

**COUNCIL MEETING – DECEMBER 12, 2023  
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<b><u>Distributed December 8, 2023</u></b>			
C1. Irene Ford, dated November 28, 2023.	48	1	Committee of the Whole
C2. Weston Downs Ratepayers Association, Blackburn Blvd., Woodbridge, dated December 4, 2023.	52	4	Committee of the Whole
C3. Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated December 12, 2023.			Addendum 2
<b><u>Distributed December 11, 2023</u></b>			
C4. Anna Ambrosino Halkiotis, dated December 11, 2023.	52	4	Committee of the Whole
C5. Rose Savage, dated December 11, 2023.	52	4	Committee of the Whole
C6. Irene Ford, dated December 10, 2023.			Addendum 2
C7. Andrea Di Ilio, dated December 11, 2023.	52	4	Committee of the Whole
C8. Elisa DeCarolis, dated December 10, 2023.	52	4	Committee of the Whole
C9. Jessica Lo Porto, dated December 10, 2023.	52	4	Committee of the Whole
C10. Lucy Disanto, dated December 10, 2023.	52	4	Committee of the Whole
C11. Philip De Luca, dated December 11, 2023.	52	4	Committee of the Whole
C12. Domenic and Rosemary Borrelli, Polo Crescent in Woodbridge, dated December 11, 2023.	52	4	Committee of the Whole
C13. Krysten Spadafora, dated December 11, 2023.	52	4	Committee of the Whole
C14. Joe Andreoli, dated December 10, 2023.	52	4	Committee of the Whole
C15. Ioana Battista, dated December 11, 2023.	52	4	Committee of the Whole
C16. Kyle McKibbon, dated December 11, 2023.	52	4	Committee of the Whole
C17. Elvira Gousopoulos, dated December 11, 2023.	52	4	Committee of the Whole
C18. John MacKenzie, TRCA, Exchange Avenue, Vaughan, dated December 11, 2023.	52	7	Committee of the Whole

**Disclaimer Respecting External Communications**

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

**COUNCIL MEETING – DECEMBER 12, 2023  
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C19. Irene Ford, dated December 10, 2023.	52	3	Committee of the Whole
	52	4	Addendum 2
C20. Giovanni Losiggio, dated December 11, 2023.	52	4	Committee of the Whole
C21. Mary and Nunzio Palozzi, dated December 11, 2023.	52	4	Committee of the Whole
C22. Max Laskin, Goodmins LLP, Bay Street, Toronto, dated December 11, 2023.	52	6	Committee of the Whole
C23. Fr. Ignacio Pinedo, dated December 11, 2023.	52	4	Committee of the Whole
C24. Fansports, dated December 11, 2023.	52	4	Committee of the Whole
C25. Josie Donato, dated December 11, 2023.	52	4	Committee of the Whole
C26. Mary Spadafora, dated December 11, 2023.	52	4	Committee of the Whole
C27. Richard Leblanc, dated December 11, 2023.	52	4	Committee of the Whole
C28. Ausilia Spano, dated December 11, 2023.	52	4	Committee of the Whole
C29. Geoffrey Mascarenhas, dated December 11, 2023.	52	4	Committee of the Whole
C30. Adrian, dated December 11, 2023.	52	4	Committee of the Whole
C31. Memorandum from the Deputy City Manager, Infrastructure Development, dated December 11, 2023.	52	7	Committee of the Whole

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

**From:** [IRENE FORD](#)  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Todd Coles](#); [Paul Freeman](#); [Wayne Emmerson](#); [Erin Mahoney](#); [Noor Javed](#); [Emma McIntosh](#); [Isaac Callan](#); [Mike Crawley](#); [Highway 413 Project Team](#); [Ontario Region / Region d"Ontario \(IAAC/AEIC\)](#); [Joel Wittnebel](#); [Kara-Inc](#)  
**Subject:** [External] Highway 413, Block 55W & Kleinburg has 9000 people whose drinking water is groundwater  
**Date:** November-28-23 11:07:29 AM

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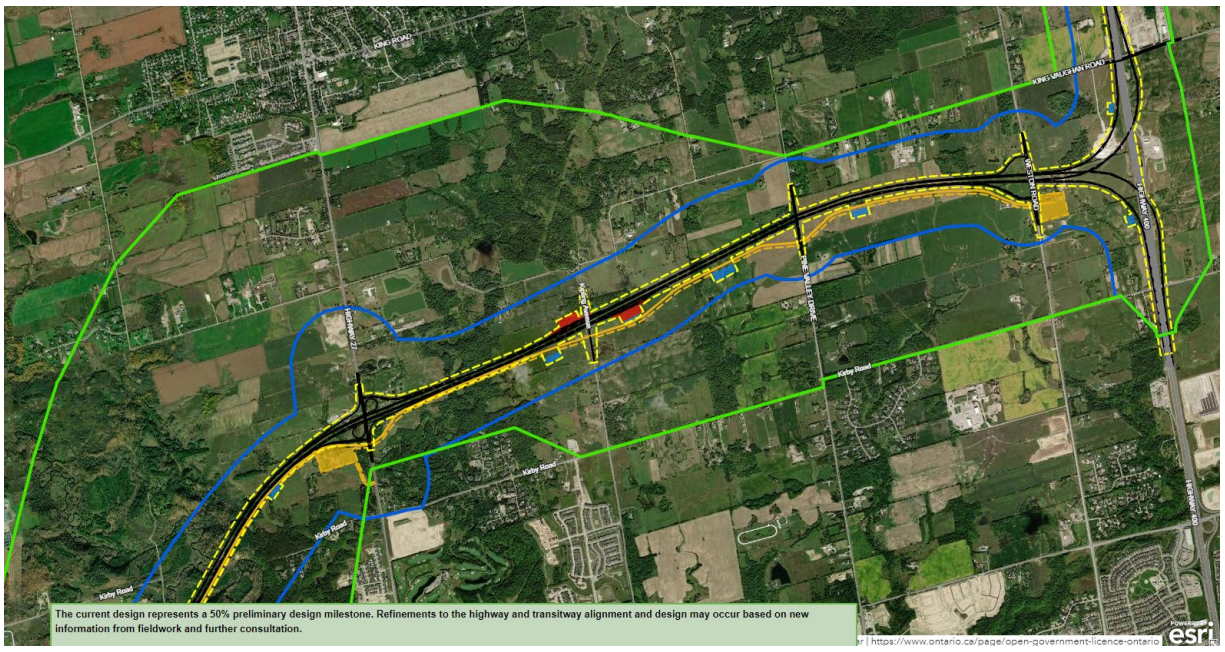
Vaughan Council & Staff,

Your [agenda](#) seems staged today to urbanize the last remaining whitebelt lands in Vaughan, downgrade Greenbelt, farmland, source water protection, and ensure Highway 413 gets built. Vaughan Council, Staff and the MTO appear oblivious to the fact that 9000 people in Kleinburg still obtain their drinking water from groundwater, a well and the magnitude of urbanization, highways/roads that is being proposed ignores the fact that sodium levels in Kleinburg's drinking water is already above that recommended for those on a sodium-restricted diet (20 mg/l vs Kleinburg average of 24 mg/l). Sodium levels will only increase, what is coming out of the groundwater know if from decades ago, we are nowhere close to the peak.

- HIGHWAY 413 TRANSPORTATION CORRIDOR ROUTE PLANNING AND ENVIRONMENTAL ASSESSMENT STUDY UPDATE PRESENTAITON
  - Stormwater protection equals a total of 9 stormwater ponds (Blue Squares) in Vaughan alone. Refer to [Preliminary Design](#) here.
  - Truck inspection stations (Red Squares has been dumped on the last full block of Greenbelt protected land in NW Vaughan). When was this decided first time I've seen this?
  - MTO is NOT seeking EA approval of the Transit-Way, it will be protected but not approved as part of the EA - Is this splitting the EA and trying to downgrade cumulative impacts of the full magnitude of what is being proposed
  - MTO and consulting staff have been repeatedly asked who approved the new route as part of Section 8 which preserves developable land to the south at the expense of the publicly owned Nashville Conservation Reserve. They were asked multiple times and avoided the question as documented in the attached meeting minutes with the Stop The 413 community group. A decision that MTO's own consulting staff warned undermines the entire EA.
  - Highway 427 extension would pass through the wellhead protection area for Kleinburg and Highway 413 just north of this area
  - 9,000 people still obtain their drinking water from groundwater (well) in Kleinburg. It is planned to transition Kleinburg from groundwater and decommission the Kleinburg Water Resource Recovery Plant given the scarcity of servicing in York Region the timing of which is anything but certain. Average sodium levels as per the [2022 Annual Drinking Water Report](#) are at a level that those on a sodium-restricted diet should be made aware (20 mg/L, Kleinburg 24 mg/L).
  - The [ERO proposal](#) to permit early works construction remains open, I suspect the minute the federal government is no longer involved this will

be approved and shovels will hit the ground regardless of EA approval or not. When MTO staff were asked they deferred to MECP staff, which makes no sense as they would be the ones planning early works construction. It never feels as though what is being planned versus what we are told are one in the same.

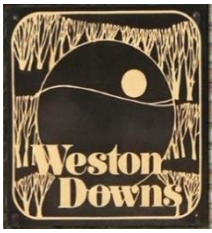
- COPPER KIRBY DEVELOPMENTS LIMITED – ZONING BY-LAW AMENDMENT FILE Z.22.029, DRAFT PLAN OF SUBDIVISION FILE 19T-22V006: 11363 HIGHWAY 27, VICINITY OF HIGHWAY 27 AND KIRBY ROAD
  - This development was released from the Highway 413 Focused Analysis Area upon release of the Preferred Route. This means that there is no way to go back to previous routes ahead of approval of the Highway 413 EA, no means to mitigate the impacts and concerns identified by TRCA that have still not been addressed. The Voluntary Project Review that the MTO committed to does not address any of TRCA's concerns about the preferred route it only provides an opportunity to mitigate during the construction phase.
  - TRCA is no longer able to comment on natural heritage protection and it's unclear to me if they can comment on source water protection threats. This development as per [Ontario's mapping](#) is in an area that is identified as [Wellhead Protection Q1 and Q2](#) as being under moderate stress. This means they are legally binding and decision authorities must have regard to the policies in Source Protection Plans. By staff magically declaring this application complete as of Nov 1, 2022 thereby exempting it from York Region's Official Plan did they also exempt it from compliance with Source Protection Plans?
  - Regardless there are 9,000 people who still obtain their drinking water from groundwater in Kleinburg and the approval of this development will advance groundwater for a new development north of Kleinburg that will increase threats to their drinking water.
  - I don't understand how this development is proceeding ahead of Regional Infrastructure as outlined in York Region's Water and Wastewater Master Plan
  
- KIRBY ROAD – TEMPORARY ROAD CLOSURE FROM HUNTINGTON ROAD TO 6901 KIRBY ROAD
  - It is a remarkable coincidence to me that directly across from the Nashville Conservation Reserve that Kirby Rd will be closed starting December until August, 2024 for repairs identified by staff in the summer of 2022 that they happened to notice while in the area.
  - It is bizarre to me that construction work would start in December unless the road has been deemed unsafe, but then why isn't closed immediately?
  - Is any other infrastructure work planned like water, stormwater or early works construction that is being coordinated with MTO, landowners or any other stakeholders that has not been presented publicly?



I have run out of time.

