



**COUNCIL MEETING – FEBRUARY 22, 2023
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed February 17, 2023</u>			
C1. Joseph Brunaccioni, dated February 7, 2023.	7	1	Committee of the Whole
C2. Sandra Yeung Racco, dated February 7, 2023.	7	1	Committee of the Whole
C3. Victor Leung, dated February 7, 2023.	8	2	Committee of the Whole (Public Meeting)
C4. Mary Mauti, Vaughanwood Ratepayers Association, dated February 7, 2023.	8	2	Committee of the Whole (Public Meeting)
C5. Carmela Tommasino, Altona Finishing Inc., Regina Road, Vaughan, dated February 8, 2023.	8	3	Committee of the Whole (Public Meeting)
C6. Elisa Testa, Bruce Street, Woodbridge, dated February 7, 2023.	8	2	Committee of the Whole (Public Meeting)
C7. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated February 7, 2023.	8	2	Committee of the Whole (Public Meeting)
C8. Christopher Rosa, Woodcroft Lane, Woodbridge, dated February 7, 2023.	8	2	Committee of the Whole (Public Meeting)
C9. Jackie, Benjamin Drive, Woodbridge, dated February 9, 2023.	8	2	Committee of the Whole (Public Meeting)
C10. Sandra Yeung Racco, dated February 14, 2023.	9	4	Committee of the Whole
C11. Valda Berzins, Chair, Kristus Darzs Latvian Foundation and Karina Kirss, Chair, Kristus Darzs Board of Directors, Pine Valley Drive, Woodbridge, dated February 13, 2023.	8	4	Committee of the Whole (Public Meeting)
C12. Irene Ford, dated February 14, 2023.	9	3	Committee of the Whole
C13. A. Milliken Heisey, Papazian Heisey Myers, King Street W., Toronto, dated February 14, 2023.	9	4	Committee of the Whole
C14. Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated February 16, 2023.	7	10	Committee of the Whole

Disclaimer Respecting External Communications

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Please note there may be further Communications.



**COUNCIL MEETING – FEBRUARY 22, 2023
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C15. Memorandum from the Deputy City Manager, Planning and Growth Management, dated February 16, 2023.			By-Law 018-2023
C16. Irene Ford, dated February 15, 2023.	9	3	Committee of the Whole
<u>Distributed February 21, 2023</u>			
C17. Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated February 16, 2023.			By-Law 025-2023 & By-Law 026-2023
<u>Distributed February 22, 2023</u>			
C18. Memorandum from the City Manager, dated February 22, 2023.	9	2	Committee of the Whole
C19. Member’s Resolution Local and Regional Councillor Mario G. Racco, dated February 22, 2023.	7	10	Committee of the Whole

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Please note there may be further Communications.

To the Chair, Mayor the other Members of Council and City Staff

Thank you ...my name is Joseph Brunaccioni, I am a Director on the YRSCC No. 1109 located at 2 Maison Parc Ct. in Thornhill On L4J 9K4 and on the Glen Shields Ratepayers Association Executive which includes the Condos on Maison Parc Ct. Please note that the Four Elms Retirement Residence is also located on the northeast corner of Dufferin and Steeles.

7818 DUFFERIN INC. located on the northwest corner of Dufferin and Centre has many issues in common with the neighbourhood. A significant issue is the neighbourhood's inability to become enthusiastic with the Developers, City and majority of the MOC rush to approve it while ignoring the wishes of the people.

Dufferin St is a poor and failing vehicle and transit corridor. Add the impact of 7818 to the developments to the south and north of it and there is little hope to achieve a reasonable traffic flow in the short or long term. There is no easy solution but controlling the volume of traffic allowed onto Dufferin and into the intersections is one that can be implemented.

The scope of 7818 is being opposed for many of the same reasons that the proposals of the 198 units at 80 Glen Shields and the 866 and 1148 units being proposed on the SE corner of Steeles & Dufferin. These makes approximately 3660 units adding to the ever-growing traffic. It probably adds over 2000 trips to the 3 km of Dufferin between Beverley Glen Blvd and Gerry Fitzgerald Dr.

Reasonable growth is ok, obtainable housing is ok, unbalanced haphazard growth combined with the resultant impact of the traffic is not ok. The unreasonable scope of these developments are opposed by us and many others as represented by Ward 4's Brownridge Ratepayers Association and the Ridgegate Ratepayers of York Centre in the City of Toronto

7818 Dufferin and the property to the north of it are adjacent to the SR Greenwood Transformer Station and the HV distribution systems along the hydro right of way. There are thousands of studies over many decades that have found that EMF (Electro Magnetic Field) exposure can create negative health effects in the body.

According to the guidelines put out by Canadians for Safe Technology (C4ST), people living close to hydro lines can have health impacts when exposed, for example:

At 16 mg (milligauss) – intermittent exposure to AC magnetic fields results in an 90% increased risk of miscarriage for pregnant women

At 4 mg – a 560% increased risk of all major cancers found in Danish children living near voltage power lines

CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (1)
Tuesday, February 7, 2023 1:00 p.m.

AT 3 mg – children in remission from leukemia had a 450% increase risk of dying when recovering in homes with 3 mg or greater

As well there is an 87% increased risk of hematological cancer in adults living near transformer and high voltage power lines

Considering the health dangers posed by RF's and EMF's continuous exposures to transformers and their underground feeder cables needs to be considered when developing land.

In closing, opposed is perhaps the wrong word. There are few objections to reasonable growth.

I wonder aloud if the position that should be taken to convince you is to say we need to build what will work, what will allow us to grow within reason and what keep the area vibrant so that the new and current residents will want to stay in the area. These goals are more easily accomplished before the impact of what is currently being proposed happens and is felt by our new and future generations.

[EMF and Health - Sage Living](#)

[EMF Aware Biological Effects of AC Magnetic Fields.pdf](#)

Joseph Brunaccioni

Guidelines & Biological Effects of AC Magnetic Fields

Adapted from "Biological Effects of AC magnetic Fields Measured in Milligauss (mG) by Stephanie Kerst, EMRS sageliving.us

9040 mG	Recommended Limit for Public Exposure (IEEE 2002 ¹)
2000 mG	International Commission on Non-Ionizing Radiation Protection (ICNIRP 2010 ²) Recommended Limit for Public Exposure.
833 mG	ICNRP Guidelines 1998 ³ . Health Canada refers ICNIRP 1998 and are based on short-term (24 hour) acute exposure and protects from muscle and nerve stimulation. There are no Health Canada guidelines to protect long-term exposure to AC magnetic a as a result of the distribution of electricity.
16 mG	Intermittent exposure to AC magnetic fields results in an 80% increased risk of miscarriage for pregnant women (Li et al 2002 ⁴).
10 mG	Maximum never to exceed exposure. European Environmental Medicine Doctors (EUROPEAM 2016 Guidelines ⁵)
> 5 mG	Extreme Concern Level For Sleeping Areas, Building Biology (IBN SMB-2015 ⁶)
≥ 4 mG	A 560% increased risk of all major cancers in Danish children living near high voltage power lines (Olsen et al 1993 ⁷).
3-4 mG	<u>Possible Human Carcinogen (WHO 2001⁸)</u> . In 2001, ELF-EMF (AC magnetic fields) classified as a Class 2B possible carcinogen by the International Agency for Cancer Research (IARC) of the World Health Organization based on an increased occurrence of childhood leukemia.
≥ 3 mG	Children in remission from leukemia had a 450% increased risk of dying when recovering in homes with 3 mG or greater (Foliart 2006 ⁹).
> 3 mG	An 87% increased risk of hematological cancer in adults living near high voltage power lines (Youngson 1991 ¹⁰)
3 mG	Maximum never to exceed exposure for sensitive populations. European Environmental Medicine Doctors (EUROPEAM 2016 Guidelines ⁵)
> 2 mG	TCO Low EMF Standard For Desktops, Displays, All-In-One. (TCO 8 th Generation Criteria ¹¹)
> 2 mG	Magnetic field exposure during pregnancy results in a 3.5 fold increased rate of asthma in child (Li et al 2011 ¹²).
≥ 2 mG	A 710% increased risk of childhood leukemia in children under four years of age sleeping in 2 mG or above (Michaelis 1997 ¹³).
1.9 mG	A 70% increased risk of acute myeloid leukemia and chronic myeloid leukemia for adults living near high voltage power lines (Feychting 1994 ¹⁴).
≥ 1.4 mG	A 570% increased risk of leukemia in children under six years of age than for children with exposure under 0.3 mG (Green 1999 ¹⁵).
≥ 1.3 mG	A 200% increased risk of ADHD diagnosis in children living in homes ≥ 1.3 mG; a 338% increase when ADHD persists into adolescence (Li et al 2020 ¹⁶).
1 – 5 mG	Severe Concern Level For Sleeping Areas, Building Biology (IBN SMB-2015 ⁶)
> 1 mG	4 hour Average. European Environmental Medicine Doctors (EUROPEAM 2016 Guidelines ⁵)
1 mG	Precautionary Target Level, Bioinitiative Report 2007/2012 ¹⁷
0.2 – 1 mG	Slight Concern Level For Sleeping Areas, Building Biology (IBN SMB-2015 ⁶)
< 0.20 mG	No Concern Level For Sleeping Areas, Building Biology (IBN SMB-2015 ⁶)

Colour Code

Guidelines / Standards

Health Affects

References:

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- 17b. Bioinitiative Report 2012. BioInitiative Working Group, Cindy Sage and David O. Carpenter, Editors. BioInitiative Report: A Rationale for a Biologically-based Public Exposure Standard for Electromagnetic Radiation at www.bioinitiative.org, December 31, 2012.

C2
COMMUNICATION
COUNCIL – February 22, 2023
CW (1) - Report No. 7, Item 1

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: Deputation for Item 1, Committee of the Whole, February 7, 2023
Date: February-07-23 5:51:05 PM
Attachments: [image001.png](#)

From: Sandra Yeung Racco <[REDACTED]>
Sent: Tuesday, February 7, 2023 5:33 PM
To: Mayor and Members of Council <MayorandMembersofCouncil@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>
Cc: Anna Venturo <Anna.Venturo@vaughan.ca>; Natalie McBoyle <Natalie.McBoyle@vaughan.ca>; Enza Barbieri <Enza.Barbieri@vaughan.ca>; Anthony Tersigni <Anthony.Tersigni@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Rebecca Battat <Rebecca.Battat@vaughan.ca>; Carol Birch <Carol.Birch@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Mary Caputo <Mary.Caputo@vaughan.ca>; Erlinda INSIGNE <[REDACTED]>
Subject: [External] Re: Deputation for Item 1, Committee of the Whole, February 7, 2023

Dear Mayor and Members of Council and Staff,

Thank you for giving the community the opportunity to provide our comments with regards to Item 1 – 7818 Dufferin Inc. From the discussion and from other debutants, it is clear that there are still some major issues that still need to be resolved.

Thank you to Councillor Ainsworth and Regional Councillor Racco for putting forth the referral recommendation to allow staff to work with Council members to hopefully bring about a better proposal than what it is currently.

