

**COUNCIL MEETING – FEBRUARY 15, 2022
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed February 11, 2022</u>				
C1.	Patricia C, dated February 2, 2022.	5	2	Committee of the Whole (Public Meeting)
C2.	Manvi, dated February 1, 2022.	5	2	Committee of the Whole (Public Meeting)
C3.	Rosemarie Humphries, Humphries Planning Group Inc., dated February 2, 2022.	5	2	Committee of the Whole (Public Meeting)
C4.	Priya Merritt, dated February 2, 2022.	5	2	Committee of the Whole (Public Meeting)
C5.	Adriano Volpentesta, dated February 2, 2022.	5	2	Committee of the Whole (Public Meeting)
C6.	Domenic Mazzone, dated February 4, 2022.	5	2	Committee of the Whole (Public Meeting)
C7.	Giampaolo & Linda Vascotto, dated February 8, 2022.	7	2	Committee of the Whole (Closed Session)
C8.	Michael Both, dated February 8, 2022.	7	2	Committee of the Whole (Closed Session)
C9.	Margaret LeCoche, dated February 8, 2022.	7	2	Committee of the Whole (Closed Session)
C10.	Vadim Bondarenko, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C11.	Roberto Baldassarra, dated February 8, 2022.	7	2	Committee of the Whole (Closed Session)
C12.	Arthur Pereira, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C13.	Frances Camillo, dated February 8, 2022.	7	2	Committee of the Whole (Closed Session)
C14.	Marco Capponi, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**COUNCIL MEETING – FEBRUARY 15, 2022
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C15.	Rosina, Agostino and Antonio D'Alimonte, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C16.	Frank Quintieri, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C17.	Nino Leone, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C18.	Michael Santavenere, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C19.	Vincenzo Di Nardo, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C20.	Mark Jackman, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C21.	Rose Suppa, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C22.	Nando Morelli and Stefanie Morra, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C23.	Vienna and Frank Petroco.	7	2	Committee of the Whole (Closed Session)
C24.	Frank and Josie Grossi.	7	2	Committee of the Whole (Closed Session)
C25.	Drazen Bulat, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C26.	Dino Di Iorio, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C27.	Gianfranco Camillo, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C28.	Lucas Camillo, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C29.	Salvatore Rosina and Maria Petrolo, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)

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**COUNCIL MEETING – FEBRUARY 15, 2022
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C30.	Lauren Camillo, dated February 7, 2022.	7	2	Committee of the Whole (Closed Session)
C31.	Joe and Toni Simonetta, dated February 9, 2022.	7	2	Committee of the Whole (Closed Session)
C32.	Elisa Testa, on behalf of the Vaughanwood Ratepayers Association, dated February 9, 2022.	6	10	Committee of the Whole
C33.	Angela, dated February 7, 2022.	6	10	Committee of the Whole
C34.	Pat Yovdoshuk, Vaughan Public Libraries, dated February 10, 2022.	6	12	Committee of the Whole
C35.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated February 11, 2022.	6	1	Committee of the Whole
C36.	Allie Mchugh, York Region, Metrolinx, dated February 11, 2022.	6	7	Committee of the Whole

Distributed February 14, 2022

C37.	Ryan Virtanen, KLM Planning Partners, dated February 14, 2022.			By-law 024-2022
C38.	Barry Stern, dated February 14, 2022.			By-law 035-2022
C39.	Christian Turco.	6	17	Committee of the Whole

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C1
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (PM) - Report No. 5, Item 2

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Kleinburg community centre
Date: February-03-22 9:49:51 AM

From: P M <[REDACTED]>
Sent: Wednesday, February 02, 2022 6:15 PM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca
Subject: [External] Kleinburg community centre

Hello,

I am writing to you today in favour of having a Kleinburg community centre for adults and children in the community. This is important as much as hospitals are to keep people active and in good health. Please consider my request.

Thank you.

Patricia C

C2
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (PM) - Report No. 5, Item 2

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] New Kleinburg community Center
Date: February-03-22 10:15:37 AM

From: Manvi Hasija [REDACTED] >
Sent: Tuesday, February 1, 2022 7:57 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] New Kleinburg community Center

Hi there

I am a resident of Kleinburg and a mother of two very energetic boys. Since moving to Kleinburg I am constantly driving my boys to the maple and Woodbridge community centres as they take classes. It would be nice to have our own community Center which is a reasonable drive where my kids feel part of the community.

Please please consider helping us out by opening a community Center for the residence of Kleinburg.

Manvi

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

HPGI File No.: LI16H
February 2, 2022

sent by email only

Clerks Department
The Corporation of the City of Vaughan (clerks@vaughan.ca)
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Attn: The Honourable Mayor Maurizio Bevilacqua & Members of Council and
Todd Coles, City Clerk**

**Re: FILE BL.55W.2019 BLOCK 55 NORTHWEST LANDOWNERS GROUP INC.
BLOCK PLAN IN THE VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

This letter has been prepared on behalf of our client, Alex Vitaro, owner of the lands municipally known as 5841 Kirby Road. Our client's lands are located at the north east quadrant of the Block Plan area and can be easily identified as the property containing the proposed pumping station and conceptual townhouse development immediately to the south of such.

We were advised of the public meeting late last week and immediately requested copies of all the submission materials in support of the application as filed with the City in August of 2021 or thereabouts. We have only just received such and are in the process of reviewing the materials and will further advise the City should we have any questions or concerns.

We do acknowledge that the landowner to the immediate south has made provision for the extension of the road network onto our clients lands as previously requested in communications for other related applications back in 2019 and expect that the applicant will continue to consult with our client to ensure suitable arrangements are in place respecting matters not limited to servicing and grading.

Thank you for your consideration in this matter and look forward to continue working with the applicant and staff through the application review process.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'Rosemarie', written over the company name.

Rosemarie Humphries BA, MCIP, RPP
President

cc. Carly Murphy, Planner
Christina Bruce, Director of Policy Planning and Sustainability
Mark Antoine, Senior Planner
Alex Vitaro

C4
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (PM) - Report No. 5, Item 2

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] We Support the Proposed Kleinburg Community Centre at Kirby and Hwy 27
Date: February-03-22 10:26:17 AM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Wednesday, February 2, 2022 8:44 AM
To: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Subject: FW: [External] We Support the Proposed Kleinburg Community Centre at Kirby and Hwy 27

From: Priya Merritt <[REDACTED]>
Sent: Wednesday, February 02, 2022 7:21 AM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] We Support the Proposed Kleinburg Community Centre at Kirby and Hwy 27

Hello, My family and I live near the intersection of Kirby and Kipling Rds in Kleinburg. We strongly support the building of a Kleinburg Community Centre at the vicinity of Kirby Rd and Hwy 27. We would like this email of support to be included in the gaging of support at the discussion meeting on Feb 2nd.

Having this Community Centre will be an immense benefit for us particularly as we have a 4 year old. The centre will be a great one stop place for us to meet and connect with other local families, for my son to interact with other children, for us all to enjoy the benefits of socializing and staying healthy through the library and recreation facilities and amenities.

Kleinburg does not currently have a large comprehensive community centre. And as it grows with new development, new families and individuals moving to the area, we need a Community Centre to accommodate the needs of the larger community. We currently visit Kleinburg village, the McMichael Gallery and grounds which are all wonderful and historic but do not have the modern amenities needed.

During the recent federal election, we had to go to a Nobleton location that was much too small to accommodate the number of voters. If we have this centre, we would have another option closer to us to perform our civic duties, as well as for youth and seniors to have a place to go to do whatever community centers offer including meeting locations.

My family and I would strongly recommend this new Kleinburg Community Centre at Kirby and Hwy 27 and recommend you approve it to proceed.

Thank you,

Priya Merritt

C5
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (PM) - Report No. 5, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] NEW KLEINBURG COMMUNITY CENTER
Date: February-03-22 10:23:46 AM
Attachments: [image001.png](#)

From: Gina Ciampa <Gina.Ciampa@vaughan.ca>
Sent: Thursday, February 03, 2022 10:19 AM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: FW: [External] NEW KLEINBURG COMMUNITY CENTER

Good morning,
Kindly add Mr. Volpentesta's comments as part of communications.

