

**COUNCIL MEETING – DECEMBER 10, 2021
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed December 3, 2021</u>				
C1.	Gaynor Leigh, dated November 29, 2021.	55	3	Committee of the Whole (Public Meeting)
<u>Distributed December 9, 2021</u>				
C2.	Angy Massarella Sanci, dated December 6, 2021.	58	9	Committee of the Whole
C3.	Antonella [REDACTED], dated December 6, 2021.	58	9	Committee of the Whole
C4.	Grace Messina, dated December 8, 2021.	58	9	Committee of the Whole
C5.	Cathy & Sam Scicchitano, dated December 8, 2021.	54	2	Committee of the Whole
C6.	Rina Conforti and Giovanna Oliva, dated December 8, 2021.	58	9	Committee of the Whole
C7.	Angela Orsini, dated December 8, 2021.	58	9	Committee of the Whole
C8.	Tony LaMantia, dated December 9, 2021.	58	9	Committee of the Whole
C9.	Maria and Marino Donato, dated December 9, 2021.	58	9	Committee of the Whole
C10.	Mr. & Mrs. Polera, dated December 9, 2021.	58	9	Committee of the Whole
C11.	Pat Canizares, dated December 9, 2021.	58	9	Committee of the Whole

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Please note there may be further Communications.

C1
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (PM) - Report No. 55, Item 3

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: NOTICE OF THE PUBLIC MEETING COMMITTEE OF THE WHOLE - November 30th, 2021: Official Plan Amendment File OP.21.017, Zoning By-law amendment File Z.21.032 Inbox
Date: December-02-21 12:14:44 PM

From: Gaynor Leigh <[REDACTED]>
Sent: Monday, November 29, 2021 3:33 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Re: NOTICE OF THE PUBLIC MEETING COMMITTEE OF THE WHOLE - November 30th, 2021: Official Plan Amendment File OP.21.017, Zoning By-law amendment File Z.21.032 Inbox

With reference to the attached Report from the Clerk of Vaughan, Agenda Item #3 :

BLUEWATER RANCH DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.017 ZONING BY-LAW AMENDMENT FILE Z.21.032 VICINITY OF CENTRE STREET AND NEW WESTMINSTER

I wish to forward my feedback regarding this application and for my Objections to go on Public Record as follows:

In respect of proposed new high rise towers being built only a few yards from my unit at 75 North Park Road, Thornhill.

1. For health reasons for myself and those around me, I wish the condo's to be built as low as possible - even a low rise such as 3 storeys - in order to lessen the risk of dust particles and inhalants when we open the condo windows, even with air purifiers. It is bad enough now. I have been a lifelong chronic asthma sufferer taking daily medications and do not wish to be on Prednisone again. Last summer, (2020) I ended up in Emerge due to the continual building dust from the Golden D'Or units being built adjacently. This floats straight onto my balcony and directly into the unit!
2. I will have no direct light into the unit and after downsizing, I bought this unit as my permanent home with an enlarged beautiful balcony. I believe I am entitled to the Right to Light and full natural illumination, which is imperative, when 8 months of the year, this country is dark and dismal.
3. In my opinion, the continual building of new condos throughout Thornhill is totally unnecessary and mostly for financial gain in the eyes of the developers. The young couples and families cannot even afford the inflated new home prices. Another huge set of new towers will be an eyesore in the already overpopulated dense area. Perhaps it would be better to build some low rise affordable 3 bedroom homes on these car park areas.

Please distribute to the Committee accordingly, in case not put forward to the Committee for Nov 30th, 2021, then for the Dec. 10th, 2021 Meeting.

I look forward to being kept updated on this matter.

