



**COUNCIL MEETING – DECEMBER 13, 2022
COMMUNICATIONS**

| | | <u>Rpt. No.</u> | <u>Item No.</u> | <u>Committee</u> |
|--|--|----------------------------|----------------------------|---|
| <u>Distributed December 9, 2022</u> | | | | |
| C1. | Nick Pinto, The West Woodbridge Homeowners' Association Inc., dated December 5, 2022. | 44 | 2 | Committee of the Whole (Public Meeting) |
| C2. | Joseph Tomaino, dated December 5, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C3. | Elsa and Mario Ubbriaco, Aberdeen Avenue, Woodbridge, dated December 5, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C4. | Giancarlo Trombino, dated December 5, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C5. | Laura De Flaviis-Risi, dated December 5, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C6. | Mona O'Leary, dated December 6, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C7. | Manuel Orellana, dated December 5, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C8. | Nick Ciappa, dated December 6, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C9. | Bernie DiVona, Pine Valley Village Community Association, dated December 4, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C10. | Frank Petrolo, dated November 25, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C11. | Dr. Hamid Badiei, dated November 25, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |
| C12. | Rosemarie L. Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated December 6, 2022. | 44 | 2 | Committee of the Whole (Public Meeting) |
| C13. | Carmela Bruno, dated December 6, 2022. | 44 | 3 | Committee of the Whole (Public Meeting) |

Disclaimer Respecting External Communications

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Please note there may be further Communications.



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| | | <u>Rpt.</u> | <u>Item</u> | <u>Committee</u> |
|---|---|--------------------|--------------------|-------------------------|
| | | <u>No.</u> | <u>No.</u> | |
| <u>Distributed December 12, 2022</u> | | | | |
| C14. | Max Laskin, Goodmans LLP., Bay Street, Toronto, dated December 9, 2022. | 46 | 2 | Committee of the Whole |
| C15. | Patrick J. Harrington, Aird & Berlis LLP., Bay Street, Toronto, dated December 9, 2022. | 46 | 2 | Committee of the Whole |
| C16. | Mark R. Flowers, Davies Howe LLP., Adelaide Street West, Toronto, dated December 12, 2022. | 46 | 2 | Committee of the Whole |
| C17. | Maria and Loreto Corvinelli, dated December 9, 2022. | 46 | 4 | Committee of the Whole |
| C18. | Bill Kiru, Liberty Development Corporation, Highway 7 East, Markham, dated December 12, 2022. | 46 | 2 | Committee of the Whole |
| <u>Distributed December 13, 2022</u> | | | | |
| C19. | Memorandum from the Deputy City Manager, Planning and Growth Management, dated December 12, 2022. | 43 | 9 | Committee of the Whole |

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December 5, 2022

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

Attention: Rebecca Roach, Planner, Development Planning Department
Todd Coles, City Clerk
Ward 2 Councillor Adriano Volpentesta

Re: Office Plan Amendment File OP.20.010
Zoning By-Law Amendment Z.20.31
Owner: 2668654 Ontario Inc.
Ward 2 – Vicinity of Woodbridge Avenue and Kipling Avenue

Dear Ms. Roach,

The owner has submitted applications for Official Plan Amendment, Zoning By-Law Amendment approval to facilitate the proposed development of the Subject Lands of a 7-storey residential rental apartment building (Building 1) and a 5-storey residential apartment building (Building 2) with a total of 219 rental units and a Floor Space Index (FSI) of 2.16 times the area of the lot, accessed by a private driveway off of Woodbridge Avenue with connection to Kipling Avenue through an existing private condominium driveway located at 8025 Kipling Avenue.

As the active Ratepayer Association working to support the west Woodbridge Community, it has always been our hope that good planning would be the driving force behind any City of Vaughan housing initiative. Expanding housing options can have a positive effect on our neighbourhoods.

The Provincial Policy Statement 2020, Section 1.0 provides direction related to "Building Strong Healthy Communities" and is applicable to the Subject Property. It encourages a variety of land uses within communities and promotes initiatives that make efficient use of infrastructure.

Section 1.1.1. (b) states healthy liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types (*including single-detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons*), employment (*including industrial and commercial*), institutional (*including places of worship, cemeteries, and*

long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

The West Woodbridge Homeowners Association, Inc. believes an affordable and diverse housing supply is an essential foundation to meet the needs of our growing population. In a city like Vaughan, where housing costs have historically risen faster than household incomes, an affordable housing supply is necessary to ensure safe, secure housing is available to all residents. Particular attention should be directed towards seniors, young people initiating careers and residents who are increasingly being challenged by the unaffordability of Vaughan's housing market. In a stable, welcoming community built on principles of sustainability, housing choices should include a mix of homeownership and rental opportunities across housing types, sizes, and price points to accommodate diverse populations. As important as this is, however, access to affordable housing is unattainable for many people in the City of Vaughan. While core housing need is experienced by both renter and owner households, it is not evenly distributed between the house tenures.

Vaughan needs more secured rental housing for families and individuals as freehold ownership of nearly any type of built form – home or condo – is now a pipe dream for most people. Purpose-built, family-friendly rental buildings (not private landlords) is one of the few remaining ways to achieve housing security. Rental buildings with reasonable rents, amenities suitable for families and individuals, in neighbourhoods where families want to live – like west Woodbridge.

Based on our review of the available application materials and the preliminary issues identified in the report we respectfully request to allow the west Woodbridge Homeowners Association, Inc., and community members to work with City Planning Staff and the applicants' representatives to ensure good planning and the right of families and individuals to live in affordable housing in any corner of our great City.

Should you require anything further regarding this matter please do not hesitate to contact us.

Sincerely,



Nick Pinto
President
The WWHA, Inc.

C2
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3

From: [Joseph Tomaino](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca
Subject: [External] RioCan Colossus Lands
Date: December-05-22 9:25:16 PM

The rate at which the Hwy 7 corridor is being developed and changed is very concerning. This proposed development looks to be putting over 30 high rise towers with no indication that the road network is being improved in any way. I realize these towers will not pop up overnight, more realistically over a 10 year span but you are looking to add 15,000 to 20,000 people to an area already suffering from severe traffic issues. I ask that you provide additional information for the following.

- What is the schedule for the construction of these towers
- Will the road network be expanded to improve (be able to cope with) the additional traffic. Please do not answer by telling us about public transit.
- Is there an actual plan for the densification of the Hwy 7 corridor, and if so can you let the long term residents of the area get a look at the long term plan.
- What happens to the retail on the site. If RioCan decides to incorporate retail into the podiums of the towers will the city ensure that sufficient parking is provided.
- Are there limits to the size and height the city will approve?

I know it is quite easy to label me as just another NIMBY however the past 5 years or so the culture and identity of the area has been hijacked by developers with no thought or concern for the existing residents. I know the developers make money and the city increases the tax base and brings in more money but that is not what makes a community. I have taken part in several zoom calls on other area developments and always come away with the feeling that the decisions are made before we are ever consulted.

Regards,

Joseph Tomaino

C3
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3

From: UBBRIACO
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment Files OP.22.002 and OP 22.005
Date: December-05-22 8:16:20 PM

Dear sirs,

A few years ago I attended a meeting where plans for the HWY 7 between Weston Rd and Jane was discussed. In the plans there was no mention of all these Condos ranging from 24 to 68 floors to be built in the Weston Rd area. It was supposed to be the "Entertainment" district. When I looked at the plan of over 33 condo skyscrapers built I became concerned. How can this be considered? Traffic, congestion, over population in one area, possible problem areas due to these all becoming rentals. How can anyone possibly think this can be positive for our area. No schools, shopping area being eliminated to build these condos. These are not "homes" where people can raise a family. Where can they bring their children out to play? Two parks? Maybe? Where can the children go to school? I am sure these still aren't affordable for young families. What will the average be? 650 square feet? Leave this area as it was designed, for the residents to shop. Want to build condos, make it reasonable, not more than 10. Stop making developers rich and think about the community. PLEASE!!

Elsa and Mario Ubbriaco

█ Aberdeen Ave
Woodbridge Ont

Sent from my iPad

C4
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3

From: [Giancarlo Trombino](mailto:Giancarlo.Trombino@vaughan.ca)
To: Clerks@vaughan.ca
Subject: [External] Files op.22.002 and op.22.005
Date: December-05-22 8:14:10 PM

To whom it may concern, not many according to this absurd plan .

I have lived in Vaughan for over 34 years. It was once a great suburb to live and enjoy life. It has now become a city of its own. I get it things need to progress. However, the growth that has already happened has destroyed Vaughan mainly Woodbridge. The amount of traffic, crime(which doesn't get reported) strain on education, Strain on health care, strain on infrastructure etc etc. I don't want to live in Vaughan any longer. And neither do most of my relatives and friends. We moved here to get away from the city, and hog politicians and greedy builders keep forcing it down our throats. My father doesn't feel safe walking in his own Neighbourhood as he's been approached by pieces of shit attempting to rob him. My sister wants to seek her SUV due to all the car thefts and car jackings by the same pieces of shit that don't want to work and feed off the hard working backs of Woodbridge and Vaughan. Punishment enforced by governments is a joke and criminals are aware of it. This didn't happen years ago. Yes transit is good but it also brought shit to this city. Now you want to add I believe 35 towers to one corner of the city. Are you guys serious???? Plus all the other purposes towers being considered. What a joke this has become. I don't buy this infill bullshit that's being talked about. Just look around Woodbridge and Maple. It's pathetic. Thankfully I have a few more years till my children finish school, then I'm gone. I know you not anyone else at city hall don't give a shit. But I wanted to tell you. Go look what Toronto has become. It's a shit hole except for a few neighborhoods that are surrounded by garbage. Good on all you greedy politicians and builders. Watch what this once beautiful town will become. Crime and over populated dump. Just look at the 20 20 lounge that has had over 3-4 shootings or assaults in a couple of years. The street beggars that stand at 7 and Weston rd, 7 and 400. The beg for money while on there cell phones and then leave garbage where they stood. Traffic that doesn't quit even with that wasted bus lanes on 7, major mac, Rutherford, Weston rd and Islington. You want to promote family life. Well how can u raise a family in a condo?? How about you build houses that have a backyard and a driveway and streets that can allow cars to properly pass. I know this will fall upon deaf ears, but I will use this to watch my property increase in value then sell and leave this city and take my money and spending to a small community far away from transit and disgusting growth.