One of the main points is that just less than a year ago, the OLT decided on the adjacent development to the north for a maximum of 12 storeys and a maximum density of 2.84. So how can we allow, just half a year later, to have a development that is double what has been approved.

Councillor Martow says that she disagreed with the “greedy developer” however I would disagree with her because this applicant is asking much more than what is allowed currently. A good businessperson is someone that should work with the community and bring about compatibilities.

The applicant made the comments that they have reached out to the community. **That is a complete lie as they NEVER once reached out to us and we are the ratepayers’ group representing the area.** And you also heard from Erlinda Insigne, the group that utilizes the Patricia Kemp CC, and they were never approached by the applicant either.

Our community is relying on you, the elected official to make a decision that will be reflective of good planning. Please use your experience and realistic numbers to make that decision and not just rely on fictitious numbers. We are hopeful that you have our backs and our interest at heart when you make your decision.

Thank you and looking forward to a respectful decision that will bring about appropriate development.

Respectfully yours,

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

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President & C.E.O., RACCO & Associates

Founding President, Empowering YouR Vision

President, FCCV (Federation of Chinese Canadians Vaughan Chapter)

Former Councillor, City of Vaughan

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

From: Sandra Yeung Racco <[REDACTED]>

Date: Monday, February 6, 2023 at 11:55 AM

To: Mayor and Members of Council <mayorandmembersofcouncil@vaughan.ca>, Todd Coles <Todd.Coles@vaughan.ca>, Haiqing Xu <haiqing.xu@vaughan.ca>, Nick.Spensieri@vaughan.ca <Nick.Spensieri@vaughan.ca>

Cc: anna.venturo@vaughan.ca <anna.venturo@vaughan.ca>, Natalie McBoyle <Natalie.McBoyle@vaughan.ca>, Enza.Barbieri@vaughan.ca <Enza.Barbieri@vaughan.ca>, Anthony Tersigni <Anthony.Tersigni@vaughan.ca>, Gina.ciampa@vaughan.ca <Gina.ciampa@vaughan.ca>, Lucy.Cardile@vaughan.ca <Lucy.Cardile@vaughan.ca>, Nancy Tamburini <Nancy.Tamburini@vaughan.ca>, Cindy Furfaro <cindy.furfaro@vaughan.ca>, Rebecca.Battat@vaughan.ca <Rebecca.Battat@vaughan.ca>, Carol Birch <Carol.Birch@vaughan.ca>, Nancy Tuckett <Nancy.Tuckett@vaughan.ca>, Mary Caputo <Mary.Caputo@vaughan.ca>

Subject: RE: Deputation for Item 1, Committee of the Whole, February 7, 2023

Dear Mayor and Members of Council,

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

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

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

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

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

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

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

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

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

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

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

The applicant amended the previous submission to:

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

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

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

Residential	1,295
Visitor	216
Commercial	22

Total of 1,533 spaces



a difference of 662

spaces

the applicant is only proposing:

Residential	691
Visitor	173
Commercial	7

Total of 871 spaces

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

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

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

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

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

address all the shortcomings or to refuse the current application as it stands.

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

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

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President & C.E.O., RACCO & Associates

Founding President, Empowering YouR Vision

Former Councillor, City of Vaughan

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

C3
COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 2

From: [Adelina Bellisario](mailto:Adelina.Bellisario)
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] 10, 20 and 24 Wigwoss Drive (OP.22.016)
Date: February-08-23 2:48:31 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, February 7, 2023 9:15 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] 10, 20 and 24 Wigwoss Drive (OP.22.016)

From: Victor Leung <[REDACTED]>
Sent: Tuesday, February 07, 2023 12:06 AM
To: Clerks@vaughan.ca
Subject: [External] 10, 20 and 24 Wigwoss Drive (OP.22.016)

To who it may concern,

I am a resident in the area of the proposal for 10, 20, and 24 Wigwoss Drive, and I have some concerns regarding the building proposal for a 12-storey residential apartment building. The include the following:

- The area along Highway 7 before Islington Ave is already congested during peak hours. In particular, westbound traffic gets congested, as 3 lanes merge to become 2 lanes. This causes traffic overflow and many vehicles blocking the intersection.
- The building will add additional vehicular traffic to the area, with many drivers cutting through the side streets.
- The height of the building will also be higher than the other condominium buildings beside it. The other ones are roughly 8-storeys. It will tower over the homes and townhomes in the neighbourhood and block the sun, depending on the location.
- Wigwoss Drive will become a major artery and will be a concern for the elderly and children in the neighbourhood.
- A reduction in the size and height of the condominium or a relocation to lands closer to Islington Ave or Kipling Ave would be preferred.

Thank you very much for your time and understanding my concerns.

Regards,

Victor Leung

**VAUGHANWOOD RATEPAYERS ASSOCIATION
52 FOREST CIRCLE COURT
WOODBIDGE, ONTARIO
416-806-8203**

**C4
COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 2**

February 6th, 2023

**City of Vaughan
Office of the City Clerk and Members of Council
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1**

WE REQUEST THAT THIS WRITTEN LETTER BE A PART OF THE PUBLIC DOCUMENT

**RE: FILE OP.22 & Z.22.036
Wigwoss Investments Inc. & 2561658 Ontario Inc.
10, 20, 24 Wigwoss Drive**

We, Vaughanwood Ratepayers Association oppose the application. The applicant is seeking approval for 12 storey FSI of 4.3 while the current designation is 6 storey FSI of 2.5 as per VOP 2010 The Schedule 13 indicates this area shall not exceed the height of 6 storey FSI of 2.5. This matter should also refer to the June 26, 2012, Council meeting minutes where the Commissioner of Planning recommended to cap the maximum height and density to 6 storey FSI of 2.5 for this area. It was also recommended to establish a step-down zone to ensure a transition in building heights to the sensitivity to the low rise residential to the north. This area has been reviewed several times not to exceed the 6-storey height. The proposed 12 storey building form does not provide the appropriate height or transition to the stable residential area to the north. As per VOP 2010 policy 9.2.3.5 permits mid-rise however it's regulated with the policy VOP 2010 9.2.14 Schedule 13 maximum of 6 storey density of FSI 2.5 in this area.

We recognize that growth and intensification is in the forefront of both Provincial and Regional agendas, however at this location, the current infrastructure does not support urban growth. There is a bottle neck of traffic due to the slope of Highway 7, CN Railway Bridge. Until this is addressed this area does not merit more intensification. **The Province and York Region Plans are doing everything in respect to intensification and building more affordable homes for people. It does not, however support intensification if it causes detriment to the existing surrounding homes or where amenities and infrastructure are lacking to justify intensification.** This application would negatively affect the standard of living for the people residing in this predominantly low-rise neighbourhood and only add to the issues the other neighbouring condos have created around the area. When intensifying you must take into consideration how any new proposed developments will affect the architecture and landscape of the existing neighborhood. Existing residents, specifically the adjoining properties should not be subjected to change that will negatively affect their existing use. Intensification should not be filtering onto other existing mature settled residential areas. Vehicular access should be contained on highway 7 not impeding local street traffic in the existing mature settled community.

The Provincial Policy and Framework Including York Region is a general policy and Local Official Plans are meant to provide details. For this site as noted in the beginning of my submission, Council decided to limit the height and density in 2012 after consideration and public input. This area from Wigwoss Drive to Islington Avenue should be considered an exception due to the sensitivity of many factors in the area. Stop adding more density than permitted to infill sites in place of urban sprawl! Silo applications should not be accepted until a secondary plan, or a control bylaw should be placed in the area to determine good planning, infrastructure, and transit can be built with the

appropriate land and flow of traffic. The proposal for intensification before us, has a building orientation and access on low-rise local residential street, and not off the Regional Corridor.

The existing building to the west (4800 Highway 7) of the proposed site was approved in 2013 at the OMB. At the time the designation of OP 661 supported a maximum of 10 storey FSI of 3.0 on that site. The City had a new Official Plan which was adopted in 2010 however was appealed to the Board but not yet in force. VOP 2010 changed to 6 storeys FSI of 2.5, therefore the building was approved/settled at the OMB between the changes of the OP. No other building in this area obtained this height. Therefore, this application does not blend in with the existing community as stated by the applicant.

According to PAC it encourages the applicant to pre consultant with the ratepayers in the area prior to the submission which this was not done. This also was ignored for the residents of the area.

The site is 600m of the 1000 meter buffer for archaeological assessment as identified by the York Region archaeological mapping for potential ossuaries which should be completed according to the Mackenzie Woodland Village report and ROPA 6. To date an archaeological assessment has not been completed. According to VOP 2010 Policy section 10.2.2.2 which defines "Archaeological Potential" are determined through the use of Provincial screening or criteria developed based on the know archeological record with the City and developed by a licensed archaeologist. Is this process in place in order to ignore 1000m buffer to determine the archaeological assessment prior to pre consultation? This area is the only area in Vaughan that has an indigenous burial site. Bodies have been removed from Almont Park in 1980 which is 600m from the site. As per part of the truth and reconciliation Act the City has an obligation and a duty to consult with the indigenous community! So much confusion with the 3 different levels of government on the mapping of archaeological and ossuary layers.

A noise report does not measure the consistent opening and closing of the garage doors. This will be an issue for the existing residents that are abutting the ramp to underground garage. The ramp to the underground garage should be facing highway 7 in order to avoid this issue. No reports have been provided to measure this noise level which will impact the existing residents.

A review of the proposed development infringes on the required lack of privacy due to the balconies, common roof terrace facing the resident to the north vs highway 7, shadowing on the neighbours, noise of garage doors, traffic, density, overflow parking on Wigwoss Drive. A chunk of the building is not within the 45-degree angular plane and towers over the low rise neighbourhood to the north. **Its irregular degree and misleading!** It does not comply as per your VOP 2010 policy 9.2.3.5 c. The application is too large for the small property in which they want to build. Minimal setbacks, for example a .3m (1 foot) setback from garage structure to neighbouring properties limits space to install shoring and tiebacks for the garage structure. They will encroach on neighbouring properties. Crane swing over the properties, 4 years of construction in a settled existing area. A construction management plan will never support the undue impacts to the existing neighbourhood. The application is within 300 meters of highly vulnerable aquifers. Is this safe development?

Our Association has gone on **records prior to intensification** this area cannot permit additional density. Please consider all the facts stated this evening in determining your consideration for the area in respect **to good planning** for the existing residents for an infill site. The application does not comply with the City OP and Policy. Council and Staff in 2012 confirmed specifically to have restrictive height for this area.

STAFF AND COUNCIL ON THE FUTURE COUNCIL MEETING SHOULD RECOMMEND REFUSAL.

