

**COMMITTEE OF THE WHOLE (1) – OCTOBER 3, 2023****COMMUNICATIONS****Distributed September 29, 2023****Item No.**

- C1. Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 29, 2023.

1

**Distributed October 2, 2023**

- C2. Rosemarie L. Humphries, President, Humphries Planning Group Inc., Pippin Road, Vaughan, dated October 2, 2023.

4

- C3. Victor Lacaria, Co-president, Weston Downs Ratepayers Association, Blackburn Boulevard, Woodbridge, dated October 2, 2023.

7

**Distributed October 3, 2023**

- C4. Sandra Yeung Racco, President, Brownridge Ratepayers' Association, dated October 2, 2023.

7

- C5. Andrea Di Ilio, dated October 2, 2023.

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- C6. Ausilia Spano, dated October 3, 2023.

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- C7. Fansports, dated October 3, 2023.

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- C8. Claudio Grossi, Green Manor Crescent, dated October 3, 2023.

7

- C9. Anna Ambrosino Halkiotis, resident of Weston Downs, dated October 3, 2023.

7

- C10. Victor and Vickie Piscione & Associates, Village Green Drive, Woodbridge, dated October 3, 2023.

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- C11. Tony Di Pasquale, Creative Forces Media Inc., Siderno Crescent, Woodbridge, dated October 3, 2023.

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- C12. Joe Castiglione, dated October 3, 2023.

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- C13. Joseph Brunaccioni, dated October 3, 2023.

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- C14. Dino Andre Segna, dated October 3, 2023.

7

- C15. Wendy Balicki, resident of Woodbridge, dated October 3, 2023.

7

**Disclaimer Respecting External Communications**

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

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

**COMMITTEE OF THE WHOLE (1) – OCTOBER 3, 2023****COMMUNICATIONS**

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C16.	Phil J. Stewart, Pound & Stewart Planning Consultants, Belsize Drive, Toronto, dated October 3, 2023.	2
C17.	Amanda Ferri, resident of Weston Downs, dated October 3, 2023.	7
C18.	Joseph Facca, Kingsnort Boulevard, Woodbridge, dated October 3, 2023.	7

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

**DATE:** September 29, 2023

**TO:** Mayor and Members of Council

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

**RE: COMMUNICATION – COMMITTEE OF THE WHOLE (1), OCTOBER 3, 2023**

**ITEM #1**  
**ISLINGTON M.D. DEVELOPMENTS INC & 7040 ISLINGTON M.D.**  
**DEVELOPMENTS INC.**

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### **Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

- a) THAT Attachment 7 (Table 2) – “Proposed Zoning Exceptions to Zoning By-law 1-88” be deleted and replaced with the revised Attachment 7 attached hereto to this Communication.

### **Background**

The Development Planning Department inadvertently omitted zoning exceptions to the definitions for “Short-Term Bicycle Parking Space”, “Long-Term Bicycle Parking Space” and “Lot” within Attachment 7 (Table 2) – “Proposed Zoning Exceptions to Zoning By-law 1-88” to Report No. 39, Item #1 of the October 3, 2023, Committee of the Whole. As such, the Development Planning Department recommends deleting Attachment 7 (Table 2) and replacing with the revised Attachment 7, attached hereto to this Communication, which includes the above noted definitions.

The Development Planning Department also corrected an error with respect to the zoning exception proposed for the loading space. Clarification regarding the size of the loading space has been provided in consideration of the loading space standards in Zoning By-law 001-2021.

For more information, contact Mark Antoine, Senior Manager of Development Planning, Extension 8212.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