Regards,  
Irene Ford





## WESTON DOWNS RATEPAYERS ASSOCIATION

81 Blackburn Blvd., Woodbridge, Ontario, L4L 7J5  
(905) 850-1767

[www.westondownra.ca](http://www.westondownra.ca)

December 4, 2023

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

RE: **Item No. 4**  
**BATTCORP HOLDINGS (VAUGHAN) LTD. AND BATTCORP II HOLDINGS (VAUGHAN) LTD.**  
**CIHA.23.002 - 661 AND 681 CHRISLEA ROAD VICINITY OF LANGSTAFF ROAD AND HIGHWAY 400**

Dear Mayor and Members of Council,

On behalf of the Weston Downs Ratepayers Association, please accept our objection to the recent staff recommendations regarding the Community Infrastructure and Housing Accelerator (CIHA) File CIHA.23.002 for Battcorp Holdings (Vaughan) Ltd. and Battcorp II Holdings (Vaughan) Ltd. The proposal consists of four apartment buildings of over 30 stories, for a total of 1,488 apartment units, located at the Langstaff and the Highway 400 onramp.

York Region's report in attachment #9 summarizes our concerns. York Region report clearly indicates:  
*A CIHA Order should not be used to by-pass a comprehensive planning process and policies that consider the surrounding context, good planning principles, and create desirable, complete neighbourhoods.*

### **Community Infrastructure and Housing Accelerator**

This development will be a residential community surrounded by employment uses, without access to schools, community facilities and walkable destinations. School aged children will have to cross major Regional Roads to attend school. Are you planning to slow down traffic during morning and evening rush hours with a crossing guard trying to safely negotiate crossing students across four lanes of traffic?

### **Incompatibility**

The residential use is not compatible with the surrounding employment use and has the potential to create compatibility issues. Is this fair to this residential community or to the employment uses?

### **More of the Same**

This application proposes 1,222 one-bedroom units. This is not achieving the objectives of the Regional Official Plan which encourages larger family-sized units. Over 80% will be just more of the same, small one-bedroom units.

### **Prestige Employment Lands**

This 1.64 hectare site is currently designated "Prestige Employment". Do not deplete our employment lands. This change will take away future career type jobs that result from the development of employment lands and instead replace them with no jobs (residential buildings). The subject lands are in proximity to the Langstaff/Highway 400 ramps and should be used to attract prestige employment which is so valuable to the citizens of Vaughan for career opportunities. The City of Vaughan needs prestige employment lands to attract companies where our citizens and their children can have careers in their own community. Do not keep perpetuating the City of Vaughan's image as a Bedroom Community.

### **Conclusion**

In conclusion, York Region staff has clearly identified the planning issues with the proposal. Do not ignore the blatant poor planning that will result from a decision to support this application. The subject lands are not in a residential community, and it will be difficult for this community to become a healthy and vibrant community without proper schools, parks, community centres etc. By supporting this CIHA, you are perpetuating poor planning, rather than planning for a vibrant, healthy community. Communities are not built on isolated islands. Do not create problems for tomorrow.

Thank you for your time and consideration.

Yours truly,

Weston Downs Ratepayers Association

Per:

Rose Savage

Co-president, Weston Downs Ratepayers Association

Nadia Magarelli

Co-president, Weston Downs Ratepayers Association

Victor Lalaria

Co-president, Weston Downs Ratepayers Association

# Attachment 9



Corporate Services

November 14, 2023

David Harding RPP, MCIP  
Senior Planner  
City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear David Harding:

**Re: Community Infrastructure and Housing Accelerator (CIHA)  
Battcorp Holdings (Vaughan) Ltd.  
661 & 681 Chrislea Road  
City File Nos.: CIHA.23.002, OP.23.011 and Z.23.020  
York Region File Nos.: LOPA.23.V.0049**

This is in response to your first and second circulation and request for comments for the Community Infrastructure and Housing Accelerator (CIHA) application.

The 1.64 ha subject site is located on the southside of Langstaff Road, between Weston Road and Highway 400 and is currently occupied by a gas station and a variety of commercial and retail uses, including a corner store, a café, office spaces, and the Reinhard College of Music & School of Worship. The proposed development consists of 1,488 apartment units and 304 m<sup>2</sup> of ground floor commercial uses, in four towers (two 32 storeys and two 35 storeys). Proposed are 1,514 parking spaces in an eight-level parking garage (four-levels aboveground and four-levels underground). The overall built density is 6.34 FSI.

## **Vaughan Official Plan**

According to the applicant's Planning Justification report, prepared by Malone Given Parsons Ltd., dated August 2023, the subject lands are currently designated "Prestige Employment" by the 2010 Vaughan Official Plan.

## **Conformity with the 2022 York Region Official Plan**

The 2022 York Region Official Plan (ROP) contains policies that guide economic, environmental and community building decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation,



public health and fiscal capacity. The Regional Official Plan policies also coordinate and set the stage for more detailed planning by local municipalities.

The Regional Official Plan prescribes an urban structure based on an intensification matrix whereby Regional Centres and Corridors are intended to accommodate the highest concentration of intensification, followed by GO transit train stations, bus terminals and subway stations and further down the matrix, Local Centres and Corridors. As such, it is a Regional interest to ensure appropriate levels of intensification occurs within all intensification areas.

Site-specific increases in height, densities, and therefore total number of residential units, sets a precedence and expectation for other properties in close proximity as well as across the Region. The local and Region's transportation and water and wastewater master plans are based on approved Official Plans and Secondary Plans. It is in the Region's interest to ensure adequate road and water and wastewater service capacity is available to accommodate the ultimate planned population and jobs. The cumulative impacts of site-specific amendments have the potential to impact the ability to service areas where significant growth through intensification is intended to occur.

Through the last Municipal Comprehensive Review, the subject lands progressed through an employment land conversion and was subsequently not included in an employment area. According to the 2022 York Region Official Plan (YROP), the subject lands are designated Community Area, but not within an area identified for intensification. The Community Area permits a wide range of urban uses, including residential, population-related employment and community services.

The subject OPA proposes to increase the maximum permitted density on a site-by-site basis, which does not constitute comprehensive planning. According to ROP policy 2.3.2, "*communities shall be planned in a comprehensive and coordinated manner using land efficiently and optimizing infrastructure with a compact, mixed-use, pedestrian friendly and transit-supportive built form.*" The proposed development continues a development pattern that exceeds planned growth, which may have an impact on the Region's planned transportation and water and wastewater networks. The ROP specifies, "*That intensification be directed in accordance with the Regional hierarchy to utilize land efficiently and sustainably that is commensurate with available hard and soft services and existing infrastructure, while having regard for the local context.*"

Another important planning policy direction for intensification areas is the creation of pedestrian oriented, 15-minute complete communities. The provision of retail and personal service establishments within close walkable proximity helps reduce the dependence of automobile trips. ROP policy 4.4.9 states, "*To direct a significant amount of mixed-uses, including street-related commercial, to strategic growth areas.*" The proposed development's 304 m<sup>2</sup> of ground floor commercial space is only 0.3% of the total 104,044 m<sup>2</sup> of gross floor area.

The ROP also encourages larger family sized units for intensification projects (Policy 4.4.8). The proposed development has 1,222 one-bedroom units. This represents 82% of the total residential units. The applicant is encouraged to provide a greater proportion of family sized units.

### **Community Infrastructure and Housing Accelerator**

The City of Vaughan should consider the following matters before making a decision on the proposal:

1. Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities, and walkable destinations.
2. Introducing new residential uses on the subject lands could:
  - a) destabilize surrounding existing employment uses, creating potential compatibility issues, and
  - b) place upward pressure on land values, discouraging the establishment of new employment businesses.

CIHA Orders should not be used to by-pass a comprehensive planning process and applicable policies that considers surrounding context, good planning principles and creating desirable, complete neighbourhoods.

### **The subject lands are not located within a planned intensification area**

York Region staff fully supports every effort to accelerate building more housing units based on good planning principles. The City of Vaughan has a number of planned community areas to accommodate residential intensification.

The Vaughan Metropolitan Centre Secondary Plan areas planned to accommodate a potential population of 118,000 in approximately 67,000 residential units. This is Vaughan's primary intensification area. The focus is to direct residential intensification to this Regional Centre/Urban Growth Centre. Consideration should be given to the cumulative impacts on available servicing and transportation capacity to accommodate growth in the VMC.

An example of an appropriate use of the Community Infrastructure and Housing Accelerator Order would be to advance a mixed-use project in one of Vaughan's planned intensification areas. The OPA proposes to add a new residential use on lands surrounded by an employment area, isolated from existing residential neighbourhoods. The subject lands are not currently within a residential community area, making it difficult to contribute to and create a healthy and complete community.

## **Departmental Comments**

Below is a summary of comments received from Regional Departments.

### **Transportation**

Transportation Planning staff require the following conditions be included in the CIHA Order.

1. Provide a Transportation Impact Study consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). The TIS shall include assessment of other modes of transportation such as transit and active transportation for internal and external to the site in the future total conditions.
2. Provide a comprehensive Transportation Demand Management Plan (TDM) consistent with Region Transportation Mobility Plan Guidelines to the satisfaction of York Region. The TDM Plan shall include a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations.
3. Provide a basic 43.0 metre right-of-way for this section of Langstaff Road. As such, all municipal setbacks shall be referenced from a point 21.5 metre from the centerline of construction of Langstaff Road. Any additional lands required for turn lanes at the intersections/access will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.
4. The owner shall enter into an agreement with the Region to provide “above and beyond” transit initiatives, such as adult YRT Monthly PRESTO cards for each residential unit, for a period of three months.
5. Consult with MTO regarding the feasibility of a full move interchange at Highway 400 and Langstaff Road and confirm right-of-way requirements for Highway 400 ramps.

### Development Engineering and Sustainable mobility

Comments and conditions will be provided at subsequent development applications.

### **Water and Wastewater Servicing**

Environmental Services Infrastructure Asset Management (IAM) staff have reviewed the first and second submission in conjunction with the Functional Servicing Report (FSR) prepared by C.F. Crozier & Associates, dated July 2023.

### Servicing Allocation

1. Residential development in the City of Vaughan requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, then the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:
  - West Vaughan Wastewater Servicing project - 2028 anticipated completion

- Other projects as may be identified in future studies

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

2. As identified at the pre-consultation stage, the subject development is seeking to develop the site at a higher density than planned for in the Region's 2022 Water and Wastewater Master Plan. As such, the potential impact of proposed growth in this area (and developments in upstream and downstream areas) on the Regional infrastructure system must be monitored and addressed through various capacity management tools which include: the capacity assignment program (managed in collaboration with local municipalities), future master plan studies, phasing of growth in alignment with available capacity, etc.

The applicant is advised that at this time, the Region's servicing capacity commitment remains within the limits of currently assigned capacity to the City of Vaughan. It is in the City's jurisdiction to allocate the Region assigned capacity to individual developments based on their growth priorities.

#### Municipal Servicing

3. The FSR indicates that water and wastewater servicing for the proposed development is planned to be provided through connections to existing 300mm watermain and 200mm sanitary sewer on Chrislea Road, respectively. The FSR notes that hydrant testing undertaken in May 2023 indicated that the water infrastructure system is expected to support the required level of service at the proposed development, including fire flows. Wastewater flows from the site are tributary to the Region's Humber Sewage Pumping Station.
4. The FSR notes that upgrades are needed to the downstream sanitary sewer system in the Weston 7 Secondary Plan area, to which the subject site is tributary. It is not clear whether the City's draft Integrated Urban Water Plan and the infrastructure upgrades identified in the IUWP have considered the servicing needs of the subject site. Prior to final approval of the development, external downstream upgrades needed to facilitate the development must be confirmed in coordination with the City.
5. It is IAM's understanding that an updated FSR with a finalized sanitary servicing strategy shall be provided to the Region for review and record.