Mary Mauti
President
Vaughanwood Ratepayers Association

C5
COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 3

From: [Adelina Bellisario](mailto:Adelina.Bellisario)
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Martin Grove & Hwy 7
Date: February-09-23 3:11:01 PM
Attachments: [7&Martin Grove.pdf](#)
[Martin Grove Rd & Hwy 7 - SW Quadrant Map Marked up.pdf](#)

From: Lucy Cardile <Lucy.Cardile@vaughan.ca>
Sent: Thursday, February 9, 2023 2:57:42 PM
To: Todd Coles <Todd.Coles@vaughan.ca>
Cc: Julia Bartolomeo <Julia.Bartolomeo@vaughan.ca>
Subject: FW: [External] Martin Grove & Hwy 7

Hi Todd,

Can this be included as part of public record?

Lucy

From: Carmela Tommasino <[REDACTED]>
Sent: Wednesday, February 08, 2023 2:26 PM
To: Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>
Cc: Carmela Tommasino <[REDACTED]>
Subject: [External] Martin Grove & Hwy 7

Good day Mr Volpentesta,

My Name is Carmela Tommasino, as president I represent the interests and concerns of Altona Finishing Inc located at 56 and 70 Regina Rd.

Last night there was a Public Hearing Item 3: Martin Grove and Hwy 7.

I am presently away from home so I prepared a statement to express our concerns; we missed submitting on time. I spoke with Mr. Cosentino and he assured me that our concerns would be presented at the next council meeting. A meeting with you on site would be greatly appreciated, I can be reached by email [\[REDACTED\]](mailto:[REDACTED]) or by phone 416-808-0283 or 647-381-5827

In PDF here is my letter and the layout with our location:

As you can see we are at the boundary line immediately south of this proposed major development. Right close to the property line there are 5 buildings lined up. What is being proposed is residential construction immediately close to industrial zoning. Where is the buffer zone that protects and separates the two? The planner mentioned there are parks and recreation and stores, this is in so far as it pertains orientation towards Hwy 7, but what about the backyard? No mention whatsoever. What happens when residents open their windows and look southward? It's a sea of roofs, Ac's, air makeups and stacks. not a pretty sight. Will the purchasers be made aware of this before they buy?(Mentioned in my letter)

What about the close proximity at the property line close to industrial buildings?

What about the transportation and movement of cars, transport trucks, buses, bikers, pedestrians and their safety? The road development stopped close to Wigwoss, east of Islington. This project cannot be approved without the full development of road infrastructure taken in consideration well past Hwy 50.

You are very well aware of the bottle neck at the railway bridge just west of Islington Ave. This area gets paralyzed mornings and evenings and is busy throughout the day. What happens when you add a developments of this magnitude? What happens when the owners to the north decide to do the same thing?

My letter explains more clearly our concerns. Industrial and residential are way too close to each other.

Please keep us informed with any developments.

Regards,

Carmela Tommasino

**City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario**

**Attention: His Worship Mayor Steven Del Duca and Members of Council
Todd Coles, City Clerk**

**Re: Committee of the Whole (Public Hearing) Feb 7, 2023
Item 3 – MARTIN GROVE AND HIGHWAY 7 LANDOWNERS OFFICIAL PLAN
AMENDMENT FILE OP.22.007
City of Vaughan**

I represent 56 and 70 Regina Road which are located directly south of the proposed development. Both properties are occupied with buildings that are engaged in industrial activities, mainly kitchen manufacturing. Altona Finishing Inc is the landlord, Cortina Kitchens Inc is the tenant in business at these locations since 1995.

Our properties are immediately south of Blocks 7 and 8 as depicted on the Architectural Drawings prepared for the proposed development at Highway 7 and Martin Grove (refer to the attached marked-up plan).

We have concerns with respect to the interface between our on-going manufacturing activities and the high-density residential use being proposed for these properties to the immediate north.

Our buildings and properties house milling equipment, dust collectors and ducting, ventilation systems, AC units, air makeup units and air exhaust stacks. The business operates with frequent deliveries of materials and exports with transport trucks. This is in addition to the frequent waste collections trips with large trucks to remove manufacturing debris from the property. We can advise that we start early in the morning at 6:30 am Monday through Friday, Saturday usually half day. *In busy periods we run into overtime or run second shifts at night.*

As an existing industrial use our concern relates to future residents issuing complaints regarding noise, dust, smells, vibrations and hours of operation.

The onus should not be on us to have to mitigate these concerns that are certain to arise in the future. The onus should be on the applicant to satisfactorily address these concerns as part of the development and ensure future residents are aware of these potential nuisances. The future condo corporations should also ensure appropriate funds are allocated to their financial reserve in order to fund any future concerns or actions required of the condo residents. Again, our business should not suffer from any form of loss or future actions of residents (and condo) given the close proximity of high density residential being sought immediately next to an industrial area.

Although we have no objection to the development in general, we do believe the proposed building heights are excessive next to the industrial area. Consideration should be made to height transitions or stepping of the buildings. This stepping could act as a more appropriate separation which may limit future condo resident concerns.

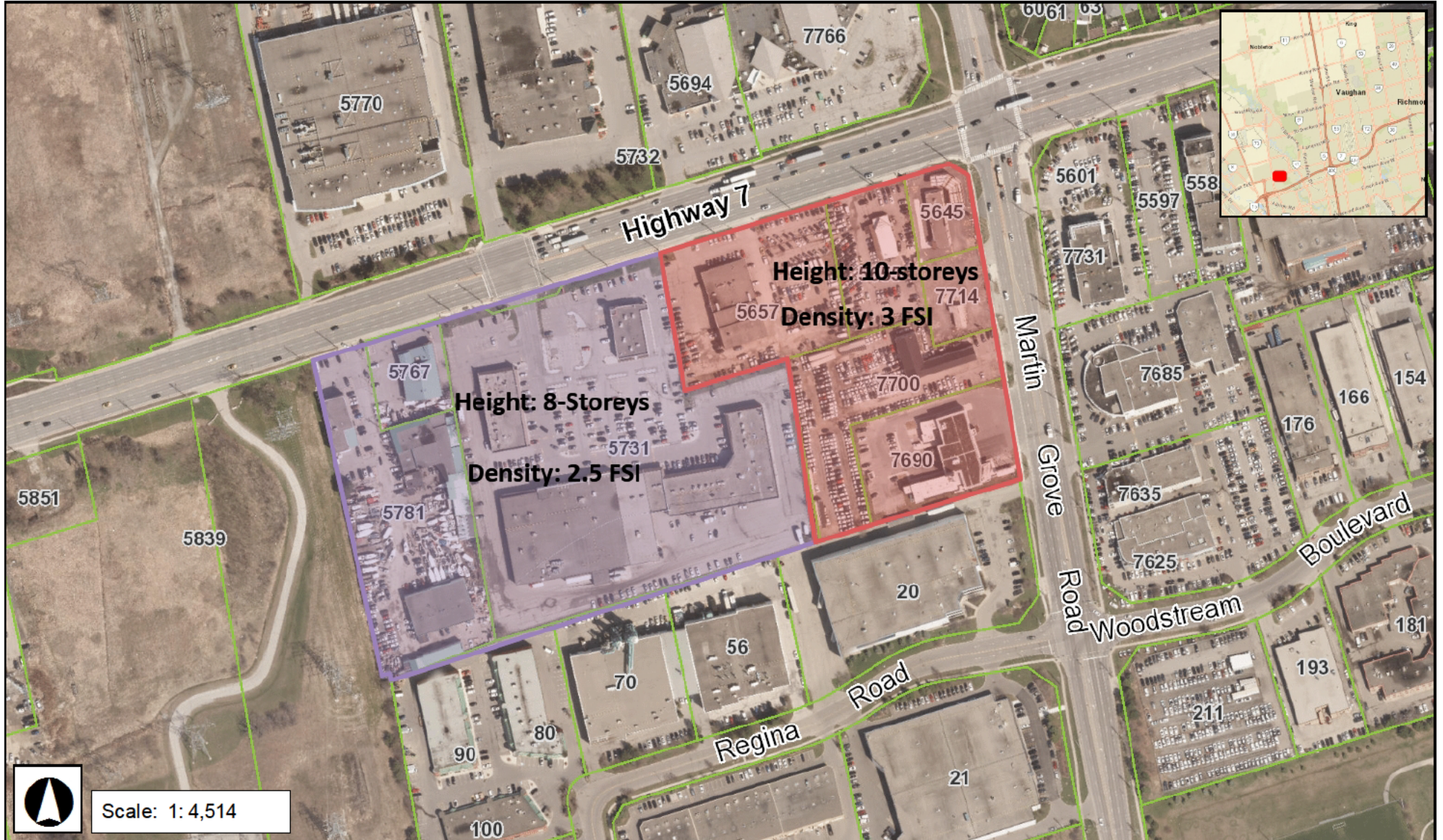
We are open to discussions with the applicant in order to address our immediate and long concerns.

Please place us on a communication list so we can remain informed on this development application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carmela Tommasino', with a stylized flourish at the end.

Carmela Tommasino
President
Altona Finishing Inc
56 and 70 Regina Rd.
c/o Carmela Tommasino
5100 Rutherford Rd
Vaughan Ontario L4H 2T3
Phone#



Disclaimer: Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions.

C6
COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 2

To: Honourable Mayor Del Duca, Members of City of Vaughan Council and City Clerk

From: Elisa Testa

Date: February 7, 2023

Re: Application Proposal for Condominium Complex at 10, 20 and 24 Wigwoss Dr. and Highway #7,
File Number Z.22.036/OP.22.016

Dear Honourable Mayor Del Duca, Councillors of Vaughan and City Clerk for City of Vaughan;

My name is Elisa Testa and I live at [REDACTED] Bruce Street in Woodbridge. I am also secretary to the Vaughanwood Ratepayers Association. I am speaking on the proposed development at 10, 20 and 24 Wigwoss Drive and Highway #7 and I am asking you to reject this proposal because of the following reasons:

First, these two blocks of land, on which this site is on, from Pine Valley Drive to Islington Avenue are completely saturated with pre-existing development and contain well-established communities, both on the south side of Highway #7, where I happen to live, and on the north side, such as the Wigwoss area. These communities have been there for 40 plus years. As a result of this over-saturation of development over the years, the traffic completely bottlenecks in this stretch of Highway #7 to the point of relentless grid lock. I know because I experience it frequently, especially during extreme weather conditions such as the snowstorm we had two weeks ago. I was on Highway #7 travelling westbound towards Helen Street. It took me 25 minutes to move one block. Snow ploughs could not get through and if emergency vehicles were needed, they too would not have been able to get through. How is this effective or even responsible urban planning?