Gina Ciampa

Executive Assistant to Councillor Marilyn lafrate
905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1, Maple/Kleinburg
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



To subscribe to Councillor Marilyn lafrate's E-Newsletter, please click [here](#)

From: adriano volpentesta <[REDACTED]>
Sent: Thursday, February 03, 2022 10:07 AM
To: Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: Re: [External] NEW KLEINBURG COMMUNITY CENTER

Yes Gina send it to clerks for the record.
Adriano

From: Gina Ciampa <Gina.Ciampa@vaughan.ca>
Sent: February 3, 2022 10:00 AM
To: adriano volpentesta <[REDACTED]>
Cc: Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Fabrizio Cavalluzzo <Fabrizio.Cavalluzzo@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: RE: [External] NEW KLEINBURG COMMUNITY CENTER

Adriano,

Thank you for sending in your comments. Can I have your permission to forward your email to the Clerks office to be included in the communications?

Respectfully,

Gina Ciampa

Executive Assistant to Councillor Marilyn Iafrate

905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1, Maple/Kleinburg

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

vaughan.ca



To subscribe to Councillor Marilyn Iafrate's E-Newsletter, please click [here](#)

From: adriano volpentesta [REDACTED] >

Sent: Wednesday, February 02, 2022 7:37 PM

To: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Fabrizio Cavalluzzo <Fabrizio.Cavalluzzo@vaughan.ca>

Subject: [External] NEW KLEINBURG COMMUNITY CENTER

Dear, Members of Vaughan Council

A SERIOUS DISCUSSION 4 a NEW Community Center for The NEW KLEINBURG COMMUNITIES

—

The AREA of New Klienburg consisting of The Communities called & known to all of KLIENBURG IMPRESSIONS, KLIENBURG CROWNS, KLIENBURG SUMMIT and Future DEVELOPMENTS soon to be approaching Zoning/Future Planning are in DESPERATE need for a Serious Discussion for a Community Center !!!!

(North of Rutherford to Kirby from Highway 50 to ISLINGTON)

This Community is approaching 10 YEARS & 1 DECADE OLD with a vibrant, dynamic, growing, dedicated, caring Families and New Members of The Vaughan Family. This large and Future growth Community has a large need for a Complete Vaughan Community Center.

I am writing on behalf of many Residents of all 3 Communities who have lived and love living in this New Community, who have called, msges me or when I am at parties with people I know there or they see me in the community tell me about this concern.

There are over roughly 10,000 - 12,000 Residents living here and have no close Vaughan Community Center/services to them. The closest is West Vaughan and Vellore. This put negative strains on current services due to over use of capacity. Many other new communities/block plans have new Community CENTER/Services already such as Thornhill Woods, Vellore and Carville with

a new center being Completed. The KLEINBURG COMMUNITY doesn't NOT have a SITE at all and no official process initiated. This Community is already 12 Years old.

I Propose a Community working Group be Created with Residents of KLEINBURG IMPRESSIONS, SUMMIT and CROWNS, Community groups and Landowners who have , are , will be and have properties even currently agriculture to be included and approached.

Working with Staff, Members of Council, all positive relationships with our Business Community partners/applicants and Our Local Residents in these KLEINBURG COMMUNITIES we can make a Powerful, Positive and Lasting Legacy for Our NEW KLEINBURG COMMUNITY and Our City of Vaughan's Future for Future Generations to come.

This is Vaughan, This Our Vaughan Family, This is our Remarkable Business Community UNITED Together for Our Belief, Our Potential, Our Love for Our City of Vaughan !!

With Appreciation and Love for Our VaughanTASTIC Citizens and Our Home Vaughan,
Sincerely,

Adriano VOLPENTESTA
DEVOTED to VAUGHAN



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C6
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (PM) - Report No. 5, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Need for a Community Centre in Kleinburg
Date: February-07-22 8:57:47 AM

From: Domenic Mazzone <[REDACTED]>
Sent: Friday, February 04, 2022 5:24 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Need for a Community Centre in Kleinburg

Good afternoon,

I wanted to thank my local councillor Marilyn lafrate for advocating on behalf of her constituents regarding the need for a community centre in Kleinburg at Wednesday night's virtual Council Meeting. Unfortunately a motion was not put forward at the meeting regarding the community centre at the Copper Creek Development. So my questions is where doe we go from here? What are the next steps towards putting in a motion for an alternate site/block? The need for a proper community centre and other amenities are needed by this densely populated and quickly growing family community. This has been an ongoing matter for a long time in Council and no resolution has been put forward. We as residents continue to wait and we continue to be disappointed by the city, by the various school boards and by all levels of government in their failure to act and plan according. I look forward to hopefully seeing a concrete motion put forward by council as soon as possible.

Wishing everyone a safe weekend,

Domenic A. Mazzone
[REDACTED] Dunrobin Crescent
Kleinburg, Ont.
[REDACTED]
[REDACTED]

Begin forwarded message:

From: Domenic Mazzone <[REDACTED]>
Subject: Need for a Community Centre in Kleinburg
Date: January 30, 2022 at 12:43:22 PM EST
To: clerks@vaughan.ca, council@vaughan.ca
Cc: Marilyn lafrate <marilyn.lafrate@vaughan.ca>, Gina.Ciampa@vaughan.ca

Good afternoon,

As a resident of the community (and in speaking to numerous other community residents on this issue) I wanted to express great disappointment that the development at Copper Creek does not have a community centre included in the plans. As the ongoing developments lead to continued population growth, the needs of the community also grow. Unfortunately up until this point an unsatisfactory job has been done in regards to planning on behalf of current and future area residents. We have already out grown our capacity at our schools and we don't have an adequate library or resource centre to serve us. This is due to poor planning and shortsightedness by the politicians (at every level), school boards, school trustees and of course the developers.

As a young family we would really ask that a community centre be considered in the plans and not overlooked on account of poor community planning. I hope needs of the residents will be a priority and taken into account when a decisions is made.

Domenic A. Mazzone

█ Dunrobin Crescent

Kleinburg, Ontario

█

█



 Subject Lands

Block Plan

LOCATION:
 Lots 28-30, Concession 8
 Block 55 West
 City of Vaughan

APPLICANT:
 Block 55 Northwest Landowners Group (Inc.)



Attachment

FILE:
 BL.55W.2019

DATE:
 February 2, 2022

2

C7
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

Feb. 8th, 2022

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819
ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32
HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01
February 8, 2022 - Committee of the Whole Closed Meeting

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

June 22nd, 2021

Resident Petition Opposing Proposed Amendment Presented to Council

- signed by 263 residents representing 72% of low-density landlocked community
- all the adjacent residents and 91% of those on McKenzie Street & Hawman Avenue

June 25, 2009

OMB Supported the Low-Rise Residential Zoning

Our community retained a lawyer and a planner to protect our stable low-density neighbourhood from unfair intensification. Several experienced lawyers and accredited planners participated in the hearing representing Vaughan, York Region, Ontario, WWHA (Residents), and the Appellant.

OMB Madame Chair S.J. Sutherland Stated in the Memorandum of Oral Decision:

“The Board heard unchallenged expert land use planning evidence in support of the application, as amended by the settlement agreement, from Mauro Peverini, on behalf of the City and Rosemary Humphries, on Behalf of the Applicant/Appellant”

“The adjustment of the boundary line for OPA 661, as represented in the settlement, helps protect the character of the well-maintained neighbourhood, the proposed development borders, and represents good planning”

“The settlement is in the public interest”

Settlement highlights which were subsequently embedded in the Vaughan Official Plan 2010, and influenced 60 % of the local residents to vote in favour of the settlement:

- low density residential boundary line to be **repositioned**
- Petro Canada property maximum height 6-storeys
- 5225 HWY 7 maximum height 4-storeys

- 5217 HWY #7 no intensification
- McKenzie Street removed from regional intensification corridor

Kipling Avenue & HWY #7

There have been no changes to the south side of HWY #7 east of Kipling Avenue to justify an amendment to the existing Low-Rise Residential Zoning.

- HWY 7 has not gone through a widening as other sections have.
 - no rapid transit lanes on this section of HWY #7
 - no transit on Kipling Avenue– Kipling Avenue & HWY #7 intersection continues to be a small awkwardly configured intersection
 - intersection is on a crest of a hill
 - Kipling Avenue south is a dead end and does not extend to Steeles Avenue
- Over the years the only change is a substantial increase in traffic creating a bottleneck at this intersection which hampers emergency vehicles from navigating through.