#### Attachments

1. Attachment 7 (Table 2) – Proposed Zoning Exceptions to Zoning By-law 1-88

**Attachment 7 (Table 2) – Proposed Zoning Exceptions to Zoning By-law 1-88**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
a.	Definition of Parking Space	A rectangular area measuring at least 2.7 m by 6 m	A rectangular area measuring at least 2.7 m by 5.7 m
b.	Definition of Long-Term Bicycle Parking Space	No requirement	Means a bicycle parking space located in a locked room with a building or part of a building for the exclusive use of parking bicycles
c.	Definition of Short-Term Bicycle Parking Space	No requirement	Means a bicycle parking space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle
d.	Definition of Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot	For the purposes of zoning conformity, regardless of the number of buildings constructed, the creation of separate units and/or lots by way of Plan of Condominium, Consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted, the Subject Lands shall be deemed to be one (1) lot.
e.	Permitted Uses	Retail Convenience Store with an accessory outdoor patio is not a permitted use	To permit a Retail Convenience Store with an accessory outdoor patio
f.	Minimum Lot Area	67 m <sup>2</sup> per unit	14.05 m <sup>2</sup> per unit
g.	Minimum Front Yard (Islington Avenue)	7.5 m	<ul style="list-style-type: none"> <li>• 4.5 m to the podium at grade</li> <li>• 2 m from decorative screen and building signage</li> </ul>
h.	Minimum Rear Yard (West)	7.5 m	7 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
i.	Minimum Interior Side Yard	4.5 m	<ul style="list-style-type: none"> <li>• 1.8 m to the podium at grade</li> <li>• 2.6 m to the canopy</li> </ul>
j.	Minimum Parking Requirements	<p>Residential 1.5 spaces/unit x 220 units = 330 spaces</p> <p>Visitor 0.25 spaces/unit x 220 units = 55 spaces</p> <p>Commercial 5.5 spaces/ 100 m<sup>2</sup> x 209 m<sup>2</sup> = 12 spaces</p> <p>Total Parking Required = 397 spaces</p>	<p>Residential 0.9 spaces/unit x 220 units = 198 spaces</p> <p>Visitor 0.2 spaces/unit x 220 units = 44 spaces</p> <p>Commercial 3.5 spaces/ 100 m<sup>2</sup> x 209 m<sup>2</sup> = 8 spaces</p> <p>Total Proposed Parking = 250 spaces</p>
k.	Minimum Amenity Area	<p>132 One-Bedroom Units x 20 m<sup>2</sup>/unit = 2,640 m<sup>2</sup></p> <p>88 Two-Bedroom Units x 55 m<sup>2</sup>/unit = 4,840 m<sup>2</sup></p> <p>Total required amenity area = 7,480 m<sup>2</sup></p>	<p>132 One-Bedroom Units x 8.0 m<sup>2</sup>/unit = 1,056 m<sup>2</sup></p> <p>88 Two-Bedroom Units x 9.36 m<sup>2</sup>/unit = 823.68 m<sup>2</sup></p> <p>Provide a total amenity area of 2,000 m<sup>2</sup></p>
l.	Maximum Building Height	44 m	105 m
m.	Minimum Landscape strip abutting a street line	6 m	1.2 m along Islington Avenue and shall permit walkways and driveways across the said strip
n.	Canopy Encroachment	Canopies may encroach into required setbacks up to a maximum of 0.5 m	Canopies shall encroach into required setbacks up to a maximum of 4.5 m into a required yard

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
o.	Loading Space	No requirement	A consolidated Type B and D loading space as identified in Table 6-16 of Zoning By-law 001-2021, shall be permitted. The minimum length of the loading space shall be 13 m and the minimum width shall be 4 m and the minimum vertical clearance shall be 6.1 m
p.	Minimum Bicycle Parking Requirements	No requirement	Long term = 0.8 spaces per unit  Short term = 0.2 spaces per unit

## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

October 2, 2023  
HPGI File: 21715

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

**Attn: Office of the City Clerk**

**Re: COW (1) Meeting – October 3, 2023**  
**Item 6.4 – 11191 Keele St. GP Inc. – Zoning By-law Amendment & Draft Plan of**  
**Subdivision**  
**Files: Z.21.036 & 19T-21V007**

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Humphries Planning Group Inc. (HPGI) is the planning consultant for 11191 Keele St. GP Inc., the owner of the land located at 11191 Keele Street in the City of Vaughan. In advance of the Committee of the Whole (1) Meeting to occur on October 3, 2023, on behalf of our client, HPGI requests the following items of concern/revisions be corrected for the subject applications.

**Attachment 1A) – City of Vaughan Conditions:**

*#17 - "The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City."*

**Clarification required if such condition is applicable, as it is understood that the condition noted above would be specific to developments that include public right-of-ways, whereas the subject development is a common element condominium.**

*#23 - "The Owner shall agree in the subdivision agreement to design, construct, and maintain an interim centralized watermain booster pump station for the Subject Lands until the ultimate City Pressure District 9 (PD9) infrastructure is commissioned and sufficient servicing capacity is available in northeast Vaughan, specifically in PD9. Once the necessary infrastructure is in place, the Owner shall decommission the interim watermain booster pump system and transition the water servicing for the Subject Lands to the ultimate condition."*



**Discussions and Development Engineering review for water servicing is ongoing, as such, request that this condition be revised to conclude with the following:  
“or any other suitable arrangement to the satisfaction of the City.”**

**Development Charge Credit:**

As it relates to DC credits for the watermain extension, which will serve the City's future park and ultimately will complete the City's PD9 system, thereby providing service to lands on the west side of Keele Street as well as an interconnection with the current PD8 dead-end in the industrial lands to the south. It is understood that these works are under consideration as part of the City's Integrated Urban Water Master Plan and will facilitate growth; accordingly, they should be eligible for DC credits. It is appreciated that the City may not be able to process the credit until these works are included in the DC By-law, although we believe that it would be appropriate for the City to confirm that these works would indeed qualify for the credit if and when such an inclusion were to occur. The solution for this site was developed with the City's master planning vision in mind noting that the original field testing and analysis for this site supported connection to the City's PD9 system). We therefore request that the item be corrected to allow for DC recoveries as may be applicable.

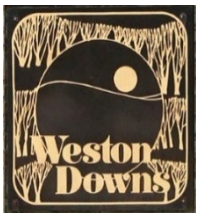
Yours truly,

**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, appearing to be 'Rosemarie L. Humphries', with a stylized flourish at the end.