#### Dewatering

6. Details on proposed dewatering activities and effluent management/discharge have not been identified in the submission materials

7. The Owner is advised temporary discharge to the municipal sanitary sewer system will only be considered when no other alternatives are feasible. Should no alternatives be available, the Owner is advised that construction dewatering discharge to the local municipal or Regional sanitary system requires a separate approval in accordance with Sewer Use By-law No. 2011-15. See <http://www.york.ca/seweruse> for additional information.
8. The Region does not support permanent discharge of groundwater to the sanitary system. Please incorporate in the design accordingly.

IAM requires the following conditions be included in the CIHA Order:

1. Prior to final approval, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
  - a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the proposed development.
  - a copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
2. The Owner shall agree in a development agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
3. Prior to final approval, the Owner shall submit a Functional Servicing Report, to the satisfaction of the City and Region.

Condition for pending site plan application:

1. Prior to final approval, the Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and the Infrastructure Asset Management branch for record.

### **Water Resources**

Water Resources Branch of the Public Works Department does not have any objections/concerns subject to the following comments with the CIHA application as it relates to Source Protection policy. Should the proposal change and/or the application be amended, Water Resources will require recirculation for comment and/or approval.

### Area of Concern:

Water Resources would like to note the site is in an identified area of concern due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical

implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability. As such, Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at [sewerusebylaw@york.ca](mailto:sewerusebylaw@york.ca) for a dewatering permit, if required.

### **Summary**

The proposed development consists of 1,488 apartment units and 304 m<sup>2</sup> of ground floor commercial uses, in four towers (two 32 storeys and two 35 storeys). Proposed are 1,514 parking spaces in an eight-level parking garage (four-levels aboveground and four-levels underground). The overall built density is 6.34 FSI.

The applicant has requested the City of Vaughan to endorse the use of a Provincial Community Infrastructure and Housing Accelerator (CIHA) Order. York Region Development Planning staff do not support the use of a CIHA Order on the subject lands to permit the proposed development. A comprehensive planning exercise of the larger non-employment lands should determine the appropriate amount and type of development commensurate with required hard and soft infrastructure and services. Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series Highway.

Should you have any questions or require further information regarding our comments, please contact Augustine Ko, Senior Planner, at 1-877-464-9675, ext. 71524, or by email at [Augustine.Ko@york.ca](mailto:Augustine.Ko@york.ca).

Sincerely,



On behalf of  
Karen Whitney, MCIP, RPP  
Director, Development Services

AK/



Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

RE: **BATTCORP HOLDINGS (VAUGHAN) LTD. AND BATTCORP II HOLDINGS (VAUGHAN) LTD.  
CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CHIA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,

**From:** [Todd Coles](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Adelina Bellisario](#)  
**Subject:** Fw: [External] Important issue in Vaughan  
**Date:** December-11-23 8:32:52 AM  
**Attachments:** [Vaughan Battacorp letter CIHA.docx](#)

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**From:** Anna Halkiotis [REDACTED]  
**Sent:** Monday, December 11, 2023 8:11 AM  
**To:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Steven Del Duca <[Steven.DelDuca@vaughan.ca](mailto:Steven.DelDuca@vaughan.ca)>; Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@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)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>; Gila Martow <[Gila.Martow@vaughan.ca](mailto:Gila.Martow@vaughan.ca)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>  
**Subject:** [External] Important issue in Vaughan

Good morning

Please see attachment.

Regards,

Anna Ambrosino Halkiotis  
[REDACTED]

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

RE: **BATTCORP HOLDINGS (VAUGHAN) LTD. AND BATTCORP II HOLDINGS (VAUGHAN) LTD.  
CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CHIA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,  
Rose Savage

**C6  
Communication  
Council - December 12, 2023  
Addendum #2**

**From:** [Todd Coles](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Adelina Bellisario](#)  
**Subject:** Fw: [External] Revoke MZO, TRCA MZO Permits Under Duress & Motions Undermine staff participation at OLT  
**Date:** December-11-23 8:53:51 AM

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**From:** IRENE FORD [REDACTED]  
**Sent:** Sunday, December 10, 2023 12:20 PM  
**To:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; Minister (MMAH) <[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)>; MECP Minister <[minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)>  
**Cc:** [Council@vaughan.ca](mailto:Council@vaughan.ca) <[Council@vaughan.ca](mailto:Council@vaughan.ca)>; Noor Javed <[njaved@thestar.ca](mailto:njaved@thestar.ca)>; Emma McIntosh <[emma.mcintosh@thenarwhal.ca](mailto:emma.mcintosh@thenarwhal.ca)>; Isaac Callan <[isaac.callan@globalnews.ca](mailto:isaac.callan@globalnews.ca)>; Brian Capitao <[bcapitao@yrmg.com](mailto:bcapitao@yrmg.com)>; Smartprosperity Info <[info@smartprosperity.ca](mailto:info@smartprosperity.ca)>; Comments <[comments@auditor.on.ca](mailto:comments@auditor.on.ca)>; Wayne Emmerson <[wayne.emmerson@york.ca](mailto:wayne.emmerson@york.ca)>; Paul Freeman <[paul.freeman@york.ca](mailto:paul.freeman@york.ca)>; [council@peelregion.ca](mailto:council@peelregion.ca) <[council@peelregion.ca](mailto:council@peelregion.ca)>; John MacKenzie <[john.mackenzie@trca.ca](mailto:john.mackenzie@trca.ca)>; Ombudsman On Info <[info@ombudsman.on.ca](mailto:info@ombudsman.on.ca)>  
**Subject:** [External] Revoke MZO, TRCA MZO Permits Under Duress & Motions Undermine staff participation at OLT

**Mr. Coles,**

Was this item brought forward directly to Council and boycotted Committee of the Whole. As in hid it and forcing approval at Council, reduced time for the public to find it on the agenda?

The same way our former Mayor had this MZO brought forward during a pandemic, by bringing the developers requests for MZO endorsement to a Council meeting as an addendum?

This staff report should be deferred and all other applications related to this development until such time as Minister Calandra announces if he is revoking any MZOs.

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=155461>

**Minister Calandra,**

No work has started on MZO 156/22 that I am aware of but I have not been that way in sometime. Minister Clark approved this MZO without any regard for natural heritage and in the absence of any consultation with TRCA or First Nations. I am formally asking you to revoke this MZO. The fact that this staff report has come forward as an addendum only adds insult to injury.

I was ignored at my very first deputation ever, when I expressed concerns about the

suitability of development based on the presence of natural heritage features versus the level of impermeable surfaces proposed in the MZO. At the time I didn't even fully appreciate the magnitude of tractor trailer traffic that would be imposed on the community. You need to go personally see the Walmart warehouse and explain to me how this is progress and benefits the community. It's a blight and I bet the warehouse can be seen from space it's so large.

### **Minister Khanjin,**

Last I checked the Minister of MECP along with the Minister of NRM (or whatever it's called now) has authority over the CAA not the other way around. It behooves me to understand how and why TRCA is forced to give permits for MZO's that they otherwise wouldn't as a result of land use permissions approved by the Minister of MAH.

I was horrified to see that the TRCA was forced to give three permits for MZO's on controversial developments all with greenbelt downgrades or removals (Refer to Sections 8.6 Rice Group Caledon, MZO 483/22, 10.2.1 Vaughan, Block 41, MZO 643/20 and 10.2.3 Stouffville MZO 610/20) . All include concerning clause in the minutes. How can this be legal or ethical?

#### Caledon

"AND WHEREAS TRCA's Board of Directors, in the absence of an approved MZO, would not normally approve of such a permit, but must do so under duress in accordance with the requirements of Provincial legislation;"

"AND WHEREAS TRCA staff, in the absence of an approved MZO, would not normally issue a Permit where there are impacts to the hydrologic function of wetlands on site and where off-site compensation is proposed instead of replicating the area of wetland lost or length of watercourse removed on site;"

#### Stouffville

"WHEREAS TRCA staff, in the absence of an approved MZO, would normally issue a Permit for the proposed development where it has been demonstrated there will be no impact on the control of flooding, erosion, dynamic beaches, unstable soil and bedrock, or jeopardize the health or safety of persons or result in the damage or destruction of property;"

#### Vaughan

"WHEREAS Section 28.0.1 of the Conservation Authorities Act requires that the Authority shall not refuse to grant permission for a development project that has been authorized by a MZO, outside of the Greenbelt Area, under subsection (3) despite, (a) anything in Section 28 or in a regulation made under Section 28, and (b) anything in subsection 3(5) of the Planning Act; and"

Plus a request for this staff report Section 10.5.1 - how can this be legal, let alone ethical. It forces professionals to give approvals against their professional advice.

*"THAT staff be directed to report back to the Board of Directors on the inclusion of a clause in future permit approval reports where an MZO has been issued but where staff have identified major issues or concerns present that cannot be fully addressed by conditions but where the legislation requires TRCA to issue a permit"*

Refer to items 10.2.1

Silence does not excuse MECP not acting on their legislated responsibilities. Did any of these developments confirm if endangered species benefits are/were needed? Who is responsible for natural heritage protection right now, because TRCA legally can't comment so who in the approval process reviewed compliance with the endangered species protection act, natural heritage protection etc?

Agenda: <https://pub-trca.escribemeetings.com/FileStream.ashx?DocumentId=14776>

Minutes: <https://pub-trca.escribemeetings.com/FileStream.ashx?DocumentId=14777>

**Auditor General, Integrity Commissioner and Ontario Ombudsman,**

I cc'd all of you in the event this is relevant to any ongoing investigations.

I would also like to bring to your attention at the end of the TRCA meeting Vaughan Regional Councillor Jackson brought forward a motion that failed (Section 12, RES.#A 140/23) directing TRCA staff to seek Board approval to participate in OLT hearings. That is totally inappropriate and a prime example of motions coming forward at the municipal level that undermine provincial legislation and processes, intentional or not. This is a decision for the tribunal to make not a political decision of a Board or Council. If TRCA or any municipal staff believe they have cause to participate to uphold their provincially legislated responsibilities at an OLT hearing then the tribunal has a process for approving or denying participant status. She brought forward the same motion to York Region Council ([refer to item M.2](#)) who obtusely passed this motion. She has also brought forward numerous other motions that suggest she is fully aware and complacent of a larger vision that isn't shared with the public to facilitate development that is not compliant with legislation in effect today.

Regards  
Irene Ford



**C7**  
**Communication**  
**Council – December 12, 2023**  
**CW(2) – Report No. 52 Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External]  
**Date:** December-11-23 11:17:23 AM  
**Attachments:** [Sample letter CIHA.docx](#)

---

**From:** Andrea Di Ilio [REDACTED]  
**Sent:** Monday, December 11, 2023 11:14 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External]

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

RE: **BATTCORP HOLDINGS (VAUGHAN) LTD. AND BATTCORP II HOLDINGS (VAUGHAN) LTD.  
CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CHIA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] 4 Highrise applications at Weston/Langstaff  
**Date:** December-11-23 9:55:33 AM

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**From:** Elisa DeCarolis [REDACTED]  
**Sent:** Sunday, December 10, 2023 7:27 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; info@westondownsra.ca;  
Steven Del Duca <Steven.DelDuca@vaughan.ca>; Elisa DeCarolis <[REDACTED]>  
**Subject:** [External] 4 Highrise applications at Weston/Langstaff

Hi Rosanna. I hope you are well.

I understand that on Tuesday council will approve Battacorp application for 4 highrise buildings in Ward 3.