Vaughan Mid-Rise Residential Guidelines

- proposed development (12-storeys, 166 units, 192 parking spots) is neither harmonious nor consistent with the surrounding neighbourhood
- acceptable transition or step back planning principals of the 4 adjacent properties are not completely implemented
- the proposed building is not at an intersection but mid-block
- nowhere in Vaughan is there a 12-storey building 9 meters from a bungalow along HWY #7

Intensification Developments in our Neighbourhood

- our community is not NIMBY as we have done our part to facilitate intensification.
- an existing 12-storey condominium at the southwest corner
- stacked townhomes on the west of the condominium
- stacked townhouse development approved further south off Kipling Avenue
- two condominiums have been approved at HWY #7 and Lansdowne Avenue (northeast corner)

Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Please consider and take our concern seriously and in the best interest of our community!

Respectively,

Giampaolo & Linda Vascotto

■ Angelina Ave., Woodbridge, Ontario, ■

C8
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01
Date: February-08-22 3:05:00 PM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 2:52 PM
To: Clerks@vaughan.ca
Subject: FW: [External] SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Michael Both <[REDACTED]>
Sent: February-08-22 12:46 PM
To: Council@vaughan.ca
Cc: [REDACTED]
Subject: [External] SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

Feb. 7th, 2022

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

February 8, 2022 - Committee of the Whole Closed Meeting

We kindly request that Council oppose the proposed amendment of the existing

Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

June 22nd, 2021

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-
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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectfully,

Michael Both

████ Angelina Avenue
Woodbridge

C9
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01
Date: February-08-22 10:27:06 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 9:59 AM
To: Clerks@vaughan.ca
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Margaret LeCoche <[REDACTED]>
Sent: February-08-22 9:43 AM
To: Council@vaughan.ca
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

Feb. 8th, 2022

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February 8, 2022 - Committee of the Whole Closed Meeting

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June 25, 2009

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Do what is in the best interest of our community!

Respectively,

Margaret LeCoche

■ Hawman Avenue

■

C10
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting
Date: February-08-22 9:39:03 AM

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

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 9:28 AM
To: Clerks@vaughan.ca
Subject: FW: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1 vaughan.ca

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

From: Vadim Bondarenko [REDACTED]
Sent: February-07-22 8:37 PM
To: Council@vaughan.ca
Subject: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

Feb. 7th, 2022

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

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Do what is in the best interest of our community!

Sincerely,

Vadim Bondarenko

■ Hawman ave, Woodbridge

Cell: ■

C11
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting
Date: February-08-22 9:38:57 AM

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

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 9:28 AM
To: Clerks@vaughan.ca
Subject: FW: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1 vaughan.ca

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

From: BALDASSARRA [REDACTED] >
Sent: February-08-22 8:09 AM
To: Council@vaughan.ca
Cc: [REDACTED]
Subject: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

Feb. 8th, 2022

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February 8, 2022 - Committee of the Whole Closed Meeting

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Respectively,

Roberto Baldassarra

■ Veneto Dr.
Woodbridge, ON

C12
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting
Date: February-08-22 9:38:53 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 9:27 AM
To: Clerks@vaughan.ca
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

Shari Gouzvaris
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City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Arthur Pereira [REDACTED] >
Sent: February-08-22 9:27 AM
To: Council@vaughan.ca
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

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Respectively,

Arthur Pereira

■ Sara Street, Woodbridge ON ■

C13
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meetin
Date: February-08-22 8:54:06 AM

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Sent: Tuesday, February 08, 2022 8:34 AM
To: Clerks@vaughan.ca
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meetin

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City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Gianfranco Camillo <[REDACTED]>
Sent: February-08-22 7:55 AM
To: Council@vaughan.ca; [REDACTED]
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting...

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Respectively,

Frances Camillo
[REDACTED] Hawman Ave
Woodbridge ON
[REDACTED]

C14
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting
Date: February-08-22 8:54:00 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 8:33 AM
To: Clerks@vaughan.ca
Subject: FW: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

Shari Gouzvaris
Council Office Administrator
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City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Marco Capponi [REDACTED] >
Sent: February-08-22 12:31 AM
To: Council@vaughan.ca
Cc: [REDACTED]
Subject: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

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February 8, 2022 - Committee of the Whole Closed Meeting

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

June 22nd, 2021

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Do what is in the best interest of our community!

Respectively,

M. Capponi
[REDACTED] Veneto Dr.
Woodbridge On, [REDACTED]

Sent from my iPhone

C15
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] ATTENTION: GUS MICHAELS (DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022 Committee of the Whole Closed Meeting)
Date: February-08-22 3:51:23 PM
Attachments: [Letter to Council Members \(1\) \(2\).docx](#)

From: Access Vaughan - VOL <accessvaughan@vaughan.ca>
Sent: Tuesday, February 08, 2022 3:21 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: FW: [External] ATTENTION: GUS MICHAELS (DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022 Committee of the Whole Closed Meeting)

Good afternoon,

We have received the email below and are forwarding to you for your action and/or response.

Regards,

Access Vaughan
905-832-2281

City of Vaughan | Access Vaughan
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Hayley Tubrett <Hayley.Tubrett@vaughan.ca>
Sent: Monday, February 7, 2022 8:19 AM
To: Access Vaughan - VOL <accessvaughan@vaughan.ca>
Cc: Teresa Fazari <Teresa.Fazari@vaughan.ca>
Subject: FW: [External] ATTENTION: GUS MICHAELS (DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022 Committee of the Whole Closed Meeting)

Hi Access Vaughan,

Please see the below resident inquiry for your response.

Thank you!

From: Corporate and Strategic Communications <corpcomm@vaughan.ca>

Sent: Monday, February 7, 2022 12:54 AM

To: Teresa Fazari <Teresa.Fazari@vaughan.ca>; Justin Gaul <Justin.Gaul@vaughan.ca>; Hayley Tubrett <Hayley.Tubrett@vaughan.ca>

Subject: FW: [External] ATTENTION: GUS MICHAELS (DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022 Committee of the Whole Closed Meeting)

From: Rosina D'Alimonte <[REDACTED]>

Sent: Monday, February 7, 2022 12:53:56 AM (UTC-05:00) Eastern Time (US & Canada)

To: Corporate and Strategic Communications <corpcomm@vaughan.ca>

Subject: [External] ATTENTION: GUS MICHAELS (DEVELOPMENT 919819 Ontario Ltd. and 1891445 Ontario Inc. - Feb. 8th, 2022 Committee of the Whole Closed Meeting)

Dear Mr. Michaels,

My name is Rosina D'Alimonte. I reside at [REDACTED] Hawman Ave. My family and I moved into this community in 2010.

During the past 12 years, my neighbours and I have been continuously fighting overzealous developers in order to safeguard our unique neighbourhood.

Each time, the community has had to make concessions and live with the ramifications of poor planning; all in the name of intensification.

First, the 12-storey building was built, next the stacked townhouses were built, soon two more buildings will be erected on Lansdowne, all in the same intersection, an area of Woodbridge which was to be protected from intensification according to OPA 661. Considering the number of amendments the builder is requesting in order to build this condo, indicates that this building **does not fit!** On Feb. 8, 2022, I ask you to support our community and encourage Council to vote **NO!**

Respectfully,

Rosina D'Alimonte

Agostino D'Alimonte

Antonio D'Alimonte

[REDACTED] *Hawman Ave*

Woodbridge

[REDACTED]

**SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819
ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26
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Agostino D'Alimonte

Antonio D'Alimonte

Concerned Residents of Kipling South of HWY #7 Community

C16
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Condo Development - Kipling & Hwy 7
Date: February-08-22 8:53:53 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 8:33 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Condo Development - Kipling & Hwy 7

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Frank Quintieri [REDACTED] >
Sent: February-07-22 9:53 PM
To: Council@vaughan.ca
Cc: Gmail [REDACTED] >
Subject: [External] Condo Development - Kipling & Hwy 7

Feb. 7th, 2022

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Frank Quintieri

████ Veneto Drive, Woodbridge, ON █████

Sent from [Mail](#) for Windows

C17
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01
Date: February-08-22 8:53:44 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 8:33 AM
To: Clerks@vaughan.ca
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

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From: Leone [REDACTED] >
Sent: February-07-22 9:33 PM
To: Council@vaughan.ca
Cc: United Westand <[REDACTED]>
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

