

**C2**  
**COMMUNICATION**  
**COUNCIL – September 26, 2023**  
**CW (PM) - Report No. 33, Items 4 & 5**

From: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)  
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)  
Subject: FW: [External] New MZO - Community Infrastructure & Housing Accelerator  
Date: September-13-23 11:20:30 AM

---

From: IRENE FORD <[REDACTED]>

Sent: Monday, September 11, 2023 2:30 PM

To: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Council@vaughan.ca](mailto:Council@vaughan.ca)

Cc: Minister (MMAH) <[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)>; Michael Tibolloco <[michael.tibolloco@pc.ola.org](mailto:michael.tibolloco@pc.ola.org)>; Brian Capitao <[bcapitao@vrmg.com](mailto:bcapitao@vrmg.com)>; Kim Zarzour <[kzarzour@vrmg.com](mailto:kzarzour@vrmg.com)>; Noor Javed <[njaved@thestar.ca](mailto:njaved@thestar.ca)>; Isaac Callan <[isaac.callan@globalnews.ca](mailto:isaac.callan@globalnews.ca)>; [Weston7@vaughan.ca](mailto:Weston7@vaughan.ca); Toronto and Region Conservation Authority (TRCA) <[info@trca.ca](mailto:info@trca.ca)>; Paul Freeman <[paul.freeman@vork.ca](mailto:paul.freeman@vork.ca)>; Wayne Emmerson <[wayne.emmerson@vork.ca](mailto:wayne.emmerson@vork.ca)>; Francesco Sorbara <[francesco.sorbara@parl.gc.ca](mailto:francesco.sorbara@parl.gc.ca)>; Joseph Quigley <[joseph@newmarkettoday.ca](mailto:joseph@newmarkettoday.ca)>; Emma McIntosh <[REDACTED]>

Subject: [External] New MZO - Community Infrastructure & Housing Accelerator

Hello,

There are two applications coming forward to tomorrow's public meeting at 7pm that are seeking to circumvent the planning process using the new Minister Zoning Order permissions under [Section 34.1 of the Planning Act](#) approved Spring, 2022. The new term that the province is trying to use to downplay that these are special land use permission approved by the Minister of Municipal Affairs and Housing, at the request of the municipality, is [Community Infrastructure & Housing Accelerator](#). Deadline for comments has passed I would encourage those bcc'd on this email to still send your comments & concerns to Council ([council@vaughan.ca](mailto:council@vaughan.ca)) and staff ([clerks@vaughan.ca](mailto:clerks@vaughan.ca)).

The only reason that a developer needs this special land use permission is because they can't comply with the provincial policy statement, planning act or existing in effect Official Plans (Vaughan, 2010 & York Region, 2022).

It's ridiculous. **While no decisions are made at public meetings I would ask that Vaughan Council seriously consider if these applications are a wise use of staff, the publics and Councils time.** They seem entirely premature and even implausible.

- Vaughan is waiting for servicing allocation to be updated and allocated from York Region at the end of this year. Even with this allocation there is no net new servicing capacity being planned or reviewed for Vaughan beyond what is in York Region's 2051 Wastewater Master Plan. These applications will not be viable in this planning cycle and if approvals are given here then they are taken away from other areas planned for growth.
- The Municipal Comprehensive Review process just occurred in which all lands were reviewed to determine and approve employment land conversions. These applications are taking a second kick at the can, it is wasteful and inefficient. We have more than enough land zoned for residential development to meet housing targets as established by the province. So much land zoned for employment that Vaughan & York Region Council approved numerous [employment land conversions](#) in 2020 (against staff recommendations). The Langstaff application was actually refused at that time yet somehow it was removed by the province as a [Provincially Significant Employment Zone \(PSEZ\)](#) even though all other land surrounding this area kept this designation. I have heard that Rice Group owns the former Longo's plaza east of Weston Rd so this would be an amazing coincidence given the special permissions we've seen with the Greenbelt removals for just two developers.
- Land use permissions are not the limiting factor to building housing; development in York Region is limited by servicing capacity. Financial viability of a development & when building permits are pulled is beyond the control of the municipality. Granting land use permission will not change this. [180 Units](#) have been delayed in Vaughan by developers who await better market conditions. Ergo developers will always wait to ensure their profit margins are achieved and will "bank" land use permissions.
- Staff are now forced to review applications that they otherwise would not due to this new Planning Act approval. **This is a waste of taxpayer money.** Scarce staff planning resources are diverted from working on development projects that are consistent with in effect Planning legislation, Official Plans, PPS, Master Servicing Plans etc.
- Given the City is currently seeking public input on two ongoing secondary plans in the area (Weston 7 and amending VMC) it's inappropriate and unfair to the public to concurrently be reviewing these development applications. It is confusing for the public and makes us feel as though our input and feedback is meaningless, pointless.

