

**Attachment 9**

**Communications from Council Meeting – December 13, 2022**

**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 ROAD**

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

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

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

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

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

Regards,

Joseph Tomaino

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

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

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Dear sirs,

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

Elsa and Mario Ubbriaco

██████████ Aberdeen Ave  
Woodbridge Ont

Sent from my iPad

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

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

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

Regards,

Frustrated citizen of Vaughan

Sent from my iPhone

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

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City of Vaughn

Office of the City Clerk

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

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

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

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

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

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

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

Our lifestyle and safety will be at risk.

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

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

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

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

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

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

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

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

Regards

A worried and concerned resident

Laura De Flaviis-Risi

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

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

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Dear Mrs DeFrancesca,

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

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

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

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

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

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

Please have my voice heard .

Thank you  
Mona O'Leary

Sent from my iPhone

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

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

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To city clerks,

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

Manuel Orellana

Sent from my iPhone



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

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

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

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

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

Regards, Nick,

Nick Ciappa, P. Eng.

Cell = [REDACTED]

Sent from my Galaxy

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

From: Councillor Rosanna DeFrancesca <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>

Date: 2022-11-30 2:30 p.m. (GMT-05:00)

To: [REDACTED]

Subject: Proposed Redevelopment RioCan Colossus, HWY 7 & Weston Rd.



November 30, 2022



Dear Neighbours,

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

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

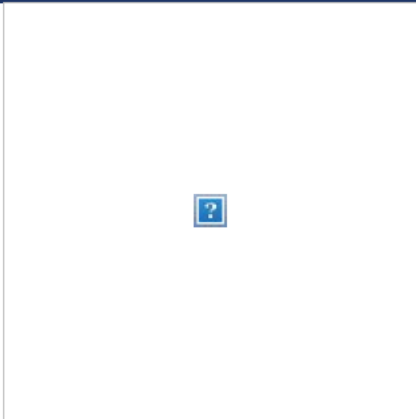
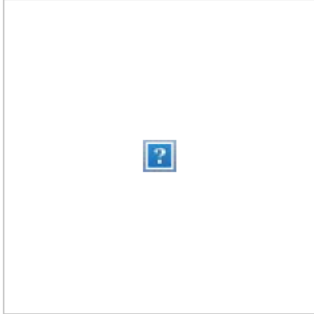
**Please get involved, make your voice heard by:**

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

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

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

Yours in Service,



## Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
T 905 832 8585

E [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**DATE OF MEETING:** Tuesday, December 6, 2022

**TIME:** 7:00 p.m.

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

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

#### **PARTICIPATION**

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

**APPLICANT:**

**DESCRIPTION OF SUBJECT LAND:**

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

**WARD:**

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**PURPOSE OF THE APPLICATIONS:**

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

**RELATED APPLICATION(S):** N/A

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**IMPORTANT INFORMATION**

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

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

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

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

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

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

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

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

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

OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit [www.eltogov.on.ca](http://www.eltogov.on.ca).

**NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS:** In accordance with

Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

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

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# *PINE VALLEY VILLAGE COMMUNITY ASSOCIATION*

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

December 4, 2022.

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

Dear City Clerk:

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

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

## **SUMMARY**

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

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

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

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

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

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

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

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

Provincial Policy Statement 2020, page 2.

## **The Planning Issues/Concerns**

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

### **Appropriateness**

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

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

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



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

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

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

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

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

### **Vaughan Metropolitan Center-Comprehensiveness**

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

### **Accessibility**

**The Provincial Policy Statement:**

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

**Provincial Policy Statement, page 7.**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Affordability**

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

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

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

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

Provincial Policy Statement 2020, Page 5.

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

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

## **Process**

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

Respectfully Submitted,

Bernie DiVona

Pine Valley Village Community Association

berniedivona@gmail.com

**C10**  
**COMMUNICATION**  
**COUNCIL – DECEMBER 13, 2022**  
**CW (PM) - Report No. 44, Item 3**

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

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Hi Frank,

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

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

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

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

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

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

Now presently occupied by Colossus Plaza.

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

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

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

Please reply

Sent from my iPhone  
Have a nice day

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

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

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Hi Dr.Hamid,

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

Thank you,  
Rosanna

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

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

Dear Councillor DeFrancesca,

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

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

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

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

Thank you,

Dr. Hamid Badiei





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

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

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

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

Sincerely, Carmela Bruno