Please dont ignore York Region's report and decline this application and its use of a CIHA tool to circumvent proper planning.

Traffic congestion is already a major concern, this will only make it worse.

I think there are more important issues to deal with, like the increased crimes, specifically home break-ins and vehicle thefts. Let's put some effort in making our communities safer.

Thank you

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Say No to Apartment Buildings!!  
**Date:** December-11-23 9:55:44 AM

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**From:** Jessica Lo Porto [REDACTED]  
**Sent:** Sunday, December 10, 2023 8:03 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; info@westondownsra.ca  
**Subject:** [External] Say No to Apartment Buildings!!

Dear council members:

Stop ignoring York Region's report and decline this application and its use of a CIHA to circumvent proper planning. We do not want apartment buildings in that area!

Sincerely a concerned citizen of 30 plus years,  
Jessica

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Fwd: Urgent! Dec 5th, 2023 Vaughan City Council recommended the approval of 4 high rise apartment buildings at Langstaff and HWY 400.  
**Date:** December-11-23 9:55:54 AM

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**From:** DOMEN LUCY DISANTO [REDACTED]  
**Sent:** Sunday, December 10, 2023 9:04 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; info@westondownsra.ca; gila.matrow@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>  
**Subject:** [External] Fwd: Urgent! Dec 5th, 2023 Vaughan City Council recommended the approval of 4 high rise apartment buildings at Langstaff and HWY 400.

Hi

You all need to stop ignoring York Region's report  
And decline this application and it's use of a CIHA to  
Circumvent proper planning.

Lucy

Sent from my iPhone

Begin forwarded message:

**From:** Weston Downs Ratepayers Association <info@westondownsra.ca>  
**Date:** December 10, 2023 at 6:08:44 PM EST  
**To:** Lucy DiSanto <ldisanto@rogers.com>  
**Subject: Urgent! Dec 5th, 2023 Vaughan City Council recommended the approval of 4 high rise apartment buildings at Langstaff and HWY 400.**  
**Reply-To:** us5-3d7212f4e4-8a75fd09cd@inbound.mailchimpapp.net

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## URGENT!

On Tuesday, December 5<sup>th</sup>, 2023 , the Vaughan Mayor and City Councillors recommended the approval of an application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400, which currently houses the Husky gas station.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The developer has asked for approval to use Ontario's Community Infrastructure and Housing Accelerator (CIHA) from the Minister of the Ministry of Municipal Affairs and Housing (MMAH). The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Vaughan Mayor and City Councillors are planning to approve this application on Tuesday, December 12<sup>th</sup>, 2023, even though the Region of York opposes this development.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5<sup>th</sup>, 2023:



- York Region Development Planning staff **do not support the use of a CIHA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan into a city of apartment buildings and gridlock, with very little career employment opportunities. Contact the Mayor and Councillors and tell them to turn down this application.

**WE NEED YOUR HELP!** We need you to email all the councillors listed below and demand that they stop ignoring York Region's report and that they decline this application and its use of a CIHA to circumvent proper planning.

Please send an email to the following council members **before 10:00 am on Tuesday, December 12, 2023.**

[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)

[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)

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

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

[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)

[adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca)

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

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

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

[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

[info@westondownsra.ca](mailto:info@westondownsra.ca)

[marioG.racco@vaughan.ca](mailto:marioG.racco@vaughan.ca) No need to email since he supports us in opposing this development.

**Working together we can make a difference!**

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Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

|

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] NO  
**Date:** December-11-23 10:11:20 AM

---

**From:** Philip De Luca [REDACTED]  
**Sent:** Monday, December 11, 2023 10:11 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] NO

This will be a very bad decision if approved

Sent from my iPhone Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

**RE: BATTCORP HOLDINGS (VAUGHAN) LTD. AND BATTCORP II HOLDINGS (VAUGHAN) LTD.**  
**CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

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Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Please decline application for development of 4 apartment buildings at Weston Rd and Langstaff  
**Date:** December-11-23 9:56:06 AM

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

From: Domenic Borrelli [REDACTED]  
Sent: Monday, December 11, 2023 8:29 AM  
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; info@westondownsra.ca  
Subject: [External] Please decline application for development of 4 apartment buildings at Weston Rd and Langstaff

Dear Mayor and Council Members of Vaughan Council,

We hope you are well and are enjoying preparations for the holiday season.

My name is Domenic Borrelli, we have a residence at [REDACTED] Polo Crescent in Woodbridge, Ontario and our family has been with this address for over 20 years.

It has come to my attention that there is a vote tomorrow, December 12th, 2023 in regards to a proposed development of 4 apartment buildings, ranging in height from 35 to 38 stories, near the area of Weston Rd and and Langstaff Rd.

We would respectfully ask that you decline this application for development. I understand that York Region Development Planning do not support the use of a CIHA order on the subject lands to permit the proposed development. Adding this level of density in this area, with limited public transit and other facilities nearby, I do not believe was not part of the original development plan for this area.

Within Vaughan, the developments that are progressing in the Jane and Highway 7 area are more appropriate for this type of density for housing, given proximity to subway and other transit links.

Please decline support for this application for development - feel free to reach to me via email if questions or comments.

Thank you,  
Domenic and Rosemary Borrelli

**C13**

**Communication**

**Council – December 12, 2023**

**CW(2) – Report No. 52 Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] URGENT: Vaughan City Council recommended the approval of 4 high rise apartment buildings at Langstaff and HWY 400  
**Date:** December-11-23 9:56:35 AM

---

**From:** Krysten Spadafora [REDACTED]  
**Sent:** Monday, December 11, 2023 9:47 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] URGENT: Vaughan City Council recommended the approval of 4 high rise apartment buildings at Langstaff and HWY 400

**Attention:**

This e-mail is to strongly urge you to stop ignoring York Region's report and decline this application and it's use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for development of four high rise apartment buildings on the lands at Langstaff and Highway 400.

COMPLETE COMMUNITIES ARE NOT CREATED WITH AN ISOLATED ISLAND OF HIGH DENSITY RESIDENTIAL, SURROUNDED BY AN EMPLOYMENT AREA AND ADJACENT TO A 400 SERIES HIGHWAY.

Supporting this application is grossly irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

I look forward to hearing from you,

K. Spadafora

**From:** [Joe Andreoli](#)  
**To:** [Rosanna DeFrancesca](#); [Maurizio Bevilacqua](#); [Mario Ferri](#); [Gino Rosati](#); [Marilyn Iafrate](#); [Adriano Volpentesta](#); [Gila Martow](#); [Chris Ainsworth](#); [Linda Jackson](#); [Clerks@vaughan.ca](#); [Steven Del Duca](#)  
**Cc:** [info@westondownsra.ca](mailto:info@westondownsra.ca)  
**Subject:** [External] Support Proper Planning - Listen to The Citizens Of Vaughan & York Region Planners  
**Date:** December-10-23 5:29:45 PM  
**Attachments:** [We need your help Dec 10 2023.docx](#)

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Attached, please find a letter detailing why this email was sent. Please listen to the city planners and to the community. This project at HWY 400 & Langstaff does not make sense. These are prestigious employment lands. You folks are ruining Vaughan. Listen to the people that put you in those seats. Stop the madness. Focus on decreasing crime and traffic. This project will only make crime and traffic go up. Common sense tells you this. No community member will ever vote for those that do not support the interests of the community moving forward. We are opposed to these idiotic exemptions for builders. Use common sense. Again, focus on traffic gridlock and crime. People are afraid to walk the streets alone and are afraid to leave their homes for fear of being burglarized.

On Tuesday, December 5th, 2023, the Vaughan Mayor and City Councillors recommended the approval of an application by Battacorp Holdings for a development of four high rise apartment buildings on the lands at Langstaff and Highway 400, which currently houses the Husky gas station. The proposal includes two 32-story buildings and two 35-story buildings, for a total of 1,488 residential. The developer has asked for approval to use Ontario's Community Infrastructure and Housing Accelerator (CHIA) from the Minister of the Ministry of Municipal Affairs and Housing (MMAH). The CHIA allows the developer exemption from traditional planning frameworks, planning studies and community input. The Vaughan Mayor and City Councillors are planning to approve this application on Tuesday, December 12th, 2023, even though the Region of York opposes this development. The Region of York has stated the following in attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023: York Region Development Planning staff do not support the use of a CHIA order on the subject lands to permit the proposed development. Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations. Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses. Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway. Vaughan Council continues to make Vaughan into a city of apartment buildings and gridlock, with very little career employment opportunities. Contact the Mayor and Councillors and tell them to turn down this application. WE NEED YOUR HELP! We need you to email all the councillors listed below and demand that they stop ignoring York Region's report and that they decline this application and its use of a CHIA to circumvent proper planning. Please send an email to the councillors.

**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**

On Sunday, December 10, 2023 at 05:01:09 p.m. EST, Joe Andreoli <joeandreoli@yahoo.ca> wrote:

At Your Service Always

Joe

416-574-8778

Sent from my iPhone



## URGENT

On Tuesday, December 5<sup>th</sup>, 2023 , the Vaughan Mayor and City Councillors recommended the approval of an application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400, which currently houses the Husky gas station.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The developer has asked for approval to use Ontario's Community Infrastructure and Housing Accelerator (CHIA) from the Minister of the Ministry of Municipal Affairs and Housing (MMAH). The CHIA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Vaughan Mayor and City Councillors are planning to approve this application on Tuesday, December 12<sup>th</sup>, 2023, even though the Region of York opposes this development.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5<sup>th</sup>, 2023:

- York Region Development Planning staff **do not support the use of a CHIA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan into a city of apartment buildings and gridlock, with very little career employment opportunities. Contact the Mayor and Councillors and tell them to turn down this application.

**WE NEED YOUR HELP!** We need you to email all the councillors listed below and demand that they stop ignoring York Region's report and that they decline this application and its use of a CHIA to circumvent proper planning.

Please send an email to the following council members **before 10:00 am on Tuesday, December 12, 2023.**

[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)

[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)

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

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

[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)

[adriano.volpentesta@vaughan.ca](mailto:adriano.volpentesta@vaughan.ca)

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

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

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

[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

[info@westondownsra.ca](mailto:info@westondownsra.ca)

[marioG.racco@vaughan.ca](mailto:marioG.racco@vaughan.ca) No need to email since he supports us in opposing this development.

Working together we can make a difference!

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] York Region recommend to decline this application BATTICORP HOLDINGS  
**Date:** December-11-23 10:16:00 AM

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**From:** ioana.battista@[REDACTED]  
**Sent:** Monday, December 11, 2023 10:16 AM  
**To:** ioana <ioana.battista@sympatico.ca>  
**Subject:** [External] York Region recommend to decline this application BATTICORP HOLDINGS

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

RE: BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of four high rise apartment buildings on the lands at Langstaff and Highway 400.

The proposal includes two 32-story buildings and two 35-story buildings, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

York Region Development Planning staff do not support the use of a CHIA order on the subject lands to permit the proposed development.

Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.

Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.

Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,

C16

Communication

Council – December 12, 2023

CW(2) – Report No. 52 Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] URGENT: Vaughan City Council recommended the approval of 4 high rise apartment buildings at Langstaff and HWY 400  
**Date:** December-11-23 10:06:52 AM

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**From:** Kyle McKibbon [REDACTED]  
**Sent:** Monday, December 11, 2023 10:06 AM  
**To:** Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; info@westondownsra.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] URGENT: Vaughan City Council recommended the approval of 4 high rise apartment buildings at Langstaff and HWY 400

Attention:

This e-mail is to strongly urge you to stop ignoring York Region's report and decline this application and it's use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for development of four high rise apartment buildings on the lands at Langstaff and Highway 400.

