does not fulfill his clean-up obligations. In discussions with MOECC, staff was advised that MOECC has an Environmental Clean-up Fund as a contingency fund of last resort to allow the Ministry to resolve serious or urgent environmental contamination problems on private lands which present significant threats to human health or the environment. This fund is not accessible by outside parties. Applications for use of the Environmental Clean-up Fund come from within the Ministry.

MOECC staff advised that the Environmental Clean-up Funding can be applicable when:

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MOECC have also advised that typically all other funding possibilities are exhausted before the Environmental Clean-up Funding is sought. One or more of the following eligibility requirements must be met:

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 20, CW Report No. 35 – Page 5

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The phase 2 lands should be cleaned up before any further development approvals are issued by the City

Given the long history of the site and the prolonged period of time that has elapsed since the landowner has been ordered to remediate the site, staff recommend that any further development approvals, including the execution of the subdivision agreement, be considered by the City only after the phase 2 lands are fully remediated and the MOECC has acknowledged the filing of a satisfactory Record of Site Condition for the lands within the plan.

Relationship to Vaughan Vision 2020

This report is consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth. This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

There are no direct Regional implications associated with this report.

Conclusion

The landowner of 5550 Langstaff Road (Ravines of Rainbow Creek Phase 2 Subdivision) has been in the process of remediating the phase 2 lands for a number of years now. Currently, staff estimates that approximately 40 to 50% of the original stockpile of material plus the remaining portions on the western half of the property currently beneath the stockpile still needs to be remediated. The landowner is currently in non-compliance with a Provincial Officer's Order regarding the clean-up of the phase 2 lands and has been charged by the MOECC with infractions related to the works. In addition, MOECC staff advised that there are additional infractions currently being investigated related to the landowner and the remediation of the site.

The construction access to Campania Court was physically closed on September 15, 2015 following the expiration of the City issued Road Cut Permit. Construction access to the phase 2 lands is now restricted to the access from the site to Langstaff Road via Gentile Circle and the driveway around storm water management facility. → why didn't it always remain to Gentile Circle?

Given the long history of the site and the prolonged period of time that has elapsed since the landowner has been ordered to remediate the site, staff recommend that any further development approvals, including the execution of the subdivision agreement, be considered only after the phase 2 lands are fully remediated and the MOECC has acknowledged the filing of a satisfactory Record of Site Condition on the environmental site registry for the lands within the plan.

Attachments

1. Location Map

Report prepared by:

Andrew Pearce, Director of Development Engineering & Infrastructure Planning, Ext. 8255

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

According to court documents the City refused to provide L.C. to MOE to conduct the cleaning. Not that it did not meet requirements

Gus Michael's stating there were no infractions on the site.

without an environmental compliance approval to remediate or without an approved screener or maintaining 205 meters from sensitive receptors or informing sensitive receptors that they were identified.

**COMMUNICATION – C41
COUNCIL – MAY 18, 2021
Committee of the Whole (Closed Session)
Report No. 27, Item 5**

:

From: Simone Barb [REDACTED]
Sent: Friday, May 14, 2021 11:48 AM
To: Carella, Tony <Tony.Carella@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Suppa, Frank <Frank.Suppa@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Richard [REDACTED]; Racco, Sandra <Sandra.Racco@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>
Cc: Ryan Stern [REDACTED]; Bob Moroz [REDACTED] Celeste Dugas. MOE <celeste.dugas@ontario.ca>; Keep Vaughan Green <keepvaughangreen@gmail.com>; Angie Piro [REDACTED]; Robert A. Kenedy [REDACTED]; Phyllis Barbieri [REDACTED]; IRENE FORD [REDACTED]; Noor Javed <njaved@thestar.ca>
Subject: [External] Re: 5550 Langstaff

please excuse the first email sent as it was sent in error before completing the email.

Todd,

Please also add this communication for upcoming special council meeting regarding 5550 Langstaff site.

As the attached extract document from October 20/2015 states the knowledge and awareness the City of Vaughan staff and council have always had regarding the site of 5550 Langstaff as per meeting and discussion had with the MOECC keep the City of Vaughan apprised at all material times. As that document also fails to provide full disclosure and risk of adversely affected activities without the necessary approvals in place and critical information listed and shared with this community.