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Respectively,

Nino Leone

████ Kipling Ave.
Woodbridge, Ontario
████

C18
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Fwd: 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting
Date: February-08-22 8:53:30 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 8:33 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Fwd: 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

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From: Michael Santavenere <[REDACTED]>
Sent: February-07-22 9:22 PM
To: Council@vaughan.ca
Cc: unitedwestandkand7@gmail.com
Subject: [External] Fwd: 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

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Michael Santavenere

**■ Veneto Drive.
Woodbridge, Ontario.
■**

C19
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

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- nowhere in Vaughan is there a 12-storey building 9 meters from a bungalow along HWY #7

Intensification Developments in our Neighbourhood

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- two condos have been approved at HWY #7 and Lansdowne Avenue (northeast corner)

Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectively,

Vincenzo Di Nardo

■ Coles Avenue

C20
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting
Date: February-08-22 8:53:15 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 8:22 AM
To: Clerks@vaughan.ca
Subject: FW: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Mark Jackman <[REDACTED]>
Sent: February-07-22 8:35 PM
To: Council@vaughan.ca
Cc: [REDACTED]
Subject: [External] 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. - February 8, 2022 - Committee of the Whole Closed Meeting

Feb. 7th, 2022

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

**SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221
919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7,
AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01
February 8, 2022 - Committee of the Whole Closed Meeting**

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a

lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

June 22nd, 2021

Resident Petition Opposing Proposed Amendment Presented to Council

- signed by 263 residents representing 72% of low-density landlocked community
- all of the adjacent residents and 91% of those on McKenzie Street & Hawman Avenue

June 25, 2009

OMB Supported the Low-Rise Residential Zoning

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OMB Madame Chair S.J. Sutherland Stated in the Memorandum of Oral Decision:

“The Board heard unchallenged expert land use planning evidence in support of the application, as amended by the settlement agreement, from Mauro Peverini, on behalf of the City and Rosemary Humphries, on Behalf of the Applicant/Appellant”

“the adjustment of the boundary line for OPA 661, as represented in the settlement, helps protect the character of the well maintained neighbourhood, the proposed development borders, and represents good planning”

“the settlement is in the public interest”

Settlement highlights which were subsequently embedded in the Vaughan Official Plan 2010, and which influenced local residents to vote 60% in favour of the settlement:

- low density residential boundary line to be repositioned
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Kipling Avenue & HWY #7

There have been no changes to the south side of HWY #7 east of Kipling Avenue to justify an amendment to the existing Low-Rise Residential Zoning.

- HWY 7 has not been widened, on this section of HWY #7
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 - intersection is on a crest of a hill
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- proposed development (12-storeys, 166 units, 192 parking spots) is neither harmonious nor consistent with the surrounding neighbourhood
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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectively,

Mark Jackman

■ Tasha Court, Woodbridge ON

C21
COMMUNICATION

COUNCIL – FEBRUARY 15, 2022

CW (Closed) - Report No. 7, Item 2

Feb. 7th, 2022

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

**SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819
ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32
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February 8, 2022 - Committee of the Whole Closed Meeting

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Do what is in the best interest of our community!

Respectively,

Rose Suppa

■ Hawman Avenue

Woodbridge ON. ■

C22
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819
Date: February-08-22 8:52:27 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Tuesday, February 08, 2022 8:21 AM
To: Clerks@vaughan.ca
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Stefanie Morra [REDACTED] >
Sent: February-07-22 8:00 PM
To: Council@vaughan.ca
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819

Feb. 7 th , 2022

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HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

February 8, 2022 - Committee of the Whole Closed Meeting

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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectively,

Nando Morelli & Stefanie Morra

█ Mckenzie St Woodbridge, ON █

C23
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

**1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES:
OP.18.008 AND Z.18.01 February 8, 2022 Committee of the Whole Closed Meeting.**

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential zoning designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

June 22nd Resident Petition Opposing Proposed Amendment presented to Council

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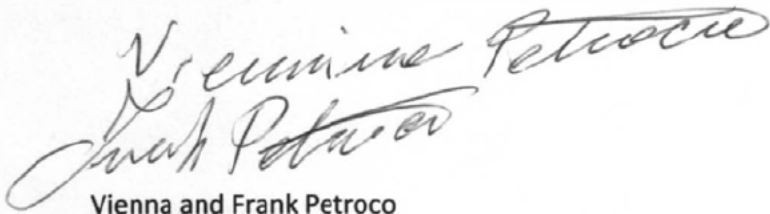
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Do what is in the best interest of our community!!!!

Respectively long time residents and voters of this community,

Handwritten signatures of Vienna and Frank Petroco in cursive script.

Vienna and Frank Petroco

■ Hawman Avenue

C24
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

To City Councillors:

Subject: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 Committee of the Whole Closed Meeting.

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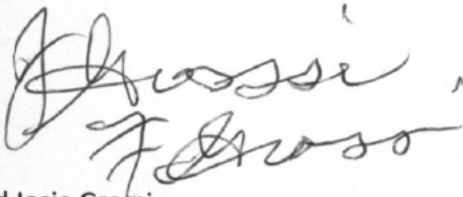
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- two condos have been approved at HWY 7 and Lansdowne.

Please we ask that you oppose the proposed amendment to the Low-Rise Residential zoning.

Do what is in the best interest of our community!!!!

Respectively long time residents and voters of this community,

Handwritten signatures of Frank and Josie Grossi. The signature 'Frank' is written in a cursive style, and 'Josie' is written below it, also in cursive.

Frank and Josie Grossi

Lawman Avenue

C25
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221
Date: February-08-22 8:52:01 AM

From: Drazen [REDACTED] >
Sent: Monday, February 07, 2022 8:50 PM
To: Council@vaughan.ca
Cc: Tony Carella <Tony.Carella@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Clerks@vaughan.ca; [REDACTED]
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221

Dear Mayor Bevilacqua and Vaughan Councillors:

Re: Ontario Land Tribunal Appeals OLT Case No. OLT-21-001221
919819 Ontario Ltd. and 1891445 Ontario Inc.
5217 and 5225 Highway 7 and 26 and 32 Hawman Avenue
Files: OP.18.008 and Z.18.01

Re: February 8, 2022 - Committee of the Whole Closed Meeting

I am writing to ask that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential at 5217 and 5225 Highway 7 and that Council instruct Staff to retain a lawyer and a planner to oppose the proposed amendment and Applications at the scheduled Ontario Land Tribunal hearing.

The proposed amendment (1) is not supported by the Community; (2) is contrary to the previous decision of the Ontario Municipal Board; and (3) is not harmonious with nor consistent with the surrounding neighbourhood. It does not represent good planning as the proposed form is incongruous and inconsistent with and will disrupt the existing neighborhood.

I ask Council to oppose the proposed amendments and engage legal counsel and planning experts to do so at the OLT hearing.

Drazen Bulat
[REDACTED] Veneto Drive

C26
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Dino Di Iorio (concerned resident of Kipling and Hwy 7 area)
Date: February-08-22 8:51:47 AM

From: Dino Di Iorio [REDACTED] >
Sent: Monday, February 07, 2022 6:10 PM
To: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Dino Di Iorio (concerned resident of Kipling and Hwy 7 area)

Re: Proposal at Kipling/Hwy 7

You know our area - most of us have been here for over 20 years.

You know we are land locked and have been identified (by council) as a "distinctive area"

You know the "new YRT" could not continue through our area due to various constraints.

You know the amendments to the OPA were passed and signed by council - with special concessions for this area. Let's not drown in technicalities of this document, but rather the "intent" of the document. What was the inherent purpose of it? It was to avoid this very situation.

Enough is enough.

Deep down, you know this proposal is not right for our area - it does not make any sense, not from an intensification point of view, not from a congestion point of view, not from a safety point of view and definitely not from a planning point of view.

So why has this proposal been allowed to move forward? Why has the onus been put on us, the working class, to fight a battle that should be fought by our "elected representatives".

We have strength in numbers, but you have the resources to take on the opposition.

Just as we have united, council needs to unite and vote unanimously.

We are not looking for individual heroes that will profess (post vote) that they were on our side - we need you all in...now.

Please do the right thing - vote NO.