I know that there has been talk of road expansion in this part of Highway #7 and adding a rapid transit system from Bruce Street all the way to Brampton. I was part of the recent Live Virtual Meeting given by Metrolinx on January 26, 2023. I asked questions on the road expansion on this stretch of Highway #7, and they could not adequately answer my questions as there simply is not enough lateral space from Bruce Street to Kipling Avenue. They called this narrowed part of the road, a pinch spot. Further to the lack of width, there is significant sloping on this road, the Humber River flows under the bridge just west of Islington Avenue and up the slope towards Kipling Avenue, we have the CN/CP Bridge. On both sides of the pillars of the bridge, there is also very significant sloping and there is green space. On the east side of Islington, on the north and south sides of Highway#7, we have residential and commercial sites where front doors basically go right up to the sidewalk. The stacked towns on the south side have been recently built. It is Geography 101! Anyone could see that the space is very tight. If the only solution is to burrow into the existing road or into the slope to make subterrain underpasses in the future, that would

entail to raise an enormous amount of money by the region. Is that feasible? And if it is even remotely possible, how many years would that take? Why would you further develop on a stretch of land, adding thousands of occupants, where there is a grossly lacking infrastructure? We have yet another proposal for a 14 storey condo complex on Highway #7 and Arrowhead and still another adjacent to Hillcrest Cemetery. This one has already been approved for 9 storeys and the landowner has recently reapplied and has asked for even more storeys. Yikes!!

Honourable Mayor Del Duca and Councillors of Vaughan, until we have the infrastructure to support this amount of growth, you must carefully monitor development by allowing a reduced height of the condos, or not allow it altogether as the future of widening a major part of a road access is unpredictable.

Finally, why are we allowing for this land developer to build something completely inappropriate such as 14 storey condo on infill lots on a street that is clearly designated for single family dwellings? The building that is already there at the north west corner of Wigwoss and Highway #7 is grandfathered on what was previously a commercial site, a pre-existing mall, what is this proposal grandfathered on but three single family dwellings, Therefore, we are asking you to reject this ridiculous proposal or in the least demand for modifications to the plans. It must be seriously scaled down.

Thank you all, for your consideration and attention to this matter.

Sincerely,

Elisa Testa

■ Bruce Street

Woodbridge, Ontario

■

■



C7
COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 2

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

File: P-3408

February 7, 2023

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

Delivered via clerks@vaughan.ca and council@vaughan.ca

Attention: Office of the City Clerk and Members of Council

**RE: Public Meeting Report for
Wigwoss Investments Inc. and 2561658 Ontario Inc.
Official Plan Amendment File OP.22.016
Zoning By-law Amendment File Z.22.036
10, 20 and 24 Wigwoss Drive
City of Vaughan**

Dear Clerk and Members of Council

We are writing on behalf of our client, the Vaughanwood Ratepayers Association, regarding their concerns for the above noted proposed development applications.

In our review of the submitted materials, we note the following policy matters relating to the provision of appropriate built-form and transition that we do not believe has been taken into consideration by the applicant:

Increased Building Height and Density of the Proposed Mid-Rise Mixed-Use Building

Prior to the approval of Vaughan Official Plan 2010 (“VOP”) by the Region of York, City Council adopted modifications to VOP on June 26, 2012 to limit the building height on the subject lands to current 6 storey permission after a site-specific assessment by City Staff to determine the appropriate limit. In our review of the submitted supporting materials, this site-specific planning assessment has not been considered.

Consideration of Building Forms within Transition Area to Low-Rise Residential Area

VOP Policy 9.2.2.4 f) speaks to having townhouse, stacked townhouse and low-rise building forms within 70 metres of an area designated as Low-Rise Residential in order to provide an appropriate transition to the Low-Rise Residential area. The applicant has not provided consideration or assessment of this policy as it relates to the appropriate transition of the proposed building form to the adjoining Low-Rise Residential area nor how the proposed development would comply.

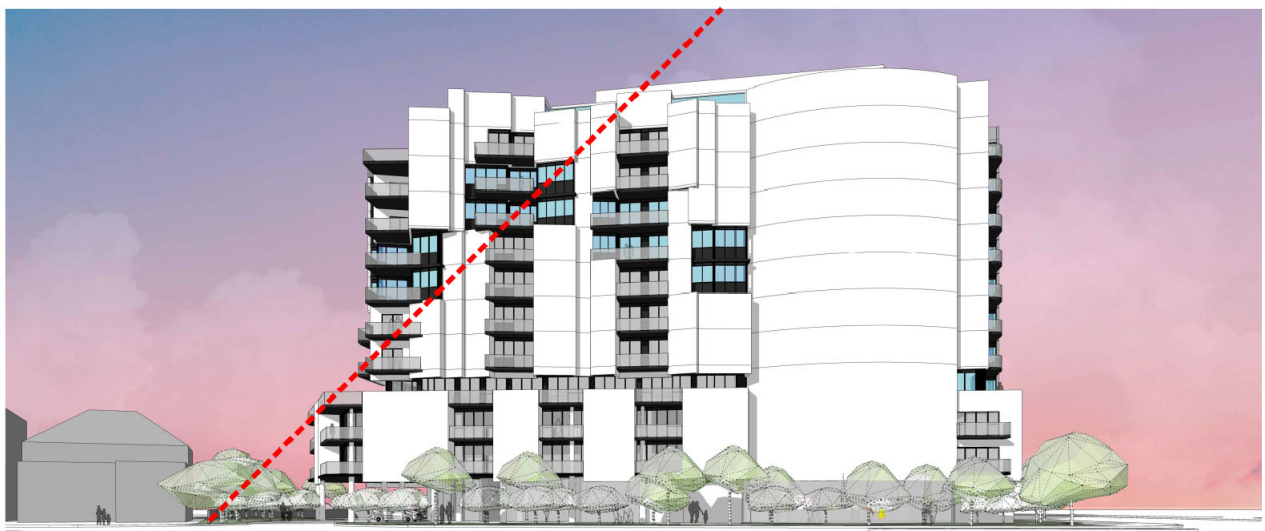
Requirement of Angular Plane to Low-Rise Residential Area

VOP Policy 9.2.3.5 c) speaks to the requirement for Mid-Rise Buildings to be contained within a 45 degree angular plane measured from the property line of a detached house. The applicant's Planning Justification Report describes the proposed development as having *"the bulk of the building is set back farther, meeting the 45-degree angular plane requirement. Despite some encroachment into the 45-degree angular plane from the higher levels of the proposed building"* and that the intent of the policy has been met.

Firstly, the policy requires Mid-Rise Buildings to be contained within a 45-degree angular plane. It is our opinion that encroachments into the required angular plane does not meet the intent of the policy and that the proposed development does not comply with this policy.

In addition, the submitted architectural plans depicting the angular plane encroachment does not appear to present an accurate assessment of cross-section as it relates to the Low-Rise Residential area to the north. It depicts a cross-section taken on a diagonal portion of the building, which does not fully assess the full amount of the proposed building mass that extends beyond the required angular plane. We have prepared the figure below to illustrate how the angular plane along the westerly elevation would relate to the proposed building.

Depiction of 45-degree Angular Plane from Low-Rise Residential



Given the above, we believe the proposed development as currently submitted will require reconsideration in order to comply with the City's Official Plan. The Vaughanwood Ratepayers Association is taking review of the submitted materials by the applicant and they may have other concerns to present to the City.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'Billy Tung', with a large, sweeping flourish underneath.

Billy Tung, BES, MCIP, RPP

Partner

cc: Vaughanwood Ratepayers Association

C8
COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Z.22.036 / o.p.22.016
Date: February-09-23 9:13:03 AM

From: chris.rosa [REDACTED]
Sent: Tuesday, February 07, 2023 4:34 PM
To: Clerks@vaughan.ca
Subject: [External] Z.22.036 / o.p.22.016

Hi my name is Christopher Rosa

I live at [REDACTED] woodcroft lane, woodbridge ontario.

I highly disagree with the development of any condos from Pinevalley to basically hwy 27. Hwy 7 bottle necks down to 2 lanes between that stretch. Come rush hours the traffic between that stretch is already unbearable. I believe infrastructure needs to be upgraded before any more developments are to be made. Also I highly dislike the idea of building condos next to residential houses. What a dream it would be to own a detached house in woodbridge just to find out the city let a developer build a condo beside your house.

Please don't let this happen to our beloved city

Thanks

Sent from my Galaxy

C9
COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 2

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: Z.22.036/OP.22.016
Date: February-10-23 10:27:21 AM

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

From: Jackie Fraser [REDACTED]
Sent: Thursday, February 09, 2023 7:05 PM
To: Clerks@vaughan.ca
Subject: [External] Re: Z.22.036/OP.22.016

> On Feb 5, 2023, at 7:40 PM, Jackie Fraser [REDACTED] wrote:

>

> To whom it may concern,

>

> My name is Jackie. My address is [REDACTED] Benjamin Dr, Woodbridge On [REDACTED]

> I'm emailing you with my concerns of your new property projects that you want to start.

> Here are my concerns. I'm just going to be listing them all.

> - the city already has 4 acquisitions already in the works from Islington and Woodbridge Ave to Islington and Langstaff.

> - price of car insurance goes up because of more cars in the neighborhood.

> - lots more air pollution

> - more congestion in the neighborhood.

> - more speeding on the side roads

> - you never create enough parking spots for the people who live in the

> condo. So they go begging others for their driveway

> - garbage times change because of the construction or they don't come at all.

> -rise in congestion on Hwy 7 and local streets surrounding condos

> - police always at the condo and roads get closed off because of what

> the silly people in the condo don't know how to behave -more animals running loose around and when you call the city for help they don't even bother to come and check out the situation.

> -building is an eyesore

> - taking away the view of the sky and stars and the moon

> - no parking on the streets

> - lots more noise pollution

> -construction people making a mess and not cleaning up after themselves.

> - I had to call and have the dump trucks redirected the last time they

> did construction on Benjamin because they blocked everyone in and we couldn't get in or out for work or no emergency services could get in -when we'd speak to the for-men on the job site they just ignored us.

> -construction workers kept cutting wires to the cable, telephones,hydro etc.

> -your taking away homes from the wild life -traffic will be even more

> dangerous than it already is -the construction crews don't abide by

> the rules and regulations as to the star times in the morning -mega

> congestion and to close to the other homes to start building

> - it's going to be so messy

> -never finishes the job on time.

> Design is wrong for entrance onto hwy7 and Wigwoss -how do you plan on

> giving back to the community and the wildlife?

> - why are you so greedy?

> -are you getting more of a kickback from theses condos than the ones off Islington ave?

> -why don't you even care about the people in theses neighborhoods and wildlife?

