

**COUNCIL MEETING – MARCH 21, 2023  
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<b><u>Distributed March 17, 2023</u></b>			
C1. Irene Ford, dated February 28, 2023.	11	3	Committee of the Whole
C2. Irene Ford, dated February 28, 2023.	11	1	Committee of the Whole
C3. Franca Porretta, Anthony Guglielmi, Shahab Mirbagheri, Christopher Pinto (Pine Grove Road), Gino Gortuso (Riverside on Pinegrove), Sandra Orrico, Laura Colosimo, Ali Zad, Hanieh Golchoobian and Raheleh Niati, dated March 8, 2023.	14 15	4 3	Committee of the Whole & Committee of the Whole (Closed Session)
C4. Irene Ford, dated March 10, 2023.	14	16	Committee of the Whole
C5. Laura Colosimo, dated March 13, 2023.	14 15	4 3	Committee of the Whole & Committee of the Whole (Closed Session)
C6. Gerry & Alicia De Lauro, Riverside Drive, Vaughan, dated March 14, 2023.	14 15	4 3	Committee of the Whole & Committee of the Whole (Closed Session)
C7. Ali Zad, dated March 14, 2023.	14 15	4 3	Committee of the Whole & Committee of the Whole (Closed Session)
C8. Memorandum from the Deputy City Manager, Planning and Growth Management, dated March 15, 2023.	11	3	Committee of the Whole
C9. Angela Orsini, dated March 17, 2023.	14	17.1 SC2	Committee of the Whole

**Disclaimer Respecting External Communications**

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

## **COUNCIL MEETING – MARCH 21, 2023 COMMUNICATIONS**

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### **Distributed March 20, 2023**

C10. Raheleh Niati and Shahab Mirbagheri, Riverside Drive, Woodbridge, dated March 20, 2023.	14	4	Committee of the Whole & Committee of the Whole (Closed Session)
	15	3	

### **Distributed March 21, 2023**

C11. Confidential memorandum from the Acting Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management, dated March 21, 2023.	14	4	Committee of the Whole & Committee of the Whole (Closed Session)
	15	3	

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

**C1**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (1) - Report No. 11, Item 3**

**From:** Clerks@vaughan.ca  
**To:** Adelina Bellisario  
**Subject:** FW: [External] 3911 Teston Rd.  
**Date:** February-28-23 1:30:03 PM

**From:** IRENE FORD [REDACTED]  
**Sent:** Tuesday, February 28, 2023 1:14 PM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** Council@vaughan.ca  
**Subject:** [External] 3911 Teston Rd

Mr. Coles,

Please add my communications for when this item goes to Council and share below questions for consideration by staff.

I recall the last time this development came up expressing concern for all of the heritage buildings along Teston Road that have...Purpleville Post Office...a fire...with little to no consequence as far as I can tell.

Was there any consequence for the demolition of the James Calhoun house that occurred some time between 2012-2015? Staff indicated that it collapsed but the Cultural Impact Assessment report indicates it was demolished between a set time period...perhaps it was both, but regardless even if it collapsed it was likely due to neglect and now miraculously the development can proceed w/o concern for the heritage status of this building?

<https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=115783>

2. The property has historical value or associative value because it:

Ontario Heritage Act Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property at 3911 Teston Road is not known to meet this criterion. The property is associated with James Calhoun, who built the original house on the property. As the house was recently <b>demolished</b> , the connection between James Calhoun and the property has been diminished. Furthermore, no information confirming the significance of James Calhoun to the community could be found.
ii. is a building, structure, or site;	No	The property at 3911 Teston Road is not known to meet this criterion. The

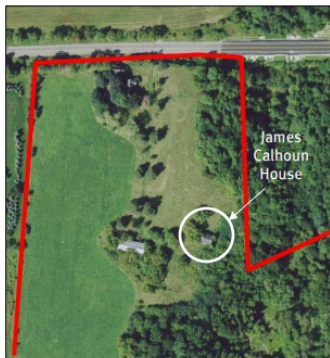


Figure 10: 2012 aerial photo (Google)



Figure 11: 2015 aerial photo (Google)

Should Council be proceeding to approve this development today if you don't have servicing capacity? The staff communication removed recommendation 6 from the staff report that would have allocated capacity for 125 units?

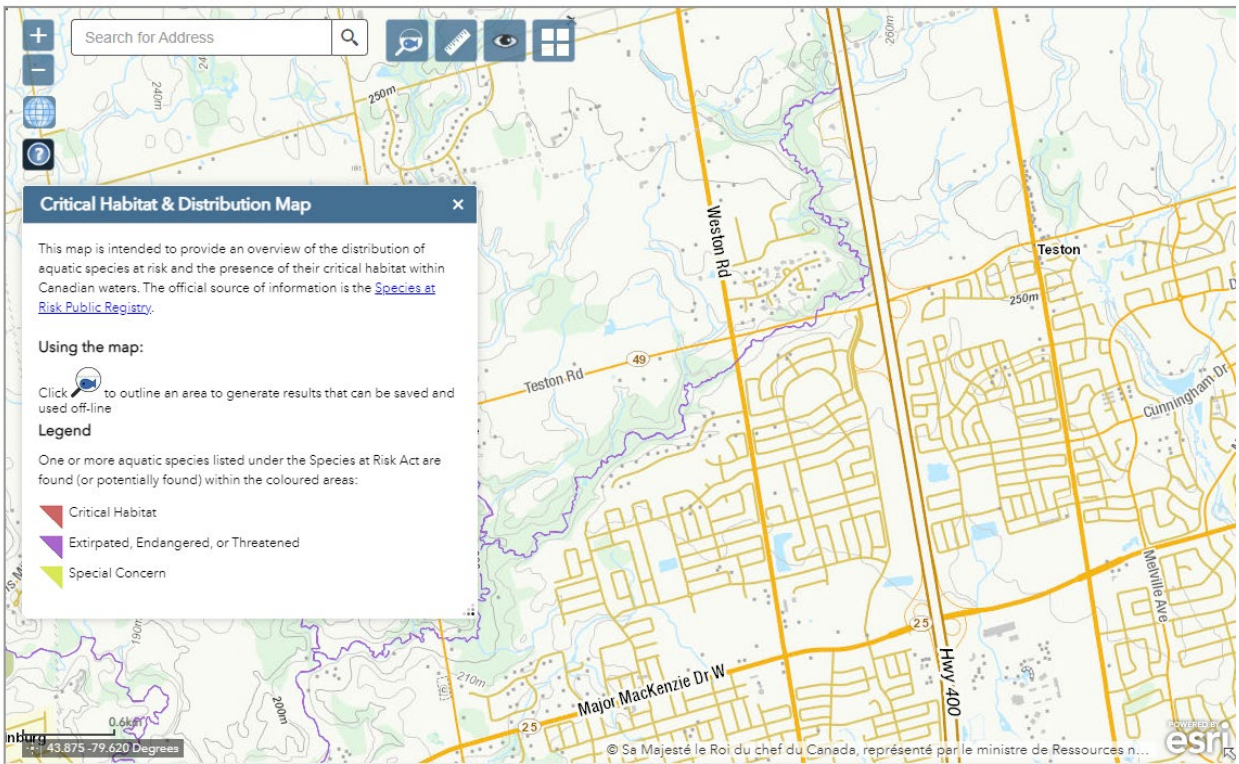
<https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=133074>