No where in that document does it discuss the RAP report a city of Vaughan requirement or the lack of an approved ECA.

As well according to page 4 of this report the Hauling activities are with the City of Vaughan's jurisdiction and bylaw from the direction of City Staff and solicitor's have ordered the bylaw department to not act.

According to an Email written by Rebecca Hall-McGuire she states the following that I highlighted in Red.

Hall-McGuire, Rebecca <rebecca.hall-mcguire@vaughan.ca>

To: 'Simone Barb'

Cc: Catherine DiMarco, Guerette, Christian, Suppa, Frank, Bevilacqua, Maurizio, Michaels, Gus, Phyllis Barbieri, Angie Piro, Carella, Tony, Shefman, Alan, Rosati, Gino, Jackson, Linda, Iafrate, Marilyn, Ferri, Mario, DeFrancesca, Rosanna, Racco, Sandra, Law, Wendy, Richard, Ryan Stern, [REDACTED], Coles, Todd Hide

Fri, Nov 20, 2020 at 5:11 PM

Hello Ms. Barbieri,

As you are aware, the Ministry of the Environment, Conservation and Parks (MECP) has jurisdiction over hauling of waste material. As you indicate below, the MECP is addressing the issue of waste hauling with Mr. Gentile. **It would not be appropriate for the City to restrict access to 5550 Langstaff to address an issue that is within the jurisdiction of the MECP, and which is being dealt with by the MECP.**

Thank you,

Rebecca Hall-McGuire

Legal Counsel

(She/Her/Hers)

905-832-8585, ext. 8475 | Rebecca.Hall-Mcguire@vaughan.ca

City of Vaughan | Legal Services

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

vaughan.ca

Then I am going to attach the Presentation that was put together by the residents for a town hall that took place on Feb 4/2015 please reference the last page which has an email written by Mr. Michaels indicating that there are no infractions currently on the site of 5550 Langstaff but this October 20/2015 report speaks of different language written by Andrew Pearce the Director of Development and Infrastructure and Planning. as well in the report it indicates that a copy of this report was forward to council and city clerk.

No where in that City report does it speak about Identified sensitive receptors or not having an ECA in place in accordance with EPA.

As well please pay attention Mr. Carella and council of paragraph 1 of page 4 of the city document where it speaks to a subdivision agreement for phase 2. It also states several other times in the document as now Mr. Carella is bring forth a motion to consider a subdivision agreement without adhering to the language in your own city of Vaughan document or in Accordance with the EPA.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 20, CW Report No. 35 – Page 2

6. Ms. Phyllis Barbieri, Campania Court, Woodbridge;
7. Mr. Robert Karrass, Morton Karrass LLP, Sheppard Avenue East, Toronto; and
8. Mr. Tony Gentile, Gentile Circle, Vaughan, applicant.

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Acting Director of Legal Services, recommend:

1. That the subdivision agreement related to the second phase of the Ravines of Rainbow Creek, Draft Plan of Subdivision 19T-12V003 be executed by the City only after the lands within the Plan have been remediated and a Record of Site Condition has been submitted and acknowledged by the Ministry of the Environment and Climate Change.

Contribution to Sustainability

The remediation and redevelopment of a brownfield site is sustainable for a number of reasons including:

- Environmental – remediation or risk management of waste and contaminants;
- Economic - increased property value/taxes, neighbourhood revitalization, job creation; and
- Social – health benefits, neighbourhood revitalization, increased neighbourhood pride, reduced dumping and crime

Economic Impact

The environmental remediation of the property at 5550 Langstaff Road is the responsibility of the landowner so there is no economic impact to the City resulting from the clean-up work.

Communications Plan

There is no specific communication plan associated with this report.

Purpose

The purpose of this report is to respond to Council's request for a status update on the site remediation activities associated with the development of the Ravines of Rainbow Creek Phase 2 Subdivision located on the property at 5550 Langstaff Road.

Background - Analysis and Options

At its meeting on September 16, 2015, Council adopted the following recommendation of the Committee of the Whole:

"That a report be provided to the Committee of the Whole meeting of October 7, 2015, on the status of 5550 Langstaff Road"

The Ravines of Rainbow Creek Subdivision is located on the property at 5550 Langstaff Road, which is located between Martin Grove Road and the CP Railway line in Woodbridge as shown on Attachment No. 1.