Regards,

Frustrated citizen of Vaughan

Sent from my iPhone

From: [Laura Risi](#)
To: Clerks@vaughan.ca
Subject: [External] Rio can 3555 Highway 7 and Weston
Date: December-05-22 8:05:48 PM

City of Vaughn

Office of the City Clerk

This email expresses my opposition to the proposed high-rise development at the Northern and Southwestern precinct of Highway #7 and Weston Road.

The area already experiences a tremendous congestion with traffic at this intersection and subsequent ones.

The re-structure of Highway #7 lanes instead of making the traffic flow, created more clogging.

In addition to the proposed high-rise, the traffic will be chaotic and dangerous, as each resident will drive at least one car.

Prior to creating more traffic devastation, the area must be equipped with proper roads and bridges to ease the difficulty of the flow. You must prepare before you build, create projects smartly.

Streets in our neighborhoods will become main roads, as commuters would try to take other routes to avoid congested traffic.

This will create danger in our neighborhoods roads; where kids play, ride their bikes, walk to school, seniors and adults going for a refreshing walk or exercise. All would be jeopardized.

Our lifestyle and safety will be at risk.

Streets will be significantly crowded and parking will be an issue.

There is no parkland or open space in this area to provide to residents.

Just a simple routine of walking the dog, where? No green space whatsoever on Highway #7 and Weston Road.

The businesses in this area are conveniently located for us to access and shop.

This development will impact negatively our daily life, going to schools, to work, shopping or just walking our streets.

The harm this development will create is irreversible and as a resident concerned with everyone's well-being I strongly oppose this project development.

The collective opinion and concerns of residents must be taken into attention.

Please acknowledge this email has been taken into consideration and counted to oppose the project.

Regards

A worried and concerned resident

Laura De Flaviis-Risi

C6
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3

From: abboud.mona
To: [Rosanna DeFrancesca](mailto:Rosanna.DeFrancesca)
Cc: Clerks@vaughan.ca
Subject: [External] RIO CAN
Date: December-06-22 9:53:07 AM

Dear Mrs DeFrancesca,

It has come to our attention that the owner of rio can on hwy 7 /400 would like to build a distributing amount of condos and destroy a shopping hub and extremely popular entertainment district for Vaughan.

First and foremost - traffic traffic traffic !! What the hell are they thinking ??? I guess \$\$\$\$ is all they are thinking about .

I'm disturbed that they would consider removing such a buzzing shopping hub from Vaughan . We shop there multiple times per week. We enjoy evening dinners at Earls , jack Astors, Moxies , shoeless joes and much more .

This will affect business in the area and people are less likely to visit the area.

The colossus movies theaters - iconic to Vaughan !!! We have nothing left but stupid traffic and condos everywhere .

This needs to be stopped !!! This is wrong and not good for the economic success of our city .

Please have my voice heard .

Thank you
Mona O'Leary

Sent from my iPhone

C7
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3

From: [Manuel Orellana](#)
To: Clerks@vaughan.ca
Subject: [External] Development
Date: December-05-22 10:54:17 PM

To city clerks,

With regards to the letter that was sent about the development of Highway 7 near Weston Rd, we are opposed to the development of this area. The area is already too congested, too much development and too much traffic.
Manuel Orellana

Sent from my iPhone

C8
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3

From: [Nick Ciappa](#)
To: [Rosanna DeFrancesca](#); mayor@vaughan.ca
Cc: Clerks@vaughan.ca; [Anna Venturo](#); [Sandra Volante](#); [Grace Greco](#); [Haiqing Xu](#)
Subject: [External] RE: Proposed Redevelopment RioCan Colossus, HWY 7 & Weston Rd.+ Development Planning Work Process Implementation
Date: December-06-22 11:53:21 AM

Dear Councillor Rosanna and Mayor Del Duca, I have no issues with this development being proposed in a VOP-2010 designated intensification area that is adjacent to higher order transit.

This obviously is completely different from the 4101 Rutherford Rd development proposal that was inappropriately supported by the Vaughan Planning Department and approved by the OLT due to lack of preparation by opposing parties especially the city hired team to oppose this development as directed by Council.

Also more importantly I and numerous residents are still waiting for a documented work process and updated business controls, serious deficiencies identified by the "KPMG [Comprehensive Review of Development Review and Policy Formulation Report](#)", to be implemented for the Vaughan City Development Planning Group to consistently assess submitted development applications without bias and without the perception of inappropriate interactions with developers as we are seeing with the Ford government.

Regards, Nick,

Nick Ciappa, P. Eng.
Cell = [REDACTED]

Sent from my Galaxy

----- Original message -----

From: Councillor Rosanna DeFrancesca <rosanna.defrancesca@vaughan.ca>
Date: 2022-11-30 2:30 p.m. (GMT-05:00)
To: [REDACTED]
Subject: Proposed Redevelopment RioCan Colossus, HWY 7 & Weston Rd.



November 30, 2022



Dear Neighbours,

Please join me at Vaughan City Hall and have your say on the proposed redevelopment of the RioCan Colossus lands. A public meeting will be held on **Tuesday, December 6th at 7:00 p.m.** in the Council Chamber.

The Owner is seeking to permit an overall master plan (Northern and Southwestern Precinct) by redesignating the subject lands to “High-Rise Mixed-Use” with an overall **maximum density of 4.0 times the area of the lot with building heights ranging from 22 to 55-storeys and one, 68-storey building** with site-specific policies.

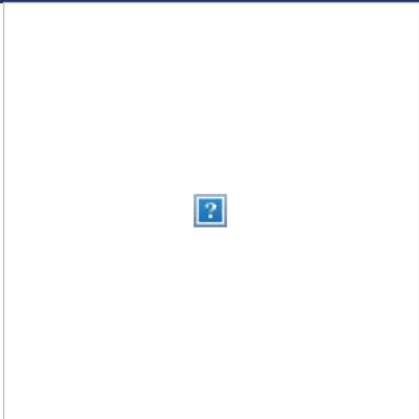
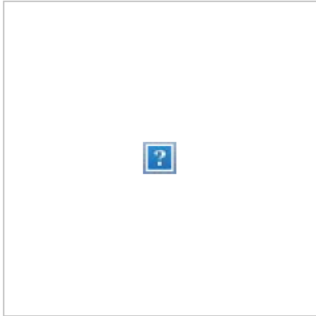
Please get involved, make your voice heard by:

- Submitting written comments via email to Rosanna.defrancesca@vaughan.ca and clerks@vaughan.ca
- Speaking on December 6th either in person or electronically by completing a [Request to Speak Form](#)

***The deadline to register to speak or submit written comments is Monday, December 5th at 12 p.m.**

More information is available at the following link: [RIOCAN REAL ESTATE INV TRUST OFFICIAL PLAN AMENDMENT FILES OP.22.002 & OP.22.005 3555 HIGHWAY 7, 7501, 7575, 7601 & 7621 WESTON ROAD, 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67 COLOSSUS DRIVE AND 16, 21, 30 & 31 FAMOUS ROAD VICINITY OF HWY 7 & WESTON ROAD - Committee of the Whole \(Public Meeting\) - December 06, 2022 \(escribemeetings.com\)](#)

Yours in Service,



Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E clerks@vaughan.ca

DATE OF MEETING: Tuesday, December 6, 2022

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

PARTICIPATION

If you would like to speak at the meeting, either electronically or in person, please complete the [Request to Speak Form](#) and submit to clerks@vaughan.ca.

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

City of Vaughan Office of the City Clerk

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

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:

DESCRIPTION OF SUBJECT LAND: 3555 Highway 7; 7501, 7575, 7601 & 7621 Weston Road; 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67 Colossus Drive; 16, 21, 30 & 31 Famous Road (vicinity of Highway 7 and Weston Road) (Attachment 1).

WARD: 3

PURPOSE OF THE APPLICATIONS: The Owner is seeking to permit an overall master plan (Northern and Southwestern Precinct, as shown on Attachment 1) by redesignating the subject lands to "High-Rise Mixed-Use" with an overall maximum density of 4.0 times the area of the lot with building heights ranging from 22 to 55-storeys and one, 68-storey building with site-specific policies as shown on Attachment 2.

RELATED APPLICATION(S): N/A

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Margaret Holyday, Senior Planner, at margaret.holyday@vaughan.ca or 905-832-8585, Extension 8216. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

****When submitting a request for additional information please quote file number and applicant.**

PUBLIC CONSULTATION: If you would like to speak at the meeting, either electronically or in person, please complete the [Request to Speak Form](#) and submit to clerks@vaughan.ca.

