

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – DECEMBER 6, 2022****COMMUNICATIONS**

<b><u>Distributed December 2, 2022</u></b>	<b><u>Item No.</u></b>
C1. Goldberg Group, Avenue Road, Toronto, Presentation material titled “7950 Bathurst Street – Zoning By-law Amendment Application” dated December 6, 2022	4
C2. Kingsley Lai, Resident, Vaughan, dated November 16, 2022	2
C3. Nino Cecatini, Pine Valley Drive and Highway 7, Vaughan, dated November 16, 2022	3
C4. John-Paul Cautillo, dated November 21, 2022	3
C5. Michael Mikhail, dated November 22, 2022	1
C6. Sarah Cribari Paglino, dated November 23, 2022	2
C7. Nicholas Paglino, Dunstan Crescent, Vaughan, dated November 23, 2022	2
C8. Wilson Taveria, Resident, Vaughan, dated November 23, 2022	1
C9. Toula and George Nanos, Olive Green Road, Woodbridge, dated November 25, 2022	3
C10. Canada Pacific Railway – Real Estate Canada, Ogden Dale Road S.E., Calgary, Alberta, dated November 29, 2022	2
C11. Malone, Given, Parsons, Renfrew Drive, Markham, Presentation material titled “Nashville Major Developments Inc.”, dated December 6, 2022	1
C12. Lina Jammehdiabadi, Resident, dated November 30, 2022	3
C13. Michael Mendes, Highway 7 and Weston Road, dated November 30, 2022	3
C14. Sabrina Onorati, Resident, dated November 30, 2022	3
C15. Stephen Albanese, Arcadis IBI Group, St. Clair Avenue West, dated December 1, 2022	3

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – DECEMBER 6, 2022****COMMUNICATIONS**

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C16.	Rina Loccisano, Flushing Avenue, Vaughan, dated December 1, 2022	3
C17.	Gino Pecora, Resident, dated November 30, 2022	3
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**Distributed December 5, 2022**

C20.	Nicholas Paglino, Dunstan Crescent, Woodbridge, dated December 3, 2022	2
C21.	D. Ventura & F. Calabrese, Sedan Court, Woodbridge, dated December 3, 2022	2
C22.	Dan & Elizabeth Ventura, Janus Place, Woodbridge, dated December 3, 2022	2
C23.	Grace Ariemma, Dunstan Crescent, Woodbridge, dated December 4, 2022	2
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C26.	Urban Strategies, Spadina Avenue, Toronto, Presentation material titled " <i>A development framework for the Colossus site</i> ", dated December 6, 2022	3
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C30.	Franca Stirpe, Wycliffe Avenue, Woodbridge, dated December 5, 2022	2 3
C31.	Irene Ford, Resident, dated December 5, 2022	3
C32.	Libby Parente, Resident, dated December 5, 2022	3

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**Please note there may be further Communications.**

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – DECEMBER 6, 2022**

**COMMUNICATIONS**

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- |   |   |
|---|---|
| C33. Irene Ford, Resident, dated December 5, 2022   | 3 |
| C34. Anna Tomaino, Resident, dated December 5, 2022 | 3 |

**Distributed at meeting**

- |   |   |
|---|---|
| C35. First Avenue, Highway 7, Woodbridge, presentation material titled<br>"OP.20.010 & Z.20.31   Woodbridge Avenue & Kipling Avenue",<br>dated December 6, 2022 | 2 |
|---|---|

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**Please note there may be further Communications.**

# 7950 Bathurst Street Zoning By-law Amendment Application Public Meeting December 6, 2022

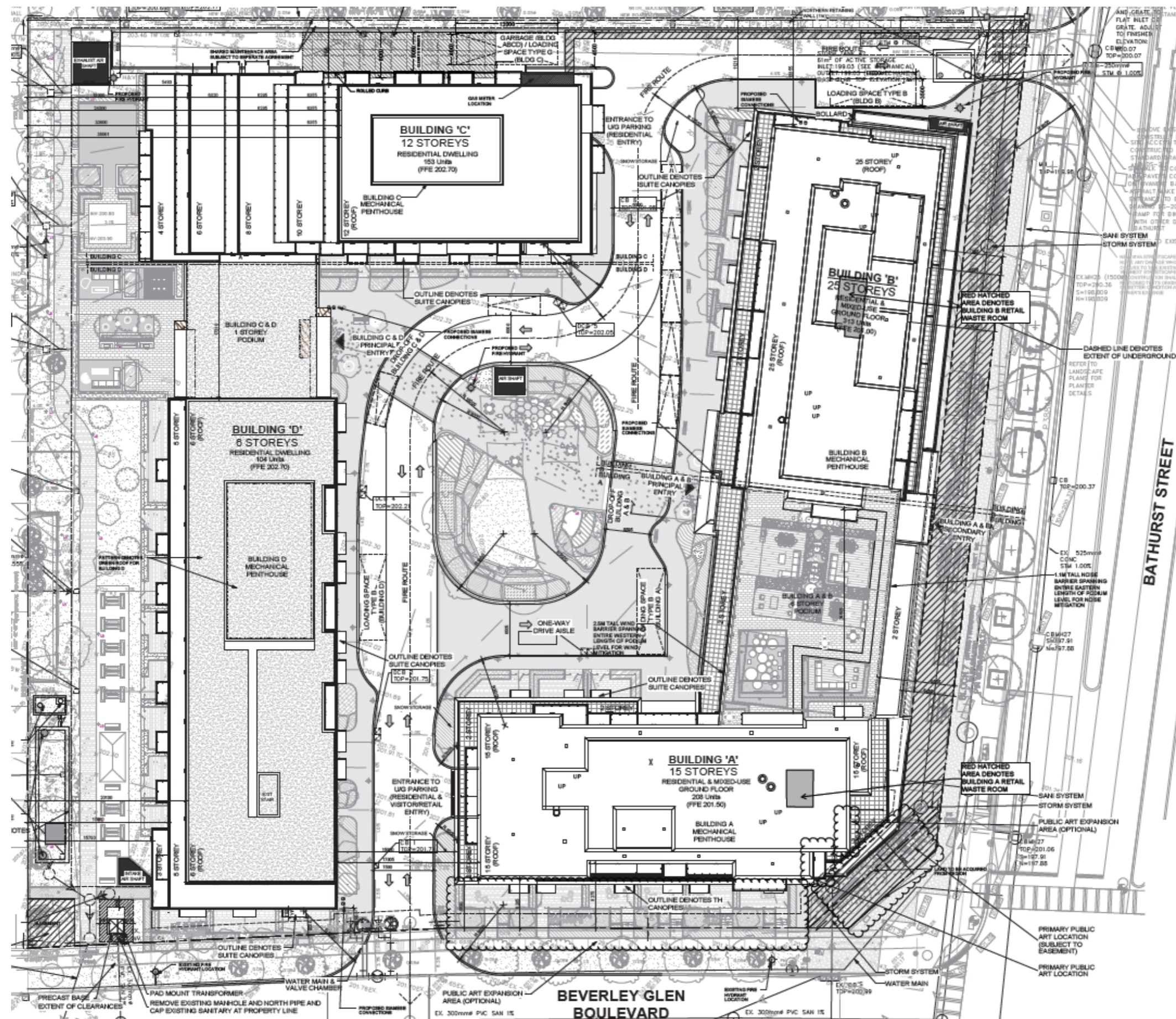




 SUBJECT SITE

## LOCATION AND AREA CONTEXT PLAN

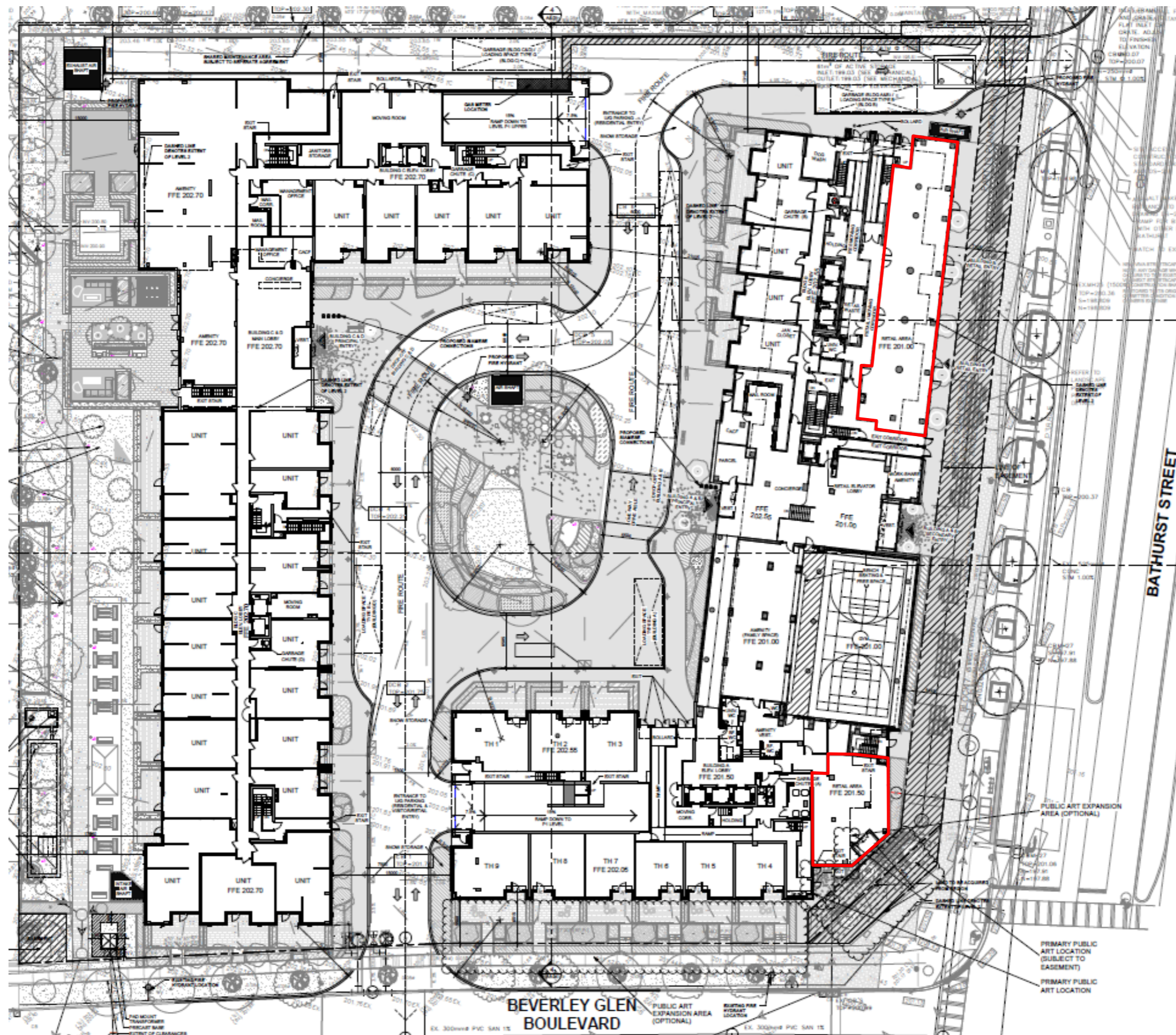




**KIRKOR**  
ARCHITECTS AND PLANNERS

**GOLDBERG GROUP**

**APPROVED SITE PLAN**



Total Commercial  
Gross Floor Area  
(Buildings A & B):

**424.5 m<sup>2</sup> or  
4,571 ft<sup>2</sup>**

**GROUND FLOOR PLAN**

**KIRKOR**  
ARCHITECTS AND PLANNERS

**GOLDBERG  
GROUP**

## Uses Currently Permitted

- Convenience Retail Store
- Retail Store

## Proposed Additional Permitted Uses

- Eating Establishment, Take Out
- Eating Establishment, Convenience
- Regulated Health Professional Office or Clinic
- Personal Service Shop
- Pet Grooming Establishment
- Pharmacy
- Bank or Financial Institution

***NOTE: The proposal will not result in any additional Gross Floor Area nor require any additional parking***



Thank you for your time!

**GOLDBERG  
GROUP**

**Daniels**  
love where you live™

**BAIF**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Re: Official Plan amendment file OP.20.010 and Zoning By-Law Amendment file Z.20.031  
**Date:** Wednesday, November 16, 2022 3:37:35 PM  
**Attachments:** [image001.png](#)

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For CW(PM) Dec 6.

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Kingsley Lai [REDACTED]  
**Sent:** Wednesday, November 16, 2022 1:11 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Re: Official Plan amendment file OP.20.010 and Zoning By-Law Amendment file Z.20.031

Hello [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca),

I recently got a notice in the mail regarding a "public meeting committee of the whole" regarding Applicant 2668654 Ontario Inc., who wishes to amend the Vaugh Official Plan and Zoning By-Law 1-88 to accommodate a 7 Storey residential apartment building and 5 Storey Residential apartment building with a total floor space index of 2.16 times the area of the lot.

As a resident within the immediate vicinity, I have concerns regarding the challenge of developers who wish to expand their projects which might compromise our appreciation of the natural landscape and our city's commitment to stewarding the environment.

With larger buildings and spaces come a loss of our natural environment. Furthermore, the larger the project, the greater the waste and pollutants produced. With many young children in our community, our families regularly walk down the Woodbridge avenue area to enjoy community strolls and engagements. Such an expansion will likely harm our children's overall health as the quality of air and noise pollution may affect their development.

As a concerned community member, I appreciate your commitment to protecting and respecting our environment. I also appreciate your commitment to fostering a safe and healthy environment for our existing community members to raise our children. Finally, I appreciate your proactive commitment to engaging us to give us a space to voice any environmental concerns.

Your service is deeply respected, and I hope you will do all you can to have the developers stay within their original plans.

Sincerely,  
Kingsley Lai

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Plan amendment files OP.22.002 and .22.005 -Weston road/7 condo units  
**Date:** Thursday, November 17, 2022 11:20:38 AM

---

December PM

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

From: Nino Cecatini <[REDACTED]>  
Sent: Wednesday, November 16, 2022 7:18 PM  
To: Clerks@vaughan.ca  
Subject: [External] Plan amendment files OP.22.002 and .22.005 -Weston road/7 condo units

Wow!

So the city planners actually think this massive condo development of 38 buildings will make Vaughan a better place to live? It took almost 3 years to complete the road workalong this stretch of hwy 7 to accommodate the traffic/ congestion in the last few years. Now the plan is to add another 38 building with no room left to move the traffic .