Dino Di Iorio

█ Graceview Crt, Woodbridge, ON █

Cell: █

email: █

C27
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting
Date: February-08-22 8:48:29 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Monday, February 07, 2022 3:21 PM
To: Clerks@vaughan.ca
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Gianfranco Camillo [REDACTED] >
Sent: February-07-22 3:21 PM
To: Council@vaughan.ca
Cc: [REDACTED]; [REDACTED]
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

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Vaughan Mid-Rise Residential Guidelines

- proposed development (12-storeys, 166 units, 192 parking spots) is neither harmonious nor consistent with the surrounding neighbourhood
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Intensification Developments in our Neighbourhood

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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectively,

Gianfranco Camillo

■ Hawman Ave

Woodbridge, ON

■

C28
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting
Date: February-08-22 8:47:15 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Monday, February 07, 2022 3:56 PM
To: Clerks@vaughan.ca
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Lucas Camillo [REDACTED] >
Sent: February-07-22 3:53 PM
To: Council@vaughan.ca; [REDACTED]
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

Feb. 7th, 2022

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01 February 8, 2022 - Committee of the Whole Closed Meeting

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Please we ask that you oppose the proposed amendment to the Low-Rise Residential Zoning.

Do what is in the best interest of our community!

Respectively,

**Lucas Camillo
[REDACTED] Hawman Ave
Woodbridge, ON
[REDACTED]**

C29
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD AND 1891445 ONTARIO INC. 5217 AND 26 AND 32 HAWMAN AVENUE FILES OP.18.008 AND Z.18.01
Date: February-08-22 8:46:47 AM

From: mpetrolo mpetrolo [REDACTED] >
Sent: Monday, February 07, 2022 3:55 PM
To: Corporate and Strategic Communications <corpcomm@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD AND 1891445 ONTARIO INC. 5217 AND 26 AND 32 HAWMAN AVENUE FILES OP.18.008 AND Z.18.01

Dear Mr. Gus Michaels and City of Vaughan Staff,

My name is Maria Petrolo. My family has been living at [REDACTED] McKenzie St. for the last 43 years. My Dad moved his family from Toronto to Woodbridge because he wanted a safer place to raise his daughters. He restructured this 1950's house with his own hands. Never in his wildest dreams did he imagine that in his senior years, at age 81 to be exact, he would have to fight to protect what he worked so hard to achieve his whole life. My father suffered a stroke in April 2021 and all of this has put added stress on him, stress that a man who has worked all his life, should not have to endure.

I ask you, if this was happening to your parents, what would you do? How would you feel? Would you want a 12-storey building towering over their house? Put yourself in our shoes, try to understand the physical and mental stress we are going through. Would you not expect your elected officials to do the same thing we are asking you to do? Consider our position and our best interest when voting on Feb. 8th, say NO to unfair intensification.

We kindly request that Council oppose the proposed amendment of the existing Low-Rise Residential Zoning Designation to Mid-Rise Residential on the two lots, 5217 & 5225 HWY #7. We request that Vaughan Council instruct staff to retain a lawyer and a planner to defend this opposition at the scheduled Ontario Land Tribunal.

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Respectively,

Salvatore Rosina and Maria Petrolo

■ McKenzie St

C30
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01
Date: February-08-22 8:45:04 AM

From: Shari Gouzvaris <Shari.Gouzvaris@vaughan.ca>
Sent: Monday, February 07, 2022 3:45 PM
To: Clerks@vaughan.ca
Subject: FW: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

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City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Lauren Camillo <[REDACTED]>
Sent: February-07-22 3:39 PM
To: Council@vaughan.ca; [REDACTED]
Subject: [External] ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221 919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7, AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01

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February 8, 2022 - Committee of the Whole Closed Meeting

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Do what is in the best interest of our community!

Respectively,

**Lauren Camillo
[REDACTED] Hawman Ave
Woodbridge, ON
[REDACTED]**

C31
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW (Closed) - Report No. 7, Item 2

From: [Shari Gouzvaris](#)
To: Clerks@vaughan.ca
Subject: FW: [External] Opposition to Dangerous Development Kipling / #
Date: February-09-22 10:15:32 AM

Shari Gouzvaris
Council Office Administrator
905-832-8585, ext. 8839 | shari.gouzvaris@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: JOE SIMONETTA [REDACTED] >
Sent: February-09-22 10:14 AM
To: Council@vaughan.ca
Cc: [REDACTED]; Joe Simonetta [REDACTED] >
Subject: [External] Opposition to Dangerous Development Kipling / #

Dear Mayor Bevilacqua, Vaughan Councilors and City of Vaughan Staff,

SUBJECT: ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-21-001221
919819 ONTARIO LTD. AND 1891445 ONTARIO INC. 5217 AND 5225 HIGHWAY 7,
AND 26 AND 32 HAWMAN AVENUE FILES: OP.18.008 AND Z.18.01
February 8, 2022 - Committee of the Whole Closed Meeting

We strongly oppose the proposed development. Modern politics does not work this is quite evident. Who are the politicians and the rate payers leaders serving with the kind of developments that have and are taking place in Vaughan. Are the political leaders and self proclaimed rate payer leaders serving themselves and the developers, someone asked. In my humble opinion, it is more than just density, it is about SAFETY. People have been killed and injured as a result of this poor planning and developers. My wife and I had 3 car accidents at this corner, all 3 times we were hit by another vehicle while STOPPED! We are daily walkers, runners and cyclists that have almost been hit by cars several times. Other neighbours say the same thing.

For the love (sorry for poor choice of word) of GOD, your families if not ours, our community, leader an support the right low rise, low density development. Don't contribute to more DEATHS and INJURIES.

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Do what is in the best interest of our community!

Respectively,

Joe & Toni Simonetta

■ Angelina Ave

C32
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW - Report No. 6, Item 10

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Letter in support of Member's Resolution
Date: February-09-22 11:59:11 AM
Attachments: [Letter in Support of Member's Resolution.docx](#)

From: Elisa Testa [REDACTED] >
Sent: Wednesday, February 09, 2022 5:35 AM
To: Clerks@vaughan.ca; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External] Letter in support of Member's Resolution

Dear Mr. Coles and Honourable Members of Council,

I am sending you my comments on behalf of the Vaughanwood Ratepayers Association in response to the Member's Resolution, dated January 27, 2022. Although I missed the opportunity to speak at the Committee of the Whole meeting scheduled for February 8, 2022, where this matter was raised, please accept my comments in support of this Resolution.

Thank you in advance for your consideration.

Elisa Testa
[REDACTED] Bruce Street
Woodbridge, Ontario
[REDACTED]
[REDACTED]

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

clerks@vaughan.ca

Attention: Todd Coles

Re: Resolution Supporting Municipal Final Authority for Development Planning

Date: February 9, 2022

Good morning.

My name is Elisa Testa and I am writing to you on behalf of the Vaughanwood Ratepayers Association. My role in this association is that of secretary and I am also a resident of Vaughan. I am completely in agreement with Councillors Marilyn Ifrate and Alan Shefman in their appeal to dissolve the OLT (Ontario Land Tribunal).

Their proposals as stated in their "Resolution Supporting Municipal Final Authority for Development Planning", dated Thursday, January 27, 2022, are concise, well thought out and make sense. It is extremely important that the elected leaders along side with the departments of planning and development and the community members of their respective municipalities be allowed to have the final say in urban planning. The provincial government should absolutely trust municipal council to make decisions about what development is appropriate or perhaps inappropriate as they consider current environmental issues. Who would better know the needs of their own communities?


Much taxpayer money is spent in the development of Official Plans across the province which in turn are approved by provincial legislation, and far too often these plans are overridden by the OLT. "Ontario is the only province in Canada that allows a distinct tribunal to review and overrule local decisions applying provincially approved plans", as quoted from Member's Resolution, January 27, 2022. This is unacceptable and lacks sense! ELECTED officials at the municipal level are there to be of service to the public, not to just simply stand as a token level of government. We need to do away with the posturing and allow our local leaders to do their jobs. Enough of spending taxpayer money in redundant OLT hearings causing delays and challenges in the process of appropriate planning and development of our communities. This extra step in the process is unnecessary and costly.

If requests from land developers are made for Amendments and Zoning By-Law changes which are **not fitting "within the vision of the Vaughan Official Plan"**, then it should be the sole responsibility of Municipal Council of the City of Vaughan to make the decision to deny these requests. I am afraid that the province of Ontario has become the final decision maker. This authoritarian approach will simply not do as we are a democracy. The decision should be made by those who are affected by it, not by those who clearly do not share in the same vision.

