

C6.

Communication

CW(2) – December 5, 2023

Item Nos. 3, 4, and 6

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Agenda Items 3, 4 & 6 - CHIA (MZOs) & Servicing Capacity Allocation
Date: Monday, December 4, 2023 11:26:17 AM

From: IRENE FORD [REDACTED]
Sent: Monday, December 04, 2023 11:24 AM
To: Clerks@vaughan.ca
Cc: Todd Coles <Todd.Coles@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Council@vaughan.ca; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Brian Capitao <bcapitao@yrmg.com>; Noor Javed <njaved@thestar.ca>; Joel Wittnebel <joel.wittnebel@thepointer.com>; Jeff Gray <jgray@globeandmail.com>; Minister (MMAH) <minister.mah@ontario.ca>; MECP Minister <minister.mecp@ontario.ca>; Michael Tiboloco <michael.tiboloco@pc.ola.org>
Subject: [External] Agenda Items 3, 4 & 6 - CHIA (MZOs) & Servicing Capacity Allocation

Vaughan Council and Staff,

[Committee of the Whole \(2\) - December 05, 2023](#)

Staff told me that they did not take a position on these CHIA (MZO) requests so I am puzzled how there is a recommendation to request such an order from the Minister of MMAH.

The one at 8083 Jane Street is within 1000m of the CN McMillian Railyard and should not be supported in the absence of notification or consultation with the railyard or any noise impact study consistent with the policy 8.1.16 of the VMCSPP. It's also on a new arrivals flight so that extra noise should be a factor in the decision making process.

On top of this if you give these developments the zoning then you take that servicing capacity away from other developments that have followed the rules. It's not even that we don't have enough servicing capacity, we have no plan nor is anyone doing a study to determine how we could possible service developments at the levels Vaughan is currently planning through updates of the Official Plan and various Secondary Studies.

You are writing cheques you can't cash when you give approvals like this and you are putting your residents at unnecessarily legal and fiscal risk all so these landowners can report positive results to improve their return on investments. This is not a concern of government and these decisions actually worsen the housing crisis because they only thing they deliver is ROI. The developments are not feasible nor should they be supported just because the landowner asked, the province created a process to circumvent legislation to make special rules for those whom have the ears of our politicians.

Regards,
Irene Ford