I've lived at pine valley /7 for 38 years. We came here to raise our family in an area that offers everything from greens space, shops and lots of space to get to these places. We had pride in saying we live in woodbridge, not anymore. Not sure if anyone noticed but this violence ,shootings B&E has dramatically increases over last few years. it takes me 20 min just to get to the 400 ramp! I cannot imagine trying to maneuver in that intersection safely with even 10 more building let alone 38. And if the city thinks people don't need cars they are fooling themselves. This is probably the first time I am taking the time to write to the city because I have no confidence that the publics opinion matters, but I'm just so angry to hear of this massive proposal that it sickens me and most likely will drive me and my family away from this area.

All those involved with this proposal need to get their head out of the sand and realize that Weston/7 of the near future has become the new Jane and Finch.

Very disturbing

Nino Cecatini

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] File # OP .22.002 and OP.22.005 RioCan Real Estate INV Trust  
**Date:** Monday, November 21, 2022 11:10:20 AM

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**From:** John-Paul Cautillo <[REDACTED]>  
**Sent:** Friday, November 18, 2022 6:41 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] File # OP .22.002 and OP.22.005 RioCan Real Estate INV Trust

Hello,

I would like to ask City Council to consider requiring the applicant construct a lane to merge onto the southbound Hwy 400 onramp directly from this development to avoid loading vehicle traffic onto Hwy 7 to access the southbound ramp. Please also consider requiring a northbound Hwy 400 to Hwy 7 offramp lane to connect directly onto Colossus drive to allow vehicles to exit Highway 400 northbound and access this development without having to travel onto Hwy 7 and adding additional loading of vehicle traffic onto Hwy 7.

No further concerns than those described above.

Thank you,

John-Paul Cautillo

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Notice of Public Meeting - Zoning By-law Amendment File Z.22.027  
**Date:** Tuesday, November 22, 2022 1:51:08 PM

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**From:** Michael Mikhail [REDACTED] >  
**Sent:** Tuesday, November 22, 2022 1:46 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Notice of Public Meeting - Zoning By-law Amendment File Z.22.027

Hello,

I'm emailing regarding the Zoning By-Law Amendment File Z.22.027 for the Subject Lands to permit an 8,315 m2 commercial retail development consisting of five (5) buildings. I am a municipal engineer and I have the necessary background to comment on such matters.

While I'm very excited about the development and I believe it will be a great thing for the community, I believe there are some nuances to the site plan that need to be reconfigured.

I do not wish to speak at the public meeting, but I hope my written comments will be brought forth at the meeting for action.

My comments for the proposed site plan is that the drive-throughs for Building's 'C' and 'E' are located too close to the principal driveway entrances to Barons Street. Drive-throughs for establishments such as Tim Hortons or McDonalds typically create a gross backlog of vehicles in the parking lot. Barons Street traffic is already extremely congested as it is, and there are significantly more units being developed in the area, which will only exacerbate the problem.

Saying that, the backlog of the drive-through parking will evidently cause unmitigated congestion near and in the driveway entrance to the commercial lands. This congestion will then propagate into Barons Street, ultimately affecting through traffic for cars waiting to turn into the development.

It is of my professional opinion that the drive-through establishments must be relocated away from site entrance/exits to facilitate through traffic.

Lastly, there is a designated portion of the lands that is demarcated as "future development". Can the City and/or developer confirm what this land is to be developed as in the future?

Thanks in advance.

Michael

**From:** [Jacquelyn Gillis](#)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** RE: [External] File OP. 20. 010, Z. 20.031  
**Date:** Wednesday, November 23, 2022 2:46:34 PM  
**Attachments:** [image001.png](#)

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**From:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Sent:** Wednesday, November 23, 2022 12:32 PM  
**To:** Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>  
**Subject:** FW: [External] File OP. 20. 010, Z. 20.031

Hi Jacquelyn,

For your action/reply.

Thank you,

**Francesca Laratta**, HonsBA, MAP Certified  
**Council/Committee Services Coordinator**  
905-832-8585, ext. 8628 | [francesca.laratta@vaughan.ca](mailto:francesca.laratta@vaughan.ca)

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



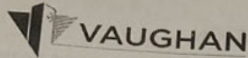
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**From:** Sarah Cribari <[REDACTED]>  
**Sent:** Wednesday, November 23, 2022 12:05 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Re: [External] File OP. 20. 010, Z. 20.031

Hello

Attached you will find the documents that were mailed to my address that we are contesting. Kindly let me know if you require anything further.

Sarah Cribari Paglino



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

## NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.20.010  
Zoning By-law Amendment File Z.20.031

**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](mailto: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](mailto: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.**

<b>APPLICANT:</b>	2668654 Ontario Inc.
<b>DESCRIPTION OF SUBJECT LAND:</b>	Part of Lots 7 and 8, Concession 8, Vaughan, designated as Parts 3, 4 and 5, Plan 65R-32167 (vicinity of Woodbridge Avenue and Kipling Avenue) (Attachment 1).
<b>WARD:</b>	2
<b>PURPOSE OF THE APPLICATIONS:</b>	To amend the Vaughan Official Plan and Zoning By-law 1-88 to permit the development of a 7-storey residential apartment building (Building 1) and a 5-storey residential apartment building (Building 2) with a total of 219 units and a Floor Space Index ('FSI') of 2.16 times the area of the lot, as shown on Attachment 2.
<b>RELATED APPLICATION(S):</b>	N/A

**PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND  
IMPORTANT INFORMATION REGARDING PROCESS**



> On Nov 23, 2022, at 11:49 AM, [clerks@vaughan.ca](mailto:clerks@vaughan.ca) wrote:

>

> Hi Sarah,

>

> Thank you for contacting the Office of the City Clerk.

>

> I have checked our meeting schedule for the month of December and do not see this item listed to submit your objection. Did you receive a Notice in the mail recently for this item going a public meeting? If so, please kindly let us know the meeting date and we will attach your objection to the file.

>

> If not and you wish to speak to this as an item that is NOT on an agenda, you can submit a request to speak at a meeting by registering at the link below:

> [https://forms.office.com/pages/responsepage.aspx?id=mDwEQB\\_wyUiyWTX8f9YmeXteeLqRniBMjMh37uDxplhUMVZWS1RUR1NOMUFiOTc5UTZDTFpD RUNYUSQIQCN0PWcu](https://forms.office.com/pages/responsepage.aspx?id=mDwEQB_wyUiyWTX8f9YmeXteeLqRniBMjMh37uDxplhUMVZWS1RUR1NOMUFiOTc5UTZDTFpD RUNYUSQIQCN0PWcu)

>

> Please make note, when registering for an item NOT on an agenda, there are deadlines and they can be found at the link below. The December 2022 meeting cycle deadline has passed and the next deadline will be Dec 13, 2022 for January 2023 meetings.

>

> [https://www.vaughan.ca/council/minutes\\_agendas/Forms/2022%20Deadlines%20for%20Presentation%20Requests.pdf](https://www.vaughan.ca/council/minutes_agendas/Forms/2022%20Deadlines%20for%20Presentation%20Requests.pdf)

>

> Please feel free to contact us with any questions.

>

> Thank you,

>

> City of Vaughan | Office of the City Clerk

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

> [vaughan.ca](http://vaughan.ca)

>

> -----Original Message-----

> From: Sarah <[REDACTED]>

> Sent: Wednesday, November 23, 2022 11:27 AM

> To: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

> Subject: [External] File OP. 20. 010, Z. 20.031

>

> Hello,

>

> I am writing in direct opposition of the official plan file OP. 20.010 for the Woodbridge Ave/ Kipling Ave.

>

> I am in the process of creating a rate payers group for the west Woodbridge area as the current group that was led by Nick Pinto is no longer circulating. At the approval/completion of this rate

payers group, the 25+ members that have shown interest are also in opposition for this land development. We already have enough condos/buildings. The roads are single lane, which cannot handle any more volume. Woodbridge Ave has been in construction for almost a year now, the neighbourhood needs relief from all these traffic delays. Apartments change the entire look of the Woodbridge Ave neighbourhood. Enough with the developments!

>

> If you would like me to speak at the virtual meeting, kindly contact me via email or phone [REDACTED]

[REDACTED].

>

> Sent from my iPhone

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

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Woodbridge Ave / Kipling development  
**Date:** Thursday, November 24, 2022 10:29:20 AM

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

From: Nicholas Paglino [REDACTED] >  
Sent: Wednesday, November 23, 2022 8:07 PM  
To: Clerks@vaughan.ca  
Subject: [External] Woodbridge Ave / Kipling development

> Hello,

>

> I am writing in direct opposition of the official plan file OP. 20.010 for the Woodbridge Ave/ Kipling Ave.

>

> We already have enough condos/buildings. The roads are single lane, which cannot handle any more volume. Woodbridge Ave has been in construction for almost a year now, the neighbourhood needs relief from all these traffic delays. Apartments change the entire look of the Woodbridge Ave neighbourhood. Enough with the developments!

>

> Nicholas Paglino  
[REDACTED] Dunstan Crescent

>

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Zoning By-Law Amendment File Z.22.027  
**Date:** Thursday, November 24, 2022 10:26:53 AM

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

From: Mandy & Wilson T <[REDACTED]>  
Sent: Wednesday, November 23, 2022 7:07 PM  
To: Clerks@vaughan.ca  
Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>  
Subject: [External] Zoning By-Law Amendment File Z.22.027

Hello,

I am a resident living in immediate vicinity to this site redevelopment.

Further to the above noted amendment file I'd like to submit the following comment for consideration at the Public Meeting on December 6, 2022.

Per the site plan that was included in the mail out package, "future development" is proposed along the north boundary of the development area (i.e. adjacent Moody Drive). Assuming this is residential development, this will land lock customers travelling by foot from this area of the neighborhood, likely encouraging use of vehicles over walking. It also requires pedestrians to traverse the entire parking area to access what appears to be the grocer in building A1, resulting in a less safe environment for both pedestrians and vehicles. I'd like to propose a walkway from Moody Drive across this "future development" aligning to the northeast corner of building A1, via a painted crosswalk across the fire route/driveway, which would aim to resolve these issues.

Thank you in advance for your consideration.

Wilson Taveira, P.Eng.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Development at Weston and Hwy 7/Official Plan Amendment Files OP.22.002 and OP.22.005  
**Date:** Monday, November 28, 2022 9:04:57 AM

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**From:** Toulia Nanos [REDACTED]  
**Sent:** Friday, November 25, 2022 3:42 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Re: [External] Development at Weston and Hwy 7/Official Plan Amendment Files OP.22.002 and OP.22.005

## Official Plan Amendment Files OP.22.002 and OP.22.005

**Toulia Nanos** 

***Stay safe, stay healthy!***

***And be kind to each other!*** 

On Nov 25, 2022, at 12:58 PM, [clerks@vaughan.ca](mailto:clerks@vaughan.ca) wrote:

Hi Toulia,

If this item is on a current [Committee of the Whole](#) agenda, can you provide a file or application number for your communication?

With that number we can then forward to the correct administrator of that meeting.

Thank you,

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1  
[vaughan.ca](http://vaughan.ca)

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**From:** Toulia Nanos [REDACTED]  
**Sent:** Friday, November 25, 2022 9:28 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Development at Weston and Hwy 7

I have been a resident in the area for over 25 years and so I have seen Woodbridge

change and grow during those years.

I am appalled what this government and the previous one, is doing to our once beautiful municipality. Why so many developments? Why so little green space? Why such high density of ugly but expensive, incredibly high condos?

The traffic is horrendous and nothing the city has done has eased the problem but only made it worse.

And now you are planning all these new developments along highway 7? Who is governing? The developers or the people? Where are we to go for shopping and entertainment?

**Your plans are for developments that will choke our city's streets.** Your diagrams are not actually what you plan to build. This has been proven in the past. Too much cement and not enough green, not to mention your plans to build on the green belt.

**My husband and I are both strongly opposed to such high density development in the area of Weston Rd and Hwy 7 and we believe you should listen to the residents of Vaughan and their opposition.**

***Toula and George Nanos***

***■ Olive Green Road***

***Woodbridge***

***Stay safe, stay healthy!***

***And be kind to each other!*** ☺

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Comments on OP.20.010 & Z.20.031  
**Date:** Tuesday, November 29, 2022 12:00:29 PM  
**Attachments:** [image001.png](#)

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**From:** Real Estate Canada <Real\_EstateCanada@cpr.ca>  
**Sent:** Tuesday, November 29, 2022 11:19 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Comments on OP.20.010 & Z.20.031

Good Morning,

**RE: Comments on OP.20.010 & Z.20.031, within 500m of CP Rail line**

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):

"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

Real Estate Canada



[Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca)  
7550 Ogden Dale Road SE, Building 1  
Calgary AB T2C 4X9

**\*\* Please be advised that [CP\\_Proximity-Ontario@cpr.ca](mailto:CP_Proximity-Ontario@cpr.ca) will be deactivated as of January 31, 2023. Effective immediately, please ensure your contact email for CP Proximity-Ontario is updated to [Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca) to ensure your communication is received and replied to in a timely manner \*\***

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# Statutory Public Meeting

Nashville Major Developments Inc.

