

**SPECIAL COUNCIL MEETING – OCTOBER 3, 2023  
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<b><u>Distributed October 3, 2023</u></b>				
C1.	Paul Lioukras, dated October 3, 2023.	39	7	Committee of the Whole
C2.	Nadia Magarelli and Joe Giancola, dated October 3, 2023.	39	7	Committee of the Whole
C3.	fpietrof, dated October 3, 2023.	39	7	Committee of the Whole
C4.	Maria, dated October 3, 2023.	39	7	Committee of the Whole
C5.	Joe Andreoli, dated October 3, 2023.	39	7	Committee of the Whole
C6.	Linda D’Amario, dated October 3, 2023.	39	7	Committee of the Whole
C7.	Damian & Mary Spadafora, dated October 3, 2023.	39	7	Committee of the Whole
C8.	Jean-François, Laurel Valley Court, Concord, dated October 3, 2023.	39	7	Committee of the Whole
C9.	Lucy Di santo, dated October 3, 2023.	39	7	Committee of the Whole
C10.	Ramona Vella, dated October 3, 2023.	39	7	Committee of the Whole

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

**C1**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Opposition to the "Reducing Barriers To More Affordable Housing Options" Member Resolution  
**Date:** October-03-23 10:34:07 AM

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**From:** PAUL LIOUKRAS <onlinemortgage@rogers.com>

**Sent:** Tuesday, October 3, 2023 10:27 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] Opposition to the "Reducing Barriers To More Affordable Housing Options" Member Resolution

This letter was prepared by the Weston Down RatePayers Association and I am forwarding it to you, the Mayor and the Members of Council, so that you **KNOW** that I am in **Opposition to the Mayor, Steven Del Duca, 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.**

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,

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 Lacara

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

**PAUL LIOUKRAS** CPA, AMP  
MORTGAGE BROKER

[T] (416) 704-3310  
[E] [paul@onlinemortgage.ca](mailto:paul@onlinemortgage.ca)  
[W] [www.onlinemortgage.ca](http://www.onlinemortgage.ca)



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**"THINK MORTGAGE... GO ONLINE"**

**C2**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Re: Opposition to the "Reducing Barriers To More Affordable Housing Options" Member Resolution  
**Date:** October-03-23 10:40:54 AM

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**From:** Nadia Magarelli [REDACTED] >  
**Sent:** Tuesday, October 3, 2023 10:36 AM  
**To:** Victor Lacia [REDACTED]; Council@vaughan.ca <Council@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 Iafrate <Marilyn.Iafrate@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:** J SAVAGE [REDACTED]; Rob Salerno [REDACTED]; Josh Ingram [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** [External] Re: Opposition to the "Reducing Barriers To More Affordable Housing Options" Member Resolution

Dear Mayor and Members of Council,

Increasing the the threshold for single, semi and street townhouses to four units should not be decided on without adequate discussion and input from the residents of Vaughan. I respectfully request that this item be deferred until a public meeting is arranged in order to receive input from the residents of Vaughan. consideration.

Respectively,

Nadia Magarelli  
Joe Giancola

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**From:** Victor Lacia [REDACTED]  
**Sent:** October 2, 2023 2:21 PM  
**To:** council@vaughan.ca <council@vaughan.ca>; steven.delduca@vaughan.ca <steven.delduca@vaughan.ca>; Jackson, Linda <linda.jackson@vaughan.ca>; Rosati, Gino <gino.rosati@vaughan.ca>; Ferri, Mario <mario.ferri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; marilyn.iafrate@vaughan.ca <marilyn.iafrate@vaughan.ca>; adriano.volpentesta@vaughan.ca <adriano.volpentesta@vaughan.ca>; DeFrancesca, Rosanna <rosanna.defrancesca@vaughan.ca>; chris.ainsworth@vaughan.ca <chris.ainsworth@vaughan.ca>; gila.martow@vaughan.ca <gila.martow@vaughan.ca>  
**Cc:** Nadia Magarelli [REDACTED]; J SAVAGE [REDACTED]; Rob

Salerno <[REDACTED]>; Josh Ingram <[REDACTED]>; nsettino@metacentre.ca  
<[REDACTED]>; Coles, Todd <todd.coles@vaughan.ca>

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

Dear Mayor Del Duca, Members of Vaughan Council, and City Staff,

Please review the attached letter on behalf of the Weston Downs Ratepayers Association. If you have any questions or concerns, please do not hesitate to contact me.