>

> From

> Jackie

**C10
COMMUNICATION
COUNCIL – February 22, 2023
CW (2) - Report No. 9, Item 4**

From: [Adelina Bellisario](mailto:Adelina.Bellisario)
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Fwd: Item 4, CW, February 14 - Tesmar Holdings Inc OP.21.020 and Z.21.041
Date: February-14-23 12:27:53 PM

From: Sandra Yeung Racco <[REDACTED]>
Date: February 13, 2023 at 11:25:53 PM EST
To: Mayor and Members of Council <mayorandmembersofcouncil@vaughan.ca>, Todd Coles <Todd.Coles@vaughan.ca>, Haiqing Xu <Haiqing.Xu@vaughan.ca>, Wendy Law <wendy.law@vaughan.ca>, Mary Caputo <Mary.Caputo@vaughan.ca>, Nancy Tuckett <Nancy.Tuckett@vaughan.ca>, Carol Birch <Carol.Birch@vaughan.ca>
Cc: Sandra Yeung Racco <sandrayeungracco@outlook.com>, Anna Venturo <Anna.Venturo@vaughan.ca>, Natalie McBoyle <Natalie.McBoyle@vaughan.ca>, Enza.Barbieri@vaughan.ca, Anthony Tersigni <Anthony.Tersigni@vaughan.ca>, Gina.ciampa@vaughan.ca, Lucy Cardile <Lucy.Cardile@vaughan.ca>, Nancy Tamburini <Nancy.Tamburini@vaughan.ca>, Cindy Furfaro <Cindy.Furfaro@vaughan.ca>, Rebecca Battat <Rebecca.Battat@vaughan.ca>
Subject: RE: Item 4, CW, February 14 - Tesmar Holdings Inc OP.21.020 and Z.21.041

Dear Mayor & Members of Council,

Please accept this e-mail as my submission on Item 4 of February 14, 2023 Committee of the Whole meeting - Tesmar Holdings Inc OP.21.020 and Z.21.041.

After reviewing this report, I must say that I am **very disappointed** that, despite all the efforts and commitments made previously with this application, it was always the understanding that in order for the applicant to move this Phase 2 forward, he **MUST** comply to the **requirement of a minimum of 5,000 m2 of non-residential uses be provided (i.e. office spaces).**

The Vaughan Official Plan does not permit the Development

The Subject Lands are designated “High-Rise Mixed-Use” within the VM CSP, Volume 2, Section 11.7, subject to Section 18.4 “Special Provision Governing the Development of Block b5”. This designation permits residential uses to have a total maximum GFA of up to 45,000 m² and a maximum of 600 residential units. **This designation also requires that a minimum of 5000 m² of non-residential uses be provided, including office uses** having a minimum GFA of 4,200 m², and commercial uses having a maximum of 800 m² with no outdoor storage, a maximum FSI of 3.7, and at grade private amenity space having a minimum size of 1,840 m² with public access in favour of the City of Vaughan.

For those members who are new on Council, let me give you a brief history on this application.

Originally, the applicant wanted to convert employment land to mixed residential uses and was refused. As the local councillor of the area at the time, he pleaded with me and after careful consideration and negotiation with staff, we decided that as long as he will commit to, within his development, have a portion reserved to non-residential uses, such as office use, than we will allow this project to move forward.

The agreement was supposed to apply to Phase 1 but the applicant negotiated with planning staff at the time to allow him to build Phase 1 without that requirement and pushed it to Phase 2.

Now Phase 2 is in front of us and he wants it to be eliminated. This is what happens when you deal with an unscrupulous developer who does not stand by his own commitment. The ironic thing is that the planner who wrote the previous reports is the current planner of the applicant and therefore knows what had taken place and in fact, he was one of the planners that agreed to the original recommendation.

So my question is how is it that staff is now recommending to allow this applicant to move forward with his amended application when clearly the OLT had issued orders, with Section 18.4 Special Provisions Governing the Development of Block b5? This is not right nor is it proper.

The Local Planning Appeal Tribunal ('LPAT'), now known as the Ontario Land Tribunal ('OLT'), **issued orders** associated with LPAT Case No(s) PL140839 and PL070347. Section 18.4 Special Provisions Governing the Development of Block b5 was added to the VMCSPP in accordance with the OLT Orders.

Approval for a portion of Block b5 (Phase 1A and 1B) has been granted through File DA.14.087 **to permit two apartment buildings with heights of 23-storeys and 20-storeys having a total of 568 residential units.** Phases 1A and 1B also included an 1,840 m² POPs a portion of which is located on the Subject Lands.

An amendment to VOP 2010 is required to amend the policies of the "High-Rise Mixed- Use' designation and Special Provisions Governing the Development of Block b5 in the VMCSPP to permit a residential building have a maximum building height of 30-storeys including 301 dwelling units, 6.74 FSI and no non-residential GFA.

While the market analysis or studies may show that office component is not viable or encouraged at this location, however this is a very minimum requirement of office space and will not negatively impact in the area. In fact, this area is currently filled with shopping centre/retail/commercials and a number of

approved residential condos right along Jane/Rutherford area, it would only make proper sense to add a small portion of office component in order to build a complete community and help to alleviate some of the transportation issues that we are facing currently.

Let me remind everyone that if it wasn't for the negotiation of keeping some employment land within this subject land, the applicant would never have received the luxury of building his residential towers.

I am asking you, as Member of Council, to stand by decisions and commitments that were made, and NOT to endorse the recommendation of:

1 (d) Eliminate the required minimum 5,000 m2 of non-residential uses;

Residents are counting on you to make the proper decision on this matter.

Respectfully yours,

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

楊士淳

President & C.E.O., RACCO & Associates

Founding President, Empowering YouR Vision

President, FCCV (Federation of Chinese Canadians Vaughan Chapter)

Former Councillor, City of Vaughan

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

C11
COMMUNICATION
COUNCIL – February 22, 2023
CW (PM) - Report No. 8, Item 4

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Servicing Block 41
Date: February-14-23 1:00:51 PM
Attachments: [Councilor Iafrate LTR 2023 02 12 Block 41 servicing.pdf](#)

From: Inese Pogule [REDACTED]
Sent: Monday, February 13, 2023 12:48 PM
To: Linda Jackson <Linda.Jackson@vaughan.ca>; Natalie McBoyle <Natalie.McBoyle@vaughan.ca>; mayor@vaughan.ca; Anna Venturo <Anna.Venturo@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Enza Barbieri <Enza.Barbieri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Anthony Tersigni <Anthony.Tersigni@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Rebecca Battat <Rebecca.Battat@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Cc: Karina Kirss [REDACTED]; Valda Berzins [REDACTED]
Subject: [External] Servicing Block 41

Dear Sir/Madam,

I am reaching out to you on behalf of the President, Kristus Darzs Latvian Foundation and the Chair, Kristus Darzs Latvian Home Board of Directors. Attached you will find their correspondence to you regarding servicing Block 41. Thank you in advance for your attention to this matter.

Best regards,

Inese Pogule

Executive Director
Kristus Darzs Latvian Home
11290 Pine Valley Drive, Woodbridge, ON, L3L 0B1
Office: 905 832 3300 ext. 228



KRISTUS DARZS LATVIAN HOME

Councilor Iafrate:

**Re: BL.41.2020 Block 41– February 7, 2023, Public Meeting
Request for Servicing - Kristus Darzs Latvian Home
11290 Pine Valley Drive**

As our local council representative, we are reaching out to you directly. Please share this e-mail with your colleagues on Council of the City of Vaughan as well as the City Clerk for the record. We are corresponding to you and the City of Vaughan on behalf of Kristus Darzs Latvian Home, 11290 Pine Valley Drive, Woodbridge Ontario L3L 0B1.

Kristus Darzs Latvian Home is a not for profit, charitable 100 bed Long Term Care Home located on the west side of Pine Valley Drive between Teston Road and Kirby Road in Block 48 to the immediate west of Block 41.

We have provided Long Term Care at this location since 1985. We append a brief history of the Home at the end of this communication. Our Home is located within the Greenbelt, and we are currently serviced by our own wells and septic systems.

We understand that TACC Developments, through **Block Plan File BL.41.2020**, is proposing a residential development on the lands within Block 41 for some 4417 residential units with a projected population of some 13,500 persons. This proposed development is in close proximity to our property, and we request to be kept abreast of the development process and ask that the provision of municipal services to the Kristus Darzs property be undertaken as part of the Block 41 planning and development process.

Our well and septic systems are operating effectively and meeting all regulations. Plans to expand our Home to provide additional much needed Long Term Care beds in the area would be more easily accomplished if municipal services were made available and it appears as though there may be an opportunity to do this through Block 41.

It is our understanding that the Block Plan will be serviced by municipal water and sewer systems, and we would like to avail our Home of the opportunity to connect into that system.

We respectfully request that the City coordinate a meeting with Block 41 representatives, City staff and representatives of Kristus Darzs to determine how municipal services can be achieved at this time in the most efficient manner possible.

Yours respectfully,

Valda Berzins
Chair, Kristus Darzs Latvian Foundation

Karina Kirss
Chair, Kristus Darzs Board of Directors

Kristus Darzs Latvian Home, 11290 Pine Valley Drive, Woodbridge, Ontario L3L 0B1

Tel: 905.832.3300 | Fax: 905.832.2029 | Web: www.kdlatvianhome.com

Registered Charity No. BIN 13150 0423 RR0001



History of Kristus Darzs Latvian Home

Kristus Dārzs is a home for individuals who require ongoing care and can no longer safely live independently. Kristus Dārzs strives to offer services that meet each resident's physical, social, emotional and spiritual needs in a homelike atmosphere. We are committed to offering the highest quality care, delivered with compassion and respect in safe surroundings, ensuring the individual rights of every resident. The staff, volunteers, and board, work together to provide resident and family centered care in a nurturing environment.

The concept for a Latvian Home was first considered in the 1960's, but the actual planning and implementation began in the late 70s. The land for Kristus Dārzs Latvian Home was donated by Vilma and Laimons Kinstlers. It is thanks to the Kinstlers family and to the generosity of Latvians in Canada, United States of America and Latvia and the provincial government, that funds were received to allow the dream for a Latvian Home to come to fruition. The Home received its first residents on December 1, 1985.

At the time of construction Concession 7 was a gravel road. Over the years many improvements have been made and the Home has kept abreast of new regulatory requirements for both resident safety and environmental concerns. Also, over time, our Home has adjusted from a Latvian centred cultural and care facility to meet the needs of our currently much more diverse resident background.

Access to municipal services for water and sewage would much improve the efficiency and cost of the upkeep of the Home and release resources to better serve our residents, staff and community at large.