Application for Zoning By-law  
Amendment and Site Plan  
File Nos. Z.22.027 & DA.22.055

Block 226, Plan 65M4373

December 6, 2022

Communication: C11  
Committee of the Whole (PM)  
December 6, 2022  
Item #1





# Proposal

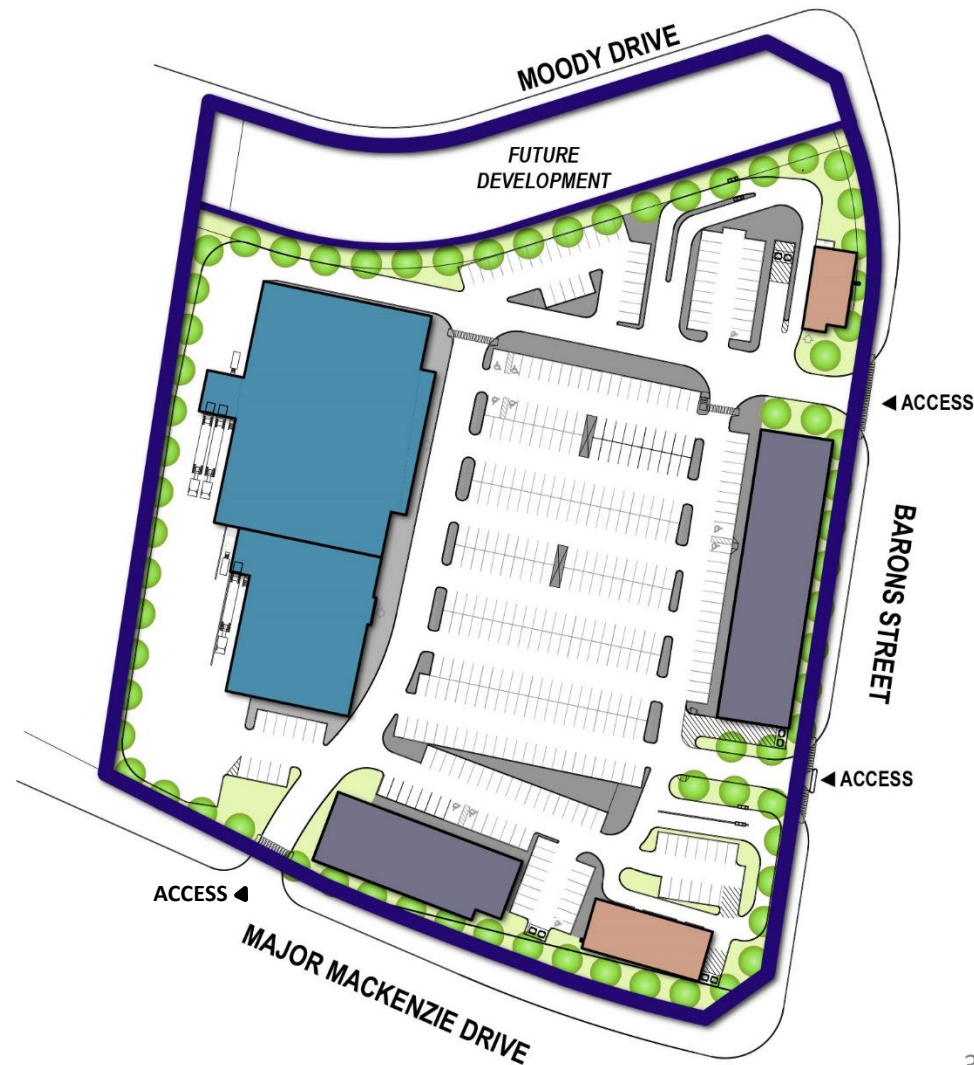
3.63 ha site at northwest corner of Barons Street and Major Mackenzie Drive within Block 41

5 commercial buildings with approximately 8,300 m<sup>2</sup> (89,500 sq.ft) GFA total

Individual unit sizes range from 90 m<sup>2</sup> to 3,440 m<sup>2</sup> (1000 sq.ft to 37,000 ft) GFA

Access provided from Major Mackenzie Drive and Barons Street

Northern portion of lands left for future development



# Vaughan Official Plan

Designated Mid-Rise Mixed-Use C in the  
Nashville Heights Secondary Plan

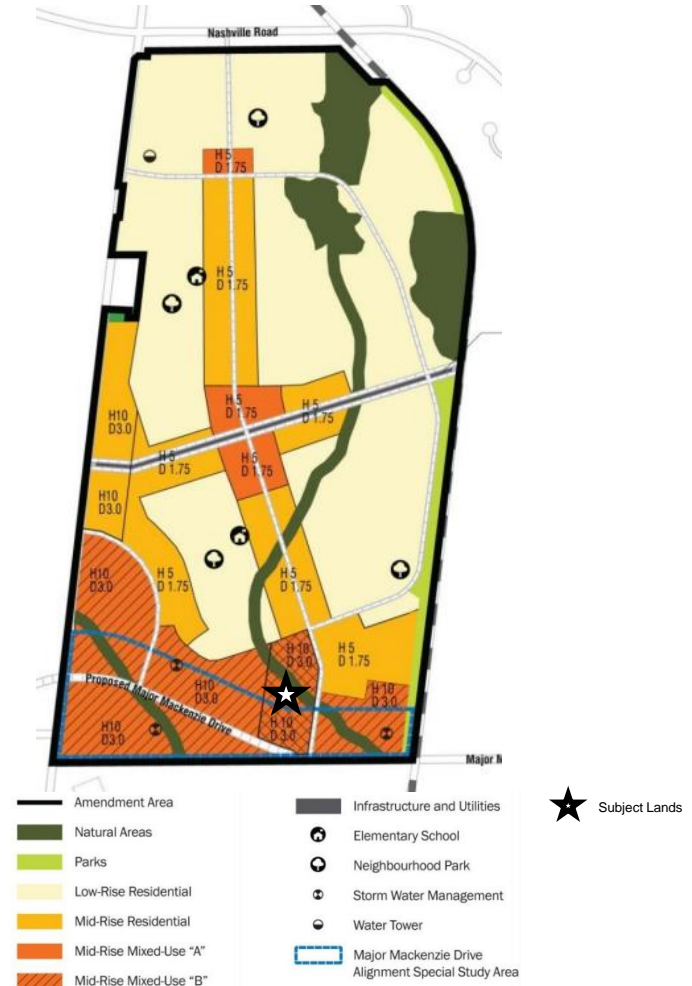
Mid-Rise Mixed Use C allows for:

- Residential uses
- Mixed-use residential-commercial uses
- Commercial uses

Commercial uses include:

- Supermarket, retail store, eating establishment with drive-through, and banks

Proposed development conforms to the  
Vaughan Official Plan



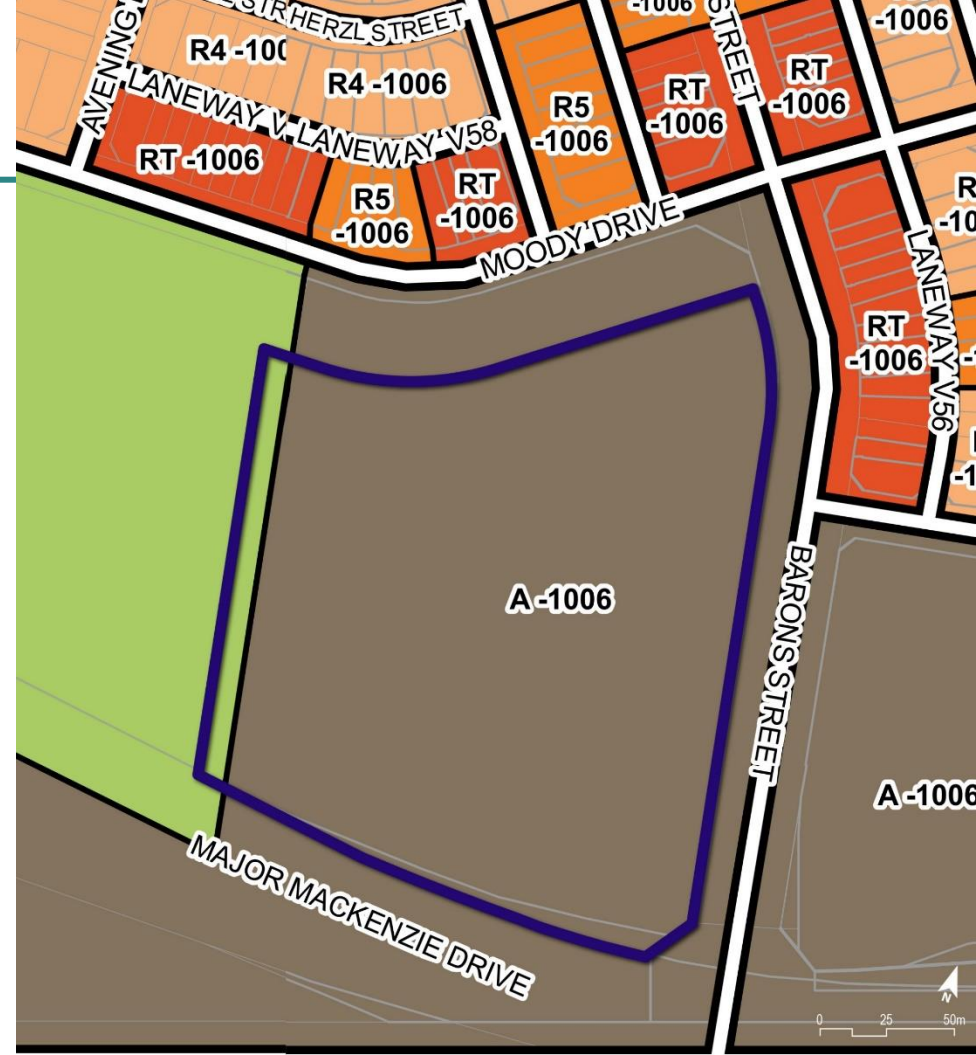
# Zoning

Current:

- A and OS1 in ZBL 1-88
- A-1006 and OS1 in ZBL 001-2021

Amendment to rezone Agricultural and Open Space to Commercial and provide site-specific exceptions:

- Reduced setback and landscape strip requirements
- Consolidate parking requirements
- Removal of requirement for long-term bicycle parking and associated change/shower facilities
- Removal of one loading space








## Conservation, Open Space and

### Agricultural Zones

	A (Agriculture Zone)
	OS1 (Public Open Space Zone)
	EP (Environmental Protection Zone)

## Residential Zones

	R1 (First Residential Zone)		R4 (Fourth Residential Zone)
	R2 (Second Residential Zone)		R5 (Fifth Residential Zone)
	R3 (Third Residential Zone)		RT (Townhouse Zone)

# Overall Concept



## Development Statistics

<b>Lot Area</b>	3.63 ha
<b>Commercial Buildings</b>	5 buildings 8,300 m2 GFA (89,500 sq.ft)
<b>Parking</b>	394 Typical Spaces 10 Barrier Free



# Statutory Public Meeting

Nashville Major Developments Inc.

Application for Zoning By-law  
Amendment and Site Plan  
File Nos. Z.22.027 & DA.22.055

Block 226, Plan 65M4373

December 6, 2022



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] RIOcan Proposal  
**Date:** Wednesday, November 30, 2022 3:01:37 PM

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

From: Lina Jammehdiabadi <[REDACTED]>  
Sent: Wednesday, November 30, 2022 2:22 PM  
To: Clerks@vaughan.ca  
Subject: [External] RIOcan Proposal

I have lived in Woodbridge for 38 years. I have seen it grow from 30,000 inhabitants.

Their proposal is absolutely insane. How can such a proposal even be presented to council.

This will cause more gridlock than we presently experience.

Stop it NOW!!!

Sent from my iPhoneLina

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] RioCan Proposed Development at Highway 7 & Weston  
**Date:** Thursday, December 1, 2022 9:19:42 AM

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**From:** Mike M [REDACTED] >  
**Sent:** Wednesday, November 30, 2022 8:52 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;  
DevelopmentPlanning@vaughan.ca  
**Subject:** [External] RioCan Proposed Development at Highway 7 & Weston

To whom this may concern,

My name is Michael Mendes, as resident of Vaughan for several years, specifically of the highway 7 and Weston Rd region. Like many of the Vaughan residents, my wife and I received notification about the developmental plans being proposed by RioCan and a rush of thoughts came.

As residents of the neighbourhood, we wanted to voice our concerns of the proposed developments.

To be completely honest, what has been brought forth is at best, an outrageous suggestion to make money at the cost of the surrounding community.

Firstly we can examine the sheer density of what is being proposed. At 4 times the allotted amount, 32 condominiums ranging from 22-55 storeys and one reaching heights of 68 are planning on being built. This will bring in an incredible amount of population in such a small area with only 5 road outlets for traffic. With only two condos currently occupying Weston and Highway, traffic is already a nightmare and difficult to navigate. If you haven't experienced it for yourself, I encourage you to try to make a left turn from Weston onto Highway 7 or see how long it takes you to reach Jane st from Pine Valley. On the best of days, what should be a 5 minute commute from Hwy 400 has elongated to 15 minutes, even 20 minutes to get home. Local residents are now being forced to navigate through Edgeley and commercial area, where the traffic lights are so chaotic that you are stuck more times waiting than actually driving; or forced to get off at Langstaff, just to waste more time and to go south. The intersection itself is already a danger where more often cars are stopped in the middle of the intersection because they could not make it on the green light, now impeding more traffic. Putting this many individuals being into one single location is not only a logistical nightmare but a heavy burden on an already taxed infrastructure. Even on the best of days, it is already difficult to get around.

I'd like to note the lack of facilities. A handful of parks and one community centre is not going to cover for the amount of store fronts, activity centres and jobs that are being taken away. We are losing one major cinema (two if you include AMC), banks, cafes and restaurant and overall, a large source of income for many people. What has been convenience and source of constant revenue is

being removed. The area is constantly filled with individuals. On the weekends, people from all over come looking for a bite to eat, watch a sports game or enjoying a night out with the family. This central hub that gives so much enjoyment will be gone. Those employed lose their source of income and those students who needed a part time job, are left with limited options. With these merchants leaving, a ripple effect provided services occurs. Look at the Walmart on Applewood for the nearest example. They shut down their original location for condos to be built and built a much smaller one to replace it, very well knowing a larger one would have served the community to a greater degree. Since then, the quality of goods provided and sold has dropped considerably. They carry but a fraction of what they once did. This drop in goods and service is a direct effect of what was built

Lastly, we are concerned about the rise in crime. It would be irresponsible to not acknowledge the increase in criminal activities that have plagued our neighbourhoods as we watched condo after condo be built. Just three years ago our home was broken into, something rarely even heard of until those two towers on Weston and 7 went up. Most recently there were shootings at those very condos. The condos at Jane and Highway 7 haven't fared much better either, with criminal activities such as prostitution occurring in some of the rented homes. The Walmart that I mentioned earlier, because of a rise in theft, have installed quarter machines onto their shopping carts in order to deter thefts. Questionable people are constantly walking around, causing a sense of unease and worry. Most of the community has grown together since the mid 1980s. Neighbours have known one another for many years, a generation or two have grown together. Not only does a massive immigration of new individuals cause a ripple in safety and commonality but you are bringing in unknown factors that can only lead to unknown consequences.

Before I finish I want to remind everyone of what is occurring right across Highway 400, another development already starting with condominiums and town homes being built. And that is only going to compound the issues we already have. We have seen how troubling dense buildings have been. Our neighbouring city, to the south, Toronto, has given prime examples of what over density can cause. Liberty Village, Yonge and Eglinton, Sheppard and Yonge; are just a few examples of how overcrowding and poor development management has effected the surrounding communities.

We ask that you see what is being proposed truly for what it is. How it will impact those that have lived here for so many years, those that have contributed to making the community what it is and what future generations will be impacted by this decision.

Thank you,

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Official Plan Amendment File OP.22.002 and OP.22.005  
**Date:** Thursday, December 1, 2022 9:20:47 AM

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**From:** Sabrina Onorati <[REDACTED]>  
**Sent:** Wednesday, November 30, 2022 7:41 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment File OP.22.002 and OP.22.005

This is a written submission to an official plan amendment proposal on Hwy 7 and Weston Road (Official Plan Amendment File OP.22.002 and OP.22.005)  
As a member of the community who lives in close proximity to this land, I am in **complete disagreement** with this proposal.