COMPLETE COMMUNITIES ARE NOT CREATED WITH AN ISOLATED ISLAND OF HIGH DENSITY RESIDENTIAL, SURROUNDED BY AN EMPLOYMENT AREA AND ADJACENT TO A 400 SERIES HIGHWAY.

Supporting this application is grossly irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

I look forward to hearing from you,

K McKibbon

C17

Communication

Council – December 12, 2023

CW(2) – Report No. 52 Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] DO NOT APPROVE  
**Date:** December-11-23 10:12:41 AM

---

**From:** Elvira Gousopoulos [REDACTED]  
**Sent:** Monday, December 11, 2023 10:12 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; info@westondownsra.ca  
**Subject:** [External] DO NOT APPROVE

**Re: an application by Battacorp Holdings for a development of four high rise apartment buildings on the lands at Langstaff and Highway 400**

Good morning,

As a resident of Weston Downs, I would like to voice my opinion on the above. Rules and procedures are in place for a reason, to make sure everything is considered before making an important decision. I agree with the York Region Development Planning staff that DOES NOT support the use of a CIHA order on the subject lands to permit the proposed development.


I am well aware that more housing is needed and I am not against development in the area, I just strongly believe that due process needs to be followed.

Please consider my opinion and do not approve this application.

Sincerely,

Elvira Gousopoulos  
[REDACTED]

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 Virus-free [www.avg.com](http://www.avg.com)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)  
**Subject:** FW: [External] TRCA Memorandum of Understanding to be considered on December 12 2023 Council meeting: Report 52 item 7 Memorandum of Understanding with TRCA from Committee of the Whole  
**Date:** December-11-23 11:43:26 AM

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**From:** John MacKenzie <[John.MacKenzie@trca.ca](mailto:John.MacKenzie@trca.ca)>  
**Sent:** Monday, December 11, 2023 11:42 AM  
**To:** [Council@vaughan.ca](mailto:Council@vaughan.ca); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Nick Spensieri <[Nick.Spensieri@vaughan.ca](mailto:Nick.Spensieri@vaughan.ca)>; Vince Musacchio <[Vince.Musacchio@vaughan.ca](mailto:Vince.Musacchio@vaughan.ca)>; Jamie Bronsema <[Jamie.Bronsema@vaughan.ca](mailto:Jamie.Bronsema@vaughan.ca)>; Wendy Law <[Wendy.Law@vaughan.ca](mailto:Wendy.Law@vaughan.ca)>; Victoria Kramkowski <[Victoria.Kramkowski@trca.ca](mailto:Victoria.Kramkowski@trca.ca)>  
**Subject:** [External] TRCA Memorandum of Understanding to be considered on December 12 2023 Council meeting: Report 52 item 7 Memorandum of Understanding with TRCA from Committee of the Whole

Mayor Del Duca and Members of Vaughan Council,

I am writing to you to request your support for the City of Vaughan staff recommended MOU with TRCA being considered at Vaughan Council tomorrow. As many of you know from your direct work with staff in our organization, Toronto and Region Conservation Authority (TRCA) and the City of Vaughan have partnered on many recent initiatives and we continue to work productively with your staff to advance numerous projects of mutual interest. Some of these projects include work on the Humber River Trail, upgrades to the Bartley Smith Greenway, and the Thornhill SNAP. The majority of TRCA's staff, which numbers over 600 contract and permanent employees, as well as our Head Office, Boyd Restoration Center and associated nursery, the Kortright Center for Conservation, Boyd Conservation Park, and other facilities are in Vaughan. Our landholdings in Vaughan are expansive and are often interwoven with City properties. TRCA has appreciated and supported opportunities to advance Vaughan priority projects on our holdings or in some cases, on shared City and TRCA holdings such as work on the Vaughan Hospice project, the Black Creek Renewal Project, Nashville Conservation Lands, North Maple Regional Park, and erosion management and restoration work across the City through the services we provide.

As a public not for profit agency, TRCA is also able to leverage levy funds from York Region and funds from senior levels of government and private sector partners including grants, and ecological compensation funding to support our joint initiatives with the City.

We are supportive of the staff recommendation to Committee and Council that the City enter a Memorandum of Understanding (MOU) with TRCA for municipally requested services, particularly given that there are no financial commitments attached to the MOU and any specific project agreements would go through normal City approval processes. We were surprised by the deferral at Committee but have since worked with City legal staff on some revised wording of the MOU to reflect discussion at the Committee. Not endorsing the MOU tomorrow could complicate our ability to deliver future community-based activities and infrastructure components that are beloved by residents and stakeholders alike. In addition, if approval is delayed, Vaughan would be the only York Region municipality in TRCA's jurisdiction to not approve the enabling MOU within the required timeframe as set out by the Province.

I or our staff would be pleased to answer any questions about the advantages of the City entering such an MOU to further improve our already strong working relationship.

We appreciate our existing relationship with the City of Vaughan on projects and programs of mutual interest and we hope to continue to strengthen this partnership through approval of this enabling MOU and future agreements that help us achieve our joint objectives.

Thank you for your consideration of this request.

**John MacKenzie, M.Sc.(PI) MCIP, RPP**  
Chief Executive Officer

T: (416) 667-6290

E: [john.mackenzie@trca.ca](mailto:john.mackenzie@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca](https://www.trca.ca)



**C19  
Communication  
Council - December 12, 2023  
CW (2) - Report No. 52, Item 3 & 4  
Addendum #2**

**From:** [Todd Coles](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Adelina Bellisario](#)  
**Subject:** Fw: [External] Petition Against CIHA  
**Date:** December-11-23 11:50:13 AM  
**Attachments:** [Petition · Vaughan Council Do Not Support MZO's CIHAs · Change.org.pdf](#)

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**From:** IRENE FORD [REDACTED]  
**Sent:** Monday, December 11, 2023 11:44 AM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>  
**Cc:** Council@vaughan.ca <Council@vaughan.ca>; Michael Tiboloco <michael.tiboloco@pc.ola.org>; Francesco Sorbara <francesco.sorbara@parl.gc.ca>; Minister (MMAH) <minister.mah@ontario.ca>; MECP Minister <minister.mecp@ontario.ca>; Toronto and Region Conservation Authority (TRCA) <info@trca.ca>; Christopher Raynor <christopher.raynor@york.ca>; Wayne Emmerson <wayne.emmerson@york.ca>; doug.fordco@pc.ola.org <doug.fordco@pc.ola.org>; Stephen Lecceco <stephen.lecceco@pc.ola.org>; Laura Smith <laura.smith@pc.ola.org>  
**Subject:** [External] Petition Against CIHA

#### Vaughan Council and Staff

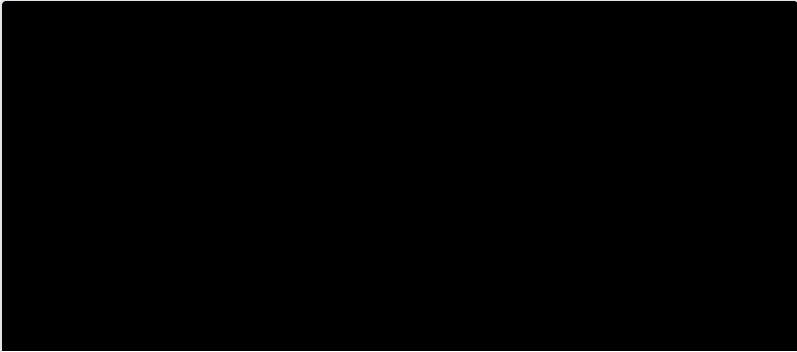
Please find attached a pdf version of the petition started yesterday morning that has 83 signatures thus far. I am unable to share signatories as the petition is less than 24 hours. Should Council chose to endorse these CIHA ([Agenda Items 4.3 and 4.4](#)) requests in the absence of any community support then the petition will be modified and directed towards the Minister of Municipal Affairs and Housing (the ultimate approval authority).

**The Vaughan community, your citizens the ones actually on the voters list, do not support any decision making process that provides special exemptions in legislation for landowners, while simultaneously removing legislative requirements of other actors (TRCA, York Region & yes even the City of Vaughan) as well as removing appeal rights.**

This will open up a pandora's box of planning unknowns. A prime example is the natural heritage compensation brought forward as an [addendum item](#) for MZO 156/22. It's offensive as the MZO was approved in the same manner, brought forward as addendum to circumvent and reduce opportunity for public consultation and comment.

I trust a recorded vote will be requested for both items so that Vaughan residents can review and document this decision.

[Vaughan Community Unites to Oppose MZO/CIHA Requests, Defend Regional Master Plans and Safeguard Citizens' Rights](#)



**Vaughan Community Unites to Oppose  
MZO/CIHA Requests, Defend Regional Ma...**

21 signatures are needed, let's get there by the end of the day?

Regards,  
Irene Ford



Welcome back to Change.org! A new petition wins every hour thanks to signers like you.

Petition Strength



Good

Start an image test

Upload a few images, and we'll find the one driving the most signatures.

[Start Smart Image test](#)



# Vaughan Council Do Not Support MZO's/CIHAs

Started  
Petition to

December 10, 2023  
Minister Paul Calandra, Minister Municipal Affairs and Housing and [1 other](#)

**83**  
Signatures

**100**  
Next Goal

65 people signed today

[Share this petition](#)

## Why this petition matters



Started by [Irene Ford](#)

Vaughan Council & Staff

**Regarding Minister's Zoning Orders (MZO's)/Community Infrastructure and Housing Accelerator tool Under Section 47 and Section 34.1 of the Planning Act**

The purpose of this petition is to remind Vaughan Council that residents strongly oppose the use of any planning tool that gives site specific special permissions for landowners and removes the approval authority (York Region, TRCA) and appeal rights of all actors; Minister's Zoning Orders (MZO's).


In January, 2021 when a seventh MZO came forward residents sent opposition and started a [petition](#). At that time Vaughan Council left residents with the impression that they would not support any future MZO requests. The sentiment of residents remains the same. *This is an underhanded decision making process that is an insult to your residents and destroys public trust in government.*

The Ontario PC Government created a new process to endorse MZO requests under section 34.1 of the Planning Act, entitled the Community Infrastructure and Housing Accelerator (CIHA) tool. It is no different than a MZO other than a legislated requirement for a Council motion in order for the Minister of Municipal Affairs and Housing (the Minister) to give special site specific unappealable zoning permissions. The only reason these requests are needed is because residential development on these lands is not in conformity with provincial planning legislation, in effect Official Plans and zoning. These landowners missed the boat, they are not in York Region's recently approved Official Plan and they need to wait until the next Municipal Comprehensive Review and/or planning cycle in 2051.

These CIHA requests should never be supported nor staff time and resources wasted, they:

- remove York Region's legislated responsibilities under the Planning Act and the Municipal Act;
- remove landowners obligation to be compliant with York Region's Official Plan and the Conservation Authorities Act;
- are fiscally and legally irresponsible because it forces the prioritization of infrastructure for unplanned growth that is not included in regional master plans and 10 year capital budgets;
- destabilizes employment lands ([a growing problem](#));
- removes appeal rights; and
- impose greater risk and reckless disregard for people's lives and properties by forcing Toronto and Region Conservation Authority (TRCA) to give permits under duress that they otherwise would not approve.