The Development Engineering Department recently identified a city-wide capacity issue as it concerns the allocation of water and sewage servicing capacity. As such, the Development Engineering Department has requested that Recommendation #6 be removed from the report and the allocation of water and sewage servicing capacity to be allocated at the Site Development stage of the Applications, should they be approved by Vaughan Council.

This development is adjacent to redbreasted nuthatch habitat as identified on the DFO's aquatic species at risk map. Will any species benefit permit be required to build the development as currently proposed? If so has the applicant consulted with the MEC/DFO, have the informed City staff of this and if a species benefit permit is required is the development compliant with the PPS? O. Reg. 832/21 quite clearly identifies that redbreasted nuthatch habitat includes vegetative/agricultural buffers 30m from the tributary/stream, for anywhere the redbreasted nuthatch lived in the last 20 years. It is not clear to me if a 30m buffer has been allotted for based on the site plans, I see only a 10m buffer and am not sure what this is in reference to.

<https://www.ontario.ca/laws/regulation/210832#BK28>

[Aquatic species at risk map](#)



**C2**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (1) - Report No. 11, Item 1**

**From:** [IRENE FORD](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Todd Coles](#)  
**Cc:** [Council@vaughan.ca](mailto:Council@vaughan.ca); [Wayne Emmerson](#)  
**Subject:** [External] MZO = CIHA Order only sugar coated  
**Date:** February-28-23 1:43:25 PM

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Clerks,

Please add this as my communication for when this item goes to Council.

Vaughan Council Members,

*Make no mistake that this is only a new and fancy version of MZO's giving super powers to a sole elected individual Minister Clark. While it may be more sugar coated to appear that the public will be consulted, that it is compliant with our planning legislation, that it is for needed housing, at the end of the day it is only required because some aspect of the application can not satisfy our planning legislation and policies as written. If Council chooses to use this new MZO I hope that the reasons for it's use, what can not be satisfied, why the normal planning process can't be followed and why the development application deserves priority is abundantly transparent. I also hope that if servicing capacity is prioritized that this too is abundantly transparent.*

If a CIHA application will take the same amount of time as an OPA or zoning by-law amendment application then why would this route be chosen? Unless it is because there are elements of the provincial policy statement or other planning legislation that are not in conformity? The applicant wants to ensure that the application can not be appealed or ensure their development has servicing capacity ahead of all others?

It is anticipated that the review and processing of development applications including a CIHA request will take four (4) months, consistent with the timeline requirements of an official plan amendment and zoning by-law amendment under the *Act*.

The only aspect that staff indicates compliance might be an issue is w/ York Region's newly approved Official Plan. I find that highly, highly frustrating as I just spent the last two years delegating and giving my feedback on the policies contained with in this plan. There is no mention of regional review of applications, is the other reason that a 'planning tool' like this is needed is to **boycott** regional review and approval of a development application?

**Broader Regional Impacts/Considerations**

Development proposals that are successful in obtaining a zoning order through the CIHA process may not conform to the YROP 2022.

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=133059>

I have followed the six MZO's approved by Vaughan Council and the only reasons I have been able to fathom there were required is open LPAT's/OLT's, destruction of natural heritage (wetlands, woodlots) and to force CA permits that would otherwise not be given (Block 41).

I remain deeply skeptical of the reasons why a development application can not following the planning process and requires a Minister's Order or MZO. The reasons have never been straight forward and tend to open up a Pandora's box of planning unknowns and unintended consequences.

I truly believe that if Vaughan Council wanted to prioritize an application especially for affordable housing there is a multitude of otherwise this can be done. If applications are complaint with our local and regional official plan and zoning by-laws the process is efficient, the obstacles seems to be that developers and builders do not want to build as per the way the municipalities have laid out plans and would like to go backwards in time to a world were climate change didn't exist and the importance of natural heritage, natural asset management was not understood.

I am concerned that the first CIHA request will stem from a political motion put forward by Councillor Martow already. That involves Infrastructure Ontario lands being sold at a 'nominal fee' to a charity that showed up during Bill 23 Committee hearings to speak in support. Reenas appears to do good work and is a charity with extensive resources, according to their most recent financial statement they have \$64M in land and buildings in Canada.

[Ontario Newsroom](#)

<https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=129132>

<https://www.charitydata.ca/charity/reena/108093642RR0001/>

I would like to have trust but this government and certain members of Council have made that difficult time and again.

Thank you for reading and your consideration.

**C3**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (2) – Report No. 14, Item 4 &**  
**CW (CS) Report No. 15, Item 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED)  
**Date:** March-08-23 10:11:44 AM

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**From:** Francesca Mancuso [REDACTED]  
**Sent:** Wednesday, March 08, 2023 10:04 AM  
**To:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED)

To Council Members

On behalf of the several hundred residents who have previously communicated their opposition to the application by PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED). We are directing you, our elected official, to say NO to this application, including City Planning's recommendation at the March 8<sup>th</sup> Committee of the Whole Meeting and vote NO to this application at the March 21<sup>st</sup> Council Meeting.