This proposed plan adds greatly to an area that is already very congested and saturated with development. The proposal causes many problems such as congestion especially traffic congestion which is already very ridiculous. It is impossible to drive at the intersection due to the numerous cars. It is not only difficult, time consuming and frustrating to be at that intersection but it is also very dangerous. That intersection has also seen many accidents. 13000 residential units will at the very least add an additional 8000 cars a day in that area belonging just to those residents alone. How will you plan for that? What modifications are being made to support that congestion? Are any plans put into place to accommodate for this added congestion or are we just seeing dollar signs and ignoring the needs and safety of the residents you represent? The ridiculous amount of cars are turning our residential community, which consists of many families and seniors, into a busy and dangerous place. It is no longer a quiet, safe community. This proposal will only further deteriorate our community. We bought our homes to get away from the busy, dangerous and congested city of Toronto but these proposals and **numerous** condo buildings are turning Vaughan into Toronto.

Vaughan needs the current movie theatre and shops. The theatre alone attracts residents from other areas and brings money into our community. It provides a service to our residents as well. What service does more condos provide our residents? At the rate the City of Vaughan is continually building condos, our

community will only consist of condos. Will we even have any more places of entertainment, service and green spaces? Why would anyone want to live in Vaughan when all it will provide is condos?

I look forward to either watching or reading the minutes of this meeting that discusses and votes on the proposal so I, along with other community members, can know which of our 'representatives' elected in their position actually represented the concerns of their voters or the concerns of the money hungry corporations.

Thank you  
Sabrina

December 1, 2022

Mr. Todd Coles  
City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Coles:

**OFFICIAL PLAN AMENDMENT FILES OP.22.002 AND OP.22.005**

Arcadis IBI Group represents 2748355 Canada Inc. ("274 Canada") with respect to its landholdings within the Vaughan Metropolitan Centre ("VMC"). 274 Canada and its affiliates own approximately 84 acres within the southwest quadrant of the VMC.

RioCan Real Estate INV Trust (the "Applicant"), has submitted applications (OP.22.002 and OP.22.005) to permit the approval of a masterplan consisting of buildings ranging in height from 22 to 68 storeys, with an overall maximum density of 4.0 times the area of the lot. Our client's lands are located less than one kilometre away from the Applicant's lands and these landholdings will be directly linked in the future by the proposed Interchange Way flyover of Highway 400.

274 Canada Inc. understands that the City of Vaughan is currently undertaking the Weston 7 Secondary Plan and its associated background studies. The applications in question fall within this Secondary Plan Area.

274 Canada has reviewed the Applicant's proposal and the various reports filed in support of the application. Given the scale of the proposal and its direct linkage to our client's lands, 274 Canada intends to actively monitor and, if necessary, participate in the Secondary Plan process and this application to better understand the overall impact of future development on the surrounding area. 274 Canada is particularly interested in the outcomes of the Transportation Master Plan and how it will be impacted by the Applicant's proposal.

Arcadis IBI Group formally requests to be notified of all future Statutory Public Hearings, Committee of the Whole and/or Council considerations related to these applications.

Thank you for your consideration on these matters.

Sincerely,

**Arcadis IBI Group**



Stephen Albanese

cc: Jay Claggett, 2748355 Canada Inc.  
Patrick Duffy, Stikeman Elliott LLP

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] redevelopment RioCan Colossus  
**Date:** Thursday, December 1, 2022 3:23:10 PM  
**Attachments:** [image001.png](#)

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**From:** [REDACTED]  
**Sent:** Thursday, December 1, 2022 2:30 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; [clerks@vaughn.ca](mailto:clerks@vaughn.ca)  
**Subject:** [External] redevelopment RioCan Colossus

To those in authority to act;

I wish to voice my overall concern based on living in Woodbridge and using the H way 7 and Weston Rd intersection daily. I opposed the construction of residential buildings that will bring the hellish traffic I go thru to a new level. Please leave it as space for retail as currently being used.

Rina Loccisano and Family  
[REDACTED] Flushing ave

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] RioCan colossus development  
**Date:** Thursday, December 1, 2022 3:42:22 PM

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

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Sent: Thursday, December 01, 2022 3:27 PM  
To: Gino Pecora [REDACTED]  
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Anna Commisso <Anna.Commisso@vaughan.ca>  
Subject: RE: [External] RioCan colossus development

Hi Gino,

Hope you and your family are doing well. Yes, I do recall our conversation about this. I do appreciate you taking the time to send in your comments.

They will be included on the agenda in Tuesday's public hearing.

Thanks again,  
Rosanna

Rosanna DeFrancesca  
905-832-8585 x8339 | [rosanna.defrancesca@vaughan.ca](mailto: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](#).

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

From: Gino Pecora [REDACTED]  
Sent: Wednesday, November 30, 2022 3:53 PM  
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Subject: [External] RioCan colossus development

Hi Rosanna we've spoken before about all this development around Hwy 7 and Jane and Hwy 7 and Weston Rd. Please don't let this happen. My whole family voted for you and Mr. DelDuca. There are enough condominiums as we stand right now in this area. Traffic is horrible at all times can you imagine another 5 or 6 new monster condominiums. Please this cannot happen. When will it end. The chaos the unsightly view of monster buildings the number of cars the number of people and crime that will come with these buildings. Please stop this development that's my opinion thanks Rosanna. I will also forward my opinion to Mr. DelDuca.

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] RIOCAN proposal  
**Date:** Thursday, December 1, 2022 3:42:35 PM

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

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Sent: Thursday, December 01, 2022 3:29 PM  
To: Lina Jammehdiabadi [REDACTED]  
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Anna Commisso <Anna.Commisso@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
Subject: RE: [External] RIOCAN proposal

Hi Lina,  
Thank you for your email, I appreciate you taking the time to send in your comments.  
They will be included on the agenda in Tuesday's public hearing.

Best,  
Rosanna

Rosanna DeFrancesca  
905-832-8585 x8339 | [rosanna.defrancesca@vaughan.ca](mailto: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](#).

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

From: Lina Jammehdiabadi [REDACTED]  
Sent: Wednesday, November 30, 2022 1:04 PM  
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Subject: [External] RIOCAN proposal

Dear Rosanna,

Please speak on behalf of your constituents.  
This proposal is absolutely insane.  
Traffic is bad now, imagine if this goes through.

Sent from my iPhoneLina

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Public Works Meeting OP.22.002 and OP.22.005 RioCan Real Estate, Dec 6, 22  
**Date:** Friday, December 2, 2022 10:16:25 AM

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**From:** Steve V [REDACTED]  
**Sent:** Friday, December 02, 2022 10:14 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Public Works Meeting OP.22.002 and OP.22.005 RioCan Real Estate, Dec 6, 22

Hi I live in the area and oppose this entire plan!

There are too many Buildings to be built in one area. Either doing the North Precinct or South Precinct is already too much, but understandable as expansion has to happen in a lot of places. The infrastructure cannot support so many thousands of new people in the area. The subway is on the other side of 400. Too many cars in an area that cannot support it as it is. Do you drive it now? It's bad enough now. Imagine after? I already try to avoid going south of Hwy 7 on Weston.

The number of buildings need to be spread out more to other areas of Vaughan.

It would be nice if the people living here have the ability to have a choice that affects their lives. I have talked to people about this and I have not heard one person say, That's a good idea because it's a bad idea.

Thanks  
Steve

**From:** [Todd Coles](#)  
**To:** [Jacquelyn Gillis](#)  
**Cc:** [Isabel Leung](#)  
**Subject:** FW: [External] Fwd: File op. 20 010, z20 031  
**Date:** Sunday, December 4, 2022 7:41:08 PM

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**From:** Nicholas Paglino <[REDACTED]>  
**Date:** December 3, 2022 at 6:52:04 PM EST  
**To:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
**Subject:** File op. 20 010, z20 031

Hello,

I am writing in direct opposition of the official plan file OP. 20.010 for the Woodbridge Ave/ Kipling Ave.

As it stands, the Woodbridge Ave core already has enough high volume with additional condos coming in the near future. There has been and continues to be delayed construction in the area that is affecting both business owners and residents in a negative manner.

On a person note, I live on Dunstan crescent and my home backs onto the ravine. I wish to not see high volume apartment buildings here. Stop destroying the ravine setting and animals that live here. The ravine is already poorly kept by the City in terms of grass cutting maintenance and garbage clean up. The implementation of apartment buildings will only further add to the garbage and litter that ends up along the ravine setting.

The area has been zoned for towns / stacked, I strongly encourage you to not alter this plan. This area can not accommodate anymore traffic nor numbers.

I agree that the area in question, needs to be cleaned up. But the development of apartments rather than towns is not the answer. Please keep the current look of Kipling Ave consistent with the towns that are currently there. Apartments do not belong in this space. It is directly across from a school and high number that come with the creation of buildings will strongly jeopardize the safety of the neighbourhood as well as the students.

If you would like me to speak at the virtual meeting, kindly contact me via email or phone

[REDACTED].

Kindly email me back for confirmation of receipt \*

Thank you for your time and consideration,  
Nicholas Paglino

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Comments for File OP. 20. 010, Z. 20.031  
**Date:** Monday, December 5, 2022 9:25:18 AM

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**Communication: C21  
Committee of the Whole (PM)  
December 6, 2022  
Item #2**

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

From: Deanna Ventura <[REDACTED]>  
Sent: Saturday, December 03, 2022 9:11 PM  
To: Clerks@vaughan.ca  
Cc: Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>  
Subject: [External] Comments for File OP. 20. 010, Z. 20.031

Good evening,

We are writing to strongly oppose the official plan File OP. 20. 010, Z. 20.031.

The continuous changes over the last two years, from towns and semis, to now not one but two, 5-7 storey apartment building, proposed by the developer clearly indicate their maximum profit mentality rather than respect for the area, residents and Vaughan bylaws, by asking for major amendments.

An increase in over 200 units will overwhelm the area with respects to traffic, population density and destroying our natural and historical landscape.

Single lane roads area the only entry point to the location and surrounding neighborhood for many current residents. An increase in traffic results in a increase in pollution to the area. Furthermore, there is a lack of well-planned development when the developer is relying on another private condo driveway to link to their development.

Woodbridge Avenue and surrounding areas are home to many historic structures in which this development could compromise, specifically, "the development is located adjacent to the former Toronto Grey and Bruce Railroad station which should be preserved and restored as a historical landmark." (Comment received from original development proposal.)

The specific amendments requested to zoning requirements are not slight adjustments, the developer is asking for over 50% in changes in major areas, including maximum lot area, minimum parking requirements, minimum front and rear yard standards. Overloading a space will continue to affect the neighbourhood in traffic and parking and less green space available.

Allowing a development like this to proceed when so many zoning amendments require significiations changes, would be reckless and we are in direct opposition of this proposal.

We thank council for taking the time to hear and read comments from concerned residents.

Kind regards,

D. Ventura & F. Calabrese  
[REDACTED] Sedan Court

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] File OP.20.010,Z.20.031  
**Date:** Monday, December 5, 2022 9:28:04 AM

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

From: Liz Ventura <[REDACTED]>  
Sent: Saturday, December 03, 2022 9:36 PM  
To: Clerks@vaughan.ca  
Subject: [External] File OP.20.010,Z.20.031

We are writing to strongly oppose the official plan File OP. 20. 010, Z. 20.031.

The proposed development and requested amendments required to zoning standards clearly show the development is not suitable for the land, and we hope that council recognizes that.

Other areas of concern we hope you consider are safety, traffic, pollution (noise, light & car emissions), and changes to the natural and preserved landscape.

We appreciate council allowing citizens to voice their concerns with this development.

Thank you.  
Dan & Elizabeth Ventura  
[REDACTED] Janus Place

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] File Official Plan Amendment File OP.20.010 Zoning By-law Amendment File Z.20.031  
**Date:** Monday, December 5, 2022 9:34:14 AM

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**From:** grace ariemma <[REDACTED]>  
**Sent:** Sunday, December 04, 2022 7:37 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>  
**Subject:** [External] File Official Plan Amendment File OP.20.010 Zoning By-law Amendment File Z.20.031

To Whom It May Concern,

I am writing to express my opposition to the plan amendment and zoning by-law in the Woodbridge/Kipling Avenue area.

I am writing as a concerned, long-time resident and community member. I live on Dunstan Cres. and would be directly impacted by the proposed changes and the construction of the new apartments. My concerns are numerous.

The construction of these apartments will increase traffic, particularly given the single lane nature of the roads in the area. These roads are not equipped to deal with the current traffic volumes, let alone the additional traffic these apartments will bring. This congestion directly impacts the neighbourhood, our ability to move easily around our community and presents a safety concern to small children living in the area. We have already faced multiple years of construction/road improvements on Woodbridge Ave. which have affected the residents and businesses of Market Lane and surrounding area. Many of these residents have not even been informed or made aware of these proposed changes as only a handful of homes were advised, yet many of the residents and businesses in the vicinity will be negatively affected.

For the past several years, I have raised concerns over the maintenance of the ravine area directly behind the proposed site. I have been advised by the City of Vaughan that the ravine is being preserved to maintain the integrity of the green space and must remain in its natural state for the protection of local wildlife. The construction of these apartments is in direct conflict with that principle and would result in additional noise, compromising the very thing the city has maintained it is trying to accomplish by preserving the ravine.

The construction of these apartments would also compromise the integrity of the 'small-town' community feel of the town. We have lived here for over 38 years and do not want additional apartment buildings as we have already seen a significant proliferation of apartments/condos.

We have already felt a change to our community and do not want to see this continue and further destroy the fabric of this community. This is made even more significant when you consider that the plans include amendments to the by-law to allow for 5 and 7 story residential buildings that would equate to 219 units. This area is zoned for towns/stacked and while even that is disheartening, to have it amended to increase the number of units and residents to what is being proposed will no doubt have grave impacts to the community as a whole.

We moved to this neighbourhood nearly 40 years ago for its tranquility and the enjoyment of living in a smaller area surrounded by nature and wildlife; free from large amounts of traffic, noise and safety concerns. To see these proposed plans angers us as residents and makes us concerned we are losing the way of life we have enjoyed for many decades. We have sat by and watched the changes happen over the years and understand that this is in part what comes as time progresses and communities grow, however, the changes that these amendments will bring are unnecessary and unwanted by many in the community and we stand strongly in opposition.

Thank you for your time and consideration.