Residents are disappointed with staff and Council members who at their first chance have chosen to support two CHIA/MZO requests in the absence of any support, the presence of [local opposition](#) and ignored York Region as well as TRCA's documented concerns. Neither of these developments are suitable for use by the CIHA tool; neither are in planned intensification or growth corridors. The only one who benefits from this approval is the landowner as it will increase the

 65 people signed today

[Share this petition](#)

**[AND 681 CHRISLEA ROAD VICINITY OF LANGSTAFF ROAD AND HIGHWAY 400](#)**

4 high-rise towers (2 at 32 stories and 2 at 35 stories) for 1488 residential units

- **[8083 JANE STREET LTD. COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR \(CIHA\) FILE CIHA.23.001 8083 JANE STREET VICINITY OF JANE STREET AND MACINTOSH BOULEVARD](#)**  
3 high rise towers with a maximum height of 60 stories and 1 hotel at 8 stories

The development at Langstaff and Chrislea is a gas station. It is foolish and naive for anyone to suggest or think that this will bring housing quickly or that this development is anywhere close to being shovel ready. The Record of Site Condition will take years if not a decade and Council fully knows this. Traffic will be an even worse nightmare. It is abundantly clear that the [landowners and their paid consultant have a much larger plan](#) to develop enable unplanned residential development from Weston to Highway 400 south of Langstaff. What is the South Langstaff Community - it certainly was never presented to the public, it's not in any Official Plan, nor secondary plan? **Shame** on the consultant for creating and presenting something that doesn't exist. There will be more CIHA requests - unplanned growth!

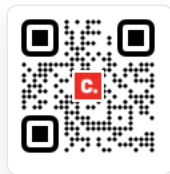
*"We are advised by Lucio Polsinelli, the representative for the landowners to the west of Battcorp's lands (Tricap Properties and Vimica Investments Inc.) located at 8401 and 8383 Weston Road and 3603 Langstaff Road that they also support staff's recommendations on this item. Their intent is also to pursue residential development on their lands through a CIHA to complete the development of the South Langstaff Community"*

It is abundantly clear that there is an excessive level of political influence. Regional Councillor Jackson in [Oct, 2020](#) along with our former Mayor were the ones who presented and pushed for the motion for these land to be converted from employment to residential against the recommendations of Vaughan and York Region staff. Regional Councillor Jackson has four \$1200 donations in her [2022 financial election statement](#) with the same address - 681 Chrislea Rd. It seems probable that the province would have been requested in 2019 to not include these lands in the Provincially Significant Employment Zone - why else is there an irregular horseshoe that seems reflective of the landowner's wants not common sense.

The development at Jane and Macintosh is on the [new RNP arrival flight path](#), a floodplain and within 1000m of the second largest rail yard in Canada. It is not and will never be suitable for residential development and all professionals who suggest that it should review their professional codes of conduct.

Vaughan Council fully knows we do not have a problem approving development, we have a problem with developments pulling building permits and finite servicing capacity. ***There is nothing here that is in the public interest. If Vaughan Council supports these special site specific requests it is a clear statement that Council doesn't represent current or future residents only landowners and investors who don't care about municipal fiscal responsibilities, our quality of life or the future of Vaughan.***

[Report a policy violation](#)



[Download this QR code](#) to help others easily find and sign the petition.

### Decision Makers



Minister Paul Calandra, Minister Municipal Affairs and Housing



Vaughan Council

65 people signed today

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English (Canada)



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---

 **65 people** signed today

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400  
**Date:** December-11-23 11:51:00 AM

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**From:** John Losiggio [REDACTED]  
**Sent:** Monday, December 11, 2023 11:50 AM  
**To:** mayor@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; adrian.volpentesta@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** [External] BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400

**RE: BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD.**  
**CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CHIA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,

Giovanni Losiggio



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] New Development in the Langstaff & Hwy 7 area  
**Date:** December-11-23 12:22:06 PM

---

**From:** Mary Palozzi [REDACTED] >

**Sent:** Monday, December 11, 2023 12:15 PM

**To:** mayor@vaughan.ca

**Cc:** Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; Info@westondownsra.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>

**Subject:** [External] New Development in the Langstaff & Hwy 7 area

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

**RE: BATTCORP HOLDINGS (VAUGHAN) LTD. AND BATTCORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CIHA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land

values, discouraging the establishment of new employment businesses.

- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,  
Mary and Nunzio Palozzi

December 11, 2023

Our File No.: 231613

**Via Email**

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

York Region  
17250 Yonge St.  
Newmarket, ON L3Y 4W5

**Attention: Vince Musacchio, Deputy City  
Manager, Infrastructure Development**

**Attention: Erin Mahoney, CAO**

Dear Sirs/Mesdames:

**Re: York Region 2023 Servicing Assignment and Allocation of Servicing Capacity  
Distribution Report, December 5, 2023 (the “Servicing Report”)**

We are counsel to 1834371 Ontario Inc., the owner of the lands known municipally in the City of Vaughan as 2951-2957 Highway 7.

It has come to our client’s attention that, despite not being consulted prior to the preparation of the Servicing Report, the City may have made a clerical and administrative error in attempting to “reconcile” servicing allocation to the Project, which effectively amounts to a withdrawal of such capacity. Doing so would be contrary to the City’s policy entitled Allocation of Servicing Capacity (Policy No. 08.C.01) (the “**Policy**”). Further to Section 4.3.3 of the Policy, the Project has long paid the development charges (hard component) and has an executed, in effect pre-payment agreement with the municipality authorizing the issuance of servicing. We suspect that these facts may have been overlooked in preparation of the Servicing Report, based on discussions with Staff.

The Project is an active Project in the City with millions of dollars in fees, development charges, and other costs, while awaiting the City’s approval of certain modifications to the existing approval.

We ask that you correct this clerical error immediately, before the Servicing Report is presented to Council. Please confirm receipt of this letter and confirm that the requested correction will be implemented before Council. If not corrected as requested, the matter should be deferred to a future Council date in fairness to our client, whose Project would be substantially prejudiced if consideration of the Servicing Report proceeds, which prejudice has only been exacerbated by the lack of advanced notice.

We look forward to your prompt response in this matter before the end of the day.

Yours truly,

**Goodmans LLP**



Max Laskin

Partner

ML

Encl.

cc: Marco Filice, 1834371 Ontario Inc. (mfilice@libertydevelopment.ca)  
City Clerk (Clerks@vaughan.ca)

1406-6949-1721



## Committee of the Whole (2) Report

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**DATE:** Tuesday, December 5, 2023

**WARD(S):** ALL

**TITLE:** YORK REGION 2023 SERVICING CAPACITY ASSIGNMENT  
AND ALLOCATION OF SERVICING CAPACITY DISTRIBUTION  
REPORT

**FROM:**

Vince Musacchio, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

This Report is to provide a summary of the Regional Municipality of York's (York Region) new servicing capacity assignment for the City, as approved by York Region Council on November 23, 2023. With the assignment of the new Regional servicing capacity, Staff are also requesting approval to formally allocate municipal servicing for those development applications that were previously approved with a Holding Symbol ("H"), because servicing capacity was not available for these developments at the time.

**Report Highlights**

- York Region's latest Servicing Capacity Assignment Report for its nine municipalities has been approved by Regional Council on November 23, 2023.
- Vaughan was formally assigned servicing capacity of 43,375 persons equivalent, of which 14,538 persons equivalent is available to be utilized city-wide.
- This latest Regional Servicing Capacity Assignment for Vaughan is a 2-year timeframe with the next assignment anticipated to be in 2025.
- Staff seek formal approval to allocate Servicing Capacity to previously approved development applications with a Holding Symbol ("H").

## **Recommendations**

1. THAT Council receive York Region's 2023 Servicing Capacity Assignment Report prepared by the Commissioner of Public Works, Commissioner of Corporate Services and Chief Planner, dated November 9, 2023, and approved by Regional Council on November 23, 2023.
2. THAT the City accept York Region's 2-year servicing capacity assignment of 43,375 persons equivalent, of which 14,538 persons equivalent is available to be utilized city-wide, while 28,837 persons equivalent must be reserved for Block 27's full build-out.
3. THAT Committee of Adjustment file numbers A052/23, B023/22, B001/23 and development application file numbers DA.11.113, DA.15.078, DA.20.044, DA.20.058, DA.20.060, DA.22.051, and 19T-20V008 be ALLOCATED servicing capacity from the York Durham Sewage System/York Water System for a total of 2,948 persons equivalent.
4. THAT the following servicing capacity (in persons equivalent) be RESERVED for future development accordingly:
  - a. 13,716 persons equivalent for distribution to active and future development applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area) which are tributary to the York Durham Sewage System / York Water System, after 2023 reconciliation and allocation of development planning applications;
  - b. 28,837 persons equivalent for distribution to future development applications in Block 27 specifically, pursuant to York Region's Block 27 Prepaid Development Charge Credit / Reimbursement Agreement, dated December 1, 2020, and the City's Block 27 Water and Wastewater Servicing Capacity Allocation Agreement, dated January 12, 2023; and
  - c. 2,864 persons equivalent for distribution to active and future development applications for the area tributary to the Kleinburg Water Resource Recovery Facility / York Water System.
5. THAT City staff continue to track and review the City's available regional servicing capacity and bring forward annual update reports to a Committee of the Whole meeting in Q1 of each year.
6. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

## **Background**

York Region supplies bulk water through large trunk transmission mains to local area municipalities for daily consumption and fire protection. York Region is also responsible for providing trunk wastewater conveyance and treatment for local area municipalities. Accordingly, York Region establishes limits on sewage and water servicing capacity to accommodate the needs of each of the nine local area municipalities within the Region. Limits are set based on the overall availability and capacity of the Regional infrastructure network. Each local municipality is then responsible to allocate the regional sewage and water servicing capacity to individual land development applications, considering the availability and capacity of local infrastructure. To efficiently manage the distribution of the limited Regional capacity, the City developed a formal Allocation of Servicing Capacity Policy that was approved by Council on December 17, 2019.

York Region typically assigns servicing capacity to the local municipalities on a 3-to-4-year cycle, based on historical growth rates and future growth projections. Regional servicing capacity is reviewed on an annual basis by York Region with the objective of sustaining short-term demand, meeting long-term growth forecasts, and addressing market trends.

York Region's last water and wastewater capacity assignment to Vaughan was a little over 4 years ago on September 12, 2019. This last regional servicing capacity was fully allocated to development applications and utilized by the City at the end of April 2023. As a result, a Holding Symbol ("H") has been applied to all development applications approved since then, with removal conditional upon the City being able to allocate regional servicing capacity for the proposed development.

## **Previous Reports/Authority**

The City's Allocation of Servicing Capacity Policy approved by Council on December 17, 2019: <https://www.vaughan.ca/sites/default/files/08.C.01%20-%20Allocation%20of%20Servicing%20Capacity.pdf?file-verison=1700489739439>

The City's report on York Region's last water and wastewater capacity assignment presented to the Committee of the Whole, dated December 10, 2019, and part of the [Allocation of Servicing Capacity Annual Distribution and Update Report](#).

## Analysis and Options

### **York Region's latest servicing capacity assignment to Vaughan**

York Region's latest servicing capacity assignment as approved by Regional Council on November 23 and presented in their Committee of the Whole report on November 9, 2023 (Attachment 1) was 43,375 persons equivalent, of which:

- 14,538 persons equivalent is available to be utilized city-wide; and
- 28,837 persons equivalent must be reserved for Block 27's full build-out specifically, pursuant to York Region's Block 27 Prepaid Development Charge Credit / Reimbursement Agreement and the City's Block 27 Water and Wastewater Servicing Capacity Allocation Agreement.