This Report also fails to speak to the existence of Identified Sensitive Receptors.

under the EPA in accordance to the EPA.

that ECA is required before remedial work can be conducted.

The City failing to inform and suppress critical information and failing to advise

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 20, CW Report No. 35 – Page 3

The lands at 5550 Langstaff Road were previously used as an unapproved landfill site during the 1970's and early 1980's for the disposal of solid non-hazardous construction and demolition waste. Accordingly, before development can proceed on this brownfield site, the lands must be fully remediated and a Record of Site Condition subsequently filed and acknowledged by the Ministry of the Environment and Climate Change (MOECC).

The lands are being remediated and developed in two sequential phases

The landowner is developing the Ravines of Rainbow Creek Subdivision in two phases; the limits of each are shown on Attachment No.1. The first phase of the subdivision was initiated in 2007 and construction is now essentially complete. Records of Site Condition were filed and acknowledged by the MOECC for phase one in 2009/10.

The landowner reportedly began remediating the lands in the second phase of the subdivision in 2010. In 2013, Council approved the draft plan of subdivision (19T-12V003) and associated zoning for the second phase of the development. The landowner is currently in the process of remediating the phase 2 lands.

The landowner is solely responsible for remediating the lands

As prescribed in Provincial legislation, the landowner is responsible for the remediation of impacted land. The remediation of the lands is to be carried out in conformance with the Environmental Protection Act and associated regulations. The MOECC is the agency that regulates these activities. The City has no jurisdiction over the works associated with an environmental site remediation or alteration/management of a waste disposal site. The City, however, has an interest in managing any related trucking activities on the municipal road network and in minimizing any community impacts from planned development.

City staff believes that, leading up to 2015, the landowner has excavated the eastern half of the phase 2 lands to native ground and then stockpiled the excavated material on the westerly half of the site under the hydro corridor for subsequent processing (screening and sorting). This stockpile of material has been present for a number of years now.

On July 16, 2015, staff issued the landowner a conditional Road Cut Permit to permit the crossing of the City's existing 0.3 metre reserve located between the Phase 2 lands and Campania Court so the landowner's contracted forces could use Campania Court and Sicilia Street as a truck haul route until September 15, 2015. This permit was issued primarily to facilitate the timely removal of the stockpiled material on the phase 2 lands.

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Item 20, CW Report No. 35 – Page 4

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Town Hall Presentation

Re: 5550 Lanstaff Rd / 57 Sicilia St

Presented by: Richard Lorello

Brief History

- Development at 57 Sicilia (8 units)
- Development at 5550 Langstaff Road which was divided up as Phase 1 and Phase 2 lands
- Earth movement / earth works began as early as 2004
- Approx. 32,500 tonnes of soil and waste have been stockpiled at the site on Phase 2
- 5550 Langstaff was previously used as an unapproved landfill / dumping site as early the 1970s
- Much controversy and concern to quality of life, health and safety regarding site

57 Sicilia Street – Infinite Homes

- Environmental Site Assessment (Phase 1 & 2) - 2008
- Record of Site Condition submitted and acknowledged by MOECC - 2008
- Site plan application (DA.09.089) approved by Council – Dec. 2011
- Development agreement – executed April 2013

5550 Langstaff – 1668135 Ontario

Phase One Overview

- Environmental Site Assessments (Phase 1 &2) - 2007
- Remedial Action Plan developed by proponent - 2007
- Draft plan of subdivision approved – 2008
- Phase 1 site remediation by proponent– 2008
- Record of Site Condition for Phase 1 lands acknowledged by MOE – 2009/2010
- Construction of new roads and Servicing - 2009
- Subdivision Agreement executed – July 2010
- Plan of Subdivision registered – December 2010
- House building program – commenced in early 2011

