

**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](#)

---

---

**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

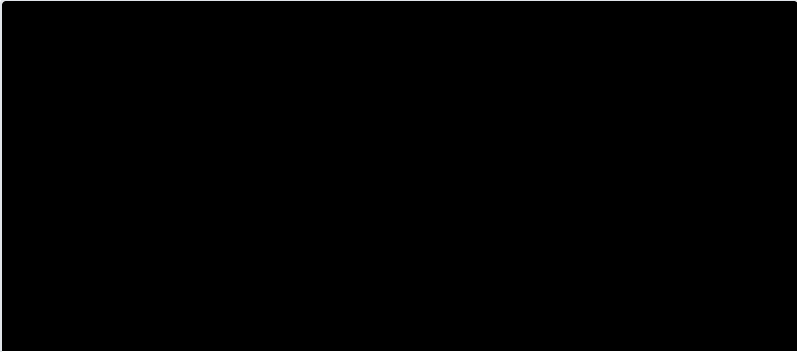
Please find attached a pdf version of the petition started yesterday morning that has 83 signatures thus far. I am unable to share signatories as the petition is less than 24 hours. Should Council chose to endorse these CIHA ([Agenda Items 4.3 and 4.4](#)) requests in the absence of any community support 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!

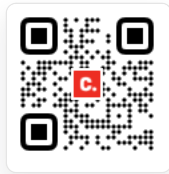
*"We are advised by Lucio Polsinelli, the representative for the landowners to the west of Battcorp's lands (Tricap Properties and Vimica Investments Inc.) located at 8401 and 8383 Weston Road and 3603 Langstaff Road that they also support staff's recommendations on this item. Their intent is also to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

#### COMPANY

- About
- Impact
- Careers
- Team

#### SUPPORT

- Help
- Guides
- Privacy
- Terms
- Cookies

#### COMMUNITY

- Blog
- Press
- Community Guidelines

#### CONNECT

- Twitter
- Facebook

English (Canada)



© 2023, Change.org, PBC

This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

---

 **65 people** signed today