Rosemarie L. Humphries BA, MCIP, RPP  
President

cc. 11191 Keele St. GP Inc.



# WESTON DOWNS RATEPAYERS ASSOCIATION

81 Blackburn Blvd., Woodbridge, Ontario, L4L 7J5  
(905) 850-1767 [www.westondownra.ca](http://www.westondownra.ca)

October 2, 2023

Mayor and Members of Council  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

**Communication : C 3**  
**Committee of the Whole (1)**  
**October 3, 2023**  
**Agenda item # 7**

**RE: Opposition to the "Reducing Barriers To More Affordable Housing Options" Member Resolution**

Dear Mayor and Members of Council,

On behalf of the Weston Downs Ratepayers Association, I am writing to express my strong opposition to the proposed members resolution regarding the "Reducing Barriers To More Affordable Housing Options," specifically the directive to prepare a zoning by-law amendment that would permit "as of right" building permits for up to four residential units on a property wherever zoning permits single, semi, or townhouses.

While I understand the importance of addressing the affordable housing crisis in our city, I believe that this resolution, as it stands, may have unintended consequences that could negatively impact our neighborhoods and the quality of life for Vaughan residents. My concerns regarding this resolution include:

- 1. Overcrowding:** Allowing up to four residential units on a single property may lead to overcrowding issues, increased noise, and a strain on local infrastructure, such as roads and schools.
- 2. Parking:** Insufficient parking spaces for multiple units on one property could exacerbate parking problems in our communities, making it challenging for residents to find parking near their homes.
- 3. Infrastructure:** Our current infrastructure may not be equipped to handle the increased demand that comes with denser housing. This could lead to strain on utilities and services.
- 4. Aesthetics and Character:** The proposed changes might alter the character and aesthetics of our neighborhoods, potentially diminishing the appeal of our city for both current residents and prospective homebuyers.

I urge the City Council to consider alternative solutions that address the affordable housing issue while also preserving the unique character and livability of Vaughan's communities. This may include measures such as incentives for affordable housing development, partnerships with nonprofit organizations, or exploring other zoning options that strike a better balance.

I kindly request that the City Council engage in a thorough and open public consultation process to gather input from Vaughan residents and stakeholders before moving forward with any zoning by-law amendments related to this resolution. It is crucial that the voices and concerns of the community are heard and considered in this matter. Thank you for your attention to this important issue.

I hope that you will carefully evaluate the potential impacts of this resolution and seek alternative solutions that benefit both the need for affordable housing and the well-being of our city's residents.

Yours sincerely,

Weston Downs Ratepayers Association

Per:  
Victor Lacia  
Co-president, Weston Downs Ratepayers Association

Copied:

Nadia Magarelli

Co-President, Weston Downs Ratepayers Association

Rose Savage

Co-President, Weston Downs Ratepayers Association

Rob Salerno

Vice-President, Weston Downs Ratepayers Association

**Communication : C 4  
Committee of the Whole (1)  
October 3, 2023  
Agenda Item # 7**

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**From:** Anthony Tersigni <Anthony.Tersigni@vaughan.ca>  
**Sent:** Monday, October 2, 2023 9:00:43 PM  
**To:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Cc:** Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** FW: [External] Re: Opposition to the "Reducing Barriers To More Affordable Housing Options" Member Resolution

Hello,

Please add this to communication regarding the Mayor's MR prior to Council.

Thanks.

**Anthony Tersigni**  
**Executive Assistant to Regional Councillor Racco**  
905-832-2281, ext. 8961 | [anthony.tersigni@vaughan.ca](mailto:anthony.tersigni@vaughan.ca)

**City of Vaughan | Office of Local and Regional Councillor Mario G. Racco**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca/regional4](http://vaughan.ca/regional4)



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**From:** Sandra Yeung Racco <SandraYeungRacco@outlook.com>  
**Sent:** Monday, October 2, 2023 8:33 PM  
**To:** Mario G. Racco <MarioG.Racco@vaughan.ca>  
**Cc:** NADIA MAGARELLI (magarelli16@hotmail.com) <magarelli16@hotmail.com>; Rose\_Savage@rogers.com; Rob Salerno <rsalerno@rivit.ca>; Josh Ingram <josh.ingram25@gmail.com>; nsettino@metacentre.ca; Bernie Di Vona <berniedivona@gmail.com>; GINO/RACHEL/DANIEL/ANDREW MUIA (Muia.Gino@gmail.com) <Muia.Gino@gmail.com>; Wansizj@hotmail.com; niral.merchant@rogers.com; zuccaro5208@gmail.com; cathyferlisi63@gmail.com; amornutrition@rogers.com; gwratepayers@gmail.com; Kathryn Angus <Kathryn.Angus@hhangus.com>; aldencudanin@gmail.com; Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>; tim.sorochinsky@aecom.com; pfam@rogers.com; info@ptwa.ca;

