

COMMITTEE OF THE WHOLE (1) – FEBRUARY 7, 2023**COMMUNICATIONS****Distributed February 3, 2023****Item No.**

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|-----|---|------------------|
| C1. | Presentation material. | Presentation # 1 |
| C2. | David Di Sevo, President & CEO, GroundScapers Inc. Vaughan. | Presentation # 1 |
| C3. | Ms. Irene Ford, dated February 2, 2023. | 2 |
| C4. | Ms. Irene Ford, dated February 2, 2023. | 2 |

Distributed February 6, 2023

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| C5. | Ms. Sandra Yeung Racco, Acting President, Brownridge Ratepayers' Association, Checker Court, Thornhill, dated February 6, 2023. | 1 |
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Please note there may be further Communications.

Communication : C 1
Committee of the Whole (1)
February 7, 2023
Presentation # 1



City of Vaughan and Bridges of Love of York Region
Seniors Landscaping Project

May 2023 - September 2023
C 1 : Page 1 of 13

Who are we?

Bridges of Love of York Region, is an incorporated not for-profit organization that meets the needs of seniors in everyday living and communities, in an effort to help them age in place as long and as safely as possible.

Our organization bridges the gaps in government services; we have provided snow removal and grass cutting services free of charge for approximately 15 applicants per season, over the past three years. We are looking to increase the number of seniors we support through the help of the City of Vaughan. Throughout the COVID-19 pandemic, we delivered food, PPE, prescriptions and exercise equipment to seniors to help them feel safe, engaged and stay physically active.

Our Board of Directors is made up of members of the community, that are known for investing their time in helping and advocating for the well-being of our seniors.



Background

As our population ages, it is important that we consider the needs and well-being of seniors in our communities. By 2031, one in five residents in York Region will be over the age of 65. Many of which will face hardships such as loneliness and isolation, along with many physical, financial and emotional issues. One of the areas with which seniors require assistance, is lawn maintenance. Mowing the lawn and performing other yard work, can be physically demanding tasks that may become increasingly difficult for seniors as they age. In this proposal, we will discuss the benefits of providing lawn maintenance for seniors, and how with the partnership of the City of Vaughan we can support more seniors.

Our Proposal

Bridges of Love of York Region is proposing a one-year pilot project with the City of Vaughan to provide subsidized lawn maintenance to seniors based on income.

With the financial support of \$20,000, Bridges of Love of York Region seeks to support 60 seniors across the city with lawn maintenance.

Reasoning

1. Physical challenges: As people age, they may experience physical challenges that make it difficult for them to perform tasks such as lawn maintenance. These challenges can include issues with mobility, strength, and balance. Providing lawn maintenance for seniors would help to alleviate the burden of these physically demanding tasks and allow seniors to age in place with dignity.
1. Health benefits: When seniors attempt to take care of their lawns, they are putting themselves at risk of cuts and lacerations, dehydration, heat stroke and fractures. Having a well-maintained lawn can create a safer environment for seniors by reducing the risk of tripping or falling.
1. Pride of Home Ownership: Many seniors live alone and may not have the support of family or friends to help with yard work. Providing lawn maintenance will create a sense of pride of home ownership for the homes they have worked so hard to maintain.



Property Standards/Yard Maintenance

City of Vaughan by-law states that:

- Grass, ground cover and weeds should be maintained at less than 20 cm in height; if this is not done, the City may issue an order to mow the lawn within 72 hours, which if not done may result in the City doing so at the owner's expense, as well as monetary fines.



Property Standards/Yard Maintenance

Laws that regulate property and lawn maintenance can affect seniors in a number of ways. If a senior is unable to maintain their property and lawn due to physical or financial limitations, they may be at risk of receiving fines or penalties for noncompliance with these laws. This can create a burden and cause stress for seniors who may already be struggling to meet their basic needs. On the other hand, property and lawn maintenance laws can also help to ensure that neighborhoods remain clean and safe, which can be beneficial for seniors and other members of the community. These laws can help to prevent health and safety hazards, such as overgrown grass and weeds, which can harbor pests and create a risk of fire.