We will be directing our Councillor Adriano Volpentesta to motion at the March 8<sup>th</sup> Committee of the Whole Meeting, an Interim Control Bylaw as well as, commission an Islington Avenue Corridor Study for the one km stretch of road way starting at Islington & Willis through to Islington & Langstaff. A previous study was completed over a dozen years ago and with the pressures of this application as well as the many other pending applications along this stretch of road, we feel it time to undertake another detailed look through a Corridor Study. We ask you, our elected officials to say YES to these motions at the March 8<sup>th</sup> Committee of the Whole Meeting and vote YES to these motions at the March 21<sup>st</sup> Council Meeting.

We thank you in advance for your support and welcome any questions or feedback you may have.

Franca Porretta  
[REDACTED]

John Spano  
[REDACTED]

Anthony Guglielmi  
[REDACTED]

Shahab Mirbagheri



Christopher Pinto



Pine Grove Road  
Board Representative

Riverside on Pinegrove

YRSCC 1403

Gino Gortuso

President



Sandra Orrico

Treasurer



Laura Colosimo

Secretary



Ali Zad



Hanieh Golchoobian



Raheleh Niati



**C4**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (2) - Report No. 14, Item 16**

**From:** [Jacquelyn Gillis](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Addendum - Municipal Code of Conduct  
**Date:** March-10-23 9:49:03 AM

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**From:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Sent:** Friday, March 10, 2023 9:45 AM  
**To:** Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>  
**Subject:** FW: [External] Addendum - Municipal Code of Conduct

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**From:** IRENE FORD [REDACTED] >  
**Sent:** Tuesday, March 07, 2023 2:08 PM  
**To:** [Clerks@vaughan.ca](#)  
**Cc:** [Council@vaughan.ca](#); Integrity Commissioner <[Integrity.Commissioner@vaughan.ca](#)>; Wendy Law <[Wendy.Law@vaughan.ca](#)>  
**Subject:** [External] Addendum - Municipal Code of Conduct

It is unclear to me when this addendum was posted. However, I would like to point out that last Council meeting there was quite a discussion about not wanting to spring motions upon Vaughan residents and give them time to provide comments and feedback.

I hope the same sentiment will be applied to this motion. I can imagine there are many community members who may want to provide comments or be notified that Vaughan is seeking to pass a motion to support the Private Member's Bill 5, Stopping Harassment and Abuse by Local Leaders Act, 2022 and share this with the province.

Community members, if given more time, may want to provide their input on other areas of the municipal code of conduct where there appears to be series gaps. City of Vaughan staff recently conducted a survey regarding the Integrity Commissioner perhaps the results might be something that should also be communicated to the province or feedback from our very own Integrity Commissioner about current challenges. The province conducted a review of Municipal Codes of Conduct and it has laid stagnant since Spring, 2021 perhaps that too should be mentioned.

Why has the Vaughan's staff report link not been included in the motion, why was the recommendation not brought forward when the staff report was presented on Feb 7, 2023? Why a separate motion put forward a month later by an individual member of Council.

I appreciate the mover's intent but wish that Council could work more collaboratively with staff so that recommendations are truly from the City of Vaughan; a combined staff recommendation (the administration) supported by a Council decision (the government). As opposed to a political motion, written by an individual Councilor and then voted and decided upon by all of Council which may or may not have staff input.

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=134196>

Thank you,  
Irene Ford

**C5**  
**COMMUNICATION COUNCIL –**  
**March 21, 2023**  
**CW (2) – Report No. 14, Item 4 &**  
**CW (CS) Report No. 15, Item 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE & PINE GROVE ROAD  
**Date:** March-13-23 11:40:26 AM

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**From:** Laura Colosimo [REDACTED]  
**Sent:** Monday, March 13, 2023 10:42 AM  
**To:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; mayor@vaughan.ca  
**Subject:** [External] PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE & PINE GROVE ROAD

Dear Mayor and Council Members,

I am sending this communication to voice my opposition to the Pristine Homes (Pine Grove) Inc. application. I am directing our elected Council Members to vote NO to this application at the upcoming March 21st Council Meeting. As well, I am directing Ward 2 Councilor Adriano Volpentesta to motion for an **Interim Control Bylaw along with an Islington Avenue Corridor Study** (Islington & Willis to Islington & Langstaff). I am also directing other Council Members to support Adriano's motions by voting in favor of them at the upcoming March 21st Council Meeting.

As a resident of Woodbridge since 1978, I've seen the beauty and integrity of the landscape eroded with development over the years.

I ask that a compromise be reached for a 3-storey building as opposed to 6, so that the hamlet of Pine Grove can retain its historical value.

Thank you for listening to your constituents.

Laura Colosimo  
[REDACTED]

**C6**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (2) - Report No. 14, Item 4 &**  
**CW (CS) Report No. 15, Item 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Pristine Homes Inc. (Pine Grove) development...not in favour of the application  
**Date:** March-14-23 10:37:03 AM

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**From:** De Lauro [REDACTED]  
**Sent:** Tuesday, March 14, 2023 10:04 AM  
**To:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>  
**Cc:** Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>  
**Subject:** [External] Pristine Homes Inc. (Pine Grove) development...not in favour of the application

Councilman Volpentesta,

I am reaching out to you (and the other elected officials on this email) to share my concern re the Pine Grove application put forward by Pristine Homes Inc.

**OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED).**

By way of this email, I am directing our elected Council Members to vote NO to this application at the upcoming March 21st Council Meeting. As well, I am directing Ward 2 Councilor Adriano Volpentesta to motion for an Interim Control Bylaw along with an Islington Avenue Corridor Study (Islington & Willis to Islington & Langstaff). I am also directing other Council Members to support Adriano's motions by voting in favor of them at the upcoming March 21st Council Meeting.

I have lived in this community for almost 15 years and the development along the Islington Ave corridor is getting out of hand, there's significantly more traffic and people congestion year over year. Another development like this one will only make things worse for the current residents. I am not against development, but this application is way too much for the community to handle.

Thank you for reading and receiving this ask.

Sincerely,

Gerry & Alicia De Lauro  
[REDACTED] Riverside Drive, Vaughan, ON, [REDACTED]

**C7**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (2) - Report No. 14, Item 4 &**  
**CW (CS) Report No. 15, Item 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED)  
**Date:** March-15-23 9:36:18 AM

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**From:** ali zad [REDACTED]  
**Sent:** Tuesday, March 14, 2023 4:33 PM  
**To:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>  
**Cc:** [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** [External] PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED)

To Council Members

I am sending this communication to voice my opposition to the Pristine Homes (Pine Grove) Inc. application. I am directing our elected Council Members to vote NO to this application at the upcoming March 21st Council Meeting.