Rinaldo6173@rogers.com; mary.mauti@gmail.com; Jordan Max <jordan\_max@yahoo.com>; mariaverna@rogers.com; Anthony Tersigni <Anthony.Tersigni@vaughan.ca>; Alessandro Casbarro <Alessandro.Casbarro@vaughan.ca>; Lacariv@gmail.com; Sandra Yeung Racco <sandrayeungracco@outlook.com>

**Subject:** [External] Re: Opposition to the "Reducing Barriers To More Affordable Housing Options" Member Resolution

**Importance:** High

*On behalf of Brownridge Ratepayers' Association,*

*We oppose the proposed member's resolution by the Mayor at this time.*

*Currently there are many applications that have already been approved with plenty of houses for builders to build but the reason why they are not moving forward is because of the current interest rate. Even if the homes are built, very few taxpayers can afford them. When we make decisions, it needs to fit across the City.*

*So by suggesting that, to promote sustainability by permitting "as of right" building for up to 4 residential units on a property is unreasonable. Bill 23 already created a new threshold of permitting 3 units and now the Mayor wants to add another one. How does that help?*

*Taxpayers I spoke with do not want to see potentially 4 buildings cramped next to their home. The construction activities will destroy the peace and tranquillity that homeowners have paid for and expect to enjoy.*

*Has this proposed resolution been thought through and discussed with ratepayers, experts, etc. Has anyone thought about the impact this may have, from water and sewage capacity to parking to traffic? This item needs more discussion and meeting with taxpayers to hear their position on the matter prior to coming to a decision.*

*We cannot just move forward without any consultation with the people*

*I respectfully ask that this item be deferred until such meetings have taken place. A wiser decision will be made.*

*Respectfully yours,*

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

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President, Brownridge Ratepayers' Association

Founding President, Empowering YouR Vision

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

Chair, Vaughan International Music Festival

Chair, Vaughan Arts Centre of Excellence

President, Federation of Chinese Canadians of Vaughan Chapter

Former Councillor, City of Vaughan (2003 – 2022)

*Recipient of Queen's Platinum Jubilee 2022*

*"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."*

*"Music gives a soul to the universe, wings to the mind, flight to the imagination, and life to everything."*

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Isabel Leung](#); [Clerks@vaughan.ca](#)  
**Subject:** Fwd: [External]  
**Date:** Tuesday, October 3, 2023 7:14:53 AM

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**Communication : C 5**  
**Committee of the Whole (1)**  
**October 3, 2023**  
**Agenda Item # 7**

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**From:** Andrea Di Ilio [REDACTED]  
**Sent:** Monday, October 2, 2023 11:20:30 PM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** [External]

WESTON DOWNS RATEPAYERS ASSOCIATION  
81 Blackburn Blvd., Woodbridge, Ontario, L4L 7J5  
(905) 850-1767 [www.westondownra.ca](http://www.westondownra.ca)

October 2, 2023

Mayor and Members of Council  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

RE: Opposition to the "Reducing Barriers To More Affordable Housing Options" Member Resolution

Dear Mayor and Members of Council,

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While I understand the importance of addressing the affordable housing crisis in our city, I believe that this resolution, as it stands, may have unintended consequences that could negatively impact our neighborhoods and the quality of life for Vaughan residents. My concerns regarding this resolution include:

1. Overcrowding: Allowing up to four residential units on a single property may lead to overcrowding issues, increased noise, and a strain on local infrastructure, such as roads and schools.
2. Parking: Insufficient parking spaces for multiple units on one property could exacerbate parking problems in our communities, making it challenging for residents to find parking near their homes.

3. Infrastructure: Our current infrastructure may not be equipped to handle the increased demand that comes with denser housing. This could lead to strain on utilities and services.

4. Aesthetics and Character: The proposed changes might alter the character and aesthetics of our neighborhoods, potentially diminishing the appeal of our city for both current residents and prospective homebuyers.

I urge the City Council to consider alternative solutions that address the affordable housing issue while also preserving the unique character and livability of Vaughan's communities. This may include measures such as incentives for affordable housing development, partnerships with nonprofit organizations, or exploring other zoning options that strike a better balance.

I kindly request that the City Council engage in a thorough and open public consultation process to gather input from Vaughan residents and stakeholders before moving forward with any zoning by-law amendments related to this resolution. It is crucial that the voices and concerns of the community are heard and considered in this matter. Thank you for your attention to this important issue.

I hope that you will carefully evaluate the potential impacts of this resolution and seek alternative solutions that benefit both the need for affordable housing and the well-being of our city's residents.