A concerned resident,  
Grace Ariemma

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] New Condo Development at Woodbridge Ave. And Kipling  
**Date:** Monday, December 5, 2022 9:34:25 AM

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**From:** Daniela Bellissimo <[REDACTED]>  
**Sent:** Sunday, December 04, 2022 9:25 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] New Condo Development at Woodbridge Ave. And Kipling

Hello , I am writing to you about the new condo development at Woodbridge Ave and Kipling. As a resident of that community I am concerned about this and am deeply opposed to this. I think this will ruin our neighborhood and I hope that you will listen to our concerns and stop this from happening.

Thank you,  
Daniela

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Official Plan Amendment Files OP.22.002 and OP.22.005  
**Date:** Monday, December 5, 2022 9:36:06 AM

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**From:** Massimo Pecchia [REDACTED]  
**Sent:** Monday, December 05, 2022 12:43 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment Files OP.22.002 and OP.22.005

Official Plan Amendment Files OP.22.002 and OP.22.005

Hi

This letter is in response to the above files for master plans on Weston Rd. and Hwy 7. It goes without saying as I am sure you are well aware, but it will not be in the best interests of our great city to allow this type of development. There is not a proper foundation to allow this kind of proposal. This will simply cause gridlock, bottlenecks, smog, safety issues, pedestrian accidents, quality of life degradation.

I am not saying we shouldn't do it, but to propose a plan such as this without having a solid foundation to support the increase of people, vehicles, etc... is simply wrong. I understand that there is a subway that is "close" but to think that people will come to this area and give up their cars or not purchase additional vehicles due to how the area is will be naïve. The subway is not walking distance, it only goes on way (south). Above ground buses are fine, but ridership goes down significantly in very hot, very cold, rainy and snowy weather and guess what, that is the kind of weather Canada gets.

For example, a person living near the south end of this plan that wants to go to the subway will take them 20 minutes minimum just to walk to hwy 7 to catch the bus, then the wait for the bus. What if they want to just go shopping at Fortinos? A couple of weeks and they will surely end up getting a vehicle.

Please, just ask the two buildings that were built on the north east side of Hwy 7 and Weston rd how many have vehicles and what people's feedback is. Look at the traffic prior to and after those buildings were built. We caused a bottle neck at this intersection. Same with Jane and Hwy7. I understand what you are trying to do there, with the whole "new downtown" but take a survey on the residents there. There will be no surprise that there is an issue with parking, people wanting vehicles, walking score, etc...

Also, Other buildings were allowed to be built on Hwy 7 between Pine Valley and Martin Grove Rd. There was a bottleneck in that area before, but now, Huge bottleneck. I know the public was against it, but they were still allowed to be built. Why?

Hwy 407 is also a great alternative that will be marketed but it is so expensive, the other main roads will just start getting bottlenecked.

People have been building roads, homes, cities, for decades. It's a shame we can't learn from past mistakes. We need to stop these kinds of development without first having a solid foundation in place to allow this type of development to thrive. For example, If I were to build a house with no foundation, the inspector would not only stop me from living in the home but they would halt all construction. This is just one home as an example and here we are looking at plans of a major overhaul of an area without a proper foundation.

All this is going to do and all the other proposals I see appearing along Hwy 7, Rutherford near Weston Rd, Jane St, etc... This will just do a dis-service to all existing and future residents. We all

know this already, so we need to stop this.

Don't degrade the quality of life for Vaughan just for an "easy fix".

Thank you

--

Massimo Pecchia

Sergio Pecchia

[REDACTED]

# A DEVELOPMENT FRAMEWORK FOR THE COLOSSUS SITE

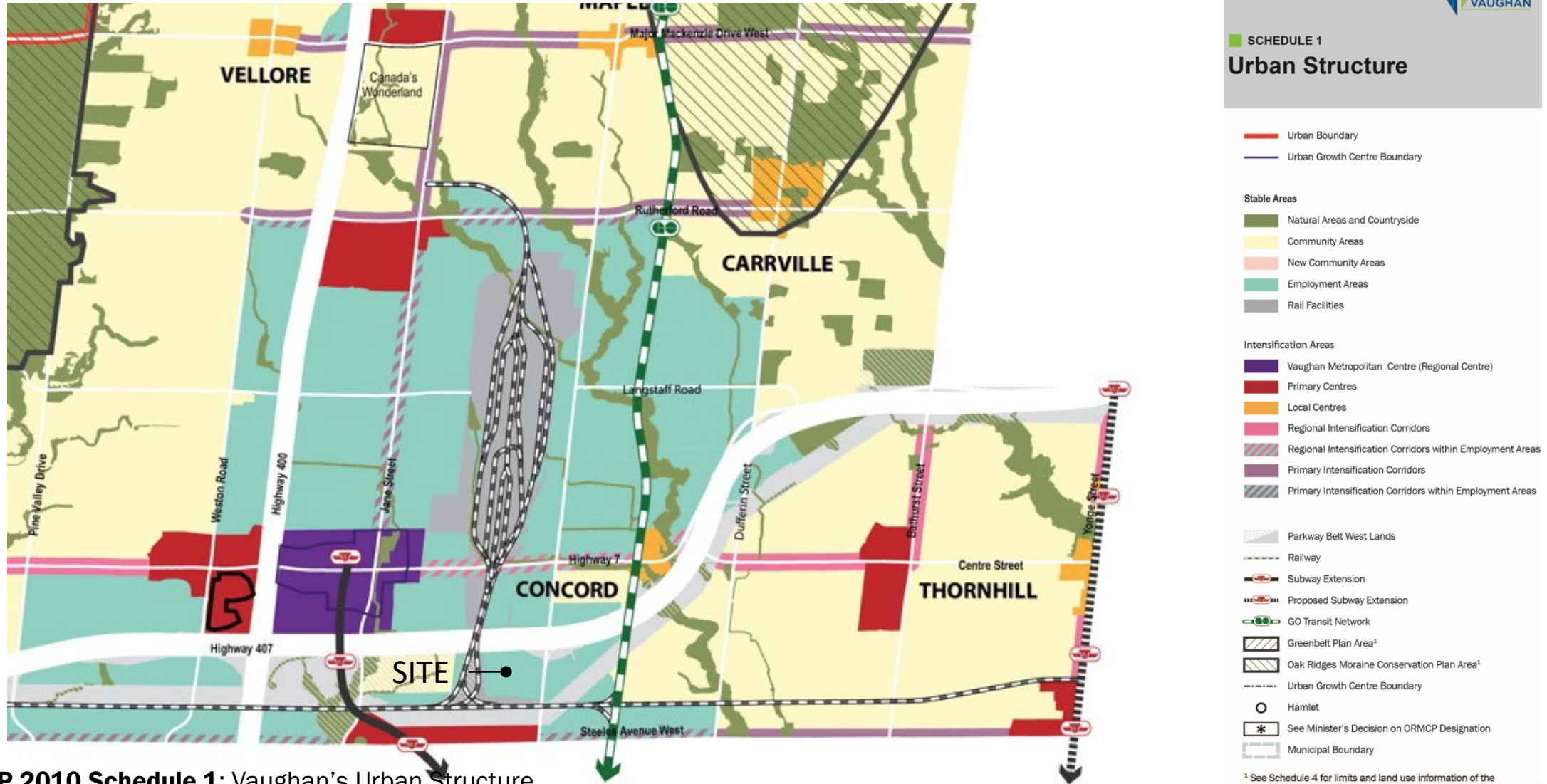
Committee of the Whole Public Meeting: December 6, 2022

Communication: C26  
Committee of the Whole (PM)  
December 6, 2022  
Item #3



# THE BIG PICTURE

The Colossus site is within a Primary Centre in the City's Urban Structure. Primary Centres are one of the City's identified intensification areas and are planned to include mixed-use high- and mid-rise buildings, developed at an intensity supportive of transit.

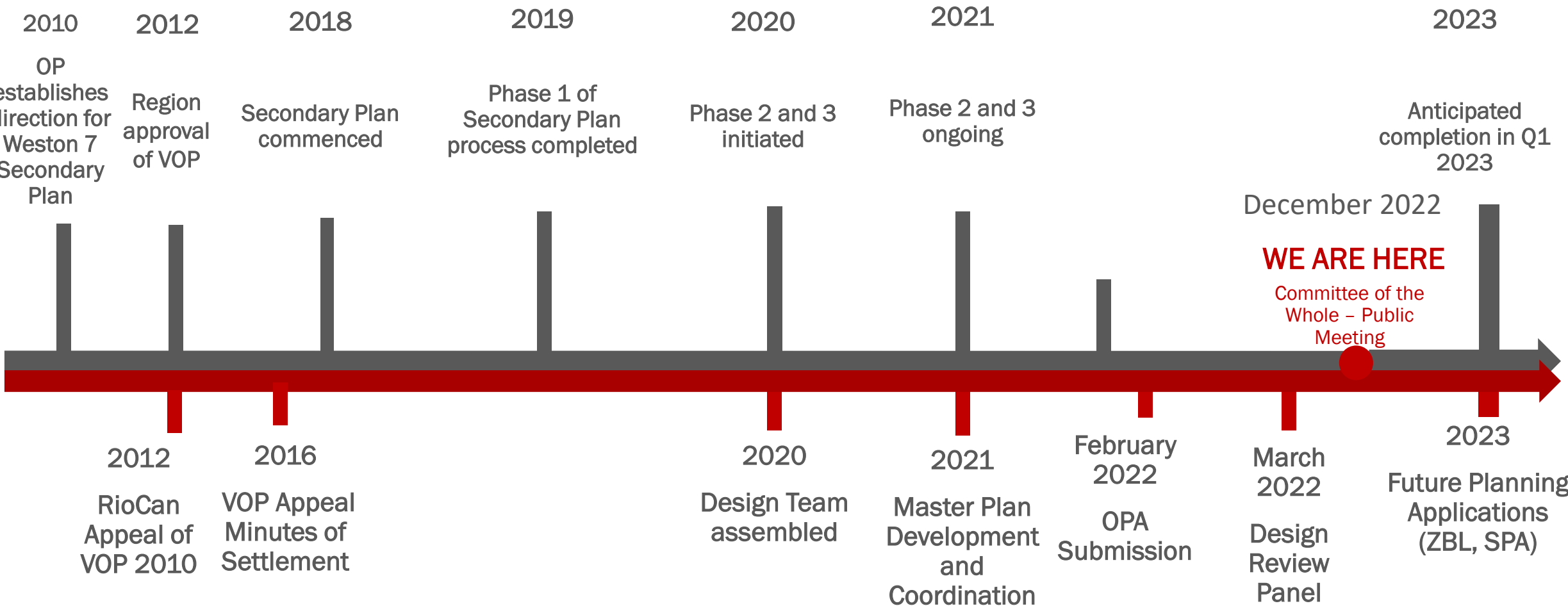


VOP 2010 Schedule 1: Vaughan's Urban Structure

# THE BIG PICTURE

RioCan has been consistently participating in the evolving planning process for the Colossus lands.

## Weston 7 Secondary Plan Process Timeline



## RioCan Colossus OPA Application Timeline

# A QUADRANT WIDE STUDY

The RioCan lands represent the majority of a 33 ha independent quadrant, representing the comprehensive planning of 20% of the Weston 7 Secondary Plan Area.



The proposed OPA is a planning instrument to implement the Colossus master plan, which was developed with the three private property owners within the Quadrant: RioCan, Costco and Petro-Canada.

The level of analysis submitted with the application is at a quadrant-wide, Secondary Plan-level of detail, as directed by staff at the March 2021 Pre-Consultation meeting. This direction influenced the scope of the submission materials such as:

- Transportation analysis
- Urban design and land use planning analysis
- Servicing analysis

City staff have confirmed in comments to the application that the analysis “sufficiently addresses the requirements of Sections 10.1.1.3, 10.1.1.4 and 10.1.1.7 of VOP 2010 for the entirety of the southeast quadrant, including issues such as the distribution of land uses, building heights, and parks and open space.”



# THE APPLICATION AND THE SECONDARY PLAN



**Weston 7 Secondary Plan Demonstration Plan**  
November 4, 2021, The Planning Partnership



**Proposed OPA, RioCan**  
February 2022 Submission

The Application is being processed while the City is developing the Secondary Plan which has been in process since 2018.

Depending on the timing of the ongoing Secondary Plan process an exemption from Policy 10.1.1.6 may be required.

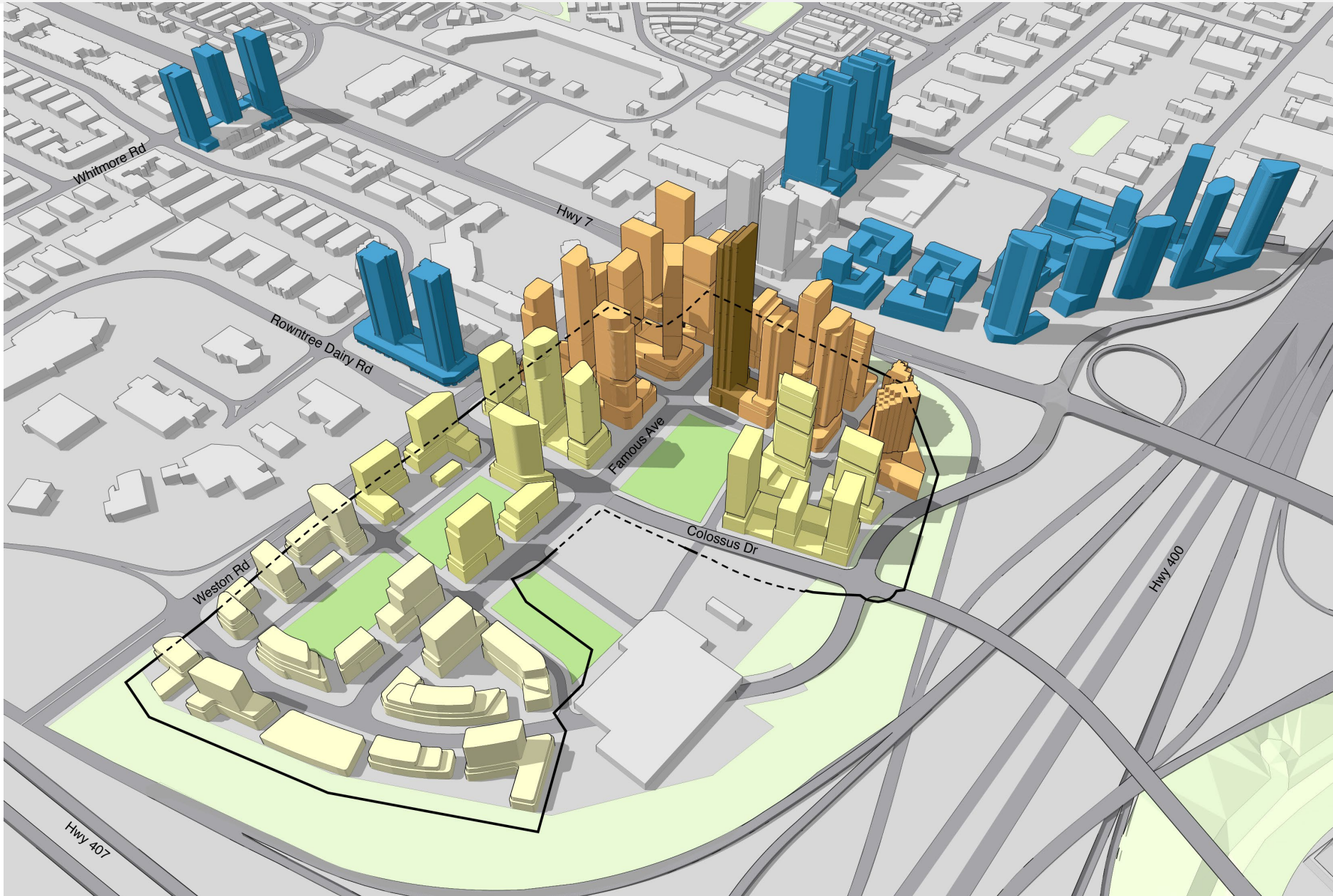
*“10.1.1.6. That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.”*

Should such an exemption be necessary it is supported further to the comprehensive quadrant wide analysis and master plan and the 2016 minutes of settlement between RioCan and the City.

