

To: The Office of the City Clerk, Committee of Adjustments

2141 Major Mackenzie Drive, Vaughan Ontario, L6A 1T1

Re: Minor Variance Application

File: A202/22

Address: 4500 Highway 7, Vaughan

Date: August 18, 2022

Good evening.

My name is Elisa Testa and I live at 159 Bruce Street in Vaughan. I am speaking to you on behalf of The Vaughanwood Ratepayers Association. The applicant along with his agents of the property at 4500 Highway 7, in Vaughan Ontario are requesting a minor variance, file number A202/22 to allow for a permit to run a Day Care Center for adults with cognitive illness in a part of building C of this property.

We the Vaughanwood Ratepayers Association are in opposition to this proposal as according to the Zoning By-Law 01-2021, a day care is not a permitted use. The subject lands are zoned C1-Restricted Commercial Zone and subject to provisions of Exception 9(523) under zoning By-Law 1-88, as amended. The Restricted Commercial Zone stipulation should be adhered to according to all its initial stipulations from the time of redevelopment of this site. The Vaughanwood Ratepayers Association was involved with the design of the building to blend in with the surrounding low rise residential homes in the area, hence, the result was to have a low-rise building. The Association was also involved in outlining the **restricted usage for this site-specific building**. Furthermore, according to the VOP 2010, the use of this space is not for day cares of children nor for adults with mental cognitive issues.

In 2018, Councilor Marilyn lafrate had directed staff to undertake a review of pertinent By-Laws and regulatory tools which involves uses servicing vulnerable sectors of the population such as adult day care and to determine the appropriate location and accommodation for these types of uses. In addition, the following also needs to be considered to ensure the safety of our seniors who may attend a day care:

1. Accessibility. We believe that the day care is on the ground floor but is there a ramp to the door leading to the center which will facilitate entrance to the facility?
2. Parking. Is there ample parking for handicap for vehicles transporting the seniors?
3. Proximity to the parking lot. Does the proximity to the parking lot pose a risk for the seniors with these mental cognitive illnesses as they may wander?
4. Safety. What security systems will be in place to make sure that the seniors will not wander off?
5. Staffing. Is there enough staff to ensure proper engagement and safety of the attendees?
6. Capacity. Will maximum capacity to the center be considered?

7. Health and Safety Inspections. Will there be frequent inspections of the center from personnel from Ontario Health and Safety to ensure all criteria is met?
8. Zoning. How many applications for adult day cares with cognitive mental illnesses have been approved by COFA in the past?

We, the Vaughanwood Ratepayers Association are asking the Committee of Adjustments to refuse this application and redirect it to Zoning and to the Committee of the Whole in order that it may go through the correct process for rezoning if deemed appropriate. This matter should not be rushed as the health and wellbeing of our seniors are at stake. It must go through its proper channels to ensure the safety of the seniors. A minor variance does not usually consider all these issues. The applicant was running an illegal adult day care in his office space without the rezoning and without a permit. It is the sole responsibility of the business owner to make informed and wise decisions prior to opening the business as the care of vulnerable seniors is being considered. During Covid it was discovered in the province of Ontario that the senior population was not cared for adequately. Therefore, it is extremely important to know exactly what the plans are for the adults in temporary care for a portion of the day.

In closing we are asking for committee members to strongly consider our concerns as we, the Vaughanwood Ratepayers Association were very involved with the initial design and in developing the restrictions of the usage of this commercial site! Thank you for the opportunity to speak and for your consideration.