Yours sincerely,

Victor Lalaria  
Co-President of the Weston Downs Ratepayers Association  
[REDACTED]

**C3**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**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:** October-03-23 10:46:55 AM

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**From:** fpietrof [REDACTED] <[REDACTED]>

**Sent:** Tuesday, October 3, 2023 10:41 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] Re: URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .

Please do not allow this.

Please think properly about the consequences.

Yes is certain areas it could be possible. Those areas include building along HWY 7. Along Rutherford along Major Mack. Anywhere there is high traffic roads. This is not acceptable in the houses in the subdivisions.

Thanks.

Sent from my iPhone

On Oct 3, 2023, at 7:59 AM, Weston Downs Ratepayers Association  
<[info@westondownsra.ca](mailto:info@westondownsra.ca)> wrote:

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)

**C4**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Weston Downs taxpayers  
**Date:** October-03-23 11:48:42 AM

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**From:** Maria Vallescura [REDACTED]  
**Sent:** Tuesday, October 3, 2023 11:07 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)>; Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Subject:** [External] Weston Downs taxpayers

## Enough is enough!!

Please stop this proposal!! Stop the poor planning and making this community look and feel like cookie cutter community with no space to breathe and taking away the beauty of what's left!!

When we purchased we were told that this would never be an area to worry about. Stop taking any space that's left and trying to fill it with a condo, townhouse or any structure that is not wanted by local residents taxpayers.

Thank you  
Maria  
a resident of Weston Downs for over 23 years



**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**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 . - SAY NO  
**Date:** October-03-23 11:49:31 AM  
**Attachments:** [WDRA Opposition to the Reducing Barriers To More Affordable Housing Options Member Resolution October 2, 2023 .docx](#)

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Thanks,

Todd

**Todd Coles**, BES, MCIP, RPP  
**City Clerk**  
905-832-8585, ext. 8281 | [todd.coles@vaughan.ca](mailto:todd.coles@vaughan.ca)

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**C5**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

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**From:** Joe Andreoli <joeandreoli@yahoo.ca>  
**Sent:** Tuesday, October 3, 2023 11:10 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>; Marilyn Iafrate <Marilyn.Iafrate@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] Fw: URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses . - SAY NO

Good morning, my family and I live in Weston Downs and are opposed to this motion and will vote and urge other community members to vote and support only for those politicians that are opposed to this. Focus on reducing crime and traffic congestion instead of this initiative. This is ridiculous along with all the other proposed towers slated for our once beautiful city.

**Joe Andreoli**  
**At Your Service.....Always**  
CELL | 416.574.8778  
OFFICE | 416.487.5131  
[www.AtYourServiceAlways.com](http://www.AtYourServiceAlways.com)  
**RE/MAX Ultimate Realty Inc., Brokerage**

**From:** Weston Downs Ratepayers Association <info@westondownsra.ca>  
**Subject:** URGENT! Oct 3, 2023 Motion to permit four residential units on any property that permits single, semi or street townhouses .  
**Date:** October 3, 2023 at 7:59:25 AM EDT



# Ratepayers Association

## **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)

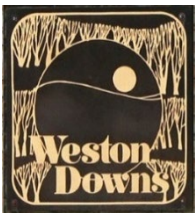
[Chris.ainsworth@vaughan.ca](mailto:Chris.ainsworth@vaughan.ca)

[Gila.martow@vaughan.ca](mailto:Gila.martow@vaughan.ca)

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# 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,

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

**C6**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Reducing barriers to more affordable housing options resolution  
**Date:** October-03-23 11:49:49 AM

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**From:** Linda Damario [REDACTED]  
**Sent:** Tuesday, October 3, 2023 11:42 AM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** [External] Reducing barriers to more affordable housing options resolution

I am opposed to the above motion that the mayor will put forward to permit four (4) residential units on any property that permits single, semi or street townhouse. This is unacceptable the public should be allowed to discuss this matter before a decision is made.

This will have a negative impact on our community.