Sincerely

G. Leigh

[REDACTED] (New number)

[REDACTED]

C2
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (2) - Report No. 58, Item 9

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 9929 Keele Street Proposed Construction- Grande Cheese & Plaza
Date: December-08-21 10:42:55 AM

From: Angy Massarella Sanci [REDACTED] >
Sent: Monday, December 06, 2021 5:48 PM
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] 9929 Keele Street Proposed Construction- Grande Cheese & Plaza

Hello

I am writing to express my concern over the proposed application to demolish the existing structures and construct a rporposed 5 story commercial residential building exceeding 15.5 meters in height. I would like to strongly urge you to deny this request based on the unbelievable height of this structure.

I live on [REDACTED] Oakdale Road and I have had to endure the erection of monster residential buildings in my background which have destroyed my line of view and my enjoyment of our outdoor space. When the developments behind my home started, I sent many emails to city hall and council pleading to redirect the builders' efforts into more pleasing erections with consideration to the existing home owners who had the pleasure of luscious greenery and mature thousand year old trees as their view.

All those pleas landed on deaf ears and the monster dwellings were erected with the promise of planting mature trees to compensate for the lush surroundings they destroyed. It is laughable what they consider mature trees.

So I am pleading once again to deny this request to erect another monster dwelling in place on this pleasing retail plaza. All in the effort to gain more revenue per square footage, Vaughan is allowing builders to continue to apply for variances to existing by-laws to allow for unpleasant and ugly dwellings while upsetting the surrounding homeowners and their environment.

As I have expressed on numerous occasions I am so upset that Maple has succumbed to developers who want to destroy the green environment of Maple in favor of brick and mortar buildings. This community has changed so much from when we moved here 30 years ago--and not for the better .Maple used to be a quaint little town full of lush greenery and heritage. It has become a grid locked grey concrete full of monster dwellings which detract from the once beautiful town.

I am pleading once again to the council to make the residents and the families around Maple be the priority.

Sincerely

A Massarella Sanci
[REDACTED] Oakdale Road
[REDACTED]

C3
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (2) - Report No. 58, Item 9

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 9929 Keele St- construction of 5 Storey
Date: December-08-21 10:42:32 AM

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

From: ANTONELLA [REDACTED] >
Sent: Monday, December 06, 2021 12:56 PM
To: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] 9929 Keele St- construction of 5 Storey

As a concerned resident directly behind unit, i would like to express my concerns on height of building proposed.

Also, to date i have not yet received any response in what is being done with the existing privacy trees backing onto my property. Will they be removed? If so, what are they being replaced with?

Although we have no decision in the matter- nice that council takes patrons concerns for consideration.

Thanks

[REDACTED] Oakdale

Sent from my iPhone

C4
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (2) - Report No. 58, Item 9

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] 9929 KEELE STREET (GRANDE CHEESE PLAZA DEVELOPMENT)
Date: December-08-21 3:32:07 PM

From: gmessina@enqueue.ca <gmessina@enqueue.ca>
Sent: Wednesday, December 08, 2021 2:41 PM
To: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] 9929 KEELE STREET (GRANDE CHEESE PLAZA DEVELOPMENT)

Council Members,

At Fridays council meeting I ask that you publicly refuse the construction of the building at 9929 Keele st.

This development does not respect the existing community. The height is too high.

I am asking for a **RECORDED VOTE.**

Barhill subdivision resident

Sincerely,

Grace Messina, Director

[enqueue staffing](#)

416-557-7917



[Linkedin.com/in/gracemessina](https://www.linkedin.com/in/gracemessina)

C5
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (1) - Report No. 54, Item 2

From: [Cathy Scicchitano](#)
To: [Maurizio Bevilacqua](#)
Cc: Clerks@vaughan.ca
Subject: [External] The Board of Trade Golf Course Development
Date: December-08-21 4:40:11 PM

Dear Mr. Bevilacqua,

It seems that despite the concerns of your constituents, you and council members are prepared to approve the infill development of the above mentioned golf course. We have always supported you in the past and put our trust in you to take care of the interests of our community.