C12
COMMUNICATION
COUNCIL – February 22, 2023
CW (2) - Report No. 9, Item 3

From: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] City of Vaughan Housing Pledge
Date: February-15-23 1:31:20 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, February 14, 2023 11:20 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>; Isabel Leung <Isabel.Leung@vaughan.ca>
Subject: FW: [External] City of Vaughan Housing Pledge

From: IRENE FORD [REDACTED]
Sent: Tuesday, February 14, 2023 11:18 AM
To: Clerks@vaughan.ca
Cc: Todd Coles <Todd.Coles@vaughan.ca>; Wendy Law <Wendy.Law@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Council@vaughan.ca; Brian Captao <bcapitao@yrmg.com>; Kim Zarzour <kzarzour@yrmg.com>; Noor Javed <njaved@thestar.ca>; Emma McIntosh <emma.mcintosh@thenarwhal.ca>; Fatima Syed <fatima@thenarwhal.ca>; Jeff Gray <jgray@globeandmail.com>; Robert Benzie <rbenzie@thestar.ca>; Joel Wittnebel <joel.wittnebel@thepointer.com>; Michael Tiboloco <michael.tiboloco@pc.ola.org>; Steve Clark <steve.clark@pc.ola.org>; Comments <comments@auditor.on.ca>; Wayne Emmerson <wayne.emmerson@york.ca>; John Taylor <jtaylor@newmarket.ca>; Margaret Quirk <mquirk@georgina.ca>; Tom Mrakas <tmrakas@aurora.ca>; Steve Pellegrini <spellegrini@king.ca>; Christopher Raynor <christopher.raynor@york.ca>; Mike Crawley <mike.crawley@cbc.ca>; Frank Scarpitti <mayorscarpitti@markham.ca>; Sandra Malcic <sandra.malcic@york.ca>; Paul Freeman <paul.freeman@york.ca>; Wendy Kemp <wendy.kemp@york.ca>; David West <david.west@richmondhill.ca>; Mayor-Town of Whitchurch-Stouffville <mayor@townofws.ca>; Francesco - M.P. Sorbara <francesco.sorbara@parl.gc.ca>; Watt Heather (MMAH) <heather.watt@ontario.ca>; Smartprosperity Info <info@smartprosperity.ca>; John MacKenzie <john.mackenzie@trca.ca>
Subject: [External] City of Vaughan Housing Pledge

Vaughan Clerks,

While my communication is late for today's Committee of the Whole agenda I ask that it please be added to the Council agenda when this item comes forward. As always if I have misunderstood anything I welcome clarifications and corrections from staff.

I respectfully ask that Council direct staff to include language that acknowledges resident concerns and limitations beyond the control of the City of Vaughan that reduce the ability to build housing at the levels set out in the Province's Housing Target Pledge:

- 1) The Housing Pledge is almost double what Vaughan is required to accept as per the Growth Plan and recently approved York Region Official Plan; **Housing Pledge = 42,000 vs. York Region Official Plan = 22,000 a difference of 21,000 Homes**
- 2) The Housing Pledge does not address other critical needs to properly address the housing crisis including housing type, location and provision of affordable and accessible housing
- 3) The infrastructure, particularly water and wastewater servicing, approvals is beyond the control of the City of Vaughan and direction under Schedule 10 of Bill 23 brings more uncertainty

to the ability of York Region to provide service capacity at the levels of growth proposed.

4) The City nor York Region have master plans, official plans or budgets that accommodate and responsibly plan for the additional 21,000 houses that the province has requested the City of Vaughan to pledge a commitment to approving to build

5) Residents in Vaughan are increasingly frustrated at the magnitude, density and amount of development applications coming forward in the absence of any consideration or improvements to their communities. Residents are asking for complete walkable communities with mixed use planning and it is not being delivered. Even when planned variance applications or tribunal decisions come through to increase residential and decrease commercial services; day to day services are not provided in new or existing communities. There is only increased competition for already scarce public resources; transit, roads, schools, community centers, parks, greenspace, grocery stores. These concerns are not NIMBY nor BANANA they are about liveability and creating communities, built environments, that people want to live in, stay in and foster social capital.

6) Implications of Bill 23 brings legislative certainty to the reduction of development fees collected in the future by municipalities. While Minister Clark has promised that municipal shortfalls will be covered there is no legislative certainty that this will actually happen. Should the province continue down this path municipalities need more certainty that the growth will not be achieved on the backs of property tax payers and at the expense of a reduction in existing and future infrastructure services, natural heritage or responsible land-use planning that prepares Vaughan for the realities of climate change.

While I applaud staff's commitment to streamline and improve the development application approvals process there are several limiting factors not identified in Vaughan's Housing Pledge (Attachment 2). Many are beyond the control of the City and have significant budget implications that are likely compounded by the implications of Bill 23. To not acknowledge the limitations beyond control of the City makes the pledge meaningless. Perhaps only a document to appease and justify the current Ontario PC Government's misguided legislative changes that blame municipal development and conservation authorities development application approvals as the red tape and cause of the housing crisis. Will this put the City in a precarious position in the future should they be unable to satisfy the pledge?

Land nor development approvals/permits are the limiting factors to achieving housing targets in York Region, it is servicing capacity.

This pledge as is worded masks the fact that the City of Vaughan is blindly planning to achieve the housing target set by the province that is almost double what was just approved and required in York Region's Official Plan. **The Province's target is nothing more than a laudable goal and it undermines the entire MCR process and all of the public consultation that just went into updating York Region's Official Plan.** A planning process that has cost taxpayers millions extra as a result of changes half through the process as identified in the Auditor General's value for money audit on land use

planning. https://www.auditor.on.ca/en/content/annualreports/arreports/en21/AR_LandUse_en21.pdf. Not to mention the \$100M EA on the Upper York Sewage System that was just thrown in the garbage as Schedule 10 of Bill 23 basically directs York Region staff to start over and find a new solution using the Duffin Creek's W/W Treatment Plant and seek a third expansion and a new EA approval 0.49 cents of each Vaughan property tax dollar goes to the Region. If we are planning as if EA's are approved then the entire process is broken and the public will continue to have no choice but to seek federal intervention.

MMAH Housing Pledge: 42,000 New Homes by 2031 York Region's Official Plan (Approved Nov, 2022): 22,000 New Homes (units)

Servicing to Support the Housing Pledge

It is important to note that York Region Official Plan, as just approved by the Minister of Municipal Affairs and Housing on November 4, 2022, forecasts the City of Vaughan to grow from 340,700 to 407,300 persons between 2021 and 2031, or a net growth of 66,600 persons, or approximately 22,200 units if an average 3 persons per unit is applied. The Pledge of 42,000 dwelling units by 2031 is a significant increase, which requires all services, e.g. water, wastewater, road, and transit capacities to increase accordingly. Much of them is not within the jurisdiction of the City of Vaughan. It remains unclear as to how the required infrastructure will be provided to meet the new housing target.

The target set by the province in this pledge is in conflict with the Growth Plan and York Region's Official Plan. This is critical because York Region's Official Plan is guiding major infrastructure investment based on phasing policies that are based on the Transportation and WasteWater Master Plans. Do these documents need to be updated with significant infrastructure upgrades and in turn conduct more studies and seek approvals. The latter is often dependent on provincial approvals and beyond the control of both York Region and Vaughan. Not to mention wasteful planning b/c it is impossible for staff to plan anything as the direction is changing so fast and they must feel like a ping-pong ball batted around a table.

How can City of Vaughan staff say with confidence that they will meet the housing targets when on the same agenda you have the ALLOCATION OF SERVICING CAPACITY ANNUAL DISTRIBUTION AND UPDATE (Item 5: [Committee of the Whole \(2\) - February 14, 2023](#)) in which staff identify remaining servicing capacity for 2023 is 3,411 person equivalents and that allocation of servicing capacity from York Region is not anticipated to be announced until Q4 2023? Where and how will servicing capacity mysteriously/magically appear from? If I understand correctly we have 55,702 units under review, that is a far, far cry from the servicing capacity Vaughan currently has available? If we assume 3 persons per unit would that be 167,106 persons equivalents? Refer to Table 2 of this staff report: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130873>

I am mystified how the Kleinburg Resource Recovery Facility has surplus capacity of 2907 persons equivalent, which discharges into the Humber River, is we are planning on decommissioning this plant, within the same planning cycle, as part of the West Vaughan EA?

I also think it is a huge disservice to pledge more housing for the sake of housing in the absence of any analysis of where, what type of housing and how it will be affordable and accessible for our most vulnerable who are already experiencing housing insecurity. Housing built for investors will not address the critical need for affordable housing nor will more greenfield and/or greenbelt low rise sprawl that doesn't have access to transit or other key community services.

I don't get it - residents are screaming because the development applications are coming in ahead of infrastructure and services required for communities to be liveable. We are clearly

approving development far above and beyond what is required in the Growth Plan as well as York Region's Official Plan. This is not being transparently acknowledged by staff who keep accepting development applications as 'complete' bringing them forward to public meetings. This in turn allows these applications to go forward to appeal if there is a decision or no decision by the Vaughan Council. If we can't service the growth, why are we continuing to accept the development applications and frustrate communities? Unless the only goal is to give land-use approvals not actually build housing? I know you can't refuse the applications but are we required to accept development and density well beyond what is being asked of the City of Vaughan and what can be reasonably serviced and in a manner that is costly (wasteful) and irresponsible?

Supporting Links

Staff Report: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130873>

Minister Clarks Letter Requesting Housing Pledge:

Vaughan Pledge: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130875>

Thank you,
Irene Ford

**C13
COMMUNICATION
COUNCIL – February 22, 2023
CW (2) - Report No. 9, Item 4**

From: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] RE: COW February 14, 2023 Meeting - City Files OP.21.020 and Z.21.041 - Tesmar Holdings Inc.
Date: February-16-23 1:51:29 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, February 14, 2023 9:28 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] RE: COW February 14, 2023 Meeting - City Files OP.21.020 and Z.21.041 - Tesmar Holdings Inc.

From: Alan Heisey <heisey@phmlaw.com>
Sent: Tuesday, February 14, 2023 9:27 AM
To: Clerks@vaughan.ca
Cc: 'Eric Harvey' <Eric.Harvey@cn.ca>; Andrea Skinner (askinner@airdberlis.com) <askinner@airdberlis.com>; Meaghan McDermid <meaghanm@davieshowe.com>; Carol Birch <Carol.Birch@vaughan.ca>
Subject: [External] RE: COW February 14, 2023 Meeting - City Files OP.21.020 and Z.21.041 - Tesmar Holdings Inc.

Resent to correct email address .

From: Alan Heisey
Sent: Tuesday, February 14, 2023 9:25 AM
To: clerk@vaughan.ca
Cc: 'Eric Harvey' <Eric.Harvey@cn.ca>; Andrea Skinner (askinner@airdberlis.com) <askinner@airdberlis.com>; Meaghan McDermid <meaghanm@davieshowe.com>; carol.birch@vaughan.ca
Subject: COW February 14, 2023 Meeting - City Files OP.21.020 and Z.21.041 - Tesmar Holdings Inc.

Chair
Committee of the Whole

I act for Canadian National Railway the owner of the MacMillan Rail Yard one of the most important transportation terminals in North America.

The MacMillan Rail Yard is located to the north and south of Highway 7, north and south of Rutherford Road, east of Jane Street and west of Keele Street in the City of Vaughan. The Yard

is located to the west of the property that is the subject matter of these applications. The Yard is 1,000 acres in size and employs over 1,000 employees. It is one of the largest employers in the City of Vaughan and York Region.

CNR as a railway is a specified person under the Planning Act as amended by Bill 23.

CNR is a party to the related application appeals by Tesmar that are currently before the Ontario Land Tribunal.

Please provide the author with written notice of any zoning or official plan amendment passed or adopted by Council pursuant to these applications.

Please provide notice of any future meetings concerning these applications or any related applications for draft plan of condominium.

Kindly acknowledge receipt of this correspondence in writing.