How It Will Work

Bridges of Love of York Region is currently partnered with GroundScapers, a local community lawn maintenance company. GroundScapers currently charges \$30-\$35/week depending on the size of the property. For a full season that estimates between \$540-\$630.

The pilot project will run from May 31, 2023 - September 30, 2023 servicing up to 60 seniors on a financial needs basis.

Upon completion of the pilot project, Bridges of Love of York Region will report back to the City of Vaughan with our findings.



Subsidy Breakdown

After completing an application, seniors will be required to submit a Notice of Assessment.

Senior Income (Single)	Senior Pays (Season)
Under \$22,200	\$0
\$22,201 - \$28,753	\$135 - \$157.50
\$28,754 - \$35,306	\$270 - \$315
\$35,307 - \$41,859	\$405 - \$472.50
\$41,860+	Full Amount

Subsidy Breakdown

After completing an application, seniors will be required to submit a Notice of Assessment.

Senior Income (Couple)	Senior Pays (Season)
Under \$37,100	\$0
\$37,101 - \$43,653	\$135 - \$157.50
\$43,654 - \$50,206	\$270 - \$315
\$50,207 - \$56,759	\$405 - \$472.50
\$56,780+	Full Amount

Proposed Funding to Service: Up to 50 Seniors

Budget	COV 2022-23
Total Funds	20K
Landscaper	15K
Administration	3K
Advertisement	2K

Conclusion

Providing lawn maintenance for seniors is a responsible and compassionate action that can have numerous benefits. It can help seniors to maintain their independence, improve their health and well-being, have pride in home ownership, all while maintaining property standards within the City of Vaughan. By supporting seniors in this way, we can help to create a more inclusive and supportive community for all of its members.



Thank you for your time.

For more information,

www.bridgesoflove.co

bridgesoflove2@gmail.com

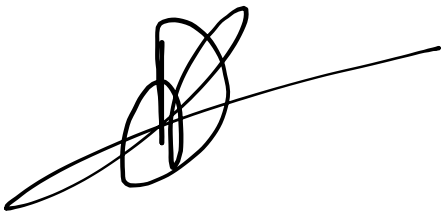
GroundScapers is a professional landscape company located in Vaughan, Ontario tailored to providing the highest quality of landscaping services. As a company, we have been servicing the City of Vaughan for almost half a decade.

GroundScapers has been partnered with Bridges of Love for three consecutive years. Our mission is to assist seniors with basic landscaping needs. The community of seniors that are being assisted have suffered through a tremendous number of events. Due to their circumstances, seniors have been neglected to a point where they can no longer be able to complete basic needs. While we already aid in the maintenance of fifteen senior properties per season, we believe this organization has a lot more to offer the residents, especially with the rising number of senior citizens growing within our community.

Our price point for the grass cutting service ranges from \$30-\$35 depending on the size of the property. GroundScapers provides the highest quality service at the lowest price to support this wonderful not-for-profit. With the help of funding from the community, Bridges of Love and GroundScapers will be able to provide more to the senior residents of Vaughan.

We are honored to be a part of this wonderful opportunity to help our community of seniors. We are confident in Bridges of Love, and together with Groundscapers, it is our mission to strive for the best possible outcome to help those in need.

Kind regards,



David Di Sevo
President & CEO
GroundScapers Inc.