Therefore, on behalf of the Vaughanwood Ratepayers Association, I support the Member's Resolution. We all hope for an amicable and cooperative plan moving forward so we can allow for our communities to be effectively governed, planned appropriately, grow and ultimately be enriched to better the lives of our residents.

Sincerely,

Elisa Testa

 Bruce Street

Woodbridge, Ontario







C33
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW - Report No. 6, Item 10

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: ITEM #10 RESOLUTION SUPPORTING MUNICIPAL FINAL AUTHORITY FOR DEVELOPMENT PLANNING 193 Resolution of Councillor Iafrate and Councillor Sherman will be addressed (Feb 8th) at Committee of the Whole at 1pm
Date: February-09-22 12:32:15 PM

From: angela <[REDACTED]>
Sent: Monday, February 7, 2022 8:40:24 PM
To: Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] Re: ITEM #10 RESOLUTION SUPPORTING MUNICIPAL FINAL AUTHORITY FOR DEVELOPMENT PLANNING 193 Resolution of Councillor Iafrate and Councillor Sherman will be addressed (Feb 8th) at Committee of the Whole at 1pm

REVISION

Hi Todd, pls ignore the previous email as I sent it without checking it. Please replace it with this email.

We need to take our city back and support "item #10, "Resolution Supporting Municipal Final Authority for development planning 193 of Councillor Iafrate and Councillor Sherman which will be addressed on Feb 8th at the Committee of the Whole at 1pm. I agree with Elvira Caria that we need to do this and not be bullied into someone else's vision which does not fit or make sense or disregard what the residents want or have agreed to. (Is meeting opened to public)

" I'm asking ALL OF YOU to join Councillors Iafrate and Sherman to TAKE BACK OUR CITY
There needs to be a STRONG STRONG voice that development and its decisions need to take place at the CITY LEVEL--Where RESIDENTS have a say..and where OP's are to be respected and abided by! Anything less will not be tolerated ..."

**"IT'S TIME WE TAKE BACK OUR COMMUNITIESat the very least --CHANGES--AND BIG ONES
NEED TO BE MADE AT THE CITY LEVEL ...**

**The Province has NO business in our City ---they already approved the OFFICIAL PLANso in
essence they're going against their own approvals when they rubber stamp changes at the
Board"**

**I strongly believe this needs to happen and be stopped, the city needs support to do their jobs
without interference from the Province and if this does go through, a precedent will be set for
the future where residents input will not be adhered to. Other items will be pushed to Vaughan
without residents input (new arrivals and departure flights from Maple to Toronto
International airport; building roads and houses in greenbelt etc)
Why is the province insisting on changing this official plan which they have already approved.**

This is not happening in other cities.) We just want to know why all of this is happening to Maple. The Official planning was approved by the City, residents and the Province and therefore should be adhered too and not changed.

Thank you

Angela

C34
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW - Report No. 6, Item 12

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: Letter to Mayor & Council re Budget Amendment to Development Charges Reserves re Carrville Community Centre, Library and District Park
Date: February-10-22 6:53:19 PM
Attachments: [VPL Budget Amendment-Carrville Community Centre-Library-District Park-Letter to Council-Feb 10 2022.doc](#)
[image001.png](#)

From: Pat Yovdoshuk <Pat.Yovdoshuk@vaughan.ca>
Sent: Thursday, February 10, 2022 11:33 AM
To: Todd Coles <Todd.Coles@vaughan.ca>
Cc: Margie Singleton <Margie.Singleton@vaughan.ca>
Subject: Letter to Mayor & Council re Budget Amendment to Development Charges Reserves re Carrville Community Centre, Library and District Park

Hi Todd.

The Library Board held a Special Library Board Meeting on February 9, 2022 to receive a report and discuss the agenda item from the Committee of the Whole Meeting (2) held on February 8 in regards to a Budget Amendment to Development Charges Reserves for the Carrville Community Centre, Library and District Park.

Attached is a letter to Mayor and Council forwarding the Board's motion approving the budget amendment, as well as a second motion for consideration by Council.

We would appreciate if you please include this letter with the corresponding item on the Council Meeting agenda for February 15, 2022.

Many thanks!

Pat Yovdoshuk

Executive Assistant to the CEO
Vaughan Public Libraries
2191 Major Mackenzie Drive
Vaughan, ON L6A 4W2
Tel 905.653.7323 x 4603

www.vaughanpl.info



ENRICH INSPIRE TRANSFORM

VPL offers welcoming destinations that educate, excite and empower our community.

February 10, 2022

His Worship Mayor Maurizio Bevilacqua
and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1C1

Dear Mayor and Members of Council:

Re: Award of Tender and Request for Additional Funds for the Construction of Carrville Community Centre, Library and District Park

Further to the Committee of the Whole Report of February 8, 2022 to obtain approval for a budget amendment to Capital Project LI-4522-15 for the Carrville Community Centre, Library and District Park project, The Vaughan Public Library Board held a Special Library Board Meeting on February 9, 2022 to discuss the financial impact to the VPL Board's Development Charges Reserves.

Following discussion, the Board approved the following motion:

MOTION: THAT the VPL Board approve a budget amendment to the Carrville Library Project (LI-4522-15) in the amount of \$2,340,000 payable from VPL Development Charges Reserves required to award tender and construction of the Carrville Library.

MOVED BY: G. Sangha

SECONDED BY: S. Yeung Racco

MOTION CARRIED.

After further discussion, the Board also approved the following motion for consideration by Council:

MOTION: THAT Council be requested to provide a one-time increase in allocated VPL Development Charges, recognizing that the Vaughan Public Library Board has been impacted by unforeseen budget demands related to the Carrville Community Centre and Library LI-4522-15) due to COVID.


MOVED BY: L. Hewitt

SECONDED BY: D. Da Ros-Presutti

MOTION CARRIED.

If you require additional information, please contact me at margie.singleton@vaughan.ca

Yours truly,



Margie Singleton
Chief Executive Officer

cc: Todd Coles, City Clerk, City of Vaughan

DATE: February 11, 2022

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – Council, February 15, 2022

Item #1, Report #6
TORONTO DISTRICT CHRISTIAN HIGH SCHOOL
ZONING BY-LAW AMENDMENT FILE Z.21.007
325 WOODBRIDGE AVENUE
VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE

Recommendation

1. That the recommendations contained in the report by the Deputy City Manager, Planning and Growth Management, for Item 1, Report No. 8 of the February 8, 2022, Committee of the Whole (2), be approved,
2. THAT the Owner's request to change the zone on the Subject Lands under Zoning By-law 001-2021 from "U Utility Zone" to "Exception I1-1087", to bring the Subject Lands under one common zone, with the school lands to the west, under the "Exception I1-1087" to By-law 001-2021 be addressed through a technical amendment to Zoning By-law 001-2021.

Background

Vaughan Council, on September 14, 2021, approved Zoning By-law Amendment Application Z.21.007 (enacted as Zoning By-law 123-2021) for the subject lands ('Subject Lands') located at 325 Woodbridge Avenue. By-law 123-2021 permits a retail store as an accessory use with a maximum gross floor area ('GFA') of 330 m² within the existing firehall building located on the Subject Lands.

The Owner submitted a building permit application after October 20, 2021. Building Permits filed after this date are reviewed under both Zoning By-law 1-88 and Zoning By-law 001-2021 in accordance with the Ontario Building Code. The Owner is seeking a variance to increase the GFA of the retail use to 550 m² to address Building Code requirements regarding the occupancy areas within the building, as discussed in the Committee of the Whole (2) Report dated February 8, 2022.

That Report contained two recommendations, as follows:

- Recommendation 1 would permit the Owner to file a Minor Variance Application(s) to the Vaughan Committee of Adjustment, before the second anniversary of the day on which the implementing Zoning By-law for the Subject

Lands came into effect, to permit minor adjustments to the implementing Zoning By-law (123-2021) under By-law 1-88

- Recommendation 2 would zone the Subject Lands into “Exception I1-1087” through a future City-initiated technical amendment to Zoning By-law 001-2021. The “I1-1087” exception would bring the subject lands into a common zone with the Toronto District Christian High School (‘TDCHS’) Campus located at 377 Woodbridge Avenue

The Comprehensive Zoning By-law 001-2021 approved a “U Utility Zone” category on the Subject Lands which does not permit the retail use. The Owner requested that Council change the zoning on the subject lands to “Exception I1-1087” to bring the Subject Lands under the same zone category as the remainder of the TDCHS school lands.