As well, I am directing Ward 2 Councilor Adriano Volpentesta to motion for an Interim Control Bylaw along with an Islington Avenue Corridor Study (Islington & Willis to Islington & Langstaff). I am also directing other Council Members to support Adriano's motions by voting in favor of them at the upcoming March 21st Council Meeting.

Thank you for listening to your constituents.

Best Regards,

Ali Zad  
[REDACTED]



**C8**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (1) - Report No. 11, Item 3**

**DATE:** March 15, 2023

**TO:** Mayor and Members of Council

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

**RE:** COMMUNICATION – COUNCIL, MARCH 21, 2023

**ITEM #3, REPORT # 11**  
**3911 TESTON ROAD INC.**  
**OFFICIAL PLAN AMENDMENT OP.21.005**  
**ZONING BY-LAW AMENDMENT FILE Z.21.008**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-21V002**  
**WARD 3 - VICINITY OF TESTON ROAD AND WESTON ROAD**

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## **Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT Recommendation 1b) of the report be revised to approve a gross density of 11.43 units per hectare for the Block 40/47 Plan Area, resulting in a site density of 45 units per hectare on the Subject Lands and all references to 11.41 units per hectare in the report shall be replaced with 11.43 units per hectare
2. THAT Attachment 1a) respecting Conditions of Approval for Draft Plan of Subdivision File 19T-21V002, be replaced, as red-lined, with the attached.

## **Background**

In response to Councillor Mario G. Racco's questions at the time of the Committee of the Whole Meeting on February 28, 2023, respecting the density of the development, the Development Planning Department would like to clarify that the density for the Block 40/47 Plan Area including the development is 11.43 units per hectare and not 11.41 units per hectare as previously quoted in the report.

As discussed in the report, the density for lands in Block 40/47 are calculated based on the entire Block Plan Area rather than on a per site basis, in accordance with Section 12.13.2.5.v.A of VOP 2010, Vol. 2. After a further review of the Applications, the Development Planning Department noticed that the Applicant included the stormwater management pond area in their calculation of net lot area. As per Official Plan policies and Zoning By-law 1-88, environmental/open space areas are not to be included in the calculation of net lot area. When the stormwater management pond is removed from the net lot area, it yields a total area of 3.284 hectares, which results in a gross density

of 11.43 units per hectare for the Block 40/47 Block Plan Area (i.e. 45 units per hectare for the Subject Lands). See Attachment A for more detail.

As such, Recommendation 1b) shall be revised to approve a gross density of 11.43 units per hectare for the Block 40/47 Plan Area and all references to 11.41 units per hectare in the report shall be replaced with 11.43 units per hectare.

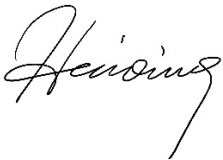
Additionally, "Attachment 1a)" Conditions of Approval for Draft Plan of Subdivision File 19T-21V002 shall be replaced with Attachment 1a) attached hereto, to ensure the inclusion of external conditions in Attachments 1b) through 1g).

## **Conclusion**

The Communication provides further clarification for the Committee regarding the Applications and includes recommendations to revise Recommendation 1b) and Attachment 1a) of Item #3, Report No. 11, from the Deputy City Manager of Planning and Growth Management.

For more information, contact Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, flowing script.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**C9**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (2) - Report No. 14, Item 17.1 SC2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] New flight path footprint: Vaughan is now the new arrival and departure for Toronto International Airport  
**Date:** March-17-23 10:27:55 AM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[18-10-22 Health Canada EN.pdf](#)  
[2017-09 GTAA Letter to Health Canada - Update to Aircraft Noise in the Vicinity of Airports Study.pdf](#)  
[201709 Health Canada Letter Response to GTAA Request to Update Aircraft Noise in the Vicinity of Ai.pdf](#)  
[GTAA Noise Pollution 2.pptx](#)  
[2018 GTAA Follow up letter to Health Canada.pdf](#)  
[Fwd - \[External\] Fwd GTAA NAVCAN flight path in Woodbridge Vaughan.eml](#)

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**From:** angela [REDACTED]  
**Sent:** Friday, March 17, 2023 2:35 AM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] New flight path footprint: Vaughan is now the new arrival and departure for Toronto International Airport

Hi Todd,

As per our discussion this is the material that I want added for the meeting on March 21st. The links above are from Rose Sauvage and she has asked to put it in with they could be added on as it relates to the issues below.