Communication : C 2
Committee of the Whole (1)
February 7, 2023
Presentation #1

**Communication : C 3
Committee of the Whole (1)
February 7, 2023
Agenda Item # 2**

From: IRENE FORD [REDACTED]

Sent: Thursday, February 02, 2023 11:30 AM

To: Clerks@vaughan.ca

Cc: Wendy Law <Wendy.Law@vaughan.ca>; Council@vaughan.ca; Trca Info <info@trca.ca>; Environmental Permissions (MECP) <enviropemissions@ontario.ca>; Todd Coles <Todd.Coles@vaughan.ca>

Subject: [External] DCFM DEVELOPMENTS LTD. - OFFICIAL PLAN AMENDMENT FILE OP.21.002, ZONING BY-LAW AMENDMENT FILE Z.21.003 - 8265 AND 8277 ISLINGTON AVENUE, VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

Comments/Question Re: DCFM DEVELOPMENTS LTD. - OFFICIAL PLAN AMENDMENT FILE OP.21.002, ZONING BY-LAW AMENDMENT FILE Z.21.003 - 8265 AND 8277 ISLINGTON AVENUE, VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

This development already has a tribunal decision approving OPA 23 and Zoning By-Law 200-2018. Does the OPA and Zoning by-law amendments sought change conditions of previous approvals authorized by a tribunal. If so does the City of Vaughan have authority to override/change a previous tribunal decision or is the applicant required to 1) go back to the tribunal to alter the previous decision or 2) seek a ruling from a higher authority - the courts?

How many times can a landowner seek to change the development permissions on a parcel of land, tweak their approval?

I would appreciate answers to the above questions.

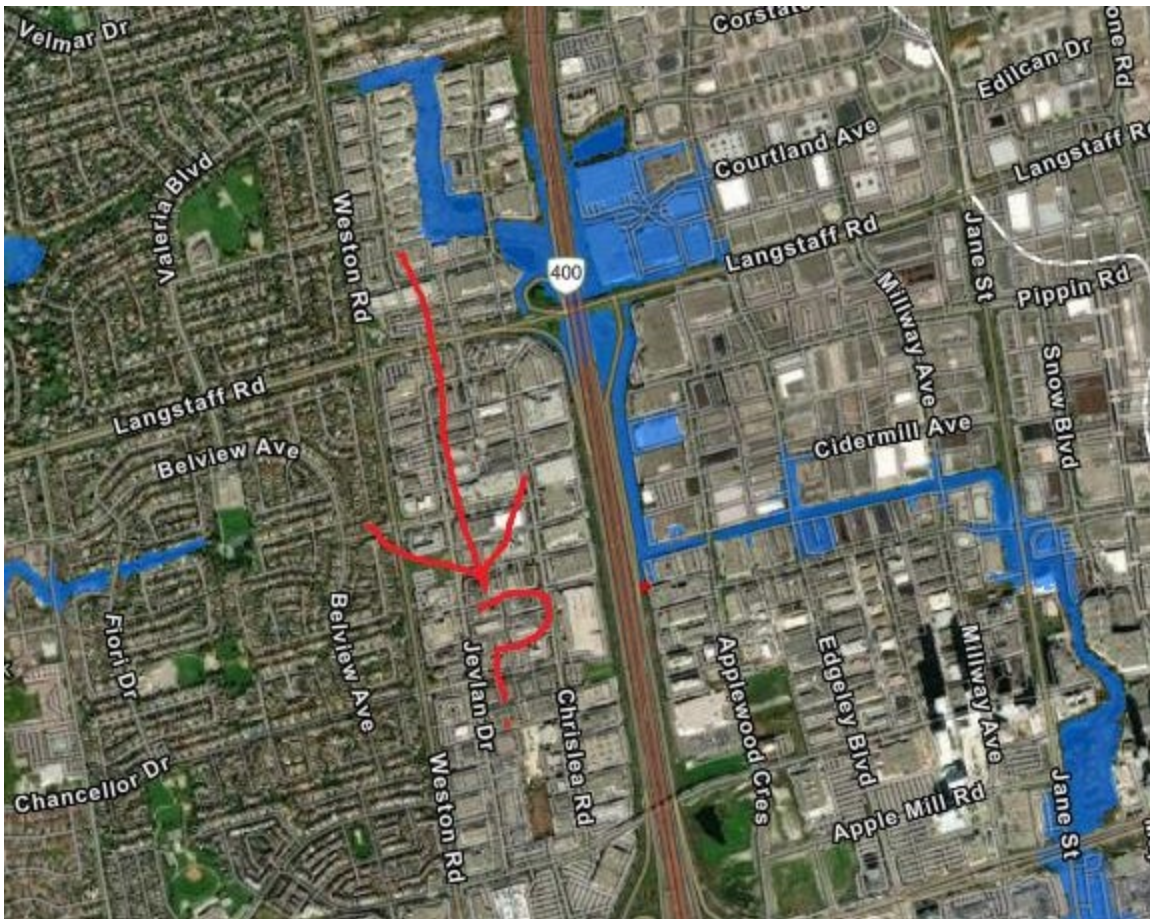
It is impossible for residents to understand what was intended to be allowed as per Official Plan, Secondary Plans and provincial planning policy legislation when it is changed in such piecemeal ways, and it's hard to believe that if the applicant needs to continue to change the permissions, especially in a floodplain, special policy area that it is upholding and consistent with the PPS and all planning legislation as well as environmental legislation. The City will be proceeding to develop the Board of Trade Golf Course, the increase in impervious surfaces will have an immediate and direct effect on the Humber River.