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504. Please submit written comments by mail or email to:
City of Vaughan Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to these applications you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal

information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the OLT but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendments, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendments, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.eltg.gov.on.ca.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.



PINE VALLEY VILLAGE COMMUNITY ASSOCIATION

**C9
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3**

December 4, 2022.

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

Dear City Clerk:

**Re: Official Plan Amendment File OP.22.002 and OP.222.005 Rio Can Real Estate INV Trust
(Highway #7 and Weston Rd. southeast quadrant)**

The Pine Valley Village Community Association, PVVCA, acknowledges receipt of the Notice of Public Hearing for December 6, 2022, to address the above referenced matter.

SUMMARY

We recognize the Public Meeting is not to seek an approval with the Official Plan amendments; instead, is to consider the issues and/or concerns following a full and complete application to allow the City of Vaughan Staff and Council to do so.

While the process to be followed to comply with the Provincial Policy Statement is the Official Plan application, we encourage the applicant to provide a complete and comprehensive application to allow for a comprehensive and thorough review and examination by the City of Vaughan Staff for both the public and Council's consideration.

The PVVCA has outlined the planning issues using the 3 pillars of planning—appropriateness, accessibility, and affordability-- with direct use and reliance upon the Provincial Policy Statement.

Further, the applicant has also made a significant recommendation, in that the Official Plan applications should be incorporated into a “master plan” of the precinct, going to a “process” to be followed. The PVVCA strongly supports the need for and importance of a “Master Plan” approach; however, as the

subject property is within the Vaughan Metropolitan Center, VMC, and performs an integral role, a “VMC master plan” is needed as there are implications and linkages throughout the VMC and surrounding a VMC Master Plan.

Otherwise, we feel what will happen is tantamount to having a very large pie and giving every person/landowner a fork to pick at it, in which only results in an outrageous and disastrous mess in which does not serve anyone. As we all know, development can and will take place within the VMC, so we call upon Vaughan Council to work together and co-operatively towards a “made in Vaughan” master plan.

To do so—a VMC Master Plan—is supported by the Provincial Policy Statement proposing a “master plan” as it provides:

“.... supports a comprehensive, integrated and long-term approach to planning, and recognizes LINKAGES among policy areas.”

Provincial Policy Statement 2020, page 2.

The Planning Issues/Concerns

The PVVCA is looking at a well-planned, healthy, and vibrant community to serve both existing and future residents. To do so, within the planning process, the 3 pillars of planning need to be examined: appropriateness, accessibility, and affordability.

Appropriateness

Provincial Policy Statement: “An appropriate range and mix of housing options, including affordable housing and densities to meet the needs of current and future residents” is needed to “build strong and healthy communities”,

“The Planning Act: Citizen’s Guide to land use Planning”, Ministry of Municipal Affairs., page 5.

The applicant has failed to examine and evaluate the “*appropriate range and mix of housing*” within the “current” community. Pine Valley Village, “existing community”, was built in the 1970’s with residential development phasing from north to south—Langstaff Road south towards Highway 7. This has resulted in the built-out to include a full “*range and mix of housing*”. Specifically, single detached homes to include range and mix of housing having R1, R2, and R3 designation; semi-detached and link homes, townhomes (freehold, condominium, and zero lot line), mid-rise apartment (senior bldg..) and last but not least high-rise, to the maximum height and density, as permitted by the City of Vaughan Zoning Amendment. We submit, the “current” community complies with the PPS in which has the “appropriate range and mix of housing”, plus also has the “density” of housing conforming to the Provincial Policy Statement. The applicant has failed to provide a complete application to concern or evaluate the “appropriate range and mix of housing options, including affordability and densities” to address the needs of the “current” residents.

The Provincial Policy Statement requires municipalities to ensure: “*protection of employment areas to promote economic development and competitiveness to build a strong, and healthy community,*

“The Planning Act: Citizen’s Guide to Land Use Planning” Ministry of Municipal Affairs, Page 5.

The applicant has failed to justify to the municipality and the public, how the redevelopment of the “employment” lands results in “protection of employment areas” in accordance with the Provincial Policy Statement within an existing community providing “*mix, range, density*” and affordability of housing.

Employment Lands-Appropriateness The “Master Plan” of the City of Vaughan has consistently recognized there must be a SEPARATION of residential lands from employment lands. The distinction of having employment lands separated and preserved needs to be the subject of greater discussion to prevent short term gain, with long term loss, and uncontrolled growth within “employment lands”.

A municipality needs a healthy mix of residential to commercial/employment to be self-sustaining as commercial tax base subsidizes the residential users as the mill rate is generally 3:1. A forward thinking Council understands commercial subsidizes the residential tax base to make housing affordable for all. Vaughan Council should be prepared to explain to the taxpayers what the long-term impact with erasing is “employment lands”.

Vaughan Metropolitan Center-Comprehensiveness

Rio Can Center, subject property, at Highway 7 and Weston Road provides important/integral employment/retail/commercial within the Vaughan Metropolitan Center, VMC which stretches from Ansley Grove Road to the west to Jane Street/Creditstone to the East. Specific planning policies have been created within the VMC, differentiated east and west of Highway 400. The applicant is requested to provide to the City of Vaughan staff, a complete application to examine and consider the policies as they apply to both the Rio Can lands and the VMC.

Accessibility

The Provincial Policy Statement:

“Promoting the integration of land use planning, growth management, transit-supportive development patterns optimization of transit investments, and standards to minimize land consumption and servicing costs.”

In our view, the applicant has failed to provide a complete application to provide the City of Vaughan staff consider the critical and vital role of “managing and directing land use to achieve efficient and resilient development and Land Use Patterns” PPS, page.

The Rio Can lands serves as the gateway from both Highway 7 and Weston Road to the “commercial center” using both transit and transportation methods.

It is understood and recognized Highway 7 and Weston Road has operated at and over capacity for more than two decades. And the intersection has been identified as either the most dangerous or amongst the most dangerous accident history. In fact, it can be said, the only reason why accident history is not the worst throughout York Region is that the traffic congestion has resulted in delays of multiple traffic light changes to move throughout the intersection. If you can't move, you most likely will not get into more accidents.

To add insult to injury, while “accessibility” is critical to a “efficient and resilient development” a closer examination will conclude options and opportunities are needed to improve “accessibility”. Vaughan Council should reflect upon the facts, options and opportunities did exist but during the past term of office most have been eliminated, and not considered or evaluated by the applicant.

s both over capacity and deemed to be the most dangerous or amongst the most dangerous has had each of the options erased or permanently destroyed. Specifically:

-Option 1 and 2 was to have an OVERPASS and/or UNDERPASS from Highway 7 for westbound traffic into the Rio Can Center. York Region deleted the two preferred engineering options.

-Option 3, York Region decided to engineer a double/double left turning lanes onto the Rio Can Center to address the westbound traffic along Highway 7. This intersection is the only intersection within Ontario to have a double/double intersection and within such proximity to each other resulting in delays of traffic and congestion.

-Option 4. Access from Highway 400 onto the Rio Can lands. This was constructed and reconstructed with a Highway 7 widening to allow access to the Rio Can lands commercial areas. If the “commercial center” is fundamentally gone with the Official Plan, will it need to be redesigned or what road network would be needed?

-Option 5. Access from Rio Can onto Highway 7 westbound is prohibited, and eastbound is restricted with no right turns onto highway 7. The existing transportation design required restrictions to operate. The existing restrictions were before the approved greater volume of traffic along highway 7 as a result of development. The egress from the Rio Can lands needs to be examined within the “master plan”.

-Option 6 Rio Can Center. An understanding there needed to be a bypass/bridge south of the precinct to reduce the traffic load on Highway 7 for the VMC to operate properly-connect Rio Can Center with the VMC. Excluded from the application and drawings.

-Option 7 a ring road. The City of Vaughan Planning and Engineering had worked for decades to provide the best options to have the VMC operate properly. A ring road was presented and considered within the VMC from Jane Street/Creditstone, parallel to Highway 7 to include north and south quadrants of the VMC. Fundamentally, it was understood a ring road was needed to serve as a bypass or divert traffic from the Highway 7 and Weston Road to Jane Street corridor.

The applicant has narrowed the “master plan” for the quadrant and intellectually failed to provide a complete application to address the options needed to support the Official Plan from a transportation and traffic perspective to “achieve efficient and resilient development and land use patterns” as mandated by the Provincial Policy Statement.

“The Provincial Policy Statement supports a COMPREHENSIVE, INTEGRATED and LONG-TERM approach to planning, and recognizes LINKAGES among policy areas”, (emphasis added), PPS 2020, page 2.

Affordability

“The Act provides the basis for considering provincial interests, such as providing for a full range of housing options, including affordable housing, and protecting and managing our natural resources”.

The Planning Act: Citizen’s Guide to Land Use Planning, Ministry of Municipal Affairs, page 2.

The existing, “master plan”---Official Plan, Secondary Plan, Zoning Amendments- resulted in the community to the most diverse block/community throughout Vaughan and York Region as it included: high-rise, mid-rise senior building, single detached (R1,R2, R3), semi-detached, link homes, townhomes (freehold, zero lot line and condominium) in which results in the community have diversity of housing and housing that is affordable. We invite and encourage the applicant to determine if the diversity and high-density block meets and conforms to the Provincial Policy Statement; and if not, how does the proposal do so. The applicant is requested to be transparent with the “affordability” being proposed given the “affordability” of housing that exists.