5550 Langstaff – 1668135 Ontario

Phase Two Overview

- Environmental Site Assessments (Phases 1 & 2) – 2007
- Remedial Action Plan (RAP) Update – 2012 (Truck route via Gentile Circle and Langstaff Road unless unsafe)
- Phase 2 site remediation – reportedly began 2010
- Draft plan of subdivision approved – 2013
- Record of Site Condition for the **east portion** of Phase 2 lands submitted but currently being audited by MOECC – 2014
- Construction of partial road and servicing - 2014
- Subdivision Agreement drafted but NOT executed
- Road Cut Permit issued in July 2015 to permit the use of Campania/Sicilia as haul route until September 15, 2015 to expedite the removal of stockpile



Phase 2 Lands

Phase 1 Lands

CRESTLAWN
PARKETTE

CRESTLAWN
PARKETTE

Langstaff Road

Royalpark Way

Vaughan Mills Road

Woodcroft Lane

Sicilia Street

Campania Court

Worthview Drive

Crestlawn Gate

Massimo Drive

- Much controversy and concern to quality of life, health and safety regarding site
- Over 10 years of community disruption with no end in sight

How Did We Get Here?

City of Vaughan Issues

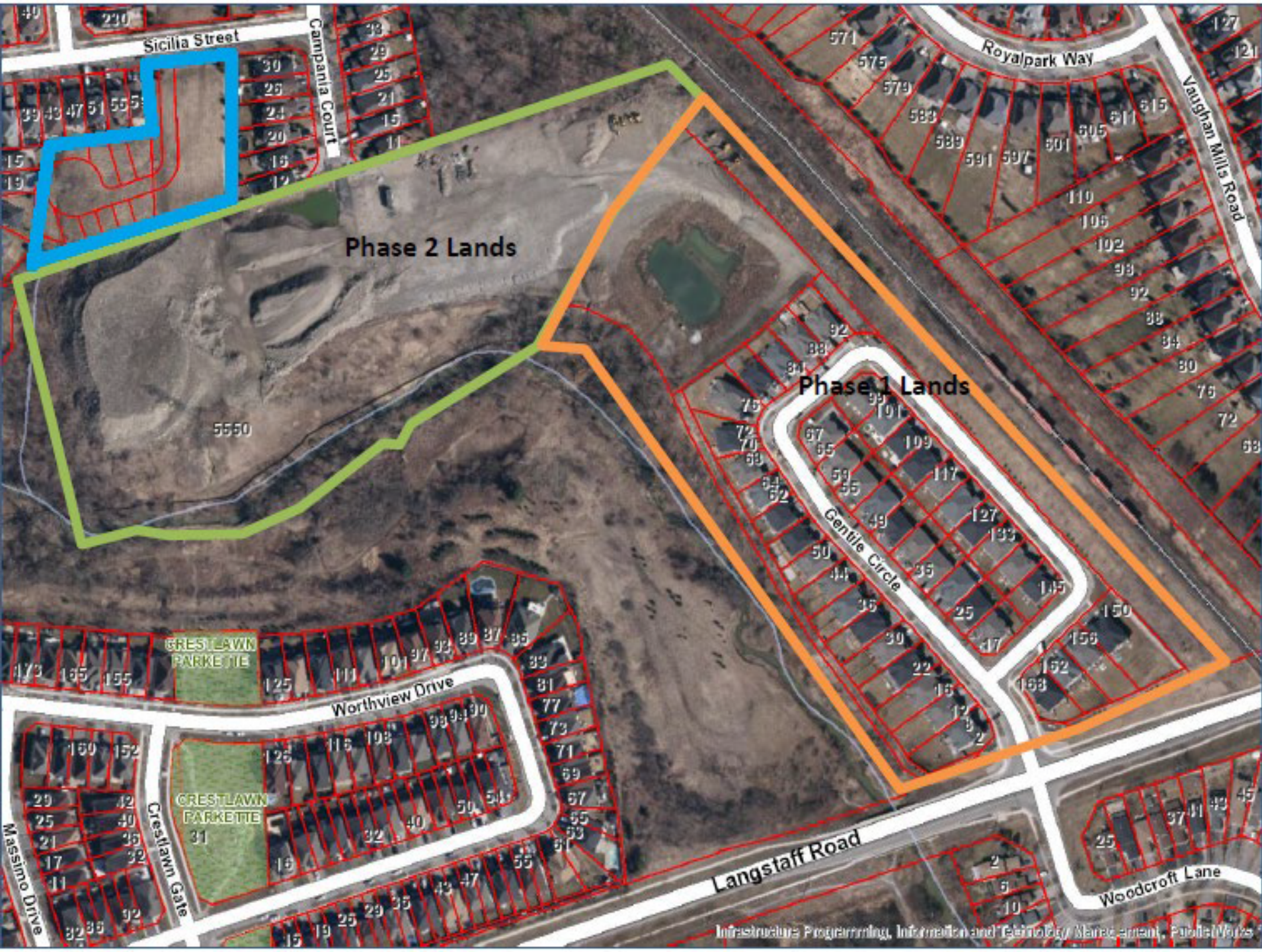
- Everything started with the way City of Vaughan handled the development process
- Lack Community Input back to 2004 & Lack of Transparency
- City granted development approvals on Phase 1 without cleaning / remediating full site (Phase 1 and 2)
- Ward Councillor Carella motion to remove Hold status on Phase 2 based owners ability to obtain financing
- Infrastructure (roads/sewers/water) allowed to be built in Phase 2 without remediation
- City allowed convoys of triaxle trucks hauling material through residential area (Campania, Sicilia, Martingrove)
- No support from City By-Law