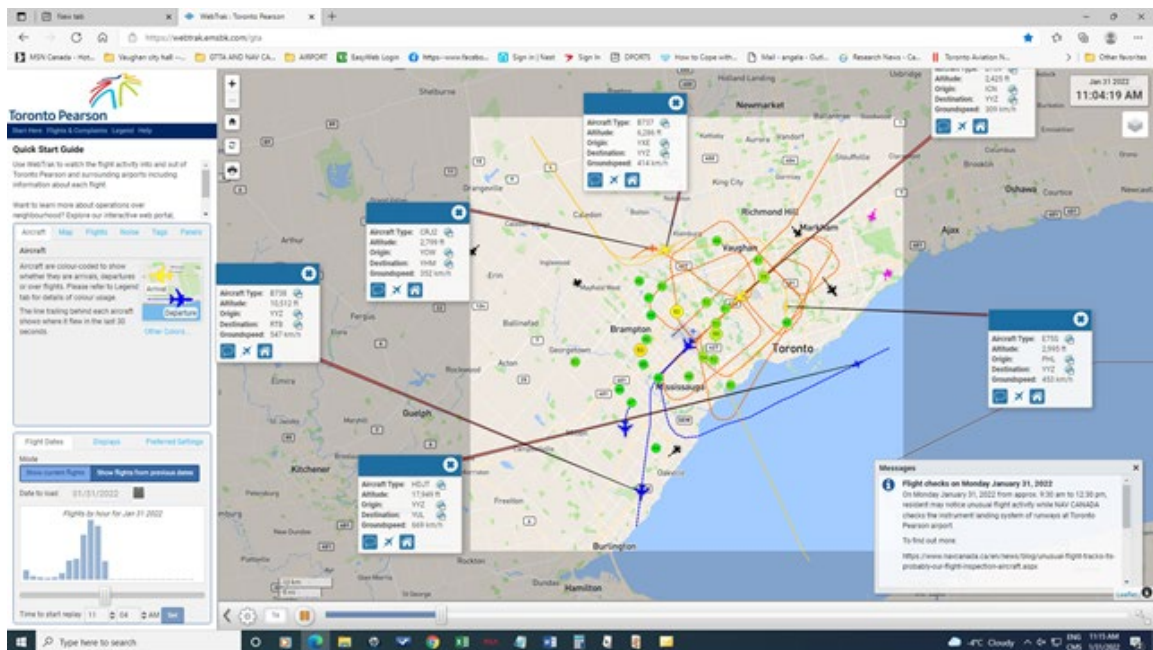
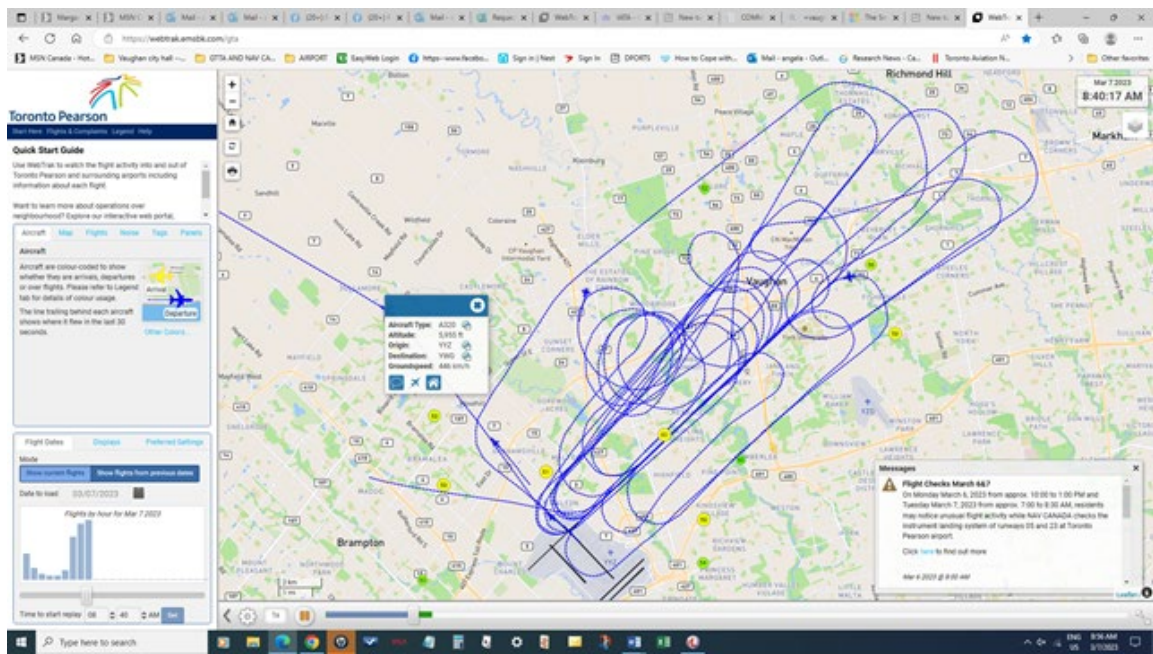
Please see attached files above for further information.

Deputation was submitted on Sept. 20, 2022 regarding the movement of flight paths footprint (arrival and departures) from Toronto, Mississauga, and Brampton to Woodbridge/Maple, Vaughan). Primary reason for this re-alignment was to mitigate noise level in their cities. Deputation was submitted on Sept. 20, 2022. Response to deputation for meeting on March 8, 2022 only covers one portion: VMC airspace.

**Again, Item today only covers one portion of deputation submitted on Sept 20, 2022. This meeting concerns the VMC airspace. Woodbridge/Maple residents were not part of or included in any of the discussions regarding the issue of the arc or the relocation of the arc until it was implemented.** Discussion was between City Planners and Nav Can/GTAA. This item was submitted as our deputation on Sept. 20, 2022, disputing the new flight paths footprint from Toronto, Brampton and Mississauga to Vaughan (Woodbridge and Maple). Residents should have been part of the decision-making process. Again, strongest concerns were the lack of communication and involvement/input from the affected communities. Why did it take so long to address this issue?

Background

- Planes in Vaughan started to appear in 2018. Flight path footprint for arrival and departures moved from West/ East (401) corridor to N/E (Vaughan). Night flights from 12:00 to 5:30 were also moved to Vaughan
- Nav Can and GTAA have been working on their Official Plan 2010 -2018 with cities of Toronto, Brampton, and Mississauga to mitigate noise level in their cities. Meetings were held without representation from Vaughan. These cities also had strong representation on the Board of GTAA.
- Table talk meetings and board meeting held; however Vaughan was excluded from this process. Communication was very limited. Nav Can and GTAA meeting with Vaughan started in 2020-1. Plans to move flight paths were already being implemented (including NRP, via CDO). RNP changed aircraft and altitude requirements which allowed aircrafts to fly at very low altitudes while making sharp turns. Only 40% have RNP software. Large planes with or without RNP software (737 -789 series etc., airbuses 320) are now flying low over Maple/Woodbridge. (Arrivals and Departures).



Flight path was moved 5 kilometers to NE Vaughan. New arrival and departure planes are now in Woodbridge and Maple airspace. Residents in Woodbridge and Maple were not part or included in the decision-making process.

Residents have issues/concerns with the Communication Letter from Michelle DeDuono, Supervisor, Public Affairs & Government Relations (Dated March 8<sup>th</sup> 2023). Decision was made without input or acknowledgement from residents in Woodbridge/Maple “regarding the flight path within the city, especially VMC.