Linda D'Amario

Sent from my iPhone

**C7**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] WESTON DOWNS RATEPAYERS ASSOCIATION  
**Date:** October-03-23 11:50:32 AM

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**From:** Mary Spadafora [REDACTED]  
**Sent:** Tuesday, October 3, 2023 11:49 AM  
**To:** Steven Del Duca <Steven.DelDuca@vaughan.ca>  
**Cc:** Todd Coles <Todd.Coles@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] WESTON DOWNS RATEPAYERS ASSOCIATION

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,

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.

This resolution, as it stands, may have unintended consequences that could negatively impact our neighborhoods and the quality of life for Vaughan residents.

Concerns are:

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.

City Council is urged 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 City Council to 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.

Thank you in advance,

Damian & Mary Spadafora  
Weston Downs Ratepayers Association



**C8**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Committee of the Whole - Communication - Item 7. Reducing Barriers To More Affordable Housing Options  
**Date:** October-03-23 12:42:03 PM  
**Attachments:** [Planning staff aim to add the .pdf](#)

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**From:** Jean-François Obregón [REDACTED]  
**Sent:** Tuesday, October 03, 2023 12:20 PM  
**To:** mayor@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; adrian.volpentesta@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** Glen Shields Rate Payers <glenshieldsratepayers@gmail.com>; Gino Muia [REDACTED]; Theodore Koutros <[REDACTED]>; Mary Prospero <[REDACTED]>; Joseph Brunaccioni <[REDACTED]>; Sharan Kaur <[REDACTED]>; Samantha F. Glass <[REDACTED]>  
**Subject:** [External] Committee of the Whole - Communication - Item 7. Reducing Barriers To More Affordable Housing Options

Dear Mayor Del Duca and Committee of the Whole,

I am an advocate for densifying in existing neighbourhoods across Vaughan's five wards. However, I would like to know more about the City of Vaughan's plans for doing four residential units on a property. There is potential to do this well, but I would advise you to work with citizens for a policy that can last.

It is unclear how quickly such a policy would be up and going in the City of Vaughan. While the City of Toronto has recently succeeded in bringing in a policy to allow multiplexes as of right, it took years of work and advocacy for this to happen. If monster homes can be built in Vaughan, which in another form can easily house three or four families then, I do not have an issue with the proposal. However, it is unclear how this item and proposal will line-up with the City's Affordable Housing Policy or the Official Plan Review, where I understand there is consideration for increased density in existing neighbourhoods.

There can be unintended consequences to as of right allowing four storeys. It can incentivize demolitions of perfectly fine homes with existing rental tenants. There are numerous properties already being converted to house two or three units per property in the City of Vaughan. The City of Vancouver brought in a policy to allow six storeys as of right, which is being criticized for displacing people. I'm attaching a Globe and Mail article about this. It raises these criticisms, which Vaughan would do well to avoid. While I'm supportive of the missing middle, I would not support a policy that removes existing housing stock that actually has hidden density in the way of renters living there.

Additionally, the City of Vaughan does not have a recycling policy that I'm aware of for waste avoidance in demolitions or renovations. Allowing for four residential units on a property as of right should go hand-in-hand with a policy or by-law making it harder for contractors to renovate homes without consideration for recycling or reuse. B.C. cities have such bylaws to avoid waste.

Thank you for considering my comments and concerns.

Best,

Jean-François

■ Laurel Valley Court, Concord, ON

**C9**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**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:** October-03-23 12:47:42 PM

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**From:** DOMEN LUCY DISANTO [REDACTED] >  
**Sent:** Tuesday, October 3, 2023 12:45 PM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>  
**Cc:** 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>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>  
**Subject:** [External] Motion to permit four residential units on any property that permits single, semi or street townhouses .

stop this Motion to permit four residential units on any property that permits single, semi or street townhouses .

Lucy Di santo

Sent from my iPhone

**C10**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#); [Sonia Furtado](#)  
**Cc:** [Clerks@vaughan.ca](#); [Isabel Leung](#)  
**Subject:** Fw: [External] Reducing barriers to more affordable housing options  
**Date:** October-03-23 12:51:48 PM

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**From:** Ramona V. [REDACTED]

**Sent:** Tuesday, October 3, 2023 12:50 PM

**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] Reducing barriers to more affordable housing options

Dear Mayor and Members of Council,

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, I urge City Council to 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 absolutely 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.  
Ramona Vella