Yours sincerely,

Weston Downs Ratepayers Association

Per:

Victor Lacaria

Co-president, Weston Downs Ratepayers Association

Copied:

Nadia Magarelli

Co-President, Weston Downs Ratepayers Association

Rose Savage

Co-President, Weston Downs Ratepayers Association

Rob Salerno

Vice-President, Weston Downs Ratepayers Association



**Communication : C 6  
Committee of the Whole (1)  
October 3, 2023  
Agenda Item # 7**

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Isabel Leung](#); [Clerks@vaughan.ca](#)  
**Subject:** Fwd: [External] STOP - I DO NOT CONSENT TO THIS PLAN FOR VAUGHAN.  
**Date:** Tuesday, October 3, 2023 7:15:32 AM

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**From:** SPANO [REDACTED]  
**Sent:** Tuesday, October 3, 2023 12:19:18 AM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** [External] STOP - I DO NOT CONSENT TO THIS PLAN FOR VAUGHAN.

Dear counsellor Coles,

I just found out that the City of Vaughan is planning to permit building/remodelling of four (4) residential units on ANY property that permits single, semi or street townhouse.

I DO NOT CONSENT TO THIS PLAN FOR VAUGHAN.

Furthermore, I know that this was NOT brought to the residents of Vaughan and as this impacts us all, we need to be part of this process.

Please allow an evening of public discussion prior to going any further, prior to any decision being made.

Ausilia Spano  
[REDACTED]

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

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Motion to permit four residential units on any property that permits single, semi or street townhouses  
**Date:** Tuesday, October 3, 2023 8:38:37 AM

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**From:** Fansports <fansports456@gmail.com>  
**Sent:** Tuesday, October 3, 2023 8:25 AM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>  
**Subject:** [External] Motion to permit four residential units on any property that permits single, semi or street townhouses

Everyone

When I first received this notice I assumed it was a joke. This proposal **MUST** be turned down and never considered again. I fail to understand how any of you can believe this is a good idea.

I'm all for planning and growth, but logical and smart planning not this ridiculous proposal. I would hope that common sense will prevail and not this joke of a plan.

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] URGENT! opposed to Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .  
**Date:** Tuesday, October 3, 2023 8:39:09 AM

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**From:** Claudio Grossi [REDACTED]  
**Sent:** Tuesday, October 3, 2023 8:37 AM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>  
**Subject:** [External] URGENT! opposed to Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .

**Dear Mr. Del Duca and Councillors,**

I urge you to turn this proposal down and stop the poor planning! This requires an evening public discussion before a decision is made. This will be seen as a non-democratic process in making a change that will have severe consequences to our neighborhood. Studies should be made on which areas should be subject to this kind of provision.

**Best regards,**

**Claudio Grossi**  
[REDACTED] Green Manor Crescent

**Communication : C 9  
Committee of the Whole (1)  
October 3, 2023  
Agenda Item # 7**

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] STOP BILL 23!  
**Date:** Tuesday, October 3, 2023 8:43:18 AM

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**From:** Anna Halkiotis [REDACTED]  
**Sent:** Tuesday, October 3, 2023 8:39 AM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** [External] STOP BILL 23!

Good morning

I am a resident of Weston Downs; just heard of this insane idea to allow upto 4 units.

You need to hear the concerns we have as residents and you represent us!

Please do not proceed until our concerns have been heard! Thank you.

Regards,

Anna Ambrosino Halkiotis  
[REDACTED]

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] FW: URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .  
**Date:** Tuesday, October 3, 2023 8:45:33 AM

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**From:** V. A. Piscione & Associates <vap@bellnet.ca>  
**Sent:** Tuesday, October 3, 2023 8:43 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Todd Coles <Todd.Coles@vaughan.ca>; Vickie Home [REDACTED]  
**Subject:** [External] FW: URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .

Kindly see below a notification issued by our rate payers association in regards to a motion to be tabled by the Mayor in regards to a planning matter related to conversion of single family building lot to support other residential uses.

Please do not support this ill conceived notion of proper land use planning.

We as residents of the City, have selected our residence location based on our preference, having considered the area and land uses. To have the municipality initiate uses on adjacent properties that were not contemplated or designated on the City Official Plan at the original time of our dwelling purchase is contrary to accepted democratic principles.

I am certain that most residents are not in favour of the Mayors intent. I do realize that densification is necessary to prevent urban spread, however good planning and development can accomplish this by designating areas close to transit and good road network that can support the population.

I find that high density town house style development need to be re-visited. Look to development within older areas of Europe that has the density and yet provides a favourable dwelling. These multi level stacked townhomes that are being constructed, like the existing development on the south side of Highway 7 between Helen Street and Bruce Street could be better conceived. These are great starter homes however they are not practical when you have small children as there are too many floor levels, rather than have certain house needs on one floor.

Vaughan, for it to be a world class City, must think outside the box and have better improved development schemes. What the may is suggesting is fragmented and does not show a thought out and properly conceived planning strategy.

Your support for rejection of this motion of the mayor is sought.

Best Regards

Victor and Vickie Piscione,  
■ Village Green Drive  
Woodbridge, Ontario

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**From:** Weston Downs Ratepayers Association <info@westondownsra.ca>

**Sent:** Tuesday, October 3, 2023 7:59 AM

**To:** Victor Piscione <vap@bellnet.ca>

**Subject:** URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .



## URGENT!

Mayor Steven Del Duca is putting a motion forward at 1pm on Tuesday, October 3, 2023 to permit four (4) residential units on any property that permits single, semi or street townhouses.