Nov. 23 2021 city planners received call from Nav Can

Nav Can approached Director of City Planning regarding the flight path within the city, especially VMC. They expressed consideration of a route with less impact on VMC airspace. The first arch proposed by Nav Can was rejected as it would interfere with buildings as they were going to be higher than the planned building heights. The city asks Nav Can to reconsider route that would have less impact on VMC airspace

On Nov. 23, 2021, Christina Bruce, Director, Policy Planning and Special Programs, responded to NAV CANADA, outlining the City’s interest regarding the impact of the flight path (attached). The response included information regarding residential developments in the VMC,

particularly in the impacted quadrants, which feature considerably higher than planned building heights. The city's response asked NAV CANADA to consider a route that would have less impact on VMC airspace, specifically the proposed expansion area and recommended the flight arc be moved 1-2 km east.

NAV CANADA determined the arc segment could be relocated approximately 600 m further east, as shown in the figure below. The adjustment places the RNP approach flight path further away from the VMC development area and closer to the CN MacMillan train yard. NAV CANADA reported this change would further reduce the affected Vaughan population overflowed by approximately 4,600 people and 1,300 homes. Slashed line represents the previous proposal; solid line indicates the revised proposal. 4. Analysis Staff from Public Affairs and Government Relations participated in the Greater Toronto Airport Authority (GTAA) Public Noise Forum on Sept. 28, 2022, regarding the implementation of a new aviation. Please see revised proposal in Michell DeBuono report Dated March 8, 2023

- We need to have a better map so that we can really see what areas, homes are going to be affected.
- Will these residents be compensated for noise level, pollution, health/wellness issues? We never had a flight path over Maple/Woodbridge. Residents were not consulted. Decision was made by City planning Dept. and Nav Can/GTAA.
- Large planes are flying very low and loud around our neighbourhood. What method or metrics were used to pick these residential areas instead of non-residential areas?

why were the resident not consulted or part of the conversation as this issue was in the deputation that was submitted on September 20, 2022. We were waiting to hear some form of resolution, consultation, and/or mediation to problem, instead city planning dept. and Nav Can/ GTAA decided that they would move arc without any regards to how this would affect residents. Home owner rights were violated.



**Slashed line represents the previous proposal; solid line indicates the revised proposal.**

- How can they agree to this and move arc to another area, especially in another residential without their input or knowledge or health/environmental studies done.
- Arc was also moved closer to CN rail on Rutherford road, which is the largest classification and humping yard in Canada. The noise level there is very high.
- VMC interest were protected from noise, pollution, safety and health/wellness. Noise was pushed on to other residents without notification. What areas and/or residents are affected by this? How are the flights going to becoming in or through? What flight path and aircraft will be used. RNP, CDO are all a concern to us.
- Were there Vaughan Representation at Meeting on December 6 at 1:00pm and if so, was there a report done. Public meeting was held on December 6 at 6:00pm. How many times did a Vaughan Rep attend these meetings? This was not communicated at the meeting.

The residents of Maple and Woodbridge have expressed concern with:

- The Fundamental issue/question is, why do we have a flight path over Maple/Woodbridge. Who made the decisions to move the flight path 5k north? There was never a flight path in Maple, Woodbridge. Why are we not getting answers. Deputation was done and we still don't have any answers. I was dismissed, disrespected twice at meetings and told that

planes have nothing to do with the condo being built or deny that this is happening. This was also brought up in Oct. 2021 deputation and was dismissed at council meeting. Tax payers have a right to air their issues and be treated with respect. We want to be consulted and be part of conversation, decision making process and come to an agreement or solution that will be accepted by all parties.

- Was runway re-habilitation, also done to accommodate larger planes? GTAA presented report that Maple's noise level had the highest increase impact, 44% during the rehab.
- Resident's involvement; Residents rights as home owners; rights to their air space are being denied
- Safety and Health/Wellness issues. Where is the report? We have asked GTAA and they have not pursued the government for an answer. (See attachments)
- We understand that the flight path may need to fly over some parts of Vaughan but they should not be over residential areas, especially because the aircrafts that are flying over are very large, very low and very loud. Residents find this very disruptive and it is affecting their health/wellness. (See links above ). Residents are concerned about the emissions and noise level as there will be more planes flying over our homes (every 5 minutes) . The decision has opened up the gateway for all different sorts of different types of aircraft to fly over our residents. New flight path now involves the responsibility of Municipality, Ontario, and Federal government over airspace and aircraft (due to altitude planes are flying). Gateway has been opened for private pleasure planes, private jets, helicopters. This depends on how low the planes fly. We are seeing planes in this category flying below 2000-1500 level which brings in the other level of government in the conversation.



October 18, 2022

Tim Singer  
Director General,  
Environmental and Radiation Health Sciences  
70 Columbine Dr. Way  
Ottawa, ON  
K1A 0K9

**Greater Toronto  
Airports Authority**

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GTAA.com

Dear Mr. Singer:

My name is Robyn Connelly and I'm the Director of Sustainability and Social Impact for the Greater Toronto Airports Authority (GTAA). In my role, I co-chair the Noise Management Forums - a series of working groups facilitating effective collaboration between Toronto Pearson and the community on noise management issues. Stakeholders include elected officials, community leaders and members of the public. It is in this capacity that I am writing to you.

I wrote to Health Canada on [September 21 2017](#) requesting that the agency, in its capacity of providing advice to the public and regulatory authorities such as Transport Canada, update the 2010 study: *Aircraft Noise in the Vicinity of Airports*. In your [October 13, 2017 response](#) you indicated that "while there are no immediate plans to update the 2010 publication, Health Canada scientists will continue to monitor the scientific literature on noise and health, and contribute to the development of relevant international standards, such as those produced by the American National Standard Institute." I responded to your letter on [September 28, 2018](#) with a request for discussion on relevant scientific research supported by Health Canada.

I am now writing to you again on this matter as it continues to be of concern for communities surrounding Toronto Pearson.

Although there have been health studies conducted in other areas of the world, residents affected by Toronto Pearson operations continue to call for updated, Canadian research.

The need for updated Canadian guidelines regarding the health impacts of aircraft noise was also reflected in the 2019 Transportation Committee's report to the Transport Minister [Assessing the Impact of Aircraft Noise in the Vicinity of Major Canadian Airports](#) recommendations 9 and 12a.



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**Recommendation 9 – World Health Organization Standards**

That Transport Canada assess how noise exposure forecasts are conducted and consider implementing and complying with the World Health Organization standard on noise around large Canadian airports.