“Efficient development patterns optimize the use of land, resources and public investment in INFRASTRUCTURE and PUBLIC SERVICE FACILITIES. These land use patterns promote a mix of housing, including affordable housing, employment, RECREATION, PARKS, OPEN SPACES, AND TRANSPORTATION CHOICES THAT INCREASE THE USE OF ACTIVE TRANSPORTATION AND TRANSIT BEFORE OTHER MODES OF TRAVEL.

Provincial Policy Statement 2020, Page 5.

Pine Valley Village is a complete “built out” community with the density, diversity, affordability appropriateness” desirable for a healthy and vibrant community. The existing community municipal services and public service facilities were built and serves the total community. There is no surplus or additional “infrastructure” and “public service facilities” to accommodate the future residents. In fact,

the applicant has made an application that fails to be transparent with the families or units in which will be projected to reside and need the infrastructure and public service facilities.

Process

In our view, we feel Vaughan Council should show leadership and vision by supporting the recommendation by Rio Can have a "Master Plan". However, we feel the "master plan" is to be comprehensive with the VMC "master plan" to ensure all planning principles are examined and a long-term plan is developed. In doing so, we recognize the need for "more housing" but not anywhere and everywhere for merely the sake of "more housing".

Respectfully Submitted,

Bernie DiVona

Pine Valley Village Community Association

berniedivona@gmail.com

From: [Rosanna DeFrancesca](mailto:Rosanna.DeFrancesca@vaughan.ca)
To: [REDACTED]
Cc: [Nancy Tamburini](mailto:Nancy.Tamburini@vaughan.ca); Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; [REDACTED]
Subject: RE: [External] Word 3
Date: December-06-22 2:54:30 PM

Hi Frank,

Thank you for your email and support. It has been brought to my attention there has been an error in the mailing distribution of the December 6th, Notice of Public Hearing for the RioCan Application. As a result, **tonight's Public Hearing for RioCan will be rescheduled** to a later date to ensure that the greatest number of residents have the opportunity to voice their concerns regarding this development. I apologize for any inconvenience that this may have caused you, however I felt it necessary to take this action to allow an increased representation for Ward 3 residents. A communication will be sent out once a new date for the Public Hearing has been confirmed. Please do not hesitate to reach out to my office in the interim. In the meantime, your communication will be added to the new agenda and presented at the new public hearing date.

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

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

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

From: FRANK PETROLO [REDACTED]
Sent: Friday, November 25, 2022 4:23 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Word 3

I am writing you this email about my concerns. That I heard, a proposal to build multiple high-rise buildings, at the corner of Highway seven and Weston Road.

Now presently occupied by Colossus Plaza.

As a resident of ward 3 for over 20 years, and my family has been the residence's of the area for over 50 years. We and myself are disgusted to see what is going to take place, at Highway seven and Weston road.

The traffic is already horrific unbearable at times, and now the government wants to add all of those buildings in that area.

Just to let you know that my family and I are considering moving further north just to get away from all the congestion, if this monstrosity is built.

Please reply

Sent from my iPhone
Have a nice day

**C11
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3**

From: [Rosanna DeFrancesca](#)
To: [REDACTED]
Cc: [Anna Commisso](#); [Nancy Tamburini](#); [Clerks@vaughan.ca](#); [DevelopmentPlanning@vaughan.ca](#)
Subject: RE: [External] Proposed Plan for Colossus Drive
Date: December-06-22 2:53:18 PM
Attachments: [image001.png](#)

Hi Dr.Hamid,

Thank you for your email and support. It has been brought to my attention there has been an error in the mailing distribution of the December 6th, Notice of Public Hearing for the RioCan Application. As a result, **tonight's Public Hearing for RioCan will be rescheduled to a later date** to ensure that the greatest number of residents have the opportunity to voice their concerns regarding this development. I apologize for any inconvenience that this may have caused you, however I felt it necessary to take this action to allow an increased representation for Ward 3 residents. A communication will be sent out once a new date for the Public Hearing has been confirmed. Please do not hesitate to reach out to my office in the interim. In the meantime, your communication will be added to the new agenda and presented at the new public hearing date.

Thank you,
Rosanna

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

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



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

From: Hamid Badiei [REDACTED]
Sent: Friday, November 25, 2022 12:38 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Plan for Colossus Drive

Dear Councillor DeFrancesca,

I am writing to you, my elected councillor that I voted for, to express my deepest concern on a proposal to convert the area around Colossus Dr. to a high-rise colony of multi-story buildings ranging from 22 to 55 storeys and one even with 68 storeys.

As a resident of 15 years in this area, I am opposing this plan and urge you to consider the following while representing our community during the upcoming hearing on Dec. 6, 2022.

1. **Traffic and road infrastructure:** The proposed plan has grossly overlooked the burden such development will put in this area (Weston-HW7) and the exponential increase in density and access this plan will impose in this already congested section of our community. I am sure you are aware of the traffic jam issues in this intersection. This plan essentially does not consider the impact on traffic and disregards the community's right to basic needs for a planned road infrastructure. For those in the community who have to endure longer traffic lights with lost time and lower quality of life, what would be the response by this plan?
2. **Loss of existing businesses and amenities:** This particular area is considered the shopping centre for many in our community with stores and restaurants that are part of our economy. Many of the residents and businesses rely on the proximity of such businesses. Eliminating them and replacing them with yet more residential high-rises without any foresight on the impact of such a plan on the community's needs does not seem to be a concern for the developers of such a plan. How does the city plan to replace the lost businesses and loss of employment that ensues? One should also ask how those who ultimately would be residents of such high-rises would have their needs met for shopping, schools, doctors and other everyday needs for families. This is already being felt by the residents of the recent high-rises along Highway 7.
3. **Environmental impact to the area:** The environmental impact of such a master plan needs to be carefully assessed. The impact is not just increased air pollution in the area partly due to extended time cars will spend in this area. It is reasonable to assume that noise pollution will inevitably increase as a result of congested traffic and much higher population density. Is this what we envision for our beloved Woodbridge.

Councillor, please be our voice and object to this reckless plan as drafted. You are our representative in the city hall. We empowered you to protect our interest when stakes are high with our vote. This is a time to demonstrate just that. I certainly welcome any opportunity to discuss this via phone if you are available.

Thank you,

Dr. Hamid Badiei



HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

December 6th 2022
HPGI File: 17515

SUBMITTED VIA EMAIL: clerks@vaughan.ca

City of Vaughan

Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Attention: Office of the City Clerk

**Re: Request for Notice/ Letter of Concern
2668654 ONTARIO INC.
Official Plan Amendment File OP.20.010
Zoning By-law Amendment File Z.20.031
Vicinity of Kipling Avenue and Woodbridge Avenue**

Humphries Planning Group Inc. ("HPGI") represents Canuck Properties LTD., owner of lands located immediately adjacent to the above noted applications on land addressed as 8214 Kipling Avenue. We hereby request notice of all decisions regarding these applications.

Yours truly
HUMPHRIES PLANNING GROUP INC.



Rosemarie L, Humphries BA, MCIP, RPP
President

cc. Canuck Properties LTD.

C13
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (PM) - Report No. 44, Item 3

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] OP.22.005 and OP.22.005
Date: December-07-22 10:07:04 AM

From: cbruno cbruno [REDACTED]
Sent: Tuesday, December 06, 2022 2:00 PM
To: Clerks@vaughan.ca
Subject: [External] OP.22.005 and OP.22.005

Dear Vaughan City Planners, In regards to the Files mentioned above, it is my hope that the development in the Northern and Southern Precinct of the said lands become low density development only. The congestion of traffic is out of control in the Hwy 7 and Weston Rd areas. Even at the least of busiest times, making turns at that intersection, especially making a left toward Hwy 400, is inefficient. Many times, we get stuck in the middle of the intersection when the light turns red, therefore blocking east-west traffic when their light turns green. It makes no sense to add more high-rise condominiums in that area. Traffic congestion is a nightmare--city planners know that! The city is making poor, unethical and selfish choices to give in to the developers' money! "Downtown" Vaughan at this intersection has become an undesirable place to live.

Sincerely, Carmela Bruno



C14
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (2) - Report No. 46, Item 2

Barristers & Solicitors
Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7
Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.849.6938
mlaskin@goodmans.ca

December 9, 2022

Our File No.: 213205

Via Email

City of Vaughan – City Council
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: City Clerk

Dear Sirs/Mesdames:

**Re: Draft Official Plan Amendment No. 93
Pre-Consultation and Complete Application Submission Requirements**

We are counsel to Cacoeli Terra Vaughan Ltd. in respect of the lands known municipally in the City of Vaughan as 10811 and 10819 Jane Street (the “**Property**”). Our client has active official plan amendment and rezoning applications with respect to the Property, which have been deemed complete and are in process.

We are writing to indicate our client’s concerns with proposed Official Plan Amendment No. 93 (the “**OPA 93**”). To be clear, our client is not opposed to the concept of a better defined pre-application consultation process. However, as proposed, OPA 93 is flawed and will significantly and unreasonably delay the development process in the City. There are also aspects of OPA 93 that are *ultra vires* the *Planning Act*.