Councillor Carella's Motion

On June 25, 2013, Vaughan Council enacted By-law 089-2013, which included the following conditions to remove the Holding Symbol “(H)”:

“The Holding Symbol “(H)” shall be removed from the subject lands zoned R5(H) Residential Zone upon:

- i) Vaughan being in receipt of confirmation of the Ministry of Environment's Acknowledgement/Registration of the Record of Site Condition; or,
- ii) confirmation from the financial institution that is financing the development of the Draft Plan of Subdivision (19T-12V003) that funding would not be provided if receipt of confirmation of the Ministry of Environment's Acknowledgement/Registration of the Record of Site Condition is a condition of the Holding Symbol “(H); and, the applicant entering into an Agreement with the City, if required, to satisfy any additional conditions with respect to the remediation of the lands subject to this By-law to the satisfaction of the City. This will be subject to further discussions with the applicant, if needed.”





Toronto Regional Conservation Authority Report

To the EXECUTIVE COMMITTEE

Friday, March 7, 2008

“The current owner of the property has indicated that the fill material is unsuitable for development and is proposing the removal of the material as part of this permit application. The grading works proposed with this application are required in order to remove contaminated soils that leached contaminants into the adjacent watercourse, as well as to address slope stability issues.”

Ministry of Environment Issues

- Conflicting Information From MOE
- Key information not revealed or acknowledged
- MOE states that this is a proponent driven process to remediate a Brownfield which in this case has failed
- In the case of an un-remediated Brownfield the proponent and responsibility must lie with the municipality which in this case is City of Vaughan and not the property owner

Soil Reports – Inconsistent and Conflicting

- Current report indicates all testing meets MOE criteria
- JWEL Soil Report from 2000 tells a different story
 - Report states that North End of land deemed to have a higher risk to human health. Bore hole 118 zinc, heavy oil, PAH (PAH is carcinogenic)
 - Page 3 “Samples Exceeded acceptable levels of lead and barium” (toxic heavy metals)
 - Page 16 “Lab results SW1A to SW4A indicate all 4 locations exceeded applicable guidelines for concentrations of “
 - Aluminum (affects central nervous system)
 - Iron (causes liver disease (cirrhosis, cancer), heart disease)
 - Phosphorus (causes weak bones)
 - Page 29 Excessive levels of Benzo A Pyrene measured at 3.40ppm, Moe Criteria 1.2ppm (carcinogenic)
 - All found to be present in Water Table in the report

- Independent Environment Engineer Recently Contacted
- With the assistance of information from the independent environmental engineer who had done soil analysis on 57 Sicilia, it has come to light that further remedial actions were recommended to Infinite Homes but declined which undermines current information that the MOE references

TOPOGRAPHIC PLAN OF
PART OF LOT 11,
CONCESSION 8
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



METRIC
DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND
CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.281.