# HOUSING AND BUILT FORM

The OPA proposes a range of mid-rise and high-rise development and can deliver approximately 13,000 new housing units.

- Site Boundary
- Maximum Height 25 ST
- Maximum Height 40 ST
- Maximum Height 55 ST
- Landmark Development over 55 ST
- Proposed Development



# RETAIL AND ENTERTAINMENT



The development will continue to provide commercial, cultural, and entertainment uses, including a cinema, in a mixed-use, walkable, urban format with available parking to support those uses.




# PARKS, OPEN SPACES, AND COMMUNITY SERVICES

The current OPA secures a minimum of 15% of the net site area for parks and open space to support active and passive recreation, socialization, and gathering.

The OPA also includes priority locations for Community Facilities and policies to encourage CS+F integrated with development.



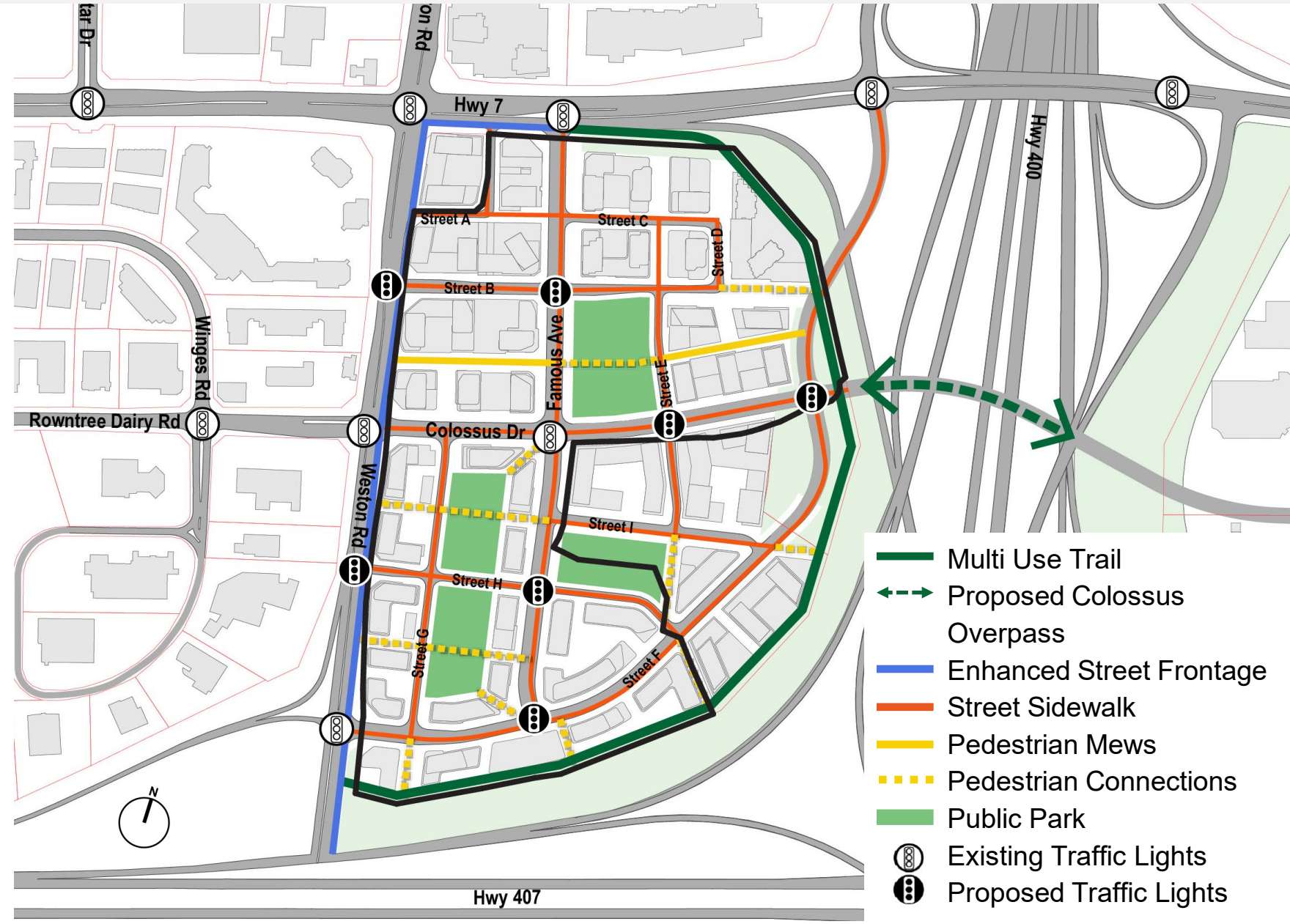
-  Priority Locations for Community Facilities
- ① Colossus Park
- ② Pedestrian Mews
- ③ Central Park West
- ④ Central Park East
- ⑤ Storm Water Management Area
- ⑥ Multi Use Trail
- ⑦ Famous Avenue Promenade

# NEW STREET NETWORK

The application includes a comprehensive and fine-grained street network for pedestrians, cyclists, transit users, and drivers, based on a quadrant-wide analysis.

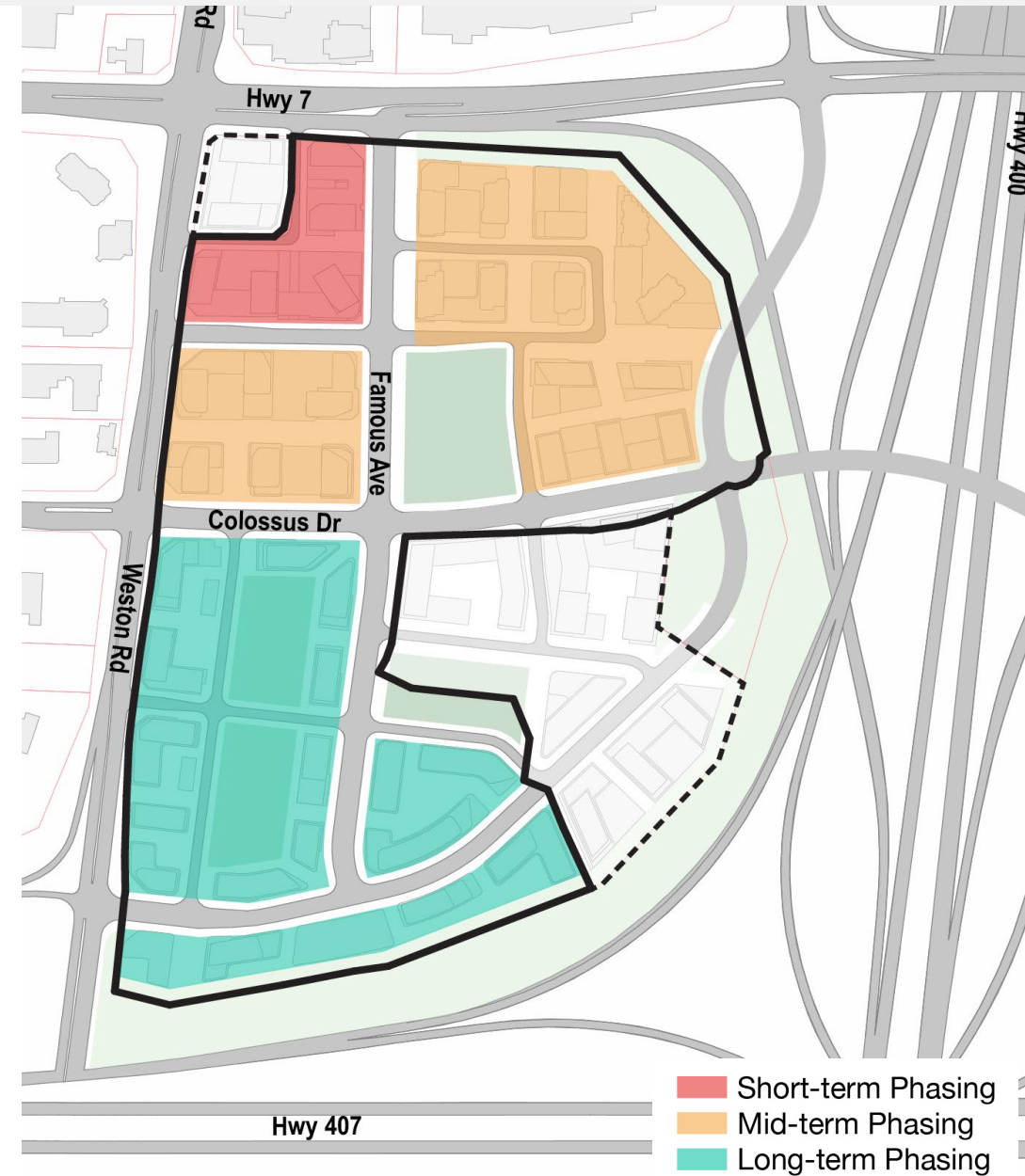
Includes local and regional streets planned to include cycling facilities.

An alignment of the Colossus Drive overpass is proposed, connecting with local roads and Highway 7.



# PHASING

The application reflects a long-term redevelopment strategy. The existing retail uses will be transitioned into an urban format over time.



# COLLABORATIVE PLANNING



RioCan is seeking to work collaboratively with City Staff to enable the best planning outcomes for the RioCan lands, the larger Quadrant and the Weston 7 Secondary Plan Area.

This approach represents good, comprehensive planning.

At this time, we are not asking for approval of an Official Plan Amendment or a Secondary Plan , we are simply requesting that Council allow these matter to proceed collaboratively to avoid delays and to enable the creation of more homes and a modernized retail and entertainment destination in Vaughan.



Thank You!

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Comments for Dec.6 2022 Public Meeting-Zoning Application DA.22.055 and File Z 22.027-Nashville Major Developments Inc.  
**Date:** Monday, December 5, 2022 9:55:35 AM

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**From:** Carolyn Smith [REDACTED] >  
**Sent:** Monday, December 05, 2022 9:55 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Comments for Dec.6 2022 Public Meeting-Zoning Application DA.22.055 and File Z 22.027-Nashville Major Developments Inc.

Good morning,

Thank you for notifying our community on the upcoming changes to the land in Block 226 and Part Block 227 in the vicinity of Major Mackenzie Drive and Huntington Road. I am a resident located on Hopewell Street.

I wish for the following comments to be considered and actioned in regards to this application:

**1) Three way (all way) stop needed at Barons Street and Hopewell, along with pedestrian crossing.**

In the site plan proposal, there is a site entrance into the proposed plaza right across from Hopewell Street. Currently it is impossible for pedestrians to cross from Hopewell street during peak times due to 4 lanes of traffic entering and leaving on Barons Street. With the addition of this plaza, traffic will be increased and extremely dangerous for a pedestrian attempting to cross Barons Street. It is also incredible difficult for cars to turn left onto Barons Street from Hopewell Street. I request the city and developer to plan and execute a three way stop at this location to increase pedestrian safety and support our residents ability to walk to the commercial area.

Not only will this keep our residents safer, it will also help address the speeding issue on Barons Street and support being "green" by supplying safe walking solutions to the plaza.

**2) Installation of speed bumps within the plaza.**

The site plan indicates that there is a site entrance from Major Mackenzie into the Plaza. Traffic speed on Major Mackenzie is 60kms and travels extremely fast along this route. Also, cars entering into our community on Barons currently travel in excess of the speed limits and most likely will continue their speeds in the plaza.

To control speeds continuing into the plaza I would like to see speed bumps throughout like the plaza located on Islington and Napa Valley Ave. This plaza is almost identical to how this plaza will be in our community. We need to consider the parking and traffic flow issues this plaza has. Our

community is a bit more unique as we are close to the Hwy 427 and we will experience an incredible amount of traffic from the Hwy and overflow residents from Brampton (as we border Brampton). Installing speed bumps throughout the plaza will be incredibly important to keep our community safe.

#### **4) Concerns about Building B.**

When viewing Building B on the site plan, it appears that it is proposing 15 stores to be located in the building. Can you confirm if this is the case?

I have concerns if this is the case. The service doors for these stores will back on to and face Barons. Our community has been master planned and will be the first thing people see driving into our community. It would not be aesthetically pleasing.

My second concern about this building (if it will have 15 stores), is that there is not enough parking to accommodate the volume of customers 15 stores would attract. This will lead to many traffic issues trying to enter and exit the plaza.

I would like to see a large portion of Building B designated for York Regional police- see comment number 5.

#### **5) Requesting Outreach or official Police Station located in Building B.**

Our community is experiencing an incredible increase in vehicle thefts. Currently there is no police station located west of the 400. This is extremely concerning as our community and many others desperately need police presence to deter these incidents.

Studies indicate banks and stores increases crime within a community. This will be very important to consider and take action on within our community as we have the added risk element of being located near the 427 (fast get aways, quick assaults/robberies, etc). This plaza needs a serious risk review for potential crime and incorporating elements of crime prevention through environmental design.

I believe these items are extremely important to address/take action on before the plaza is built and application for rezoning approved.

Thank you considering my comments and looking forward to seeing this plaza added to our community when these concerns are addressed/have solutions.