Our client’s specific concerns with various policies are outlined below:

- **10.1.3.2** – This policy could require pre-applicable public consultation and/or review by the Design Review Panel in advance of application submission. This should not be a requirement to enable submission of a *Planning Act* application. Further, the policy indicates that a pre-application meeting may identify potential policy conformity and technical issues to be addressed in ensuring a complete planning application. It is unclear how an application is to address such issues, but the policy should be revised to clarify that these issues do not need to be addressed for an application to be deemed complete.
- **10.1.3.4** – This policy should be revised to enable discretion during a pre-application consultation process to reflect the details of the proposed application. Further, this policy enables terms of reference, standards and guidelines to be issued by City staff that would

not be found in policy or, even worse, for City staff to have discretion simply to provide “instructions” to applicants regarding preparation of studies and reports. This approach is too vague and needs to be revised to reflect the requirements in the *Planning Act*.

- **10.1.3.5** – This policy insertion would create a two-step process for pre-application that is not authorized by the *Planning Act* and will lead to considerable delay. (Our client is also concerned with the discretion, and resulting delay, in requiring review of pre-application materials by a Design Review Panel.)
- **10.1.3.9** – Concurrent planning applications should be reviewed together. Any suggestion that concurrent planning applications may not be deemed complete is a significant issue and potential cause for delay in the planning process. If applications are not reviewed concurrently, it will result in significant delays for approvals, as many details are inter-related (i.e. tower separation distances in an OPA would impact parking layouts, which would impact unit design, etc.). In addition, such an approach is inconsistent with statutory rights in the *Planning Act*. Further, there is no valid basis or statutory authority for withholding issuance of a complete application notice for a site plan application in a heritage district until approval is obtained under the *Ontario Heritage Act*.
- **10.1.3.11** – As noted above, our client welcomes public participation in the planning process. However, there should not be a requirement for public consultation as part of the pre-consultation process. This will lead to significant delay.

As noted above, OPA 93 proposes policies that exceed what is permitted by the applicable statutory provisions, including but not limited to subsections 22(3.1), 34(10.0.1), 41(3.1) and 51(16.1) of the *Planning Act*. In particular, the OPA 93 will slow the issuance of development approvals by inappropriately front-ending too much of the application review process before an application is even finalized for submission. Significant revisions to OPA 93 are required.

Please include us on any notice list at the City regarding this matter.

Yours truly,

Goodmans LLP



Max Laskin
MXL/
cc. Client

7329762



Patrick J. Harrington
Direct: 416.865.3424
E-mail: pharrington@airdberlis.com

**C15
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (2) - Report No. 46, Item 2**

December 9, 2022

BY EMAIL

Mayor and Members of City Council
c/o Todd Coles, City Clerk
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mayor and Members of Council:

**Re: Proposed Amendment to the Vaughan Official Plan 2010
Policy 10.1.3 and By-law 278-2009, as amended, in Response to Bill 109
(More Homes for Everyone Act, 2022)
City File No. 25.7
Agenda Item 6.2
Committee of the Whole Meeting December 12, 2022**

Aird & Berlis LLP acts on behalf of 3300 Rutherford Developments Inc. with respect to the development of the lands municipally known as 3300 Rutherford Road in the City of Vaughan (the “**Subject Property**”). Our client is proposing to redevelop the Subject Property with a high density mixed-use development, and has been in consultation with City staff, including a Pre-Application Consultation, to discuss the formal submission of applications for an Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision to facilitate the development.

Together with our client and our client’s consultants, we have had the opportunity to review the draft amendment to Policy 10.1.3 of the Vaughan Official Plan 2010 (the “**Proposed OPA**”), together with Staff’s reports, dated September 13, 2022 and December 12, 2022. Our client, though its consultants, has also been in contact with City staff to ascertain the rationale behind the Proposed OPA.

We appreciate the City’s efforts in streamlining the development application review process to help achieve the Provincial goal of increasing housing supply in an expeditious manner. That being said, our client has concerns with the Proposed OPA, as currently drafted. In particular, our client is concerned with new Policies 10.1.3.6 and 10.1.3.9, which would require that where applications for Official Plan and Zoning By-law Amendments are submitted together, the latter application will not be deemed “complete” until the request official plan amendment comes into full force and effect.

We appreciate that City staff have recently made revisions to the draft policy language to provide for an exemption where the City deems an OPA application to be “minor.” However, this policy creates more practical issues than it resolves.

In our client’s view, this policy is contrary to the letter and the spirit of the *Planning Act* and will hinder, rather than help, the goal of increasing housing supply in a timely manner. City staff have acknowledged in their reports that there has been “considerable change” in the planning context

since the City's Official Plan was adopted in 2010. Growth pressures are greater than ever before. However, as-of-right permissions for development, including updates to the City's zoning by-law, have not kept up in lock step, and do not always help facilitate the goal of increasing the housing supply. That is why it is often necessary to file re-designation and re-zoning applications together to facilitate development.

The *Planning Act* itself contemplates the concurrent submission and concurrent review of OPA and ZBA applications. Subsection 34(11.0.0.01) provides that where a ZBA application is accompanied by an OPA application, the municipality has a period of 120 days to make its decision, as opposed to the ordinary 90 days. This is the statutory direction to the City that it must process such applications together and concurrently, not consecutively.

Further, the concurrent adoption and passage of a related OPA and ZBA is specifically contemplated in the legislation.. All zoning by-laws must conform to the official plan, but subsection 24(4) of the *Planning Act* provides that where both are adopted at the same time, there is deemed conformity. In other words, it is not necessary to halt the processing of a zoning instrument until a related official plan amendment comes into force.

In practice, the consecutive (rather than concurrent) processing of OPA and ZBA applications will result in significant delays in achieving new housing supply. In our experience, despite the efforts of municipal staff and applicants to work expeditiously within the statutory timeframe, many OPA requests take several months if not years to fully resolve. Many end up appealed to the Ontario Land Tribunal, with a process that may span several years. At the same time, many of the supporting studies and analysis are shared as between an OPA and ZBA application, especially where they have been prepared to support of development proposal. Policy 10.1.3.9 would result in unnecessary duplication of processes and time and effort of City staff, and only after delays in the planning process.

Our client acknowledges that certain OPA application require greater levels of study and analysis than others. For example, a Site-and-Area-Specific-Plan, Employment Lands Conversion Request, or Urban Boundary Expansion require more specific studies than OPA application to facilitate a discrete development proposal, which may only entail the redesignation of lands. However, the proposed policy fails to appreciate that there are efficiencies to be gained where both applications are complimentary and can be properly considered on the basis of the same technical supporting studies.

These same concerns apply to the policies regarding site plan applications. Any development by way of a site plan application must comply with the applicable provisions of a zoning by-law in any event. Further, there are many instances where the need for a minor variance only becomes apparent after the complete submission of a site plan application. Again, the consecutive rather than concurrent processing of applications would result in unnecessary duplication and delay that will hinder rather than help the goal of more housing starts.

Our client appreciates the efforts of City staff in revising the Proposed OPA to address comments received since the previous circulation. In particular, we acknowledge that Policy 10.1.3.9 b. was drafted to specifically respond to concerns of industry stakeholders. In our client's view however, this policy present further, more complex issues than the one it seeks to resolve.

First, there is no definition or meaning ascribed to what a "minor" OPA is. The word "minor" has been the subject of significant disputes in the realm of minor variance appeals, and we expect the

same to be the case with this policy. The Proposed OPA provide no criteria or guidance for how this is to be determined. It is left solely to the discretion of the City and provides the public little to know certainty as to how the policy will be applied.

Second, the policy provides an exception where the application is “deemed minor by the City,” but there is no indication as to who makes this determination. Will Planning Staff make this determination administratively? Will this determination require a formal Council decision on a site-specific basis? If this is to be a Council determination, what will this decision-making process look like? Will a request from the applicant be required? Will such a decision be subject to appeals to the Tribunal, or judicial review in the courts? These important questions remain unanswered at this time.

Policy 10.1.3.6 also presents concerns about the basis for deeming an application to be complete. Proposed new language in sub-policy e. gives the City broad discretion to refuse to accept materials where the “quality” of the submission is deemed “unsatisfactory.” This effectively flips the review process on its head. The scheme of the *Planning Act* clearly provides that staff’s subjective views on the quality of a submission is not a basis to deem an application incomplete. Rather, whether or not staff agree with the findings of have issues with particular aspects, City staff have an obligation to commence processing the application. In our client’s view, this policy should not contain any subjective or discretionary language.

Lastly, noticeably absent from the Proposed OPA is any meaningful transition provision that would grandparent landowners who current have applications in the approval pipeline, or have already been working diligently with City staff through the Pre-Application Consultation process. It would be manifestly unfair to “change the rules in the middle of the game” for landowners, including our client, who have Pre-Application Consultation Agreements in place.

We also wish to note that since City staff’s initial report on the Proposed OPA, the Minister of Municipal Affairs has committed to changing the implementation timeline of Bill 109. In a letter to The Association of Municipalities of Ontario, dated November 30, 2022, the Minister committed to introducing new legislation to push the implementation date from January 1, 2023 to July 1, 2023. In our client’s view, this should enable Council to table the adoption of the Proposed OPA and allow for further consultation with the development industry on ways to achieve quality and efficiency in the application review process without needlessly stalling the progress of development application.

On behalf of our client, we respectfully request that Council direct the draft Proposed OPA be referred back to planning staff for further consultation with affected landowners and consideration of further revisions.

If you have any questions, please contact the undersigned. We ask that you please provide us with notice of all upcoming public meetings and any decision of City Council, including Committees of Council, concerning the Proposed OPA.

December 9, 2022
Page 4

Thank you for your consideration of this request.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink that reads "Patrick Harrington". The signature is written in a cursive, flowing style.