Yes, the Mayor wants to allow the home next door to your single, semi or street townhouse to be built or remodelled into a four (4) unit dwelling.

Email or call the Mayor and councillors before the 1pm meeting and tell them to turn this proposal down. Stop the poor planning! Tell the Mayor and Councillors to stop and allow an evening public discussion on this matter before a decision is made.

Always include the Clerk on any of your emails. Contact info below

Clerks: [Todd.coles@vaughan.ca](mailto:Todd.coles@vaughan.ca)

[Steven.delduca@vaughan.ca](mailto:Steven.delduca@vaughan.ca)

[Linda.jackson@vaughan.ca](mailto:Linda.jackson@vaughan.ca)

[Gino.rosati@vaughan.ca](mailto:Gino.rosati@vaughan.ca)

[Mario.ferri@vaughan.ca](mailto:Mario.ferri@vaughan.ca)

[MarioG.Racco@vaughan.ca](mailto:MarioG.Racco@vaughan.ca)

[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)  
[Adriano.volpentesta@vaughan.ca](mailto:Adriano.volpentesta@vaughan.ca)  
[Rosanna.Defrancesca@vaughan.ca](mailto:Rosanna.Defrancesca@vaughan.ca)  
[Chris.ainsworth@vaughan.ca](mailto:Chris.ainsworth@vaughan.ca)  
[Gila.martow@vaughan.ca](mailto:Gila.martow@vaughan.ca)

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**Communication : C 11**  
**Committee of the Whole (1)**  
**October 3, 2023**  
**Agenda Item # 7**

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] CONSULT and INFORM the PEOPLE! re: Tues Oct 3 permit vote  
**Date:** Tuesday, October 3, 2023 9:03:40 AM

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**From:** Tony Di Pasquale [REDACTED]  
**Sent:** Tuesday, October 3, 2023 9:02 AM  
**To:** Steven Del Duca <[Steven.DelDuca@vaughan.ca](mailto:Steven.DelDuca@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Mario G. Racco <[MarioG.Racco@vaughan.ca](mailto:MarioG.Racco@vaughan.ca)>; Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>; Gila Martow <[Gila.Martow@vaughan.ca](mailto:Gila.Martow@vaughan.ca)>; Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Subject:** [External] CONSULT and INFORM the PEOPLE! re: Tues Oct 3 permit vote

Before you vote to seriously IMPACT all residents of Vaughan IT IS IMPORTANT TO STOP and allow an evening of public discussion on this COMMUNITY / CITY CHANGING proposal.

PLEASE CONSULT, DISCUSS and INFORM the people it affects the most!

tony d

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Tony Di Pasquale  
Creative Forces Media Inc.  
[REDACTED] Siderno Cres  
Woodbridge, Ontario  
[REDACTED]



**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Proposal to allow 4 unit dwellings on properties of one dwelling currently  
**Date:** Tuesday, October 3, 2023 9:06:05 AM

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**Communication : C 12**  
**Committee of the Whole (1)**  
**October 3, 2023**  
**Agenda Item # 7**

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**From:** Joe Castiglione [REDACTED]  
**Sent:** Tuesday, October 3, 2023 9:05 AM  
**To:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; Steven Del Duca <[Steven.DelDuca@vaughan.ca](mailto:Steven.DelDuca@vaughan.ca)>;  
Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Linda Jackson  
<[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Mario Ferri  
<[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>  
**Subject:** [External] Proposal to allow 4 unit dwellings on properties of one dwelling currently

Hello

Please slow down and have proper public sessions on a matter such as this before passing any amendments. Anything rushed is a bad idea and gives the impression that you lack transparency in decision making. Respect the process and respect the citizens you represent.  
Thank you  
Joe

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#)  
**Subject:** FW: [External] MEMBER'S RESOLUTION CoW: Oct 3, 2023 - REDUCING BARRIERS TO MORE AFFORDABLE HOUSING OPTIONS  
**Date:** Tuesday, October 3, 2023 9:13:48 AM

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**From:** Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>  
**Sent:** Tuesday, October 03, 2023 1:35 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Fwd: [External] MEMBER'S RESOLUTION CoW: Oct 3, 2023 - REDUCING BARRIERS TO MORE AFFORDABLE HOUSING OPTIONS

For CW item today Mayor's resolution.  
Thanks

Sent from my iPhone

Begin forwarded message:

**From:** Joseph Brunaccioni [REDACTED]  
**Date:** October 3, 2023 at 2:42:03 AM GMT+2  
**To:** [mayor@vaughan.ca](mailto:mayor@vaughan.ca), Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>, Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>, Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>, "Mario G. Racco" <[MarioG.Racco@vaughan.ca](mailto:MarioG.Racco@vaughan.ca)>, Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>, [adrian.volpentesta@vaughan.ca](mailto:adrian.volpentesta@vaughan.ca), Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>, Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>, Gila Martow <[Gila.Martow@vaughan.ca](mailto:Gila.Martow@vaughan.ca)>, [Council@vaughan.ca](mailto:Council@vaughan.ca), Service Vaughan - VOL <[Service@vaughan.ca](mailto:Service@vaughan.ca)>, Service Vaughan - VOL <[Service@vaughan.ca](mailto:Service@vaughan.ca)>  
**Cc:** Glen Shields Ratepayers <[glenshieldsratepayers@gmail.com](mailto:glenshieldsratepayers@gmail.com)>, Mark Abaya [REDACTED], Theodore Koutros [REDACTED], Jean-François Obregón [REDACTED], Sharan Kaur [REDACTED], Mary Prospero [REDACTED], Gino Muia [REDACTED]  
**Subject:** [External] MEMBER'S RESOLUTION CoW: Oct 3, 2023 - REDUCING BARRIERS TO MORE AFFORDABLE HOUSING OPTIONS

Mayor Del Duca

I'm certain you and the others on the team have not forgotten the recent fiasco regarding the leader of the Province flip flop on the Greenbelt.

As a long time resident of Vaughan, specifically in the community in Ward 5 know as Glen Shields there are many concerns with your proposed resolution. Specifically with the premise that Council approved their commitment to the Ontario government's Housing

Pledge. While the concern and reasons listed in your resolution kowtow to the Province's stated goals there is no consideration given to address the concerns that will be raised by the current residents of Vaughan.

Mr. Mayor, I urge you and the others to consider a balanced approach. One that avoids having to reverse decisions. One that considers the concerns of the current residents and the questionable directions put forth by the Province.

Joseph Brunaccioni

**Communication : C 14**  
**Committee of the Whole (1)**  
**October 3, 2023**  
**Agenda Item # 7**

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Motion: to permit four (4) residential units on any property that permits single, semi or street townhouses.  
**Date:** Tuesday, October 3, 2023 9:29:26 AM

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**From:** DINO ANDRE SEGNA [REDACTED]  
**Sent:** Tuesday, October 3, 2023 9:23 AM  
**To:** Steven Del Duca <[Steven.DelDuca@vaughan.ca](mailto:Steven.DelDuca@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Mario G. Racco <[MarioG.Racco@vaughan.ca](mailto:MarioG.Racco@vaughan.ca)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>; Gila Martow <[Gila.Martow@vaughan.ca](mailto:Gila.Martow@vaughan.ca)>  
**Cc:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Subject:** [External] Motion: to permit four (4) residential units on any property that permits single, semi or street townhouses.

To all,

I oppose of this and want a community meeting on this subject.  
Please turn down this proposal. This is very poor planning. There needs to be public discussions on this matter before a decision is made.

Thank you.

Sent from my iPhone

**Communication : C 15  
Committee of the Whole (1)  
October 3, 2023  
Agenda Item # 7**

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] RE: URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .  
**Date:** Tuesday, October 3, 2023 9:33:25 AM

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**From:** wendy balicki [REDACTED]  
**Sent:** Tuesday, October 3, 2023 9:32 AM  
**To:** Steven Del Duca <Steven.DelDuca@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** [External] RE: URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .

As a resident of Woodbridge for the last 22 years, I am strongly totally opposed to this proposed plan. This topic should absolutely be available for discussion with residents prior to making any decisions.

Sent from [REDACTED] for Windows

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**From:** [Weston Downs Ratepayers Association](#)  
**Sent:** Tuesday, October 3, 2023 7:59 AM  
**To:** [REDACTED]  
**Subject:** URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .



## **URGENT!**

**Mayor Steven Del Duca is putting a motion forward at 1pm on Tuesday, October 3, 2023 to permit four (4) residential units on any property that permits single, semi or street townhouses.**

**Yes, the Mayor wants to allow the home next door to your single, semi or street townhouse to be built or remodelled into a four (4) unit dwelling.**

**Email or call the Mayor and councillors before the 1pm meeting and tell them to turn this proposal down. Stop the poor planning! Tell the Mayor and Councillors to stop and allow an evening public discussion on this matter before a decision is made.**

Always include the Clerk on any of your emails. Contact info below

Clerks: Todd.coles@vaughan.ca

Steven.delduca@vaughan.ca

Linda.jackson@vaughan.ca

Gino.rosati@vaughan.ca

Mario.ferri@vaughan.ca

MarioG.Racco@vaughan.ca

Marilyn.lafrate@vaughan.ca

Adriano.volpentesta@vaughan.ca

Rosanna.Defrancesca@vaughan.ca

Chris.ainsworth@vaughan.ca

Gila.martow@vaughan.ca

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**Communication : C 16**  
**Committee of the Whole (1)**  
**October 3, 2023**  
**Agenda Item # 2**

October 3, 2023

**BY EMAIL ([clerks@vaughan.ca](mailto:clerks@vaughan.ca)) & REGULAR MAIL**

Vaughan City Hall  
Office of the City Clerk  
2141 Major Mackenzie Drive, Level 100  
Vaughan, Ontario  
L6A 1T1