A. Milliken Heisey K.C.

Papazian | Heisey | Myers,

Barristers & Solicitors/Avocats

Standard Life Centre,

Suite 510, 121 King St. W.,

P.O. Box/C.P. 105,

Toronto, ON, M5H 3T9

Tel: 416 601 2702 | F: 416 601 1818

[Website](#) | [Bio](#)

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C14
COMMUNICATION
COUNCIL – February 22, 2023
CW (1) - Report No. 7, Item 10

DATE: February 16, 2023

TO: Mayor and Members of Council

FROM: Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor

RE: **COMMUNICATION – Council, February 16, 2023**

Committee Report No. 7, Item No. 10

PROTECTING THE PEOPLE: VAUGHAN PUBLIC SAFETY

Recommendation

That this communication be received for information.

Background

On February 7, 2023, Committee of the Whole directed Legal Services to provide additional information as contained in Local and Regional Councillor Mario Racco's Member Resolution that sought Council's support to ask for legislative changes by the provincial and federal governments in response to the tragic shooting at the Bellaria Residences condominium tower on December 18, 2022.

From earlier discussions, it is our understanding that Councillor Racco would like to seek greater powers for the police when dealing with concerns raised by condominium board members. As such, options were discussed for suggestions to upper levels of government on legislative changes, including potential amendments to the provincial *Courts of Justice Act* and federal *Firearms Act*.

Provincial Courts of Justice Act

The provincial *Courts of Justice Act* is provincial legislation that governs the composition, practice and procedure of all provincial courts in Ontario.

We know from the litigation involving Mr. Villi that was ongoing at the time of the incident that the Condominium Board was in the process of having a Motion heard by the Court to impose sanctions against Mr. Villi.

In discussion with Councillor Racco's office, the Member's Resolution recommends that our provincial partners provide for an expedited process such that a Motion for sanctions against an individual for threatening/harassing behaviour (in our case against members of the Condominium Board) be heard within thirty ("30") days.

Federal Firearms Act

The federal *Firearms Act* provides for a process whereby the federal Chief Firearms Officer receives a request from police that an individual with a valid firearms license who has made threats should have their license revoked as they no longer meet the requirements to hold the license. The Chief Firearms Officer can then decide to revoke the license.

For example, currently under the *Firearms Act*, in determining whether a person is eligible to hold a licence, one of the considerations is whether there is a “history of behaviour that includes violence or threatened or attempted violence or threatening conduct on the part of the person against any person”.

However, there is no timeline set out in the *Firearms Act* for the Chief Firearms Officer to make their decision. Given that time is of the essence when dealing with threats made by an individual that has a license, in discussion with Councillor Racco’s office, the Member’s Resolution is now revised to recommend a timeline of thirty (“30”) days from the report by police to a decision by the federal Chief Firearms Officer on revocation.

For more information, contact Maurice Benzaquen, Legal Counsel – Litigation, x. 8086

Respectfully submitted,



Wendy Law
Deputy City Manager
Legal and Administrative Services & City Solicitor

DATE: February 16, 2023

TO: Mayor and Members of Council

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

RE: COMMUNICATION – Council, February 22, 2023

By-law 018-2023
Council, June 28, 2022 Item 10, Committee of the Whole, Report No. 27
ADMINISTRATIVE CORRECTION TO BY-LAW 157-2022

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 157-2022 be amended by deleting Section A. a) of Exception 9(1473) in its entirety and replacing it with the following:
 - a) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 157-2022 and for excavation and shoring works in accordance with the City of Vaughan's Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (the “Contaminated Sites Policy”).”

Background

On June 28, 2022, Council enacted By-law 157-2022, which amends the City of Vaughan Zoning By-law 1-88, to facilitate a mixed-use development consisting of three (3) apartment buildings (49, 45 and 7-storeys) with at-grade retail on the lands known as 2871 Highway 7 (“the Subject Lands”) at the southeast corner of Maplecrete Road and Highway 7, within the Vaughan Metropolitan Centre.

The administrative correction to By-law 157-2022 seeks to clarify the uses permitted on the Subject Lands zoned with the Holding Symbol “(H)” to allow for shoring and excavation works. An (H) was placed on the Subject Lands by way of implementing Zoning By-law 157-2022 to ensure that the appropriate remedial works were completed on the contaminated sites prior to construction. By-law 157-2022 inadvertently prohibited shoring and excavation on the Subject Lands prior to the lifting of the (H),

which form part of the works to remediate the Subject Lands. The administrative correction does not result in any deviation from the original intent of the Zoning By-law.

Conclusion

The Deputy City Manager, Planning and Growth Management recommends that Council approve the administrative amendment to By-law 157-2022 as per Recommendation 1. This recommendation is in keeping with Council's original approval.

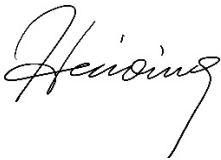
Prepared By

Monica Wu, VMC Planner, ext. 8161

Gaston Soucy, VMC Senior Manager, ext. 8266

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Haiqing Xu". The signature is written in a cursive, flowing style.

Haiqing Xu
Deputy City Manager, Planning and Growth Management

C16
COMMUNICATION
COUNCIL – February 22, 2023
CW (2) - Report No. 9, Item 3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#); [Isabel Leung](#)
Subject: FW: [External] Re: City of Vaughan Housing Pledge - Deferred March 8
Date: February-16-23 7:21:30 PM

From: IRENE FORD [REDACTED]
Sent: Wednesday, February 15, 2023 7:05 PM
To: Clerks@vaughan.ca
Cc: Todd Coles <Todd.Coles@vaughan.ca>; Wendy Law <Wendy.Law@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Council@vaughan.ca; Brian Capitaio <bcapitaio@yrmg.com>; Kim Zarzour <kzarzour@yrmg.com>; Noor Javed <njaved@thestar.ca>; Emma McIntosh <emma.mcintosh@thenarwhal.ca>; Fatima Syed <fatima@thenarwhal.ca>; Jeff Gray <jgray@globeandmail.com>; Robert Benzie <rbenzie@thestar.ca>; Joel Wittnebel <joel.wittnebel@thepointer.com>; Michael Tiboloco <michael.tiboloco@pc.ola.org>; Steve Clark <steve.clark@pc.ola.org>; Comments <comments@auditor.on.ca>; Wayne Emmerson <wayne.emmerson@york.ca>; John Taylor <jtaylor@newmarket.ca>; Margaret Quirk <mquirk@georgina.ca>; Tom Mrakas <tmrakas@aurora.ca>; Steve Pellegrini <spellegrini@king.ca>; Christopher Raynor <christopher.raynor@york.ca>; Mike Crawley <mike.crawley@cbc.ca>; Frank Scarpitti <mayorscarpitti@markham.ca>; Sandra Malcic <sandra.malcic@york.ca>; Paul Freeman <paul.freeman@york.ca>; Wendy Kemp <wendy.kemp@york.ca>; David West <david.west@richmondhill.ca>; Mayor-Town of Whitchurch-Stouffville <mayor@townofws.ca>; Francesco - M.P. Sorbara <francesco.sorbara@parl.gc.ca>; Watt Heather (MMAH) <heather.watt@ontario.ca>; Smartprosperity Info <info@smartprosperity.ca>; John MacKenzie <john.mackenzie@trca.ca>; shawn.jeffords@cbc.ca; Minister (MMAH) <minister.mah@ontario.ca>
Subject: [External] Re: City of Vaughan Housing Pledge - Deferred March 8

Hello All,

It was fascinating to learn during yesterday's meeting that within the last 24 hours Minister Clark communicated that the deadline for the housing pledge was extended until later in March. As a result Vaughan Council deferred the item until the next Committee of the Whole Meeting on March 8th.

I reiterate my concerns that it is wholly inappropriate to ask for the pledge from lower tier municipalities when upper tiers allocate and are responsible for servicing capacity. Regardless of how planning responsibilities change the regions are still responsible as of right now, when the pledge is requested.

I guess that the City of London did not find out prior to this extension being granted. They did however, appear to have concerns contrary to Minister Clark's rosey tweet about the pledge. [London's pledge of 47,000 homes includes assertive letter to province but avoids 'punching them in the face'](#)

For those interested the targets as set out in the Bulletin posted on the ERO. [2031 Municipal Housing Targets | Environmental Registry of Ontario](#)

Municipality	Housing Target
City of Toronto	285,000
City of Ottawa	151,000
City of Mississauga	120,000
City of Brampton	113,000
City of Hamilton	47,000
City of London	47,000
City of Markham	44,000
City of Vaughan	42,000
City of Kitchener	35,000
Town of Oakville	33,000
City of Windsor	13,000
City of Richmond Hill	27,000
City of Burlington	29,000
City of Oshawa	23,000
City of Barrie	23,000
City of Guelph	18,000
City of Cambridge	19,000
Town of Milton	21,000
Town of Whitby	18,000
City of St. Catharines	11,000
Town of Ajax	17,000
City of Waterloo	16,000
City of Kingston	8,000
City of Brantford	10,000
Clarington	13,000
City of Pickering	13,000
City of Niagara Falls	8,000
Town of Newmarket	12,000
Town of Caledon	13,000
Totals	1,229,000

Thank you,
Irene Ford

On Tuesday, February 14, 2023 at 11:17:34 a.m. EST, IRENE FORD <[REDACTED]> wrote:

Vaughan Clerks,

While my communication is late for today's Committee of the Whole agenda I ask that it please be added to the Council agenda when this item comes forward. As always if I have misunderstood anything I welcome clarifications and corrections from staff.

I respectfully ask that Council direct staff to include language that acknowledges resident concerns and limitations beyond the control of the City of Vaughan that reduce the ability to build housing at the levels set out in the Province's Housing Target Pledge:

1) The Housing Pledge is almost double what Vaughan is required to accept as per the Growth

Plan and recently approved York Region Official Plan; **Housing Pledge = 42,000 vs. York Region Official Plan = 22,000 a difference of 21,000 Homes**

2) The Housing Pledge does not address other critical needs to properly address the housing crisis including housing type, location and provision of affordable and accessible housing

3) The infrastructure, particularly water and wastewater servicing, approvals is beyond the control of the City of Vaughan and direction under Schedule 10 of Bill 23 brings more uncertainty to the ability of York Region to provide service capacity at the levels of growth proposed.

4) The City nor York Region have master plans, official plans or budgets that accommodate and responsibly plan for the additional 21,000 houses that the province has requested the City of Vaughan to pledge a commitment to approving to build

5) Residents in Vaughan are increasingly frustrated at the magnitude, density and amount of development applications coming forward in the absence of any consideration or improvements to their communities. Residents are asking for complete walkable communities with mixed use planning and it is not being delivered. Even when planned variance applications or tribunal decisions come through to increase residential and decrease commercial services; day to day services are not provided in new or existing communities. There is only increased competition for already scarce public resources; transit, roads, schools, community centers, parks, greenspace, grocery stores. These concerns are not NIMBY nor BANANA they are about liveability and creating communities, built environments, that people want to live in, stay in and foster social capital.

6) Implications of Bill 23 brings legislative certainty to the reduction of development fees collected in the future by municipalities. While Minister Clark has promised that municipal shortfalls will be covered there is no legislative certainty that this will actually happen. Should the province continue down this path municipalities need more certainty that the growth will not be achieved on the backs of property tax payers and at the expense of a reduction in existing and future infrastructure services, natural heritage or responsible land-use planning that prepares Vaughan for the realities of climate change.