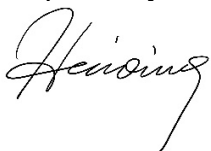
Development Planning Staff discussed this with the Owner and advised that their request to change the zone on the Subject Lands from “U Utility Zone” to “I1-1087”, which is a site-specific exception to the General Institutional Zone applicable to the TDCHS lands at 377 Woodbridge Avenue, represents a rezoning of the Subject Lands. The City will review and address this request through a future City-initiated technical amendment to Zoning By-law 001-2021 in order to apply the correct zone category to the Subject Lands. A report on the overall Comprehensive Zoning By-law 001-2021 addressing all exceptions to be carried forward from Zoning By-law 1-88 to Zoning By-law 001-2021 is intended to be brought forward in the Spring of 2022.

A resolution at the February 8, 2022, Committee of the Whole (2) Meeting with the intended to revise Staff’s recommendations to permit this technical amendment to Zoning By-law 001-2021 at the February 15, 2022 Council Meeting. However, Recommendation 2 involves a rezoning of the Subject Lands through a City-initiated amendment, and it is not possible for Council to approve a Zoning By-law amendment to By-law 001-2021 at the February 15, 2022 Council Meeting without addressing the requirements of Section 34 of the *Planning Act* to implement a change in zoning. This includes a statutory public meeting and notification requirements.

On this basis, the Recommendations in the February 8, 2022 Committee of the Whole Report (2) should remain as noted.

For more information, contact Nancy Tuckett, Director of Development Planning ext. 8259

Respectfully submitted by



Haiqing Xu
Deputy City Manager, Planning and Growth Management

C36
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW - Report No. 6, Item 7

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Yonge North Subway Extension – Notice of Environmental Project Report Addendum and Upcoming Virtual Open House
Date: February-11-22 1:21:23 PM
Attachments: [image001.png](#)
[Notice of EPR Addendum, YNSE.PDF](#)

From: York Region <YorkRegion@metrolinx.com>
Sent: Friday, February 11, 2022 12:13 PM
To: Clerks@vaughan.ca
Subject: [External] Yonge North Subway Extension – Notice of Environmental Project Report Addendum and Upcoming Virtual Open House

Good afternoon Vaughan City Clerks,

Below please find a message that was sent out to elected officials yesterday notifying them that the Environmental Project Report Addendum for the Yonge North Subway Extension is available for review, as well as an invitation for our upcoming virtual open house to discuss the report. Could you please include this message and the attachment as incoming correspondence for upcoming council meetings?

Thanks very much.

Best,
Allie

I'm reaching out to let you know that the Environmental Project Report Addendum for the Yonge North Subway Extension is available for review on the YNSE project webpage at [MetrolinxEngage.com/YongeSubwayExt](https://metrolinxengage.com/YongeSubwayExt). The EPR Addendum was undertaken to assess any changes to the project since previous environmental studies were done in 2009 and 2014.

Those who wish to provide comments on the EPR must do so by March 14, 2022. Please find attached the Notice of EPR Addendum which provides further project information, including a summary of design changes being assessed.

Metrolinx will also be hosting a virtual open house for residents in all municipalities who would like to ask questions and learn more about the Environmental Project Report Addendum for the Yonge North Subway Extension.

Our virtual open house will be live on February 17 from 6:30-8:00 PM.

Residents can register for the February 17 virtual open house, submit and vote on questions now through our [dedicated page](#).

I encourage you to share this invite with your networks, along with our [Twitter post](#) and story on [Metrolinx News](#).

We will be also be holding virtual open houses on February 23, March 2 and March 10 to discuss the EPR Addendum in more detail. Invitations and registration for these events will be coming soon.

The Yonge North Subway Extension will lead to faster, easier travel between York Region and Toronto – no matter how you get around.

As always, If you have any questions, please feel free to reach out.

Best,
Allie

ALLIE MCHUGH

Community Relations and Issues Specialist – York Region
Metrolinx | 20 Bay Street, Suite 600 | Toronto | Ontario | M5J 2W3
T: 416-953-1073



This e-mail is intended only for the person or entity to which it is addressed. If you received this in error, please contact the sender and delete all copies of the e-mail together with any attachments.

Notice of Environmental Project Report Addendum

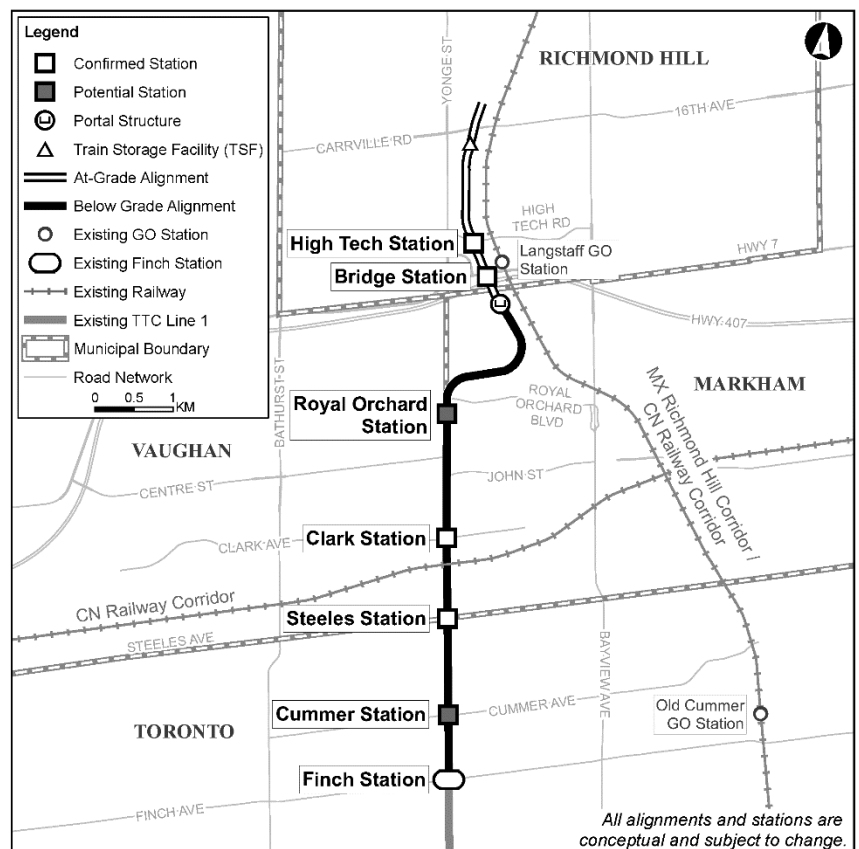
Yonge North Subway Extension Project

The Project

In 2009, York Region, York Region Rapid Transit Corporation, the City of Toronto and the Toronto Transit Commission completed an Environmental Project Report (EPR) for the Yonge Subway Extension under *Ontario Regulation (O. Reg.) 231/08* to identify potential effects and mitigation measures for a 6.8-kilometre Yonge-University line subway extension from the existing Finch Station to Richmond Hill Centre. An Addendum to the 2009 EPR was undertaken in 2014 to assess design changes that included a train storage facility (TSF) required for subway operations. Since the completion of the 2009 and 2014 studies, additional changes to the Yonge North Subway Extension (the Project) have been identified.

Changes to the Project include an at-grade segment emerging from a portal structure south of Langstaff Road East in the City of Markham to Moonlight Lane in the City of Richmond Hill, travelling along CN's Bala rail corridor; revised number and location of ancillary facilities such as Traction Power Substations and Emergency Exit Buildings; two new stations (Bridge Station and associated bus terminal, and High Tech Station); revised station locations at Steeles Station, potential Royal Orchard Station, and potential Cummer Station; modifications to the existing Finch Station; addition of a bus terminal at Clark Station; revised design and location of the Steeles Station bus terminal; and changes to the location and design of the proposed train storage facility. Changes to the construction method include a tunnel boring machine launch shaft south of Langstaff Road and an extraction shaft at the existing Finch Station. As a result of these changes, the Project will extend approximately 9 km from Finch Station to Moonlight Lane in the City of Richmond Hill and provide more transit connections.