I suspect the PTTW requirements for this site will be great when construction starts and the water extracted can not be discharged into the Humber River untreated, it has to go to the existing storm or sanitary systems. Both of which are finite and

MECP approved PTTW's should not compete or impede stormwater capacity. I don't understand how the cumulative impacts of these little piece meal decisions going on across the watershed could possibly be understood.

This [PTTW](#) approved upstream, where is all the water being discharged and why does the National Golf Club need permission to take a max of 1,442,880 on a daily basis for irrigation up to 241 days per year? Do they irrigate in the winter? It does not make sense nor does the fact that 2 dry stormwater ponds are being converted to wet ponds in the same watershed - Villa Park Pond and Blackburn Pond. Then there is the mysterious SWP landlocked behind commercial buildings being upgraded totally unclear where the water is discharged to or what permits are or are not required here. Underground rivers, streams?

I don't know what to think anymore, but I have no faith that we actually understand the impacts of these decisions. I am really concerned at the proximity of these SW improvements to the VMC/Black Creek sub-watershed and the special development charges and SWM work that must be completed to allow development to proceed. I know that water can't be transferred but so much is underground it's hard to understand what is happening at the borders of watersheds. It's hard to understand how much is the improvement of the existing SWM systems versus compensating for upstream and adjacent growth. I wonder if my stormwater property tax is funding growth that is not covered by development fees?



<https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=128914>

Thank you,
Irene Ford



Sent on my home

On: 06/2/2023 at 11:30 AM (PINE) [REDACTED]

Comments Quest on Re: DC M DEVE O MEN S D - O ICIA AN AMENDMEN I E O 2 002 ZONING B - AN AMENDMEN I E Z 2 003-8265 AND 8277 B ING ON AVENUE VICINI O IS NG ON AVENUE AND HAR MAN AVENUE

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How many times can a landowner seek to change the development permissions on a parcel o land break their app ova?

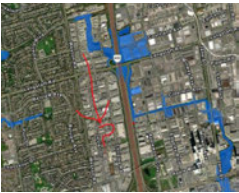
I would appreciate answers to the above questions

It is responsible o residents o understand what was intended to be allowed as per O cal len Secondly here and p o v n c l planning go by legislation when it is changed in such a case must weigh and t's had to be level that I the app licant needs to continue to change the permissions especially in a local plan special policy e see that it is upholding and consistent with the S and a l panning leg station as well as environmental regulations the City will be proceeding o develop the Block o adle Gd Cou se the nc ease n impo v oia su ades W have an immediate s o d e c t on the Humber R v e