In addition to York Region's latest servicing capacity assignment, regional staff have identified a shorter 2-year timeframe between servicing capacity assignments to local municipalities to reflect on any incremental capacity needs as a result of growth forecast changes, market trends, and progress on York Durham Sewage System infrastructure. As such, the next regional capacity assignment to Vaughan is anticipated to be in 2025.

### **Allocation of Regional Servicing Capacity for 2023 Development Applications**

With the latest York Region Servicing Capacity approved for Vaughan, staff are requesting Council approval to allocate servicing capacity for the following development applications that were approved after April 2023, when the City's regional servicing capacity from the last assignment was exhausted:

#### 2023 Committee of Adjustment Applications

In 2023, two (2) Consent Applications and one (1) Variance Application were approved by the Committee of Adjustment and a total of 231 persons equivalent are recommended to be formally allocated by Council in this Report, as follows:

<b>Consent Application Number</b>	<b>Municipal Address</b>	<b>Number of Units and Unit Type</b>	<b>Approval Date</b>
B023/22	100 Treelawn Boulevard	1 single-family unit	February 23, 2023
B001/23	209 Crestwood Road	1 single-family unit	July 13, 2023
A052/23 (Related File DA.21.031)	RP B3S Holdings Inc.	101 Residential Apartment Units	Notice of Decision (August 3, 2023)
<b>Total:</b>		<b>231 persons equivalent</b>	



### 2023 Development Planning Applications with a Holding Symbol ("H")

Since April 2023, seven (7) Development Applications were approved by Council with a Holding Symbol ("H"), with removal conditional upon regional servicing allocation. Staff recommend these applications be formally allocated by Council in this Report for a total of 2,717 persons equivalent, as follows:

<b>Development Application Number</b>	<b>Owner</b>	<b>Number of Units and Unit Type</b>	<b>Approval Date</b>
DA.11.113	Ozner Corporation (South) Inc.	379 Apartment Units	OLT Approved on December 20, 2022
DA.15.078	Countrywide Homes (Woodend Place) Inc.	10 Townhouse Units (Additional Units Required)	LPAT Approved on December 20, 2018
DA.20.044	2777100 Ontario Inc.	10 Semi-Detached Units	May 16, 2023
DA.20.058	2706640 Ontario Inc.	4 Semi-Detached Units plus 56 Apartment Units	May 30, 2023
DA.20.060	Dulcina Investments Inc.	342 Apartment Units	May 30, 2023
19T-20V008	Block 18 Properties Inc. and Block 18 (Rutherford) Inc.	273 Townhouse Units	May 30, 2023
DA.22.051	Rom-Grand Kipling Two Limited	28 Townhouse Units	Delegated Authority
<b>Total:</b>		<b>2,717 persons equivalent</b>	

### **2023 Reconciled City-Wide Regional Servicing Capacity**

In 2023, four (4) previously approved development applications with servicing allocation were either revised or determined to be over-allocated. The allocated services from these applications for a total of 3,495 persons equivalent have been reconciled and added back to the overall city-wide servicing capacity reserve, in accordance with the City's Allocation Policy. The details of the four development applications that were reconciled are as follows:

Development Application File Number	Original Approval	Over-allocation/Revision	Reconciled Servicing Capacity (persons equivalent)
DA.13.021	1,162 Apartment Units	1,162 Apartment Units	2,568 persons equivalent
DA.19.024		One (1) Single-Family Unit	4 persons equivalent
DA.20.022	397 Apartment Units 877 persons equivalent	877 persons equivalent	877 persons equivalent
DA.22.051	15 TH Units – 46 persons equivalent	46 persons equivalent	46 persons equivalent
<b>Total:</b>			<b>3,495 persons equivalent</b>

**Kleinburg Water Resource Recovery Facility Service Area Capacity Assignment Summary**

In York Region’s November 23, 2023 assignment, there was no additional servicing capacity issued to the Kleinburg Water Resource Recovery Facility service area.

Future capacity needs for the Kleinburg-Nashville service area will be subject to policies impacting future expansion opportunities for the Kleinburg Water Resource Recovery Facility and will be considered through the Municipal Comprehensive Review (MCR) and the Regional Water and Wastewater Master Plan Update.

**Total Remaining City-Wide Regional Servicing Capacity (excluding the Kleinburg Water Resource Recovery Facility service area)**

The following is a summary of the total remaining City-wide regional servicing capacity assignment, as of December 5, 2023, should the recommendations in this report be approved and adopted by Council (excluding the Kleinburg Water Resource Recovery Facility service area):

1. Excludes Block 27 specific servicing capacity assignment of 28,837 persons equivalent pursuant to York Region’s Block 27 Prepaid Development Charge Credit / Reimbursement Agreement and the City’s Block 27 Water and Wastewater Servicing Capacity Allocation Agreement

<b>Allocation Milestone</b>	<b>Amount Allocated (Persons Equivalent)</b>
Regional Servicing Capacity Assignment to Vaughan on November 23, 2023 (for utilization City-wide)	+14,538 <sup>[1]</sup>
Vaughan's Regional Servicing Capacity balance at the end of 2022	+3,411
Vaughan's Regional Servicing Capacity allocated to Development Applications (January to April 2023)	-4,780
Development Applications to be Allocated in this Report (May to October 2023)	-2,717
Vaughan's 2023 Approved Committee of Adjustment Applications to be Allocated in this Report	-231
Vaughan's Reconciled Servicing Capacity 2023	+3,495
<b>Total Remaining City of Vaughan Unrestricted Servicing Capacity available for City-Wide Utilization until 2025 (excludes Block 27)</b>	<b>13,716</b>

### **Financial Impact**

None.

### **Operational Impact**

In February 2023, York Region staff initiated consultation with the City's Policy Planning and Special Programs & the Development Planning Departments to determine the appropriate regional servicing allocation assignment for Vaughan. The City's planning staff had estimated that the annual registration population for Vaughan was 29,481 persons equivalent per year based on our current trends and the anticipated servicing capacity that would be required as a result of the increase in complex high-rise type development applications. Vaughan's servicing capacity assignment from York Region is currently 14,358 persons equivalent for the next 2-years and was calculated using annual growth projections (2023-2026) based on York Region's historic registration tracking of Vaughan's allocated servicing capacity.

At our current pace of allocating regional servicing capacity to development applications, it is anticipated that the City's current assignment will likely be utilized within the next two years. As a result, once the remaining regional servicing capacity

assignment has been fully utilized, subsequent development applications (at the zoning approval stage) will require a Holding Symbol (“H”), with removal conditional upon future regional servicing allocation when it becomes available upon the next York Region capacity assignment. The use of a Holding Symbol (“H”) prevents the issuance of a full building permit and requires the applicant to bring forth a report to a future Council meeting to lift the Holding Symbol (“H”) when the conditions are satisfied thereby resulting in additional staff time to process and prepare Holding Symbol (“H”) reports and delays in the development approval process.

### **Broader Regional Impacts/Considerations**

With Council’s commitment to the Municipal Housing Target and Municipal Housing Pledge, More Homes Built Faster Act to facilitate the construction of 42,000 new homes in Vaughan by 2031; the Province’s increased growth targets across eight of nine municipalities in York Region to 150,000 units to 2031; and the recently signed \$59 million Housing Accelerator Agreement between the City and the Federal Government that will fast-track the construction of 1,700 residential units over the next 3 years and 40,000 residential units over the next 10 years, it is evident that the City’s future needs for regional servicing capacity will only become more critical in the coming years.

Even though York Region’s latest Servicing Capacity assignment timeframe has been shortened to a 2-year period to ensure a more accurate assessment of each municipality’s needs, given the City’s commitment to building more homes, City staff and York Region have agreed to initiate discussions on further servicing capacity needs when half of the current remaining City-wide regional servicing capacity has been reached to discuss options to maintain available regional servicing capacity until the next York Region assignment in 2025.

### **Conclusion**

York Region’s 2023 Servicing Capacity Assignment Report for its nine municipalities was approved by Regional Council on November 23, 2023, and provided Vaughan 14,538 persons equivalent City-wide and 28,837 persons equivalent specific servicing capacity assignment for the full build-out of Block 27. With the latest regional servicing capacity assignment, staff are requesting approval to allocate servicing for 2023 development planning applications that were approved with the Holding Symbol (“H”), with removal conditional upon regional servicing allocation.

Following the reconciliation and allocation of regional servicing capacity to 2023 development planning applications with a Holding Symbol (“H”), the City will have 13,716 persons equivalent in regional servicing capacity in our reserves for use up to

2025, at which time it is anticipated the next regional servicing capacity assignment will be provided by York Region.

Given the City's commitment to building more homes, City staff and York Region have agreed to initiate discussions on further servicing capacity needs when half of the current remaining City-wide regional servicing capacity has been reached.

**For more information**, please contact: Frank Suppa, Director, Development Engineering, ext. 8255.

**Attachments**

1. York Region – Report of the Commissioner of Public Works, Commissioner of Corporate Services and Chief Planner – 2023 Servicing Capacity Assignment – Dated November 09, 2023, as approved by Regional Council on November 23, 2023.

**Prepared by**

Tony Artuso, Water/Wastewater Lead, ext. 8396

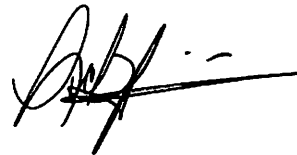
Andy Lee, Manager, Development Services and Environmental Engineering, ext. 8711

**Approved by**



Vince Musacchio, Deputy City Manager,  
Infrastructure Development

**Reviewed by**



Nick Spensieri, City Manager

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] New Development. Hwy 7 & Langstaff  
**Date:** December-11-23 12:26:38 PM

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**From:** frpinedo [REDACTED]  
**Sent:** Monday, December 11, 2023 12:25 PM  
**To:** mayor@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; Info <Info@westondownsra.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] New Development. Hwy 7 & Langstaff

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

**RE: BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CIHA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.

- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,  
Fr. Ignacio Pinedo

Sent from my Bell Samsung device over Canada's largest network.



**C24**

**Communication**

**Council – December 12, 2023**

**CW(2) – Report No. 52 Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Proposal for Hwy 400 and Langstaff  
**Date:** December-11-23 12:43:10 PM

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**From:** Fansports [REDACTED]  
**Sent:** Monday, December 11, 2023 12:41 PM  
**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 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>; Clerks@vaughan.ca  
**Cc:** info@westondownsra.ca  
**Subject:** [External] Proposal for Hwy 400 and Langstaff

Council members

The current proposal to build two 32 story and two 35 story buildings on the lands at langstaff and Hwy 400 must be rejected immediately . I can not understand how Council approved this plan in the first instance and has ignored York Regions report. The impact to the area will be detrimental. It would already exacerbate the overburdened infrastructure, not to mention the significant increase in the traffic congestion which is unbearable today.



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Todd Coles](mailto:Todd.Coles@vaughan.ca); [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca); [Isabel Leung](mailto:Isabel.Leung@vaughan.ca)  
**Subject:** FW: [External]  
**Date:** December-11-23 12:50:48 PM

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

From: Josie Donato [REDACTED]  
Sent: Monday, December 11, 2023 12:48 PM  
To: Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Maurizio Bevilacqua <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; Marilyn Iafrate <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>; Gila Martow <[Gila.Martow@vaughan.ca](mailto:Gila.Martow@vaughan.ca)>; Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>; Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [info@westondownsra.ca](mailto:info@westondownsra.ca); Mario G. Racco <[MarioG.Racco@vaughan.ca](mailto:MarioG.Racco@vaughan.ca)>  
Subject: [External]

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

RE: BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD.  
SEP CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

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- York Region Development Planning staff do not support the use of a CHIA order on the subject lands to permit the proposed development.
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- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,  
Josie Donato

Sent from my iPhone

**C26**

**Communication**

**Council – December 12, 2023**

**CW(2) – Report No. 52 Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Isabel Leung](mailto:Isabel.Leung@vaughan.ca); [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca); [Todd Coles](mailto:Todd.Coles@vaughan.ca)  
**Subject:** FW: [External] BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD  
**Date:** December-11-23 12:51:00 PM

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Passed deadline, will this be processed as a communication?