Patrick J. Harrington

PJH/JGP/lm
Encl.

c: Client

51361810.3

AIRD BERLIS

December 12, 2022

By E-Mail to *clerks@vaughan.ca*

City of Vaughan, City Council
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: City Clerk

Dear Sir/Madam:

**Re: Proposed Amendment to Vaughan Official Plan 2010, Policy 10.1.3 and By-law 278-2009, as amended, in Response to Bill 109 (*More Homes for Everyone Act, 2022*)
File 25.7
Committee of the Whole (2) Agenda Item #2 – December 12, 2022**

We are counsel to Concen Developments Limited (“Concen”), the owner of lands located on the north side of Centre Street and east of Concord Road, municipally known as 1260-1314 Centre Street, Vaughan (the “Lands”).

Concen attended a pre-application consultation meeting with City staff on April 27, 2022 in respect of a proposed mixed-use mid-rise development on the Lands, and intends to submit concurrent development applications to the City in the coming weeks.

Concen recently learned that the City is contemplating a proposed amendment to Policy 10.1.3 of the Vaughan Official Plan 2010, regarding the pre-application consultation and complete applications processes. In that regard, we have reviewed the report of the Deputy City Manager, Planning and Growth Management, prepared for the December 12, 2022 meeting the Committee of the Whole, together with the draft Official Plan Amendment appended to the report.

We are writing to advise that Concen has a number of concerns with the proposed Official Plan Amendment. Among other things, the proposed amendment has the potential to significantly prolong the development approvals process, with limited municipal accountability. For example, the proposed amendment contemplates requiring a number of additional steps to be undertaken by the applicant prior to the submission of a complete

application, with no deadlines or timeframes for responses by municipalities or other public agencies.

Moreover, the amendment purports to impose certain requirements for complete applications that go well beyond the City's authority under the *Planning Act*, including a requirement that certain development applications be submitted sequentially rather than concurrently. As the City is well aware, municipalities may require an applicant for certain applications under the *Planning Act* to provide such additional "information and material" as the municipality considers it may need to properly evaluate the application, and only if the official plan contains provisions relating to such requirements. Conversely, there is no authority for municipalities to mandate that the submission of certain applications may only follow the approval of other related applications. Likewise, we question the municipality's authority to require a pre-application submission after the pre-application consultation meeting but prior to the formal submission of applications.

Further, we submit that the proposed amendment improperly seeks to regulate the content of additional information and material that may be required by the municipality, purporting to allow the City to refuse to accept such information and material if it determines that the "quality" of the submission is "unsatisfactory", and to require confirmation from commenting agencies that the content of certain studies, reports or plans is "acceptable".

Concen also has concerns with various provisions in the proposed Official Plan Amendment that purport to require certain documents, either at the pre-application consultation or application submission stages, that may not be applicable or relevant in the circumstances. At a minimum, provision should be made in the proposed amendment to exempt applicants from the requirement to provide certain documents, where appropriate.

In addition, Concen is concerned with the inclusion of general provisions in the proposed amendment that purport to allow the municipality to impose additional requirements for a complete application beyond the specific types of studies, plans and information referred to in the policy. In our view, any potential requirements for a complete application should be clearly identified in the policy.

Finally, if the City's policies regarding the pre-application consultation process and complete application requirements are to be amended, appropriate transition provisions should also be included to ensure that applications that are already in process (either pre-submission or recently submitted) and have already been subject to a pre-application consultation process should not be subject to, and potentially prejudiced by, these proposed new policies.

For these reasons, Concen opposes the proposed Official Plan Amendment in its current form.

Meanwhile, we understand that in a communication addressed to the Mayor and Members of Council, dated December 7, 2022, the Deputy City Manager, Planning and Growth Management, is recommending that “Item #2 to the Committee of the Whole (2) of December 12, 2022 be deferred to a future Committee of the Whole meeting in early 2023 to allow for further review and discussions with other municipalities”. Concen supports the proposed deferral of this item to a future meeting of the Committee of the Whole.

Kindly ensure that we receive notice of any decision(s) of the Committee of the Whole and/or City Council regarding this item, and that we be notified in advance of any future public meeting(s) where this matter is to be considered.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Client

**C17
COMMUNICATION
COUNCIL – DECEMBER 13, 2022
CW (2) - Report No. 46, Item 4**

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: Committee of the Whole (2) – December 12, 2022: Late Communication (Item #4)
Date: December-12-22 10:50:27 AM

From: Maria Corvinelli <[REDACTED]>
Date: December 9, 2022 at 10:10:28 PM EST
To: Clerks@vaughan.ca
Subject: Kleinburg Parking Lot

I am not sure if I am still able to submit my letter of concern but I hope you can share it with the committee. Our house was broken into on Nov 30/22 and I am having a difficult time dealing with it emotionally and organizing the next steps based on this break in. Please find below our concerns and letter to address to the members of the committee.

Dear Members of the Committee,

My name is Maria Corvinelli and I reside at [REDACTED] Treelawn Blvd. On Nov. 30/22, our home was broken into at 6:10p.m. The sense of violation I feel is incomprehensible. Although I love our home, I am afraid to be in it but at the same time, I am also afraid when we have to step out.

Our home backs onto the conservation/ravine. Our cameras show that the thugs that invaded our privacy and have made us feel unsafe in our own home entered through the conservation at the back of our home. I am thankful that we were not home. I sit in my family room and feel like we are being watched just like we were the night of this unfortunate event.

We have real concerns about the proposed parking lot for many reasons. I feel our neighbourhood is already in a compromised position based on all the green space that backs many of the homes. We have had many break and enters in the neighbourhood. We feel that having a parking lot will only add an extra layer of crime to the neighbourhood where these 'criminals' can park and walk through the back of the homes on Treelawn Blvd and similarly enter the trail that backs the homes on Weaver Crt.

Our family walks to the Kleinburg village pretty much on a daily basis. We moved here for its beauty and to feel safer and more protected. We would not feel comfortable with our children walking alone to the village with our small dog passing through parking spots that is likely to be filled with loitering. It is unfair that the residents of this neighbourhood should feel compromised because of a few times per year that parking seems to

be an issue. We have lived here for 2 years and I have never struggled with finding parking on my daily travels through the village in our car.

Speeding should be a bigger concern for the Kleinburg Village. It is often a scary situation trying to make a left on Islington from Treelawn Blvd. Visitors to our neighbourhood are speeding constantly and not obeying traffic speed limits and traffic signs. A parking lot with parking spots closer to our neighbourhood will only create more traffic and create more unsafe conditions than we already have.

I am asking that the committee please strongly consider the opinions of the members of our neighbourhood. We are concerned about our safety and the safety of our children.

Thank you,
Maria and Loreto Corvinelli



Sent from my iPhone

**C18
COMMUNICATION
COUNCIL - DECEMBER 13, 2022
CW (2) - Report No. 46, Item 2**

From: [Adelina Bellisario](mailto:Adelina.Bellisario)
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: Committee of the Whole (2) – December 12, 2022: Late Communication (Item #2)
Date: December-12-22 12:24:04 PM
Attachments: [image001.png](#)
[3646_001.pdf](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, December 12, 2022 12:06 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] FW: Attached Image

From: Bill Kiru <BKiru@libertydevelopment.ca>
Sent: Monday, December 12, 2022 11:58 AM
To: Clerks@vaughan.ca
Cc: Marco Filice (Liberty Development Corp.) <mfilice@libertydevelopment.ca>; Michael Uster <Michael@libertydevelopment.ca>
Subject: [External] FW: Attached Image

To Clerks Department,

Good morning.

Please find attached our correspondence related to today's Committee of the Whole meeting, more specifically Item 6.2- Proposed Amendments to VOP2010.

Kindly provide to members of Council

Thank you.

Bill Kiru
Liberty Development Corporation
3601 Highway 7 East | Unit 401 | Markham, ON L3R 0M3
Phone: 905.910.1578 | Tel: 905.731.8687 | Ext: 1578
bkiru@libertydevelopment.ca | www.libertydevelopment.ca

This message is intended only for the addressee. It may contain privileged or confidential information. Any unauthorized disclosure is strictly prohibited. If you have received this message in error, please notify us immediately so that we may correct our internal records. Please then delete the original message. Thank you.

From: scan@libertydevelopment.ca <scan@libertydevelopment.ca>
Sent: Monday, December 12, 2022 12:03 PM
To: Bill Kiru <BKiru@libertydevelopment.ca>
Subject: Attached Image

December 12, 2022

Sent via e-mail to: clerks@vaughan.ca

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

Dear Chair and Members of the Committee of the Whole,

**RE: Committee of the Whole Meeting- December 12, 2022
Item 6.2- Proposed Amendment to Vaughan Official Plan 2010,
Volume 1, Policy 10.1.3 and By-law 278-2009, as Amended, in Response to Bill 109 (More
Homes for Everyone, 2022) File 25.7**

Liberty Development Corp., acting as a development manager for numerous land holders in the City of Vaughan, had submitted a letter to the City dated October 20, 2022. Our letter had identified a number of concerns and recommendations we had with the above noted report addressing Bill 109.

In reviewing the current report, we were disappointed to see a number of the concerns and suggested recommendations were not truly reflected in the staff commentary or draft Amendment. In addition, we had also requested that staff respond to our concerns and advise of any future meetings regarding this very important matter. Unfortunately, we received no response nor any further notice of this matter coming before the Committee.