I suspect the W equi ements o this site will be great when construction starts and the waste act can not be discharged into the Humber River unt eated This has to go to the existing o m o sani a y systems Both o which a e ini e and MEC app oved We should not compete o mpede s o mme e capacity I don't unde s how the cumulative impacts o these 1 the piece meal decisions going on

acoss the we e shed cou d possible be unde stood

his [video](#) app oved upst eam whe e s all the wate be ng discha ged and why does the National Golf Club need pe mission to ake a max o 442 880 on a da ly bas s fo l l gation up to 24 d days pe yea Do they l ighte n the w rns It does not make sense no does the fact that 2 d y sto mwate ponds a e being conse ted o wet ponds in the same wa e shed -Vil la a k and Blackbu n on? Then the e is the mps e duc 200' landscaped bath nd commec al build ings being app eled sta ly unchal whe e the wa e s discha ged to o what pe mts a e s a a not equal ed the e unde g oand he s e same I don t know what o think anyone e but I have no faith that we actua ly unde stand the impacts of these decis ons I am eally conice ned at the p ox m ty of these SWM imp ovements to the VMC Black C eek sub wate shed and the special development cha ges and SWM wo k hat must be completed to allow development to p oceed I know that wate can t be t anle ed but so much is unde g ound it s ha d to unde stand what s happening at the bo de s of wate sheds t s ha d to unde stand how much is the imp ovement of he ex sting SWM sys ems ve sus compensating fo upst eam and adacent g oeth l woude if my sto mwate p ope ty ax s fund ng g ow h hat s not cove ed by development fees



[http://pub.wright.com/homepage.com/lastpage.aspx?DocumentId=2894](#)

thank you
Lance G



Communication : C 5
Committee of the Whole (1)
February 7, 2023
Agenda Item # 1

From: Sandra Yeung Racco [REDACTED]
Sent: Monday, February 6, 2023 11:56 AM
To: Mayor and Members of Council <MayorandMembersofCouncil@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>
Cc: Anna Venturo <Anna.Venturo@vaughan.ca>; Natalie McBoyle <Natalie.McBoyle@vaughan.ca>; Enza Barbieri <Enza.Barbieri@vaughan.ca>; Anthony Tersigni <Anthony.Tersigni@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Rebecca Battat <Rebecca.Battat@vaughan.ca>; Carol Birch <Carol.Birch@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Mary Caputo <Mary.Caputo@vaughan.ca>
Subject: [External] RE: Deputation for Item 1, Committee of the Whole, February 7, 2023

Dear Mayor and Members of Council,

RE: 7818 Dufferin Inc.
Official Plan Amendment File OP.21.004
Zoning By-Law Amendment File Z.21.006
7818 Dufferin Street
Vicinity of Dufferin Street and Centre Street

I am submitting my comments as the Acting President of Brownridge Ratepayers' Association with regards to this application. I will be making my deputation on Tuesday, Feb. 7th at 1:00 pm.

Having reviewed the report in front of you today, I can tell you that my community is **disappointed** to see staff making a recommendation to Vaughan Council to endorse this application, in preparation for the Ontario Land Tribunal Hearing.

For the new Council members, let me provide you with a brief history.

The original Owner of this Subject Land submitted both a Zoning By-law Amendment and a Site Development application to permit service commercial development, including a 4-storey office building and 5 one-storey service commercial buildings on the Subject Lands. The applications were considered at the Committee of the Whole held back on June 2, 2015. Unfortunately, this Owner was not able to finalize the necessary approvals for the service commercial development.

Subsequently, a new owner (7818 Dufferin Inc.) purchased the Subject Lands on May 4, 2020 and submitted their current applications.

At the **June 14, 2021 Public Hearing** meeting, the applicant proposed:

1 34-storey and 1 **12-storey** mixed used buildings, along with 2 2-storey townhouse blocks with 361.87 m2 ground floor retail, comprising a FSI of 4.82, totalling 863 dwelling units.

At the Public Hearing meeting, number of deputations, comments and submissions were received, highlighting issues with traffic congestion, unreasonable height and density and the lack of green and amenity spaces.

Since that Public Hearing meeting, the applicant has made no attempt to meet with the community, including the Brownridge Ratepayers' Association but instead, like a lot of greedy developers, chose to appeal to the Ontario Land Tribunal on June 30, 2022. Brownridge Ratepayers' Association has since filed to be part of the hearing and was granted party status.