-Carolyn

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Non-Suport for RioCan Proposal at Hwy 7 & Weston Rd  
**Date:** Monday, December 5, 2022 11:56:43 AM

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**From:** Sabrie P <[REDACTED]>  
**Sent:** Monday, December 05, 2022 11:54 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Non-Suport for RioCan Proposal at Hwy 7 & Weston Rd

Hello Rosanna,  
As a long-time resident and Taxpayer of Woodbridge, ON my family and I DO NOT Support the RioCan master plan for the Southeast Corner of Hwy 7 & Weston Road.

Reason 1 - Crime is already up in the area, you add 38 towers of density in one small corner and more buildings on the northwest and southwest corners, (because we all know there are applications for condos on every corner in Vaughan) It's just Ridiculous! Imagine, we are already being compared to Jane & Finch now, with just the two liberty towers currently there. Cops are always called to these buildings and there are shootings every other weekend in this area now.. Imagine with that amount of density! We will be the new crime city of Canada.. what's the city going to do about the ride in crime? RioCan certainly doesn't care!!!

Reason 2 - Traffic! It's already disgustingly bad.. Hwy 7 & Weston Road has already been named the worst Intersection of Canada? Imagine with this much more density. During the election, DelDuca said he was going to FIX traffic! This RioCan plan goes against fixing any kind of traffic problem! And we all know, no one is walking to the subway from Hwy 7 & Weston! RioCan cannot use the subway as a feature! It's nowhere close enough to do that! That would be ridiculous! Vaughan Is

Doomed!!

Reason 3 - The infrastructure is already weak, and this will put way more strain on the infrastructure. My tax dollars should not support upgrades to infrastructure so that a greedy builder can make \$1500/square foot on small shoebox homes that don't fix the housing issues.. Families can't grow in 500sq foot condo!

For affordable housing, go build north of Weston & Teston or Keele & Teston in all that open land that's not developed yet!! There's lots of room to build homes there, nothing is developed, and the builder signs are up.. so why congest an already congested area??

Reason 4 - Amenities! This plan takes away all the amenities that we currently have regarding, the Movie Theatre, restaurants, and convenient retail facilities.. I shouldn't have to drive to Richmond Hill or Brampton to watch a movie, go to a restaurant or a strip mall. This theatre services not just Woodbridge, but also, Maple, Concord, West Woodbridge!! We all know retail in condos is useless, it's not convenient for residents and ends up being empty retail space. Just look at Centro & Expo - complete waste of retail space!!

This RioCan Master Plan is a complete disaster in itself.. Not enough green space, no amenities for current residents, and just an invite to all the crime to move up from Jane & Finch..

If DelDuca & Council approve this plan, it will be the most memorable disgrace and downfall Vaughan has ever experienced!

Here's to hoping Vaughan Council is for the people and the greedy builders!!

Best Regards,  
Sabrina Palermo

**From:** [John Britto](#)  
**To:** [Jacquelyn Gillis](#); [Todd Coles](#)  
**Subject:** RE: [External] Meeting December 6 regarding RioCan Colossus lands  
**Date:** Monday, December 5, 2022 11:58:58 AM

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**From:** angela <[REDACTED]>  
**Sent:** Monday, December 5, 2022 11:54 AM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>; John Britto <John.Britto@vaughan.ca>  
**Subject:** [External] Meeting December 6 regarding RioCan Colossus lands

I cannot attend this meeting as it conflicts with Nav Can and GTTA meeting regarding flight paths over Vaughan. Residents in Maple/Woodbridge were affected by VMC complex, (Plus future developments, stage 2). The planes were re-routed to fly over residents' home, predominately over Woodbridge/Maple. Nav Can and GTTA have implemented new procedures, RNP, CDO which allows the planes to fly at a very low altitude, while making sharp turns. Residents have not been part of this decision-making process or included in meetings. We are becoming the arrival, departure and preferred flight path for Toronto International airport. The noise and low flying planes will affect our health, safety and quality of life. [New Pearson Airport procedure to lower noise over homes in Mississauga and Brampton | insauga](#)

Presently we are working with Nav Can and GTTA to have the planes fly over non-residential homes. We are concerned about the high-rise condo being built and do not want the flying planes flying over residential area. We have not had this number of planes flying very low in Vaughan.

Thank you  
Angela

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Re: Official Plan Amendment Files OP.22.002 and OP.22.005 - Applicant, RioCan Real Estate INV Trust  
**Date:** Monday, December 5, 2022 12:14:45 PM

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**From:** FRANCA STIRPE <[REDACTED]>  
**Sent:** Monday, December 05, 2022 12:05 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Re: Official Plan Amendment Files OP.22.002 and OP.22.005 - Applicant, RioCan Real Estate INV Trust

RE: 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)

Dear Mayor Steven Del Ducca and Members of Vaughan Council

This community does not need any more highrise buildings. There are currently numerous development projects underway in this vicinity, with numerous others in progress or waiting for approval. The traffic situation is already at capacity - what normally should be a ten minute drive home can take over one-half hour, and much longer in the winter months or a minor road incident. The addition of an overwhelming number of vehicles would make an already unbearable situation much worse.

What is also terribly wrong with this application, is that it would be forever abolishing a unique and iconic retail shopping centre that has been the hub of the community, and the community at large, for many years. It is convenient and has everything to offer to keep the local residents shopping locally, while also providing a great service to people coming from other locations to shop here.

To approve this application would be a prime example of allowing the destruction of existing communities instead of building accessible communities where residents can live, work and play. I find this application to be an insult to the residents of the City of Vaughan and I ask that this application be rejected.

Thank you for your time.

Franca Stirpe  
[REDACTED] Wycliffe Avenue  
Woodbridge, Ontario  
[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Rio Can - Public Meeting Tuesday  
**Date:** Monday, December 5, 2022 12:03:00 PM

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**From:** IRENE FORD <[REDACTED]>  
**Sent:** Monday, December 05, 2022 12:02 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Rio Can - Public Meeting Tuesday

Vaughan Council and Planning Staff,

Below are my comments and concerns with regard to the following development application: 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 HIGHWAY 7 AND WESTON RD.

### **Planes & Airport Noise**

I have lived in Vaughan since 2009 and there has been a steady increase in plane traffic over my community. Over the summer it was intolerable due to runway construction at Pearson. It has improved greatly in recent months but there are still occasions when planes departing to reach the required altitude literally fly over my house and turn. This creates roll back noise, which is why community members find the noise especially loud given the distance we are from the airport. Departures as I understand do not follow a specific flight path, they turn at a certain altitude based on the size of the plane. I fail to understand why these planes do not turn and fly over the CN McMillan railyard, the second largest in Canada.

Pearson recently implemented and consulted on a new arrival path. Staff specifically asked Pearson to move the path further east to reduce the impacts on the VMC area. The RioCan development appears to be close, possibly affected by the changes that NavCan & Transport Canada approved. I am concerned based on the heights and density proposed that RioCan has not been considerate of these recent changes. Should the development proceed as proposed this has the potential to impact GTAA's operations. The new arrival flight path as well as departures. I am also very concerned that this development could result in impacts that result in more planes flying over existing low-rise developments. I ask that Vaughan Staff, NavCan, Transport Canada and RioCan are very, very, very transparent about consultation surrounding Pearson airport operations and that it be publicly documented in staff reports. Also that any noise studies include impacts from airport operations.

<https://www.navcanada.ca/en/consultation-report---toronto-airport-rnp-ar-approaches.pdf>

### **Greenspace & Parks**

Where is the Greenspace and community centers for this development? At present my community is experiencing increased usage of our greenspace from residents living in the VMC. They have no access to greenspace and travel outside of the VMC to other areas of Vaughan to utilize their water parks and greenspace. There has to be greenspace and water parks where people actually live, it can't be compensated elsewhere for it to be a complete community.

What is the status of Central Park in Vaughan? Are you reviewing development applications that are no on top of what was initially proposed and sold to the public as Central Park? It is difficult to know as there have been so many changes.

### **Transit & Traffic**

While I appreciate the new subway and do use it from time to time, traffic congestion has not improved, if anything it has gotten worse. That is because there is no transit that is convenient, reliable and accessible from the subway station. I live 4.0km from the VMC subway google tells me it would take 8min to drive there but 30m to take the bus, which includes a 15 minute walk to Weston Rd then transferring to a bus at Highway 7 that stops at the VMA subway.

I actually avoid the Jane and Highway 7 intersection even more than I used to, the subway has not improved traffic congestion. How much more traffic congestion can Highway 7 and Weston Rd accommodate without first investing in significant transit improvements to make it affordable and accessible that is a viable alternative to the automobile.

The level of tractor trailer traffic on Highway 7, as well as Langstaff has increased significantly, why can't they use Highway 407?

### **Secondary Plan Delayed?**

Why have Greenfield Secondary Plans in Blocks 41 and Blocks 27 been approved and prioritized ahead of the Weston & Secondary Plan? The result is that the actual density, population that developers clearly have planned for the City of Vaughan were never reflected during the Municipal Comprehensive Review. This thereby led to a false pretense that more greenfield, farmland land was needed to be brought into the urban boundary. Why did staff prioritize the preparation of the greenfield secondary plans, Block 41 was approved in early 21 and Block 27 in 2018 by the City of Vaughan and 2019 by York Region?

Development applications are still coming in for this area, we have no approved secondary plan. Has this inaction and lack of prioritization by the City of Vaughan resulted in landowners/developers being in a position to now appeal due to a lack of decision by the City of Vaughan? It seems far too convenient 'out for Council', we can't make a decision because we don't have a secondary plan as required by our Official Plan, so now the developer has appealed for no decisions.

Thank you,  
Irene Ford

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Application of Riocan Real Estate INV Trust to develop land at 3555 Highway 7  
**Date:** Monday, December 5, 2022 12:31:26 PM

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**From:** Libby Parente [REDACTED] >  
**Sent:** Monday, December 05, 2022 11:09 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Application of Riocan Real Estate INV Trust to develop land at 3555 Highway 7

To whom it may concern:

I received the notice of public meeting committee regarding the development of condo buildings at 3555 Highway 7. I am a resident of Vaughan and have lived in the same neighbourhood for over 20 years. I have concerns about this development and they are listed below.

1. **The development will create more congestion** - the buildings range from 22 - 55 storeys in height. There is already a great deal of congestion along Highway 7 and bringing in more people will just create more congestion. We need to develop better public transit if we are going to eliminate cars.
2. **Can we effectively service the number of people coming into the region** - Currently it is very difficult to find a family doctor in Vaughan. I have tried and cannot find any practice willing to take new patients so I continue to go to my family Doctor located in Toronto at Bathurst and Glencairn who will retire in a few years.
3. **The elimination of the Theatre and restaurants** - will Vaughan become a bedroom community? A community thrives when it provides places where residents can not only go to sleep but where it go to experience arts and culture. The current Colossus provides not only a place where families can go and experience a movie together but employment opportunities to residents. Especially young residents.

Thank you.

Libby Parente

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Fwd: Rio Can - Public Meeting Tuesday  
**Date:** Monday, December 5, 2022 1:57:27 PM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Monday, December 05, 2022 1:54 PM  
**To:** Clerks@vaughan.ca  
**Cc:** DevelopmentPlanning@vaughan.ca  
**Subject:** FW: [External] Fwd: Rio Can - Public Meeting Tuesday

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**From:** Irene Zeppieri <[REDACTED]>  
**Sent:** Monday, December 5, 2022 1:16 PM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Cc:** [francesco.sorbara@parl.gc.ca](mailto:francesco.sorbara@parl.gc.ca); [omar.alghabra@parl.gc.ca](mailto:omar.alghabra@parl.gc.ca); Paul Freeman <[REDACTED]>; Wayne Emmerson <[REDACTED]>; Sandra Malcic <[REDACTED]>; [landuse@navcanada.ca](mailto:landuse@navcanada.ca); [landuse.planning@gtaa.com](mailto:landuse.planning@gtaa.com)  
**Subject:** [External] Fwd: Rio Can - Public Meeting Tuesday

Hello,

I am unable to attend in person but shared my concerns below. I ran out of time and expanded below on some concerns.

Should noise studies be done that consider aviation noise from planes, then they should note wind conditions, which dictate if planes are arriving or departing and be done reflecting both. At night as well due to the preferred runway system implemented. Although Vaughan might not be 'preferred' we are the third choice and if my understanding of the data is correct take an almost equivalent amount of night time flights over residential as the 'preferred' routes.

I have expressed concerns to GTAA, NavCan, Transport Canada and my MP about impacts that existing buildings in the VMC may have had on Pearson's operations. Resulting in increased departure and arrival traffic being shifted over existing low-rise residential. Not impacts to flight paths which require approval from Transport Canada, but day to day operations. NavCan is a commenting agency & has no authority to approve or deny applications but are required to be consulted on certain applications. Municipalities are the ultimate land use authority. NavCan has reviewed applications in the VMC. I have been unable to confirm if they did or did not express concerns or even object to existing or proposed buildings. They directed me to follow up directly with the municipality, which I have not done to date.

I am requesting more transparency about communications and consultation on land use decisions in which consultation with NavCan is a component. This should be a component of the public

consultation and clearly identified in the required planning studies, as well as staff reports to Council.

I have not reviewed but wonder if this a component in the Weston 7 Secondary Plan? It may influence building heights and residential development patterns particularly on the SW side of highway 400, which I suspect is more affected by Pearson's operations.

Thank you,  
Irene

Begin forwarded message:

**From:** IRENE FORD <[REDACTED]>  
**Date:** December 5, 2022 at 12:01:40 PM EST  
**To:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
**Subject:** Rio Can - Public Meeting Tuesday

Vaughan Council and Planning Staff,

Below are my comments and concerns with regard to the following development application: 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 HIGHWAY 7 AND WESTON RD.

### **Planes & Airport Noise**

I have lived in Vaughan since 2009 and there has been a steady increase in plane traffic over my community. Over the summer it was intolerable due to runway construction at Pearson. It has improved greatly in recent months but there are still occasions when planes departing to reach the required altitude literally fly over my house and turn. This creates roll back noise, which is why community members find the noise especially loud given the distance we are from the airport. Departures as I understand do not follow a specific flight path, they turn at a certain altitude based on the size of the plane. I fail to understand why these planes do not turn and fly over the CN McMillan railyard, the second largest in Canada.