In summary, we are still very concerned with the current draft policy framework which has been appended to the report. We respectfully request that the amending documents, the OPA and ZBA, not be adopted at this time until further engagement with the development industry has occurred that is more fulsome. Further clarity is needed to understand the modifications and the resultant impacts of the PAC process. To do so with less than a week of notice, wherein there is limited time for a full review, does not reflect a collaborative process with the development industry.

Our previous letter submitted to staff on this matter is appended for further reference. We look forward to having further dialogue with staff.

Yours truly,



Michael Uster
Liberty Development

October 20, 2022

Mr. Fausto Filipetto
Senior Manager of Policy & Sustainability
Policy Planning & Special Programs
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Filipetto:

**RE: Amendment to the Vaughan Official Plan 2010
Volume 1 "Pre-Consultation and Complete Application Submission
Requirements"
(Chapter 10.1.3, File 25.7)**

Liberty Development Corp. acts as a development manager for numerous land holders in the City of Vaughan and we are submitting this letter as our response to the City's Official Plan policy review relating to streamlining the development review process.

Purpose:

To provide comments to the City of Vaughan on the proposed amendment to the Vaughan Official Plan 2010 ("VOP2010"), as it relates to Volume 1 "Pre-Consultation and Complete Application Submission Requirements", based on the staff report considered by the Committee of the Whole on Tuesday, September 13, 2022. The staff report addresses the impacts of recent amendments to Provincial policy and the *Planning Act* in order to streamline the development review process.

Background:

Ontario's Housing Action Plan identified "building housing takes too long and costs too much", and "there is red tape, unexpected changes and government fees that add years of paperwork and can also contribute tens of thousands of dollars to the cost of an average home".

The provincial government introduced Bill 109 ("the Bill"), as a response to address Ontario's housing crisis, with the stated intent that the changes were to "incentivize municipalities to make timely decisions".

Two key elements of the Bill in increasing the speed and supply of housing include:

1. establishing prescribed approval timelines, and



2. the potential refund of municipal application fees should approvals not be granted by the established statutory timelines.

Draft OPA Policy Review:

The staff report places a greater emphasis on utilizing the Pre-Application Consultation ("PAC") process as a means to conduct what appears to be a fulsome review of a development proposal, prior to the submission of a formal application. In essence, the City is advocating a process without any timelines and reporting requirements. A proposed two-tiered system of approvals would impact the ability of the City, and more specifically the development industry, to deliver approvals forward in a timely manner, which is not consistent with the Provincially stated goal of "increasing the speed and supply of housing".

Based on the foregoing, the following matters represent our concerns as they relate to specific policies contained in the draft Official Plan Amendment ("OPA").

Policy 10.1.3.2- Pre-Application Consultation Meeting

Although this policy is essentially the same as before, our concern is that in past PAC meetings there has been inconsistency in the approach by City staff when providing the necessary direction. In some cases, departmental staff would forward an email with general/high level comments which would require further follow-up. In some cases, key staff have not been able to attend these meetings and to provide further or more specific direction through the dialogue.

Request- for this meeting to be meaningful, we are asking the City to commit to ensure appropriate experienced staff, who can make decisions, are in attendance. This would provide clear direction and avoid potential delays.

Policy 10.1.3.4- Terms of Reference / Guidance Documents

This policy addresses the Terms of Reference ("ToR") or other Guidance Documents that the City or Agencies may issue to establish the standards and format of required information, which reflects no real change from the existing policy. What is required are clear criteria to be provided at the onset of the PAC process thereby identifying to all parties what is expected and what constitutes the need for a ToR or Guidance Document, given these documents can be very different in terms of scope and length. In addition, these documents should also be updated by the City based on changes to Provincial policy or other changes made in the industry. Unless there is clarity, this may add more time and cost to the approvals process as matters are negotiated between subject matter experts.

Request- we are asking the City to provide criteria, as well as the documents at the onset of the PAC process to ensure consistency in approach when these documents are required. This scopes the documents to be clear and requires less modifications prior to their respective approval.

Policy 10.1.3.5- Design Review Panel / Zoning Review

One of the requirements in deeming an application complete is the requirement that a minimum of one Design Review Panel ("DRP") meeting has been held, on the basis it has been determined by staff as being necessary. Is there a criterion that determines whether the meeting is necessary- how is that determined? Should it also not be identified as part of the OPA?

From a scheduling perspective, this will result in an onerous requirement considering the DRP meets once a month and has a limited number of applications brought before it, where the number of items on the agenda are controlled by City staff. Will the City expand the number of meetings, similar to what they did with Council and Committee meetings? As a reminder, DRP members are working professionals that volunteer their time.

Another requirement is the "confirmation of a preliminary zoning review". The process as currently established requires a copy of the draft amending By-law as part of the submission materials for review. The finalization of the amending By-law is typically done after the fulsome review of the application, which sometimes requires multiple resubmissions, and requested modifications to the development have been addressed.

Request- from a DRP perspective we are seeking to open the window on the addition of more DRP meetings in order to ensure development concepts/proposals can be brought forward more frequently. Once monthly meetings by the DRP and the need to have a minimum of one DRP meeting prior to the submission of an application will result in prolonged waiting times and ultimately delay. More meetings would allow proponents to modify their proposal sooner, should there be substantive issues.

Request- from a zoning perspective we recommend that once the finalization of the development has been agreed upon, that the amending By-law be submitted as part of the formal application approval process.

Policy 10.1.3.8- No Concurrent Applications

The policy to deem a Zoning By-law amendment application incomplete until the Official Plan Amendment ("OPA") is in force and effect is simply counter intuitive to moving municipal approvals forward in a more timely and efficient way. In its basic form, a By-law implements the policies of the OPA. These go hand-in-hand, why the need to separate these out?

Similarly, the policy with respect to Site Plan applications being deemed incomplete until a By-law or Committee of Adjustment application are in force and effect is counter intuitive. You are effectively reducing the ability to move matters in a more expeditious way.

By prescribing that the industry cannot submit concurrent applications goes against the very grain of what this whole process has been about, getting things done at the same time to move things along. We question why this is being contemplated given that in our opinion it is contrary to the intent of the effect of Bill 109- in order to ensure a supply of housing. In fact, the consideration of this component reflects a municipality exercising too much control in what it can and wants to consider.

Request- this needs to be deleted and concurrent applications should be required to reduce a repeat of the processing cycle for an application which gives effect to an OPA (in this case an amending By-law implementing the OPA).

Policy 10.1.3.10- Pre-Application Public Consultation

How does this impact the current process where a Councillor wishes to hold a Community Meeting after considering the application at the Public Meeting? Will they no longer do this or is this an unnecessary added step which can potentially result in an unintended consequence of delaying the processing of applications? We suggest if there is a community meeting, as a requirement under the PAC, that the requirement for a meeting after submission of the formal application be waived.

Should City staff not be at these meetings to know what was said and what next steps were agreed upon? There is a heavy reliance on the development industry to undertake multiple tasks that do not normally form part of the process.

What is also concerning is the note "when the City determines public consultation is required". There is no clarity with respect to what criteria the City will use to determine if a meeting is required.

Request- should staff recommend Community Meetings be held prior to the submission of an application, we suggest only one Community Meeting be held, and the City to decide if it is part of the PAC requirement or after the submission of the formal application.

Policy 10.1.3.10- Delineation of Environmental Development Limits

You are now asking an Agency, independent from the City, to undertake work that can prolong the ability to have an application deemed complete. The TRCA has its own internal approvals system and reporting structure, requiring approvals to be reported to the Board and Authority. How does the TRCA's approvals process fit in with the City's proposed process to ensure timeliness?

Request- request staff work with the TRCA to ensure a harmonized review process is created to provide timely responses on matters requiring the establishment of developments limits.

Policy 10.1.3.11- More Requirements

This policy allows the City to seek more information during the application review process. If the intent of this new way of doing business is so reliant on the PAC process why not do this sooner rather than later? Is that not the intent of the PAC process to get matters identified upfront?

Request- we are asking the City to provide criteria on what would determine the need for more information and said information should be required at part of the PAC process.

Policy 10.1.3.12- Peer Review

Although this is maintained from the current policies, what are the criterion in determining this, given the exhaustive and lengthy PAC process that needs to be undertaken under the current proposed OPA?

Request- similar to the ToR and Guiding Documents we are asking the City to provide criteria to ensure consistency in approach when considering the use of a peer review process.

Other Musings:

Timelines needed for PACs

ccy
7

Recent reporting in the media indicated timelines vary from 10 months to 34 months for receiving municipal approvals in the GTA, and this under an Act that has prescribed timelines for approvals. How does the municipality ensure or is held accountable to undertake an expeditious review under the proposed PAC system if there is no end line or timeline to be met? How does this ensure the Province's recent push to get more housing into the market place gets achieved?

Dispute Resolution

Is there a dispute resolution to any of the proposed policies where there is a difference of opinion? See added reports/information and peer review.

"NIMBYism"

This has also been identified as part of the conversation of delayed development approvals. When engaging Ratepayers Groups, will the City address this matter in terms of capping the number of Community Meetings to be held during the processing of an application? Will the City cap the number of Community Meetings that Councillor's may seek?

Message to the Industry

The City suggests in the report this amendment would result in a review process that places greater emphasis on ensuring the quality of development applications with the aim of reducing processing times after a complete application is received. While a worthy goal, are they suggesting that the development industry in concert with their respective consultants have not done so previously? Does this not send the wrong message to everyone in the industry?