NOTES AND LEGEND

1. SHOWN SURVEY UNLESS OTHERWISE NOTED
2. SHOWN SURVEY UNLESS OTHERWISE NOTED
3. SHOWN SURVEY UNLESS OTHERWISE NOTED
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5. SHOWN SURVEY UNLESS OTHERWISE NOTED

AREA = 10.00 AC

CONCESSION 8 AND LOT 11 ARE REFERRED TO
AS "VAUGHAN" WITHIN THE CITY OF VAUGHAN
AND ARE 10.00 AC

BOUNDARY INFORMATION FROM THIS PLAN SHALL BE
AND SHALL BE THE RESPONSIBILITY OF THE

LEGEND

- 1. BOUNDARY
- 2. BOUNDARY WITH UNDEVELOPED
- 3. ROAD
- 4. PROPERTY LINE
- 5. AREA TO BE DEVELOPED
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AREA	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
10.00	10.00	10.00	10.00	10.00

AREA	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
10.00	10.00	10.00	10.00	10.00

AREA	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
10.00	10.00	10.00	10.00	10.00

RESIDENTIAL

TP17	PARAMETERS	DEPTH	MEASURED CONCENTRATIONS	MOE CRITERIA
SOIL	TPH (HEAVY OILS)	2.8m	1460ppm	1000 ppm

PARAMETERS	DEPTH	MEASURED CONCENTRATIONS	MOE CRITERIA
BENZO(A)PYRENE	5.4m	3.40 ppm	1.2 ppm

REGISTERED

PLAN

BLOCK 120
PIN 03307 - 0537

BLOCK 121
PIN 03307 - 0538

LOT 73
PIN 03307 - 0490

LOT 72
PIN 03307 - 0488

BLOCK 126
(0.30 HECTARE)
PIN 03307 - 0558

PART OF LOT
CONCESSION
PIN 03307 - 101

2984

65M

CAMPANIA COURT
PIN 03307 - 0558

TP17

AREA 3

TP15

TP10

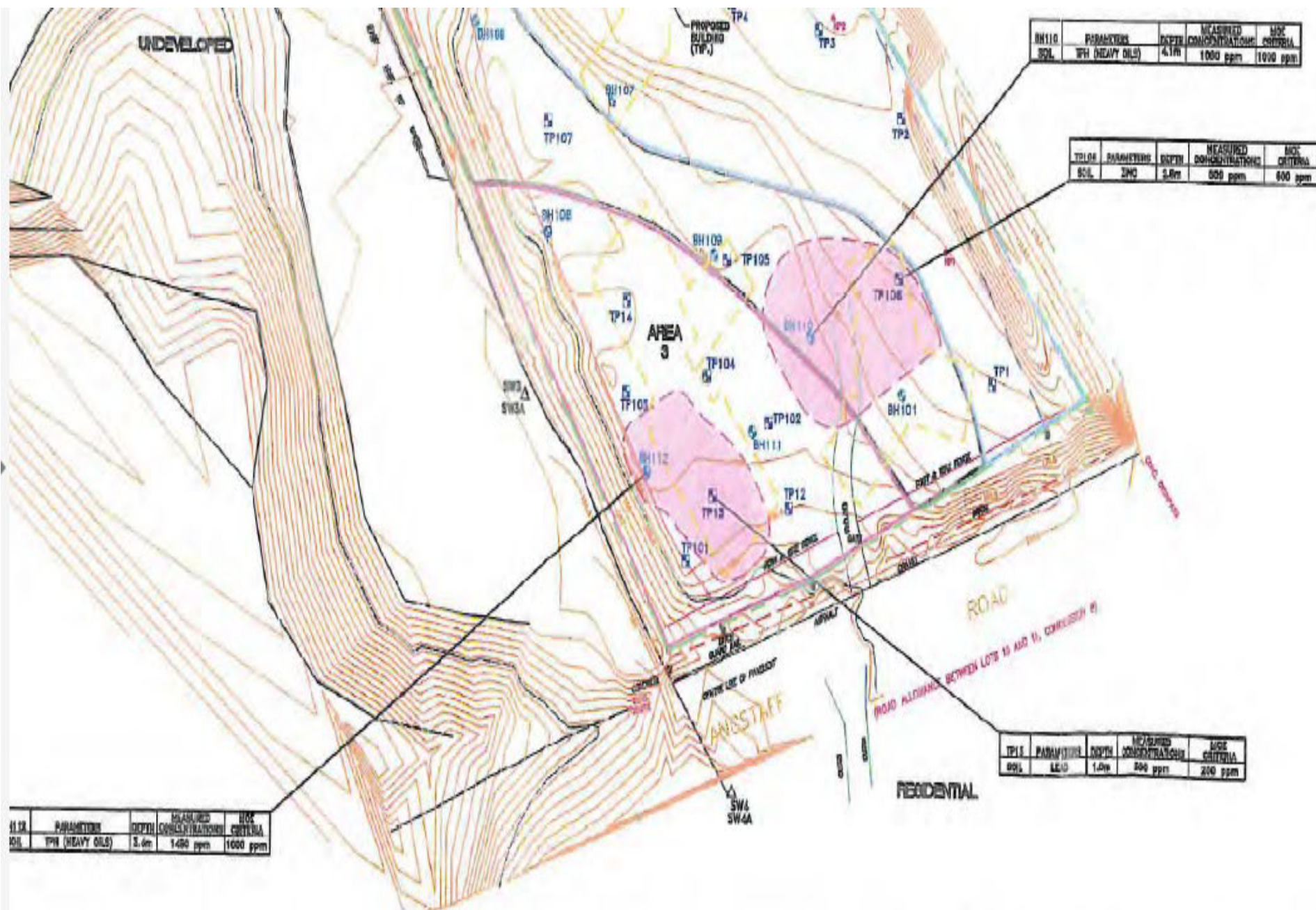
TP18

BH113

CHAIN LINK FENCE

CHAIN LINK FENCE

CHAIN LINK FENCE



Ministry of Labour Issues

- Questionable labour practices MOL Employer Services stated that WSIB Clearance Certificate was lacking in August 2015
- Unsanitary Working Conditions



Hydro One Corridor Issues

- Stockpiling of material under hydro corridor not permitted
- Use of heavy equipment under hydro corridor not permitted
- Hydro cannot access hydro corridor due locked fencing
- No 6 meter clearance around hydro towers
- Hydro One agreement with City of Vaughan requires that these violations are to be enforced by City of Vaughan By-law