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**From:** Mary Spadafora [REDACTED]  
**Sent:** Monday, December 11, 2023 12:48 PM  
**To:** Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; adrian.volpentesta@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Council@vaughan.ca; Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>; mayor@vaughan.ca  
**Subject:** [External] BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

RE:.

**CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

We demand that Vaughan Council stop ignoring York Region's recommendation to decline this application and its use of a CIHA to circumvent proper planning.

Do not approve the application by Battacorp Holdings for a development of **four high rise apartment buildings** on the lands at Langstaff and Highway 400.

The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CHIA** order on the subject lands to permit the proposed development.
- Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities and walkable destinations.
- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,

Mary Spadafora

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] 4 high rise apartment buildings at Langstaff and HWY 400  
**Date:** December-11-23 1:04:08 PM

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**From:** Richard Leblanc [REDACTED]  
**Sent:** Monday, December 11, 2023 12:59 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Clerks@vaughan.ca; info@westondownsra.ca  
**Subject:** [External] 4 high rise apartment buildings at Langstaff and HWY 400

Dear counsellors,

As a longstanding Vaughan citizen and ratepayer I am disheartened to learn that you fast tracked approval of an application for development of four high rise buildings at Langstaff and 400. As counsellors, it is your role and duty as elected officials to preserve and enhance the quality of the communities that you represent and to put the interests of your constituents ahead of private business interests. To do otherwise is to breach the public trust.

At a minimum, this application should be subject to the City's traditional planning criteria, studies and community input to ensure that the uses are compatible with the City's values and are of net benefit to the City. This is not clear where the normal planning channels are circumvented.

I request that you decline the application and the use of the CIHA to circumvent proper planning, or alternatively, that you subject the application to the traditional planning process and impose such reasonable conditions as you may require to preserve our community's values.

Yours truly,  
Richard Leblanc

**From:** [Todd Coles](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** Fw: [External] NO TO TOWERS AT LANGSTAFF AND HWY 400  
**Date:** December-11-23 1:08:03 PM

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**From:** SPANO [REDACTED]  
**Sent:** Monday, December 11, 2023 12:28 PM

**To:** mayor@vaughan.ca <mayor@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn 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>; Council@vaughan.ca <Council@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>  
**Subject:** [External] NO TO TOWERS AT LANGSTAFF AND HWY 400

Monday, December 11, 2023

To: Vaughan Mayor and City Councillors

**RE: BATTCORP HOLDINGS (VAUGHAN) LTD. AND BATTCORP II HOLDINGS (VAUGHAN) LTD.**  
**CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400**

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The proposal includes **two 32-story buildings and two 35-story buildings**, for a total of 1,488 residential units. The proposed density of 6.34 exceeds the densities of the Vaughan Mills and Promenade Centre apartments which are well-served by public transit as they have bus terminals and are on rapid transit routes, unlike this proposal. The CIHA allows the developer exemption from traditional planning frameworks, planning studies and community input.

The Region of York has stated the following in Attachment 9 of the Committee of the Whole Report of Tuesday, December 5th, 2023:

- York Region Development Planning staff **do not support the use of a CHIA** order on the subject lands to permit the proposed development.
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residential neighbourhood uses, such as schools, community facilities and walkable destinations.

- Introducing new residential uses on the subject lands could destabilize surrounding employment uses, creating compatibility issues and place upward pressure on land values, discouraging the establishment of new employment businesses.
- **Complete communities are not created with an isolated island of high density residential, surrounded by an employment area and adjacent to a 400-series highway.**

Vaughan Council continues to make Vaughan a city of apartment buildings and gridlock, with very little career employment opportunities.

Supporting this application is irresponsible of Vaughan Council. It is poor planning and you are knowingly creating future problems for the residents of Vaughan. Please make the right decision for our community and reject this application.

Thank you,  
Ausilia Spano



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Against the Approval for BattCorp  
**Date:** December-11-23 1:25:43 PM

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**From:** Geoff [REDACTED]  
**Sent:** Monday, December 11, 2023 1:16 PM  
**To:** Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>; mayor@vaughan.ca; Council@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; adrian.volpentesta@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>  
**Subject:** [External] Against the Approval for BattCorp

To: Vaughan Mayor and City Councillors

RE: BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD.  
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Geoffrey Mascarenhas

**From:** [Adelina Bellisario](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400  
**Date:** December-11-23 1:59:27 PM

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**From:** Adrian [REDACTED]  
**Sent:** December-11-23 11:37 AM  
**To:** [mayor@vaughan.ca](mailto:mayor@vaughan.ca)  
**Cc:** 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)  
**Subject:** [External] BATTICORP HOLDINGS (VAUGHAN) LTD. AND BATTICORP II HOLDINGS (VAUGHAN) LTD. CIHA.23.002 - 661 AND 681 CHRISLEA ROAD, Vicinity of Langstaff and Highway 400

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decision for our community and reject this application.

Thank you,

Adrian

Sent with [Proton Mail](#) secure email.



**DATE:** December 11, 2023

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Deputy City Manager, Infrastructure Development

**RE:** **COMMUNICATION – Council, December 12, 2023**  
**Item 7, Report No. 52**  
**Memorandum of Understanding with Toronto and Region**  
**Conservation Authority for Municipally Requested Programs and**  
**Services**

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## **Background**

At the Committee of the Whole (2) meeting of December 5, 2023, the following motion was passed:

1. That this matter be deferred to the Council meeting of December 12, 2023;  
and
2. That a draft copy of the Memorandum of Understanding with the Toronto and Region Conservation Authority be distributed to Council and posted online, prior to the Council meeting of December 12, 2023.

As requested by Committee, the draft Memorandum of Understanding (MOU) is appended as Attachment 1. The MOU will also be posted to the City's webpage as part of the agenda for the Council meeting of December 12, 2023.

## **Attachments**

Attachment 1 – Draft Memorandum of Understanding

For more information, contact Jamie Bronsema, Director, Parks Infrastructure Planning & Development, ext. 8858.

Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio".

Vince Musacchio  
Deputy City Manager, Infrastructure Development

**THIS MEMORANDUM OF UNDERSTANDING (“MOU”)** is made as of the [redacted] day of [redacted], 2023 (the “**Effective Date**”).

**BETWEEN:**

**THE CORPORATION OF THE CITY OF VAUGHAN**  
(hereinafter, “City”)

**AND:**

**TORONTO AND REGION CONSERVATION AUTHORITY**  
(hereinafter, “TRCA”)

**WHEREAS** TRCA is a conservation authority established under the *Conservation Authorities Act* (“Act”) providing programs and services that further the conservation, restoration, development and management of natural resources in its watersheds;

**AND WHEREAS** the City is a lower-tier municipality in the Regional Municipality of York, located wholly or partly within the area under the jurisdiction of TRCA;

**AND WHEREAS** in carrying out its mandate under the Act, TRCA provides programs and services to municipal partners within its jurisdiction;

**AND WHEREAS** under the Act programs and services provided by conservation authorities at the request of a municipality are to be provided under a memorandum of understanding (“MOU”) or such other agreements as may be entered into with the municipality in respect of the programs and services, and such MOUs or other agreements are intended to be higher level parent agreements that govern the delivery of the programs and services;

**AND WHEREAS** the Act requires such MOU or other agreements to be reviewed at regular intervals and to be made available to the public;

**AND WHEREAS** this MOU sets out the principles, terms and conditions governing the delivery of programs and services by TRCA that may be requested by the City;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration the sufficiency of which is hereby acknowledged by the parties, the parties hereto agree as follows:

1. This MOU shall commence on the Effective Date and shall continue for one year (the “**Initial Term**”). Thereafter this MOU shall continue for one (1) additional year period (“**Renewal Term**”) unless either party provides written notice of termination to the other party at least thirty (30) days prior to the expiry of the Initial Term.

2. The following principles, terms and conditions shall govern the delivery of programs services requested by the City:
  - a. Subject to complying with open and competitive procurement and purchasing policies, the City will give consideration to TRCA when procuring services related to TRCA's mandate and areas of expertise for non-mandatory services.
  - b. The City's standard form of purchase order or procurement agreement(s) will be used for the delivery of municipally requested programs and services. For greater certainty, any program or service delivered by TRCA to the City shall be provided under an agreement that outlines the specifics of TRCA's performance obligations and applicable scope of work.
  - c. TRCA will maintain such insurance policies as required by the City in respect of the delivery of programs and services provided pursuant to this MOU.
  - d. TRCA will retain all financial and project records in connection with the programs and services for audit purposes by the City for no less than seven years.
  - e. Programs and services provided pursuant to this MOU shall be in accordance with any standards and requirements that may be prescribed under subsection 21.1.1(4) of the Act.
  - f. Where programs and services delivered by TRCA pursuant to this MOU involve user fees, such user fees shall only be imposed in accordance with TRCA's fee policy and fee schedules adopted in accordance with the provisions of the Act or in accordance with provisions set out in an agreement between TRCA and the City.
3. The TRCA agrees not to provide any program or service, or act adverse in interest to the City, as it relates to any applications, matters, or proceedings under any of the following Acts, as may be amended or superseded:
  - a. *Aggregate Resources Act*, R.S.O. 1990, c. A.8
  - b. *Condominium Act*, 1998, S.O. 1998, c. 19
  - c. *Drainage Act*, R.S.O. 1990, c. D.17
  - d. *Endangered Species Act, 2007*, S.O. 2007, c. 6
  - e. *Environmental Assessment Act*, R.S.O. 1990, c. E.18
  - f. *Environmental Protection Act*, R.S.O. 1990, c. E.19
  - g. *Niagara Escarpment Planning and Development Act*, R.S.O. 1990, c. N.2
  - h. *Ontario Heritage Act*, R.S.O. 1990, c. O.18
  - i. *Ontario Water Resources Act*, R.S.O. 1990, c. O.40
  - j. *Planning Act*, R.S.O. 1990, c. P.13

4. Nothing in this MOU obliges the City to request the delivery of programs and services by TRCA.
5. This MOU shall be reviewed by the Parties prior to the expiry of the Initial Term or Renewal Term. It is TRCA's responsibility to initiate the review with the City at least ninety (90) days prior to the expiry of the Initial Term or Renewal Term, as the case may be.
6. This MOU shall be made available to the public in accordance with the Act and any applicable regulations.
7. This MOU may be executed in counterparts and when each party has executed a counterpart, each of such counterparts shall be deemed to be an original and all of such counterparts, when taken together, shall constitute one and the same agreement. The parties may sign this MOU by means of electronic signature and deliver this MOU by electronic transmission.

**IN WITNESS WHEREOF**, the parties have entered into this MOU as of the Effective Date.

**TORONTO AND REGION  
CONSERVATION AUTHORITY**

Per: \_\_\_\_\_  
Name: John MacKenzie  
Title: Chief Executive Officer

Per: \_\_\_\_\_  
Name: Paul Ainslie  
Title: Chair

**THE CORPORATION OF THE CITY OF VAUGHAN**

Per: \_\_\_\_\_  
Name: Todd Coles  
Title: City Clerk

Per: \_\_\_\_\_  
Name: Steven Del Duca  
Title: Mayor