While I applaud staff's commitment to streamline and improve the development application approvals process there are several limiting factors not identified in Vaughan's Housing Pledge (Attachment 2). Many are beyond the control of the City and have significant budget implications that are likely compounded by the implications of Bill 23. To not acknowledge the limitations beyond control of the City makes the pledge meaningless. Perhaps only a document to appease and justify the current Ontario PC Government's misguided legislative changes that blame municipal development and conservation authorities development application approvals as the red tape and cause of the housing crisis. Will this put the City in a precarious position in the future should they be unable to satisfy the pledge?

Land nor development approvals/permits are the limiting factors to achieving housing targets in York Region, it is servicing capacity.

This pledge as is worded masks the fact that the City of Vaughan is blindly planning to achieve the housing target set by the province that is almost double what was just approved and required in York Region's Official Plan. **The Province's target is nothing more than a laudable goal and it undermines the entire MCR process and all of the public consultation that just went into updating York Region's Official Plan.** A planning process that has cost taxpayers millions extra as a result of changes half through the process as identified in the Auditor General's value for money audit on land use planning. https://www.auditor.on.ca/en/content/annualreports/arreports/en21/AR_LandUse_en21

[.pdf](#). Not to mention the \$100M EA on the Upper York Sewage System that was just thrown in the garbage as Schedule 10 of Bill 23 basically directs York Region staff to start over and find a new solution using the Duffin Creek's W/W Treatment Plant and seek a third expansion and a new EA approval 0.49 cents of each Vaughan property tax dollar goes to the Region. If we are planning as if EA's are approved then the entire process is broken and the public will continue to have no choice but to seek federal intervention.

MMAH Housing Pledge: 42,000 New Homes by 2031 York Region's Official Plan (Approved Nov, 2022): 22,000 New Homes (units)

Servicing to Support the Housing Pledge

It is important to note that York Region Official Plan, as just approved by the Minister of Municipal Affairs and Housing on November 4, 2022, forecasts the City of Vaughan to growth from 340,700 to 407,300 persons between 2021 and 2031, or a net growth of 66,600 persons, or approximately 22,200 units if an average 3 persons per unit is applied. The Pledge of 42,000 dwelling units by 2031 is a significant increase, which requires all services, e.g. water, wastewater, road, and transit capacities to increase accordingly. Much of them is not within the jurisdiction of the City of Vaughan. It remains unclear as to how the required infrastructure will be provided to meet the new housing target.

The target set by the province in this pledge is in conflict with the Growth Plan and York Region's Official Plan. This is critical because York Region's Official Plan is guiding major infrastructure investment based on phasing policies that are based on the Transportation and WasteWater Master Plans. Do these documents need to be updated with significant infrastructure upgrades and in turn conduct more studies and seek approvals. The latter is often dependent on provincial approvals and beyond the control of both York Region and Vaughan. Not to mention wasteful planning b/c it is impossible for staff to plan anything as the direction is changing so fast and they must feel like a ping-pong ball batted around a table.

How can City of Vaughan staff say with confidence that they will meet the housing targets when on the same agenda you have the ALLOCATION OF SERVICING CAPACITY ANNUAL DISTRIBUTION AND UPDATE (Item 5: [Committee of the Whole \(2\) - February 14, 2023](#)) in which staff identify remaining servicing capacity for 2023 is 3,411 person equivalents and that allocation of servicing capacity from York Region is not anticipated to be announced until Q4 2023? Where and how will servicing capacity mysteriously/magically appear from? If I understand correctly we have 55,702 units under review, that is a far, far cry from the servicing capacity Vaughan currently has available? If we assume 3 persons per unit would that be 167,106 persons equivalents? Refer to Table 2 of this staff report: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130873>

Committee of the Whole (2) - February 14, 2023

I am mystified how the Kleinburg Resource Recovery Facility has surplus capacity of 2907 persons equivalent, which discharges into the Humber River, is we are planning on decommissioning this plant, within the same planning cycle, as part of the West Vaughan EA?

I also think it is a huge disservice to pledge more housing for the sake of housing in the absence of any analysis of where, what type of housing and how it will be affordable and accessible for our most vulnerable who are already experiencing housing insecurity. Housing built for investors will not address the critical need for affordable housing nor will more greenfield and/or greenbelt low rise sprawl that doesn't have access to transit or other key community services.

I don't get it - residents are screaming because the development applications are coming in ahead of infrastructure and services required for communities to be liveable. We are clearly approving development far above and beyond what is required in the Growth Plan as well as York Region's Official Plan. This is not being transparently acknowledged by staff who keep accepting development applications as 'complete' bringing them forward to public meetings. This in turn allows these applications to go forward to appeal if there is a decision or no decision by the Vaughan Council. If we can't service the growth, why are we continuing to accept the development applications and frustrate communities? Unless the only goal is to give land-use approvals not actually build housing? I know you can't refuse the applications but are we required to accept development and density well beyond what is being asked of the City of Vaughan and what can be reasonably serviced and in a manner that is costly (wasteful) and irresponsible?

Supporting Links

Staff Report: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130873>

Minister Clarks Letter Requesting Housing Pledge:

Vaughan Pledge: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130875>

Thank you,
Irene Ford



**C17
COMMUNICATION
COUNCIL – FEBRUARY 22, 2023
By-Law 025-2023 &
By-Law 026-2023**

DATE: February 16, 2023

TO: Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager, Corporate Services, City
Treasurer and Chief Financial Officer

RE: COMMUNICATION – Council – February 22, 2023

**By-law 025-2023 and By-law 026-2023
Administrative Amendment to Fees and Charges By-law 010-2023**

(Authorized by Item No. 1 of Report No. 6 of the Special Committee of the Whole (Budget) Adopted by Vaughan City Council on February 8, 2023)

Recommendation

That the administrative amendment to Fees and Charges By-law 010-2023, to correct the stormwater and development engineering fees, be approved.

Background

The stormwater charges posted in part H of schedule “L-3” within the Fees and Charges Bylaw 010-2023 will be modified per the table below:

Storm Water Charge - Charge is applied once per annum	Current	Modified	Difference
Non-Residential (Small)- <1 acre	\$ 53.51	\$ 53.16	\$ (0.35)
Non-Residential (Medium)- 1 to 10 acre	\$ 1,382.79	\$ 1,373.66	\$ (9.13)
Non-Residential (Large)- >10 acre	\$ 21,119.40	\$ 20,980.04	\$ (139.36)
Agricultural/Vacant	\$ 741.68	\$ 736.78	\$ (4.90)
Residential (Low Density)- per unit	\$ 59.02	\$ 58.63	\$ (0.39)
Residential (Medium Density)- per unit	\$ 37.89	\$ 37.63	\$ (0.26)
Residential (High Density)	\$ 233.16	\$ 231.62	\$ (1.54)
Average rate increase compared to 2022	5.9%	5.2%	

The 2023 stormwater charges currently posted in the fees and charges bylaw 010-2023 will required minor reductions to properly reflect an average 5.2% year-over-year increase. The average 5.2% stormwater charge increase has already been communicated as part of the approved 2023 budget. The discrepancy was the result of an administrative error and the amending bylaw will correct for this. Note that the City

will begin issuing the annual stormwater charges in June 2023 and will be based on the modified rates.

In addition, the development engineering fees posted in schedule “K” within the Fees and Charges Bylaw 010-2023 will be modified to add the table below:

Item	Fee or Charge		HST
	2023	2024	
Final inspection for release of Site Plan Letter of Credit	\$490.00 for the first inspection. \$270.50 for each additional inspection to address deficiencies.		Y

This is not a new fee and was approved under schedule A in the previous by-law (158-2021). Beginning in 2023, the fee was to be transferred to schedule K. The omission from schedule K was the result of an administrative error and amending the by-law will correct for this.

For more information, contact Veronica Siu, Finance Manager, Water, Wastewater and Stormwater, ext. 8197 or Kay-Ann Brown, Manager, Financial Planning & Analysis, ext. 8354.

Approved by



Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer



**C18
COMMUNICATION
COUNCIL – February 22, 2023
CW (2) - Report No. 9, Item 2**

DATE: February 22, 2023
TO: Mayor and Members of Council
FROM: Nick Spensieri, City Manager
RE: **COMMUNICATION – Council Meeting, February 22, 2023.**

**Item 2, Report 9, Committee of the Whole
LCT INVESTMENT GROUP LTD. OFFICIAL PLAN AMENDMENT FILE
OP.14.010 ZONING BY-LAW AMENDMENT FILE Z.14.042 SITE
DEVELOPMENT FILE DA.14.072 - 8156, 8196 AND 8204 KIPLING
AVENUE VICINITY OF KIPLING AVENUE AND WOODBRIDGE
AVENUE**

Recommendation

That Item 2, Report 9, Committee of the Whole, be deferred to a future Committee of the Whole meeting.

Background

The item in question was called and deferred last week by Committee after questions arose regarding comments from Vaughan Fire and Rescue Service and Emergency Planning.

Legal Services, the Planning Department, and the Fire Chief will all consult to produce a complete response to Council pertaining to all factors involved in the application and their implications.

For more information, please contact Andrew Zvanitajs, Fire Chief, ext. 6301.

A handwritten signature in black ink, appearing to read "Nick Spensieri".

Nick Spensieri
City Manager

MEMBER'S RESOLUTION

Council

DATE: Wednesday, February 22, 2023

TITLE: PROTECTING THE PEOPLE: VAUGHAN PUBLIC SAFETY

FROM: Local and Regional Councillor Mario G. Racco

Whereas, The Corporation of the City of Vaughan is committed to the public safety of all residents of, and visitors to, the City of Vaughan; and

Whereas, there have been recent shootings, including injuries, and deaths of 6 of our beloved Vaughan residents on December 18, 2022; and

Whereas, The Corporation of the City of Vaughan is empowered by its residents to identify areas of improvement and to make suggestions to our provincial and federal partners to prevent further harm and loss of life in the City of Vaughan.

It is therefore recommended:

1. That The Corporation of the City of Vaughan recommends that the province change the Ontario *Courts of Justice Act* to allow for expedited hearings (within 30 days or less) re: Motions for sanctions against residents of a condominium alleged to have made physical threats to other residents of the condominium or members of the Condominium Board;
2. That The Corporation of the City of Vaughan recommends that the federal government put in place an expedited process (within 30 days or less of receiving a request from police to revoke a firearms license) under the *Firearms Act* to revoke a firearm license to any gun owner accused of threatening another resident of a condominium or members of a Condominium Board; and
3. That staff draft a letter, to be approved by Vaughan City Council to be sent to the Honorable Prime Minister of Canada and Federal Attorney General, and the Honorable Premier of Ontario and Provincial Attorney General requesting the aforementioned legislative changes be implemented forthwith to protect Vaughan residents from any further harm or loss of life.