One of the critical parts of good planning is to listen and work with the community, the planners, the City and other stakeholders in hope of bringing a more compatible and viable project to the neighbourhood. Unfortunately, this has not happened and from our experience, most likely won't, just by looking at what is being proposed here today.

The applicant amended the previous submission to:

1 **22-storey** and 1 **27-storey** mixed used building on top of a 7 – 10 storey podium, along with 2 blocks of townhomes totalling 10 units, a 311.19 m2 ground floor retail, 710.32 m2 public/private open space and 1401.09 m2 of public park/urban square, with a grand total of 863 units, with a FSI of 5.2.

To someone who is not paying attention or does not have a clear understanding, they may think this is a better proposal since they amended their application to lower their 34 storey to 27, however if you look at it in more details, you will realize that the 27 storey and the new 22 storey are actually sitting on a 7 to 8 storey podium, which when you add them up, goes back to the original 34 storey height. So what has changed? Is the applicant trying to pull a wool over our eyes? And furthermore, not only did they not attempt to bring down the unit numbers by staying at exactly same units as before, but now the Floor Space Index went from the original 4.82 to 5.2.

Insufficient parking was also identified as one of the issues from the previous Public Hearing meeting, however the applicant still have not provided the required parking for this development. Instead of providing:

Residential	1,295	Total of 1,533 spaces
Visitor	216	
Commercial	22	



a difference of 662 spaces

the applicant is only proposing:

Residential	691	Total of 871 spaces
Visitor	173	
Commercial	7	

This is unacceptable. Where will the overflow of cars be parking? With only 7 spaces for commercial and 173 visitor spaces, it will not be enough to serve the visitors of the condo, plus all those accessing the commercial/retails. Please don't tell me that people living here and those coming here will only be travelling by foot, bike and transit. Transportation staff needs to stop looking at numbers that they dreamed of but rather look at **realistic numbers**. Anyone sitting at this intersection can tell you that the ridership on our public transportation is dismally low. We live in a car-centric neighbourhood and to expect residents to be using transit and getting out of cars, but in my opinion, is only a pie in the sky. Maybe this may happen in another 20 years down the road but for this current timeline, not realistic.

This intersection is already congested because this intersection is where most commercial and residential traffic use to get access to Hwy. 7 from Dufferin St. The added cars from this and the previously approved development to the north will certainly add even more to this stable low-rise community. Planners and engineers need to look at what is taking place now and not a bunch of numbers someone at some desks put together. **No one is opposing to development but development needs to make sense and will not negatively impact on existing community, which this one definitely will.**

Our community would also like to know what is being proposed in the podium? Depending what is the usage for the proposed 7 – 10 storey of podium spaces, it will determine how busy this NW corner will become.

At the most recent OLT decision for the northern parcel of land at 7850 Dufferin St. (Dufcen Construction Inc.), it was approved with a **maximum of 12 storeys** only and a **maximum density of 2.84 FSI**. As well, there are a number of HOLDING clauses in place which we expect them to be implemented with this development, especially since this development will need access over 7850 Dufferin St. in order it can be viable, including **gaining full movement access at Dufferin St. and Beverly Glen Blvd**. This full movement access must be imposed with this application since currently, it has only 2 access points, both of which are right-in and right-out. If there are no proper access points, the transportation along this corner will be disastrous.

In conclusion, there are still many issues that have not been resolved to the satisfaction to alleviate the real concerns raised by the community. We are hoping that the applicant will be a responsible and reasonable neighbour and do what is right to make our neighbourhood more compatible and complete. **So I implore Council to not endorse the recommendations made by staff but to ask applicant to work with community and staff to address all the shortcomings or to refuse the current application as it stands.**

Thank you for an opportunity to address Council and City staff.

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.
楊士淳

President & C.E.O., RACCO & Associates
Founding President, Empowering YouR Vision
Former Councillor, City of Vaughan

“We don’t need a title to lead. We just need to care. People would rather follow a leader with a heart than a leader with a title.”