An EPR Addendum is being undertaken in accordance with Sections 15 and 16 of *O. Reg. 231/08*, amended June 30, 2020, under the *Environmental Assessment Act*, as any change that is inconsistent with a previously approved EPR requires a reassessment of the impacts associated with the change and the measures needed to mitigate any negative impacts that the change may have, and construction or installation has not begun within ten years since the completion of the 2009 EPR. No impacts to the project implementation timeline are anticipated.



The EPR Addendum Review Process

Effective **February 10, 2022** an Addendum to the 2009 EPR is available for review on the Project webpage (MetrolinxEngage.com/YongeSubwayExt).

You can also participate in a series of virtual open houses on MetrolinxEngage.com/YongeSubwayExt where you can hear from project experts and ask questions about the report in real time. Please join us February 17, February 23, March 2 and March 10, 2022, from 6:30pm to 8:00pm.

Those who wish to provide comments on the EPR Addendum must do so by **March 14, 2022** and address them to the following email: YongeSubwayExt@metrolinx.com or via the online feedback forms available at: www.metrolinxengage.com/en/yonge-north-subway-extension.

Section 15 of *O. Reg. 231/08*, as amended June 30, 2020, requires Metrolinx to establish an issues resolution process to attempt to resolve any concerns raised by the public or Indigenous communities during the review period. At the end of the review period, Metrolinx will update the EPR Addendum by adding a description of the issues resolution process, what Metrolinx did to address any concerns, and if the Project timeline will be impacted as a result of addressing concerns. Metrolinx will then publish the updated EPR Addendum on the Project webpage: MetrolinxEngage.com/YongeSubwayExt and issue a Notice of Updated EPR Addendum.

Within 35 days after receipt of the Notice of Updated EPR Addendum, the Minister of the Environment, Conservation and Parks may issue a notice to Metrolinx allowing the changes to the YNSE Project in accordance with the updated EPR Addendum, subject to conditions set out in the Minister's notice. The Minister may also inform Metrolinx that no notice will be issued.

The Minister may issue a notice only if:

- the Minister is of the opinion that the way in which Metrolinx addressed a concern raised in the issues resolution process would cause unreasonable delay to the implementation of the Project, and the conditions in the Minister's notice modify the way in which the concern is addressed in the updated EPR Addendum without causing unreasonable delay to the implementation of the Project; or
- the Minister is of the opinion that the change may have an adverse impact on the existing Aboriginal or treaty rights of the Aboriginal peoples of Canada, and the conditions may prevent, mitigate or remedy the adverse impact.

All personal information included in a submission – such as name, address, telephone number and property location – is collected, maintained and disclosed by Metrolinx for the purpose of transparency and consultation. The information is collected under the authority of O.Reg. 231/08, as amended June 30, 2020, under the Environmental Assessment Act or is collected and maintained for the purpose of creating a record that is available to the general public as described in s. 37 of the Freedom of Information and Protection of Privacy Act. Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential. For more information, please contact YongeSubwayExt@metrolinx.com or 416-202-7000.

This Notice was first published on **February 10, 2022**.

Pour plus d'information, veuillez contacter le YongeSubwayExt@metrolinx.com.



C37
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
By-Law 024-2022

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-1732

February 14, 2022

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Sent by Email: clerks@vaughan.ca

Attn: Hon. Mayor Bevilacqua & Members of Council

Re: Files Z.20.003 and DA.20.009
Agenda Item No. 11.10 – By-law 024-2022
Belmont Properties (Weston) Inc.
Block 188, Registered Plan 65M-4145
City-Wide Comprehensive Zoning By-law 1-2021 (“CZBL”)
The Corporation of the City of Vaughan

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following letter on behalf of our client, **Belmont Properties (Weston) Inc.** with respect to the above noted lands (the “Subject Lands”).

We have submitted applications for Zoning By-law Amendment and Site Plan Approval. A proposed draft by-law to amend Vaughan Zoning By-law 1-88 is being brought to Council for approval (By-law 024-2022) on February 15, 2022. We have worked closely with City staff to prepare this by-law and have no concerns with its pending approval.

The new City-Wide Zoning By-law (CZBL) was approved by Vaughan Council on October 20, 2021. It is our opinion, as previously stated in our letter to Council, dated October 12, 2021, that the transition clauses of the CZBL do not clearly ensure that in-process site plans will be exempt and allow the existing approved implementing zoning by-laws to govern, where all building permits have not yet been obtained.

We therefore believe that a by-law to amend CBZL is also required. We have worked with City staff to prepare such a by-law and the same has been provided to staff.

Accordingly, we respectfully request that Council direct staff to prepare a draft by-law to amend the CZBL at the next available Council meeting.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Virtanen, MCIP, RPP
Partner

cc: Sal Crimi, Belmont Properties (Weston) Inc.
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brandon Correia, Manager, Special Projects

February 14, 2022

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

C38
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
By-Law 035-2022

Attention: City of Vaughan Council Members:

RE: CLUBHOUSE DEVELOPMENTS INC - DRAFT ZONING BYLAW 035-2022

Dear Council Members,

As you know, Clubhouse Developments Inc. has submitted an Official Plan Amendment, a Zoning Bylaw Amendment, and an application for a Draft Plan of Subdivision.

Over the past many months, we have worked with staff to address comments and issues raised by the City, the Region, TRCA and both the residents and ratepayers' group. I want to take this opportunity to formally thank everyone involved that worked to finalize a plan that addresses many of the issues and comments raised, and one that provides a major public space component for the City. This was a unique opportunity that resulted from working together.

Council has provided the approval for the Draft Plan of Subdivision, and we are now seeking approval for both the Official Plan Amendment and Zoning Bylaw Amendment. The current draft Official Plan Amendment and Zoning Bylaw Amendment in front of Council has been completed with cooperation and coordination with City staff. And again, I want to thank those involved for their hard work and assistance to finalize these documents.

However, there remains one outstanding item we would like the City to consider. The current draft Zoning Bylaw provides for a maximum height for the three storey townhomes of 11m, whereas our requested amendment provided a height limit for the three-storey townhome of 13m. This 13m height limit was arrived at by our building team after a detailed review of a host of items, including, but not limited to the grading challenges of the site and the placement of building types.

Further, the submitted Architectural Design Guidelines, which staff took no issues with, provided a framework of a Community Vision, Design, Goals and Objectives. These Guidelines detailed various architectural styles and influence which lead to the statements of design criteria. These criteria detailed Building Types, elevations, massing, shape, and proportions which were also influenced by site grading conditions. The proposed zoning of the three storey townhomes at 13m implements these guidelines.

I have provided staff with examples of approved zoning bylaws for other townhouse developments which do provide heights ranging from 12m to 13m for three storey product and note the specific bylaws as follows:

- By-Law 034-2021 12m
- By-Law 112 -2014 13m
- By-Law (PL171046) 13.10m
- By-Law 124-2015 12.5m

As such, we are seeking Council's approval to consider our request for a townhome height of 13m.

Thank you for your consideration and again thank you to the City staff.

Regards.

Clubhouse Developments Inc.

Barry Stern

Barry Stern
Vice President - Development

C39
COMMUNICATION
COUNCIL – FEBRUARY 15, 2022
CW - Report No. 6, Item 17

To: Members of City of Vaughan Council,

FEBRUARY 15 COUNCIL MEETING - ITEM 17: COMMUNITY CENTRE LANDS FOR KLEINBURG

My name is Christian Turco and I am a resident of Estate subdivision just south of the Copper Creek Golf Course and I support the Plan proposed for Copper Creek.

I would like to make clear that my family and I do not want to see a community centre of any size added to the Copper Creek plan. I received Councillor Marilyn Iafrate's January 27th email blast requesting that residents who would like to see a community centre on these lands email the City. Well, I would like to do the opposite - I do not think adding a community centre here makes sense. It will only add much traffic and congestion to the area. There are many community centres in Vaughan that we can utilize in the future, but if there is a need for another community centre in Kleinburg, it does not belong on the Copper Creek redevelopment property. It should go somewhere in Kleinburg for many reasons, but it makes sense to put it where the land values are much lower and the City can get the best value for their dollar.

Thank you for the opportunity to submit my position.

Sincerely,



Christian Turco

■ Summerbreeze Court
Kleinburg, ON, ■