Sorry for the delayed response. In reply to your inquiry and in discussions with Enforcement Officer Mr. Gord Sherman, By-law & Compliance/Licensing & Permit Services is not aware of any infractions on either site as of today. Just a reminder and as previously advised, with respect [5550 Langstaff Rd](#), I cannot offer any specific comment other than the site remains under the care and control of the Ministry of the Environment accordingly.

Best Regards,

**Gus Michaels,
Director**

[905-832-8505](tel:905-832-8505), [Ext. 8735](tel:905-832-8505) | gus.michaels@vaughan.ca

City of Vaughan | By-Law & Compliance,

**COMMUNICATION – C42
COUNCIL – MAY 18, 2021
Committee of the Whole
Report No. 26, Item 4**

From: Nadia Magarelli [REDACTED] >
Sent: Monday, May 17, 2021 11:37 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Cc: Lisa Durante <[REDACTED]> [REDACTED]; Rob Salerno [REDACTED]; rose savage [REDACTED] Victor LaCaria [REDACTED] >
Nadia Magarelli [REDACTED] >
Subject: [External] 4101 Rutherford Road...motion

Dear Mayor and Members of Council,

Thank you for your support. Further to your commitment at the Committee of the Whole, we would like you to consider the motion outlined below. We do want to achieve a compromise at mediation and believe that paragraph 1 of our motion below will ensure that the developer sits at the table and negotiates in good faith.

This is what we are proposing:

1) That Legal Services staff be directed to oppose the non-decisions appeals at the LPAT filed by the Applicant regarding Official Plan Amendment File OP19.003, Zoning By-law Amendment File Z 19.008 and Site Development File DA.19.042 and that such staff and external consultants as may be required to support the said opposition be retained;

2) and that Legal Services staff be instructed to request LPAT-led mediation at the LPAT with the Applicant, Weston Downs Ratepayers Association, the City and any other party that seeks party status prior to the appeals being heard;

3) and that the Ward 3 Councillor form part of the City's mediation team at the LPAT mediation.

Thank you for your time and consideration.

Nadia Magarelli

Co-president, Weston Downs Ratepayers Association