The above does not even begin to address the inappropriateness of these developments from a site/area specific perspectives.

- The application on Jane St is within a Provincially Significant Employment Area (PSEZ) and near the CN McMillian Trainyard -sensitive land use conflicts.
- The application on Langstaff is adjacent a Highway 400. There is a growing body of evidence about the health implications of living in such close proximity of highways. This land is more suitable for employment and should be preserved as such.
- There is a significant and serious deficit of park and green space in both the Weston 7 and VMC Secondary Planning Areas, particularly sports fields. Most shocking to me was in one of the most recent VMC update files I noted attempts to address this deficit by putting sports fields adjacent to the Highway 407 Subway Station and within what I believe to be TRCA owned land on the NE corner of Jane & Steeles. For reasons I do not understand this undeveloped TRCA owned land was not part of the 2023 Black Creek urban river and valley Greenbelt expansion, the province approved this south of Steeles. For a pedestrian orientated community walking across a 400 series highway to get to the soccer field seems moronic. These applications only compound this parkland shortage combined with the impacts of Bill 23.
- There is a significant and serious deficit for stormwater management in the VMC. The Black Creek sub-watershed is highly degraded. These applications only compound these facts and do nothing to restore the natural heritage of the Black Creek.
- The Ministry of MAH gave special approval upon decision of York Region's Official Plan to permit residential development on the SE corner of Jane and Rutherford (formerly employment). The public was not consulted upon and only found out about it upon approval of York Region's Official Plan (Nov, 2022). This development, should it proceed will compound unplanned and unscheduled growth that York Region staff have worked diligently to accommodate to ensure [financial sustainability](#) for delivery of growth infrastructure as set out in recently approved master servicing master plans. Combined these two development applications contemplate 2,757 units, plus a hotel and commercial uses. Any endorsement without serious consideration of servicing and financial implications would be foolish and property taxpayers will pay the price.

[661 & 681 Chrislea Rd.](#)

- Langstaff & Hwy 400 SE Corner - gas station
- 4 x residential towers: 2 at 32-storeys & 2 at 35-storeys  
1,488 residential units across

with ground floor commercial uses  
privately owned public space  
gross floor area of about 134,500 m2 is proposed  
Towers are proposed to be split amongst two 4-storey podiums



### Conceptual Perspective Rendering - Southeast

**LOCATION:**  
661 and 681 Chrislea Rd.  
Part of Lot 10, Concession 5



**APPLICANT:**  
Battcorp Holdings (Vaughan) Ltd. and Battcorp II Holdings (Vaughan) Ltd.

**Attachment**

**FILE:**  
CIHA.23.002  
**RELATED FILES:**  
OP.23.011 and Z.23.020  
**DATE:**  
September 12, 2023

**8**

### [8083 Jane St](#)

- Jane & Macintosh (outside existing VMV Secondary Plan Area but w/in the area that the City is currently trying to extend for the VMC).
- 3 x mixed-use buildings at 12, 50 and 60-storeys in height,  
1 x 8-storey standalone hotel  
1,269 dwelling units of which 150 will be 'Attainable Housing'  
37,583 m2 of non-residential GFA  
1,492 parking spaces, and a combined Floor Space Index (FSI) of 7.36 times the area of the lot



Not to Scale

## Perspective Rendering

**LOCATION:**  
8083 Jane Street  
Part of Lot 8, Concession 4

**APPLICANT:**  
8063 Jane Street Ltd.



## Attachment

**FILE:**  
CIHA.23.001  
**RELATED FILES:**  
OP.23.010 and Z.23.019  
**DATE:**  
September 12, 2023

# 8

Document Path: N:\GIS\_Archive\Attachments\CIHA\2023\2024\CIHA.23.001\CIHA.23.001\_C\_9\_Rendering.mxd

Created on: 8/9/2023

Regards,  
Irene Ford