**Recommendation 12 — Cooperation with Municipal, Provincial and Territorial Health Authorities**

That the Government of Canada work in cooperation with municipal, provincial and territorial health authorities to:

- a. support research to better understand the impact of aircraft noise-related annoyance on human health, including location-specific epidemiological studies as well as examining mitigation measures for individuals who are sensitive to noise disturbances;

The [Minister's response](#) to these recommendations included the following statement:

Transport Canada and Health Canada are considering the path forward on updating government guidance. This could include different levels of government.

The human health impacts of aircraft noise are a growing concern of community members affected by Toronto Pearson operations. For major Canadian airports such as Toronto Pearson to meet the growing demand for travel and cargo, while protecting the health and well-being of local community members, we need to rely on studies and recommendations specific to the Canadian environment.

I therefore once again call upon Health Canada to update its 2010 study and provide guidelines to airports so Canadian citizens and airports can understand and work together to address and mitigate any potential existing or future human health effects related to aircraft noise.

Thank you,

Robyn Connelly  
Director, Sustainability and Social Impact

Cc: The Honourable Omar Alghabra, Minister of Transport  
Karen Mazurkewich, GTAA Vice President Stakeholder Relations and Communications  
Lorrie McKee, GTAA Director Public Affairs and Stakeholder Relations  
Members of the Toronto Pearson Neighbourhood Table  
Members of the Toronto Pearson Noise Accountability Board



The Honourable Ginette Petitpas Taylor  
Minister of Health  
Health Canada  
70 Colombine Dr Way  
Ottawa, ON K1A 0K9

**Greater Toronto  
Airports Authority**

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Toronto AMF, Ontario  
Canada L5P 1B2

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GTAA.com

September 21, 2017

Dear Minister Petitpas Taylor:

On behalf of the Community Environment Noise Advisory Committee (CENAC) of the Greater Toronto Airports Authority (GTAA), we are writing to request that Health Canada, in its capacity of providing advice to public and regulatory authorities such as Transport Canada, update the 2010 study: ***Aircraft Noise in the Vicinity of Airports*** ([http://www.hc-sc.gc.ca/hl-vs/alt\\_formats/pdf/iyh-vsv/enviro/noise-bruit-eng.pdf](http://www.hc-sc.gc.ca/hl-vs/alt_formats/pdf/iyh-vsv/enviro/noise-bruit-eng.pdf)).

CENAC is a forum for discussion between the community and the GTAA on matters related to aircraft noise and the environmentally responsible operation of Toronto Pearson International Airport. CENAC is committed to driving the GTAA and its industry partners to adopt technologies and procedures that have the potential to safely reduce environmental impacts, including noise, on the surrounding communities.

Toronto Pearson has the opportunity to become North America's next top tier international airport. By 2037, it is expecting to handle up to 85 million passengers and approximately 630,000 aircraft movements. The collective activity at Toronto Pearson currently supports 332,000 jobs within the Province of Ontario and accounts for 6.3 per cent of the provincial GDP. With this expected growth, Toronto Pearson is poised to support more than 700,000 jobs and account for 8.5 per cent of Ontario's GDP.

We understand this growth is not just important for the GTA and Ontario, but for the country as a whole. However, this growth also comes with challenging impacts, including aircraft noise. As CENAC, it is our responsibility to urge the industry and its partners to assess and understand what these impacts are when making operational decisions at Toronto Pearson.

Understanding the potential human health impacts of aircraft noise is a rapidly growing area of research worldwide. Below are some examples of recent reports:

- ***Burden of Disease from Environment Noise*** published by the World Health Organization [http://www.euro.who.int/data/assets/pdf\\_file/0008/136466/e94888.pdf](http://www.euro.who.int/data/assets/pdf_file/0008/136466/e94888.pdf)
- ***Aircraft Noise and Health Effects*** published by the UK's Civil Aviation Authority (2016) <https://publicapps.caa.co.uk/docs/33/CAP%201278%20MAR16.pdf>.



**Toronto  
Pearson**  
International Airport  
Aéroport International

[torontopearson.com](http://torontopearson.com)



In its 2010 report, Health Canada determined that *"There is insufficient evidence to conclude that aircraft noise causes heart disease. However, some studies suggest that people who live for many years in areas with intense traffic noise, may face a slight increase in the risk of developing heart disease. Health Canada will continue to assess future research on the potential health risks of aircraft noise."*

We, therefore, request that Health Canada deliver on its commitment to update its 2010 report, assess the new research, and contribute its own study on the human health impacts of aircraft noise.

We thank you in advance for your commitment outlined in 2010.

Regards,

A handwritten signature in black ink, reading "R Connelly", is positioned above the printed name.

Robyn Connelly  
Chair, Community Environment and Noise Advisory Committee  
The Greater Toronto Airports Authority

Sent on behalf of the Community Environment Noise Advisory Committee (CENAC) of the Greater Toronto Airports Authority (GTAA)

Councillor Vincent Crisanti – City of Toronto, Ward 1  
Johan Van t'Hof – Toronto Resident Representative  
Laurie Mace – Toronto Resident Representative  
Councillor Pat Fortini – City of Brampton, Wards 7 & 8  
Brad Green - Brampton Resident Representative  
Charles Gonsalves – Brampton Resident Representative  
Councillor Chris Fonseca – City of Mississauga, Ward 3  
Tina Rizuto-Willan - Mississauga Resident Representative  
David Bishop – Mississauga Resident Representative  
Craig Van Spall – Mississauga Resident Representative  
Regional and Town Councillor Jeff Knoll – Region of Halton, Ward 5  
Colleen Goodchild – Region of Durham

cc: Minister Marc Garneau, Minister of Transport



Health  
Canada

Santé  
Canada

Healthy Environments and  
Consumer Safety Branch

Direction générale,  
Santé environnementale et sécurité des consommateurs

OCT 13 2017

Your file Votre référence

Our File Notre référence

Robyn Connelly  
Chair, Community Environment and  
Noise Advisory Committee  
The Greater Toronto Airports Advisory Authority  
P.O. Box 6031  
3111 Convair Drive  
Toronto ON L5P 1B2

Dear Ms. Connelly,

Thank you for your correspondence of September 21, 2017 addressed to the Honourable Ginette Petitpas Taylor, Minister of Health, regarding your concerns about the health impacts posed by increased aircraft noise from the Toronto Pearson International Airport and your request for Health Canada to update the 2010 publication *Aircraft Noise in the Vicinity of Airports*. The Minister has asked me to provide a detailed response on her behalf.