More Work Required by Industry

A lot of emphasis is placed on the development industry to undertake a lot of work before the formal submission of an application, at a high cost, without any certainty the application would be approved once formally submitted for review. Is there a point in the process where a decision on the validity of an application is provided for the proponent?

More Cost Recovery?

Based on our understanding of this report, the notion of front-ending the review onto the PAC process, will the fees remain the same or will there be a request for Council to increase the PAC fees substantially to recoup costs under the Tariff of Fees By-law? Our industry requires transparency and we need to know if there would be any further cost implications resulting from the proposed OPA.

Further Engagement

The report notes "prior to reporting to the Committee...with the Technical Report, staff will consult... **as necessary** (emphasis added) to ensure...input is taken into consideration in finalizing the recommended Official Plan Amendment." What does "as necessary" mean, is there a rationale/criteria on how this will be done? How will the process to seek further input, beyond the Public Meeting recently held, be undertaken? Will there be meetings with individual development companies and/or BILD only? What is the expected time when this will occur?

Full Cost Recovery

clg

As an overarching comment, it is our understanding all municipalities have gone to a full cost recovery model with their respective application fees in order to cover costs of staffing. Are there other alternatives or solutions that the City should be considering, in addition to the proposal to amend the Pre-Consultation and Complete Application Submission Requirements, in order to address how to better utilize current resources to be able to deliver applications within the prescribed timelines? We suggest the engagement process being advocated be used to explore this very significant question.

Conclusions:

The proposed process is too reliant on the approvals process being conducted under the PAC process rather than as established by the *Planning Act* requirements and without a timeline. One is left wondering if the Application approvals process will become the *de facto* rubber stamp of the PAC process. Greater clarity of the intent of this process is required. It is hoped this can be achieved through the future public consultation that the City will undertake.

If a municipality recognizes the current system will not work under the new policy changes, such as Bill 109 where there are regulatory timelines established and fees can be refunded, how will the City ensure the timely review of the PAC materials in the absence of any deadlines being added to the process? We are supportive of assisting the municipality in achieving a process that is timely and efficient but there needs to be a clear line where one process ends and the formal application process begins. By not doing so, it protracts the approvals process because it will be delayed in the PAC process.

Thank you for allowing us the opportunity to provide input to this very important component of the development approvals process. We reserve the right to add to this list at a future date as we continue to work with the City on this initiative. We are also seeking a response to the matters we have identified as a Request in our letter. Lastly, please notify us of all future meetings where this matter/file is to be considered or discussed by staff, Committee of the Whole and City Council.

Respectfully submitted,



Marco Filice
Senior Vice President and Counsel
Liberty Development Corp.
For and on behalf of various land holders in the City of Vaughan

cc. Haiqing Xu
Christina Bruce

DATE: December 12, 2022
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: **COMMUNICATION – Council, December 13, 2022**

Item #9, Report #43

PRESENTATION – ERIK VENEMAN, DIRECTOR, DISTRIBUTED ENERGY SOLUTIONS, ALECTRA UTILITIES – MUNICIPAL SUPPORT RESOLUTION FOR INDEPENDENT ELECTRICITY SYSTEM OPERATOR (IESO)

Purpose

To provide Council with a recommendation to endorse, in principle, Alectra Convergent Development LP (Alectra) request for support to develop, construct and operate two battery energy storage systems (BESS) in the City of Vaughan, under Ontario's Independent Electricity System Operator's (IESO) Expedited Long-Term Reliability Request for Proposals ("E-LT1 RFP").

Recommendation

1. That Council endorse, in principle, Alectra Convergent Development LP's proposal to develop, construct and operate battery energy storage systems at 8118 Dufferin St. and 6531 Rutherford Rd. by issuing a Municipal Support Resolution as appended as Attachment 1;
2. That City staff work with Alectra Convergent Development LP to meet all site plan approvals and permitting requirements; and,
3. That staff be authorized to do all things necessary to give effect to this resolution.

Background

According to IESO, Ontario is anticipated to be facing a province-wide energy shortage of 3,500MW due to increased demand, the retirement of the Pickering nuclear plant, planned refurbishments of other nuclear generating units, and expiring contracts with facilities, and the E-LT1 RFP program seeks to increase both energy production and storage capacity to meet the impending demand for electricity.

Alectra Convergent Development LP (Alectra) has qualified for the E-LT1 RFP to provide capacity to the electricity system through new BESS. Through E-LT1 RFP, proposals are evaluated primarily on bid price; however, a Municipal Support Resolution is considered a non-price criterion which can enhance the score of a proposed project. Obtaining a Municipal Support Resolution before December 20, 2022 will improve Alectra's project score, refer to Attachment 1.

BESS are rechargeable batteries that can store energy from different sources, or during off-peak hours, and discharge it when needed. Alectra is proposing BESS at the following two sites located within municipal boundaries:

- 8118 Dufferin St. (Ward 5) - will connect to the Alectra Utilities S.R. Greenwood Transformer Station (Vaughan #1E)
- 6531 Rutherford Rd. (Ward 2) - will connect to the Alectra Utilities Lorna D. Jackson Transformer Station (Vaughan #3)

Alectra provided a deputation to Committee of the Whole on December 6, 2022, outlining specifications, details and the economic development and environmental benefits of the BESS project.

Analysis

In principle, staff support this project; reducing peak electricity loads is identified in Green Directions Vaughan as a climate adaptation measure, and new storage capacity reduces reliance on gas generation.

There are also economic development benefits, as this project adds capacity-building infrastructure in Vaughan, which is important for future investors and current companies looking to expand in the area. BESS support faster and more affordable connection of new loads which can contribute to strategic economic development when sourcing large projects.

To date, Alectra has consulted with the Mayor and Members of Council, Corporate and Strategic Communications, Economic Development and Policy Planning and Special Programs on this matter. However, if approval is granted by IESO to move forward with these sites, Alectra would be required to engage Development Planning, Urban Design, Building Standards and Emergency Services at a minimum to understand the technical requirements needed to gain site plan approval. Technical considerations may include, but are not limited to, fire standards, set-backs, aesthetics, landscaping and noise.

Conclusion

Staff recommend that Council endorse, in principle, the Municipal Support Resolution, as appended as Attachment 1, for Alectra's submission to E-LT1 RFP for two battery

energy storage system projects in the City of Vaughan, located at 8118 Dufferin St. and 6531 Rutherford Rd.

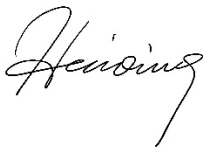
The projects have noted environmental and economic development benefits that are supported by City staff. If Alectra's proposal is approved by IESO then Alectra will engage with City staff to meet all site plan approvals and permitting requirements.

Attachments

Attachment 1 - Alectra Convergent Development LP Municipal Support Resolution

For more information, contact Alanna MacKenzie, Sustainability Coordinator ext. 8941

Respectfully submitted by

A handwritten signature in cursive script, appearing to read 'Haiqing Xu', written in black ink.

Haiqing Xu
Deputy City Manager, Planning and Growth Management

ATTACHMENT 1 – Alectra Convergent Development LP Municipal Support Resolution

Whereas, Alectra Convergent Development LP (the “Proponent”) is proposing to construct and operate a Long-Term Reliability Project at 8118 Dufferin St. and 6531 Rutherford Rd., under the E-LT1 RFP; and

Whereas, the Long-Term Reliability Project will be battery energy storage systems that can store energy from different sources, or during off peak hours, and discharge it when needed to balance the supply and demand of the provincial electricity grid; and

Whereas, battery energy storage systems have the capability to improve grid stability and provide backup power, where applicable, acting as a climate change resiliency measure and also supports municipal economic development goals by adding capacity-building infrastructure which is important for future investors and current companies looking to expand in the area; and

Whereas, pursuant to the E-LT1 RFP, Proposals that receive the formal support of the local jurisdictional authorities of all the project communities in which the Long-Term Reliability Project is located, in the form of a municipal support resolution, will be awarded Rated Criteria points for the purpose of ranking the Proposal in relation to other Proposals for a contract under the E-LT1 RFP; and

Whereas, pursuant to the E-LT1 RFP, Proposals that did not receive the formal support of the local jurisdictional authorities of all the project communities in which the Long-Term Reliability Project is located, in the form of a municipal support resolution, may be required under the E-LT1 Contract to be awarded pursuant to the E-LT1 RFP to submit such support resolution for compliance with its obligations.

It is therefore recommended:

1. The Council of the City of Vaughan endorse, in principle, the development, construction and operation of the Long-Term Reliability Project located at Vaughan #1E (8118 Dufferin St.) and Vaughan #3 (6531 Rutherford Rd.).
2. This resolution's sole purpose is to enable the Proponent to receive Rated Criteria points under E-LT1 RFP or to satisfy its obligations under any awarded E-LT1 Contract and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Reliability Project or for any other purpose. Rated Criteria points will be used to rank the Proponent's Proposal in relation to other Proposals received by the IESO under the E-LT1 RFP.

3. Though this resolution may impact the rank of the Proponent's Proposal in relation to other Proposals received by the IESO, it does not guarantee a contract will be offered to the Proponent under the E-LT1.
4. If the Proponent is offered a E-LT1 Contract, the Proponent will engage with relevant City staff to meet all site plan approvals, permits and requirements.

DULY RESOLVED BY THE LOCAL MUNICIPALITY

on the _ day of __ , 20_.

DULY RESOLVED BY THE LOCAL MUNICIPALITY

on the _ day of __ , 20_.