Pearson recently implemented and consulted on a new arrival path. Staff specifically asked Pearson to move the path further east to reduce the impacts on the VMC area. The RioCan development appears to be close, possibly affected by the changes that NavCan & Transport Canada approved. I am concerned based on the heights and density proposed that RioCan has not been considerate of these recent changes. Should the development proceed as proposed this has the potential to impact GTAA's operations. The new arrival flight path as well as departures. I am also

very concerned that this development could result in impacts that result in more planes flying over existing low-rise developments. I ask that Vaughan Staff, NavCan, Transport Canada and RioCan are very, very, very transparent about consultation surrounding Pearson airport operations and that it be publicly documented in staff reports. Also that any noise studies include impacts from airport operations.

<https://www.navcanada.ca/en/consultation-report---toronto-airport-rnp-ar-approaches.pdf>

## **Greenspace & Parks**

Where is the Greenspace and community centers for this development? At present my community is experiencing increased usage of our greenspace from residents living in the VMC. They have no access to greenspace and travel outside of the VMC to other areas of Vaughan to utilize their water parks and greenspace. There has to be greenspace and water parks where people actually live, it can't be compensated elsewhere for it to be a complete community.

What is the status of Central Park in Vaughan? Are you reviewing development applications that are no on top of what was initially proposed and sold to the public as Central Park? It is difficult to know as there have been so many changes.

## **Transit & Traffic**

While I appreciate the new subway and do use it from time to time, traffic congestion has not improved, if anything it has gotten worse. That is because there is no transit that is convenient, reliable and accessible from the subway station. I live 4.0km from the VMC subway google tells me it would take 8min to drive there but 30m to take the bus, which includes a 15 minute walk to Weston Rd then transferring to a bus at Highway 7 that stops at the VMA subway.

I actually avoid the Jane and Highway 7 intersection even more than I used to, the subway has not improved traffic congestion. How much more traffic congestion can Highway 7 and Weston Rd accommodate without first investing in significant transit improvements to make it affordable and accessible that is a viable alternative to the automobile.

The level of tractor trailer traffic on Highway 7, as well as Langstaff has increased significantly, why can't they use Highway 407?

## **Secondary Plan Delayed?**

Why have Greenfield Secondary Plans in Blocks 41 and Blocks 27 been approved and prioritized ahead of the Weston & Secondary Plan? The result is that the actual density, population that developers clearly have planned for the City of Vaughan were never reflected during the Municipal

Comprehensive Review. This thereby led to a false pretense that more greenfield, farmland land was needed to be brought into the urban boundary. Why did staff prioritize the preparation of the greenfield secondary plans, Block 41 was approved in early 21 and Block 27 in 2018 by the City of Vaughan and 2019 by York Region?

Development applications are still coming in for this area, we have no approved secondary plan. Has this inaction and lack of prioritization by the City of Vaughan resulted in landowners/developers being in a position to now appeal due to a lack of decision by the City of Vaughan? It seems far too convenient 'out for Council', we can't make a decision because we don't have a secondary plan as required by our Official Plan, so now the developer has appealed for no decisions.

Thank you,  
Irene Ford

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Proposed Development at Weston Road and Highway 7  
**Date:** Monday, December 5, 2022 1:57:49 PM  
**Attachments:** [image001.png](#)

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**From:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Sent:** Monday, December 05, 2022 1:55 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** FW: [External] Proposed Development at Weston Road and Highway 7

Anna Commisso  
Council Assistant  
905-832-8585 x8328 | [anna.commisso@vaughan.ca](mailto:anna.commisso@vaughan.ca)

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



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**From:** Anna Tomaino <[REDACTED]>  
**Sent:** Sunday, December 4, 2022 10:28 AM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Proposed Development at Weston Road and Highway 7

Hello Rosanna,

I have written to you in the past regarding the proposed development in the Highway 7 and Ansley Grove area of Woodbridge. This correspondence is to address my concerns regarding the public notice communication sent to residents for the proposed Weston Road and Highway 7 project. In response to your recent email for community comments, I provide the following.

As a long time Woodbridge resident, I am disappointed in the development pace that has taken place in recent years and the ongoing proposals that are put forward for continued expansion. The public notice to residents seems to be in name only with no real concern to take resident voices into consideration. The appearance is that these developments are proceeding and will continue to proceed regardless of what the community concerns are.

Issues raised in the past continue to be problematic today and they will continue to escalate into the future.

Congestion is a reality and there has been no progress to alleviate this issue. Increased growth will only add to this problem. I still find it ludicrous that past statements made in public information sessions about moving towards pedestrian traffic and bicycle traffic is the solution for Woodbridge residents. It is stressful today to travel within Woodbridge. So how terrible will it be in the future to travel with the explosive growth presented in the Weston Road and Highway 7 plan?

- The public perception is that our crime rate has escalated with the growth. This new mega project will just add to the crime rate and put the residents of Woodbridge at continued risk.
- Investor versus lease/rental realities is something that is rarely discussed. How many of the new condo developments that have gone up already have the owner of the condo actually living in the unit? Information is already available from people that live in some of these condo developments that there is a considerable amount of rent/lease inhabitants and with that, the respect to the property is sacrificed. Without respect, individual developments will falter. One condo resident laments how people are throwing garbage over the balconies into the courtyards. Does this make our city proud?

The public notice document states "To ensure Vaughan continues to be a great place to live, work and play, our city must grow in ways that are smart and any change must meet the needs and values of current and future residents and businesses" I doubt that residents of Woodbridge believe that this proposed development will in good faith satisfy this statement.

I trust you will take the necessary steps to escalate my concerns to the appropriate groups.

Thank you,

Anna Tomaino

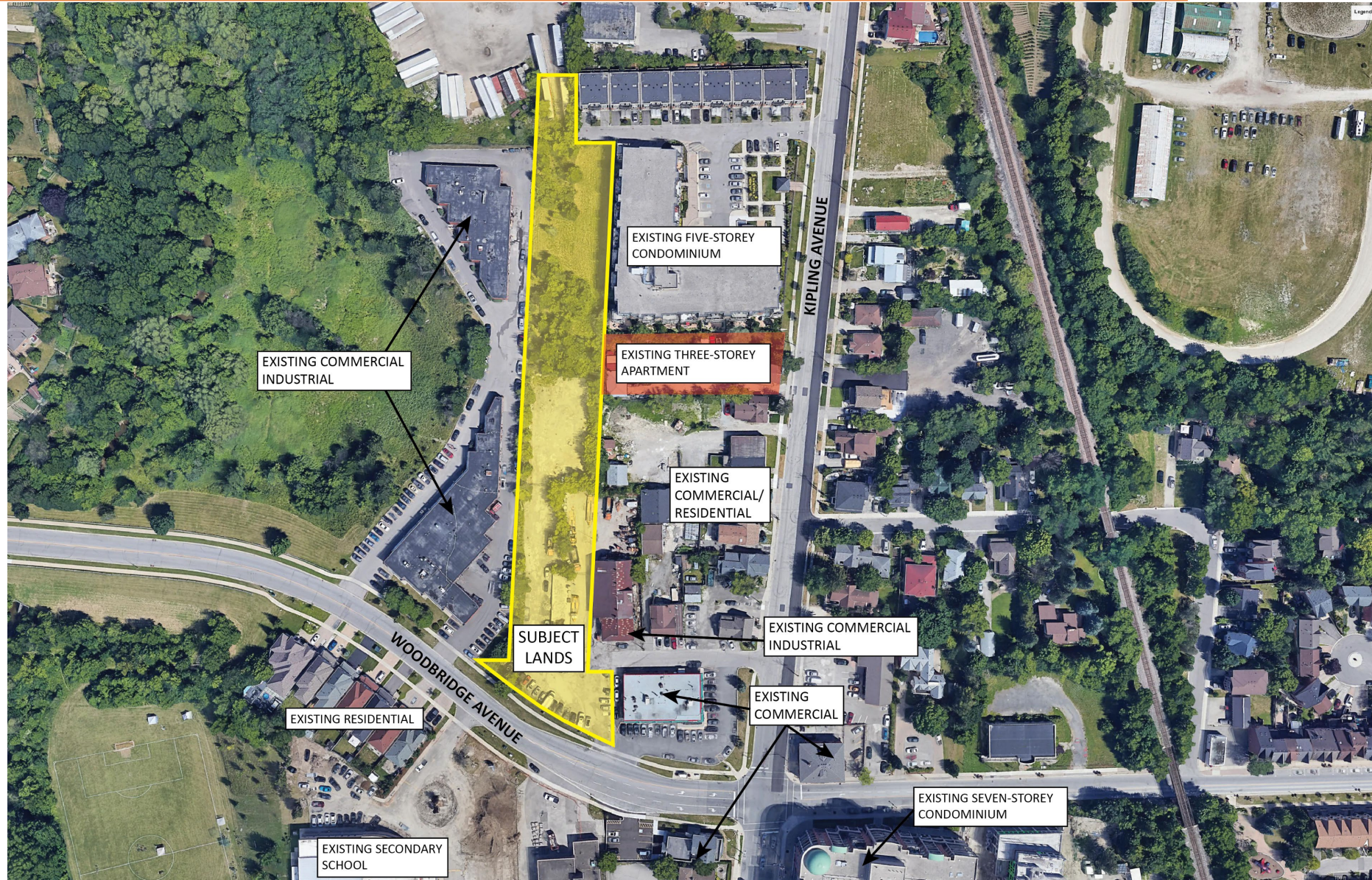
**OP.20.010 & Z.20.031 | WOODBRIDGE AVENUE & KIPLING AVENUE  
COMMITTEE OF THE WHOLE (PUBLIC HEARING) – DECEMBER 6, 2022**

Communication: C35  
Committee of the Whole (PM)  
December 6, 2022  
Item #2



**FIRST  
AVENUE**

# LOCATION & CONTEXT MAP



The site plan illustrates the layout of the York Region Condominium Plan No. 1115. The development is situated on a long, narrow lot bounded by Woodbridge Ave to the north and Kipling Ave to the south. The plan includes two main residential buildings: Building #1, a 7-storey residential unit on the left, and Building #2, a 5-storey residential unit on the right. Between these buildings is a central courtyard area featuring a rooftop amenity area, mechanical rooms (MECH. PH), and a parking lot with 43 spaces. The plan also shows various setbacks, easements, and surrounding lots (Lots 1 through 9). Key features include the entrance to the buildings, a ramp, and a double board fence along the south boundary. The plan is oriented with North (N) indicated by an arrow pointing towards the top left.

# NORTH & SOUTH ELEVATIONS



4 BUILDING 01-NORTH ELEVATION  
A401



5 BUILDING 02-NORTH ELEVATION  
A401

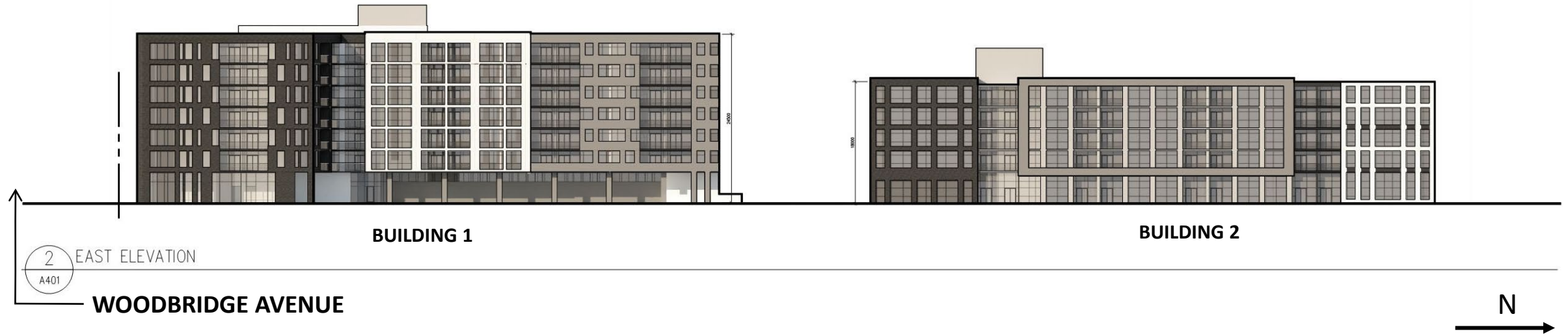


3 BUILDING 01-SOUTH ELEVATION  
A401

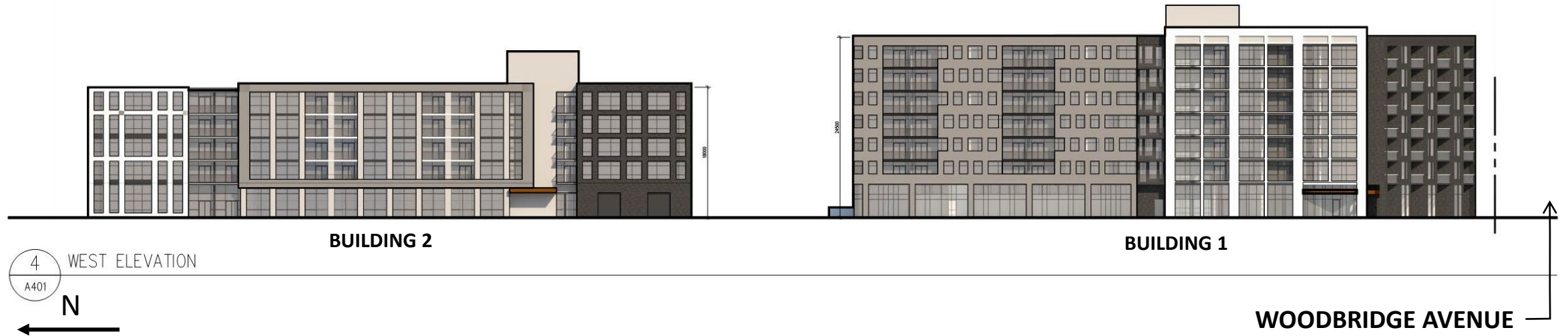


6 BUILDING 02-SOUTH ELEVATION  
A401

# EAST ELEVATION



# WEST ELEVATION



# DEVELOPMENT STATISTICS

	OVERALL	BUILDING 1	BUILDING 2
GROSS SITE AREA	8,077.50 m <sup>2</sup>		
BUILDING GFA		10,451.90 m <sup>2</sup>	6,588.20 m <sup>2</sup>
GROSS FLOOR AREA	17,040.10 m <sup>2</sup>		
LOT COVERAGE	30%		
FSI	2.1		
NO. OF UNITS	219	126	93
BUILDING HEIGHT		7 Storeys (24.5 m)	5 Storeys (18 m)
NO. OF PARKING SPACES	195 Spaces (0.9 sp / unit)		
AMENITY SPACE	2,581.1 m <sup>2</sup> (11.78 m <sup>2</sup> / unit)	1,716.50 m <sup>2</sup>	864.6 m <sup>2</sup>