Health Canada's role with respect to aircraft noise is an advisory one, where information on the potential health impacts of aircraft noise is provided to Transport Canada and other Departments and Agencies, upon request. Transport Canada and the US Federal Aviation Administration were among the sponsors of the Partnership for Air Transportation Noise and Emissions Reduction (PARTNER) research on issues related to aircraft noise. This research was completed in 2015 and included a detailed review of the scientific developments in this area. Provided for your information is a link to the report on aircraft noise and health (Report 19): <http://partner.mit.edu/projects/health-effects-aircraft-noise>.

While there are no immediate plans to update the 2010 publication, Health Canada scientists will continue to monitor the scientific literature on noise and health, and contribute to the development of relevant international standards, such as those produced by the American National Standards Institute (ANSI).

I hope my comments have been helpful.

Tim Singer  
Director General  
Environmental and Radiation Health  
Sciences Directorate

Canada

# GTAA Noise Polution

Action required

# Why should we care

- How much is the value of your families health and safety
  - Are they getting enough sleep and relaxation, when at home
- How much is the value of your personal enjoyment of your property
  - Do you enjoy sitting outside on a nice summer day with family and friends
- How much is the loss of 20% of your property value
  - Would you buy a property next to a train track, with a train passing by every 5 mins?

# The facts

- The EPA indicates that noise GT 60db is a health and safety hazard.
- Legal opinion indicates that you have the right to personal enjoyment of your property.
- Legal opinion indicates that consistent noise over 60 db is noise pollution.
- Most medium jets under 8,000 ft, create noise in excess of 60 db
- Over our area we may have as many as 350 Jets a day
- GTAA pays nothing to Vaughn for their disruption of our community
- GTAA is a 7/24 operation with over 19,000 flights per year between 12:30 AM on 6:15AM

# It Gets Worse

- Passenger AIR traffic has increase by 50% since 2010
- The GTAA has an approved plan to double the capacity of passengers
- Communities with higher densities are pressing the GTAA to move traffic to lower density communities with green space.
- Given our surrounding green space and larger lot sizes, we are one of the lower density communities that will be targeted.
- Pilots have been advised to try and avoid high density areas on approach and take-off where possible. (ie. look for green space)
- GTAA have plans to share their vision directly with Real-Estate agents so that a buyer beware defense can be positioned.

# What to do

- Protect our health, lifestyle and property values
- Notify GTAA of your concerns related to current AIR traffic
- Notify city hall, our councillors and government representatives that you are concern with current traffic over our community and future expansion.
- Sign the petition, to move any current Air traffic off to the railroad yards and commercial areas of Vaughn, not residential areas and our homes
- ?????????



September 20, 2018

Tom Singer  
Director General  
Environmental and Radiation Health, Sciences Directorate  
70 Colombyne Dr. Way  
Ottawa, ON K1A 0K9

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GTA.com

Dear Mr. Singer,

This letter is to follow up on correspondence between your office and the Community Environment Noise Advisory Committee (CENAC) for Toronto Pearson. In my letter of September 21, 2017 to the Minister of Health, I requested on behalf of CENAC that Health Canada, in its capacity of providing advice to public and regulatory authorities such as Transport Canada, update the 2010 study: *Aircraft Noise in the Vicinity of Airports*.

Your letter of October 13, 2017 advised that "while there are no immediate plans to update the 2010 publication, Health Canada scientists will continue to monitor the scientific literature on noise and health, and contribute to the development of relevant international standards, such as those produced by the American National Standard Institute (ANSI)".

Community members and elected officials in the GTA continue to voice concerns about the health impact of aircraft noise. They are requesting that we share the latest scientific research on this subject.

We are, therefore, requesting a meeting between appropriate representatives of your department and our organization to discuss published or forthcoming research reviewed and supported by Health Canada. This will assist us in recommending the best sources of current scientific research to our community.

We thank you in advance for considering our meeting request and look forward to your response.

Regards,

A handwritten signature in black ink that reads "R Connelly".

Robyn Connelly  
Chair, Community Environment and Noise Advisory Committee; and  
Director, Community Relations  
The Greater Toronto Airports Authority

Cc: Minister Marc Garneau, Minister of Transport  
Councillor Vincent Crisanti – City of Toronto, Ward 1  
Councillor Michael Ford – City of Toronto, Ward 2



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Laurie Mace – Toronto Resident Representative  
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Councillor Chris Fonseca – City of Mississauga, Ward 3  
Tina Rizuto-Willan – Mississauga Resident Representative  
David Bishop – Mississauga Resident Representative  
Regional and Town Councillor Jeff Knoll – Region of Halton, Ward 5  
Colleen Goodchild – Region of Durham

**C10**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (2) – Report No. 14, Item 4 &**  
**CW (CS) Report No. 15, Item 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED)  
**Date:** March-20-23 10:05:52 AM

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

**From:** Sh.Mirbagheri [REDACTED]  
**Sent:** Monday, March 20, 2023 10:05 AM  
**To:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>  
**Cc:** Francesca Mancuso [REDACTED]; John [REDACTED]; Anthony Next Door [REDACTED]; Guglielmi [REDACTED]; Ali Zad [REDACTED]; Alex Morozov [REDACTED]; Abbasali Kermalli [REDACTED]; Raheleh Niati [REDACTED]  
**Subject:** [External] PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED)

Hello Ladies and Gentlemen,

We are sending this Email to voice our opposition to the Pristine Homes (Pine Grove) Inc. application. We are asking our elected Council Members to :

- 1) Vote NO to above mentioned application at the upcoming March 21st Council Meeting.
- 2) We are requesting Ward 2 Councilor Adriano Volpentesta to motion for an Interim Control Bylaw along with an Islington Avenue Corridor Study (Islington & Willis to Islington & Langstaff) considering continuous development pressures we have had to and will continue to endure along this 1km stretch of road.  
We would also ask other Council Members to support Adriano's motions by voting in favor of them at the upcoming March 21st Council Meeting.

Thank you for considering these important requests from your constituents.

Regards,  
Raheleh Niati  
Shahab Mirbagheri  
[REDACTED] Riverside Dr., Woodbridge.