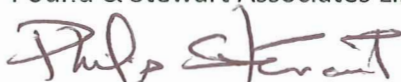
Attn: Mr. T. Coles, MCIP, RPP, City Clerk

**Re: 20 Roysun Road - Co-Mart Holdings Ltd.**  
**Official Plan Amendment – File No. OP.21.027**  
**Zoning By-law Amendment - File No. Z.21.056**  
**City of Vaughan**  
**Our file: 1711-23**

We are planning consultants writing on behalf of NAPCO - Royal Building Products ('NAPCO-Royal'), a Westlake Company. The NAPCO-Royal pipe manufacturing business is located at 101, 131 and 155 Regalcrest Court, where 20 Roysun Road is located to the east. As a long-standing and established manufacturing firm, we continue to monitor all land use changes in the vicinity that may pose future concern.

Please ensure our firm remains on the City's mailing list regarding any future public notices, updates, reports, Committee of the Whole and Council Agenda related items, and any Council decision or actions on the above captioned matter. Thank-you in advance for your co-operation.

Yours truly,  
Pound & Stewart Associates Limited



Philip J. Stewart, MCIP, RPP  
/la\_1711ltr.NAPCO-Royal.Oct.3.2023

cc. Ms. R. Roach, Planner, City of Vaughan ([rebecca.roach@vaughan.ca](mailto:rebecca.roach@vaughan.ca))  
cc. client  
cc. Miller Thomson LLP



**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Motion to permit four residential units  
**Date:** Tuesday, October 3, 2023 9:53:11 AM

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**From:** Amanda Ferri [REDACTED]  
**Sent:** Tuesday, October 3, 2023 9:50 AM  
**To:** Steven Del Duca <[Steven.DelDuca@vaughan.ca](mailto:Steven.DelDuca@vaughan.ca)>  
**Cc:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; Mario G. Racco <[MarioG.Racco@vaughan.ca](mailto:MarioG.Racco@vaughan.ca)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>; Gila Martow <[Gila.Martow@vaughan.ca](mailto:Gila.Martow@vaughan.ca)>  
**Subject:** [External] Motion to permit four residential units

Dear Mayor DelDuca & councillors,

I am writing to ask that you do not put forward the motion to permit four residential units on any property that permits single, semi or street townhouses, specific in regards to Weston Downs. There should be an evening public discussion on this matter before a decision is made.

This community is still filled with the original owners. Owners who worked hard to build a beautiful life for their families & buy their dream homes. By allowing four residential units to be built next to any of these homes would ruin the beauty of the neighbourhood. These owners bought these homes to have peace and quiet and it is a community where people have known their neighbours for many years, creating a neighbourly bond that is hard to come by these days. A lot of these homes have also been passed down to the original owners children, preserving the beauty of the neighbourhood. These are people who take care of their properties, tend to their lawns and landscaping with pride and sit on their front porches on a warm summer evening. By passing this motion you are allowing chaos into the community & ruining what these owners worked hard for. By allowing these units you are allowing a turnover of people which ruins creating any sort of neighbourhood bond, chaos on the street due to more cars needed places to park and extra traffic to add to the problem that already exists with people cutting through the neighbourhood. This is a matter of poor planning and I can assure you NO ONE in this neighbourhood wants this!! You have asked for these residents to vote for you, only for you to turn around and ruin the place they call home!

Resident of Weston Downs



**Communication : C 18**  
**Committee of the Whole (1)**  
**October 3, 2023**  
**Agenda Item # 7**

**From:** [Todd Coles](#)  
**To:** [John Britto](#); [Laura Canestraro](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** FW: [External] URGENT: Do not vote to support motion to approve 4 unit properties  
**Date:** Tuesday, October 3, 2023 9:51:54 AM

---

**From:** [REDACTED]

**Sent:** Tuesday, October 3, 2023 9:51 AM

**To:** Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>

**Cc:** Todd Coles <Todd.Coles@vaughan.ca>

**Subject:** [External] URGENT: Do not vote to support motion to approve 4 unit properties

To the mayor and councillors.

Do not vote in support of the motion to allow single-unit homes to be converted to 4-unit properties.

While we agree that Ontario has a housing challenge, the solution is not to arbitrarily allow single homes to be converted into 4-unit dwellings. Without the proper infrastructure, parking and services to deal with the intensification, this will dramatically and negatively impact the quality of life of those living in these existing neighbourhoods. There should be open dialogue with the community about what should be supported with this initiative. We should not be trying to create unlivable communities but to create better walkable communities. Are these units limited to main arteries, or can they be on sidestreet? Who can determine if such a change has a negative impact on the community? What is the city doing to create more liveable communities, reduce the need for cars, and improve transit? These initiatives need to precede any arbitrary and uncontrolled intensification.

Do not vote in support of this motion without proper community dialogue and ensuring that concerns are properly addressed.

Regards

Joseph Facca

[REDACTED] Kingsnort Blvd

Woodbridge, Ontario

[REDACTED]