Why are the well founded concerns of your supporters regarding this infill project disregarded, in favour of the developers goals, who only care about their bottom line?

This is utterly disappointing, disheartening and ruthless. It appears that the well being of the residents who have lived and paid taxes in this area for decades has no priority.

The infill project has far reaching ecological implications, with the further destruction of our Greenbelt.

Overlooking that this will not impact Climate Change is just irresponsible. Remember, Climate Change did not happen overnight but has been a gradual process largely fuelled by the destruction of green lands. Our fragile environment will take another hit!

There are other lands that could be developed that would not pose a negative impact. Using the Golf Course which is designated as part of York Region's Green Lands system, surrounded by homes and established neighbourhoods just does not make sense.

As we have already demonstrated through deputations and presentations, this project will create many serious issues for the neighbouring residents. Our concerns range from traffic to environmental problems, health, safety, infrastructure issues and more. The community will suffer and since this will have a lengthy timeline it will upend our lives for years, hence, the worry and disappointment!!!

You have not allowed peer reviews. Our questions and concerns are completely dismissed. The development is going to proceed as planned by the developers without addressing any of our concerns. What is going on?

Mr. Bevilacqua, you are our Mayor and should care that our Green Lands system is being significantly reduced and you should care about our well being and the issues brought forth. We voted you in office for many years now and trusted you. We still have faith that you will do the right thing for our community, that our voices will be heard and what is just and right will prevail.

Thank you,
Best regards,

Cathy & Sam Scicchitano
(residents of the Wycliffe subdivision)
Sent from my iPhone

C6
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (2) - Report No. 58, Item 9

From: [Tanza](#)
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: [Gina Ciampa](#); [Marilyn Iafrate](#)
Subject: [External] 9929 Keele Street (Grande Chesse Plaza)
Date: December-08-21 6:14:46 PM

Good Afternoon,

I cannot believe again we are going through this in regards to Development.

I am not against Development, but on Keele Street it is already over congested. Placing a Building again on Keele Street is only going to bring more traffic and congestion. There is already issues trying to come out of our Driveways and add in another what 300 Units, this is just crazy and more frustrating.

This is already a major problem along Keele Street. Why do we always have to go through this over and over again.

Please reconsider and leave things well enough alone. If it is not broken, leave it!!!

I would like to be informed of any future meetings in this regards. We the homeowners do have a voice and we should be heard.

This is ridiculous.

Rina Conforti

Giovanna Oliva

From: [angela](#)
To: Clerks@vaughan.ca; [Todd Coles](#); Council@vaughan.ca
Subject: [External] Proposed construction on 9929 Keele Street
Date: December-08-21 10:03:24 PM

C7
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (2) - Report No. 58, Item 9

We are asking the Council to publicly refuse the construction of the new building for the following reasons :

- new construction includes a 5-storey building (main floor is 2 storeys high plus another 3 storeys of residential on top)
- the mechanical on the rooftop is above and beyond 15.5 meters in height
- new building without the mechanical is only 3 meters lower than City Hall
- the heritage design of the top floor is not in keeping with Heritage District policies
- entire building is higher than the adjacent building

We are also concerned about the lack of road infrastructure causing intense traffic on Keele Street (North and South) with all the other developments going on.

Angela Orsini

C8
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (2) - Report No. 58, Item 9

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] FW: RE: 9929 KEELE STREET, PROPOSED CONSTRUCTION OF FIVE STORY MIXED-RESIDENTIAL BUILDING
Date: December-09-21 9:15:57 AM
Importance: High

From: Anthony LaMantia [REDACTED] >
Sent: Thursday, December 09, 2021 8:40 AM
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: 'ginolisi' [REDACTED]; Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Ward 1 Support Staff <SupportStaff.Ward1@vaughan.ca>
Subject: [External] FW: RE: 9929 KEELE STREET, PROPOSED CONSTRUCTION OF FIVE STORY MIXED-RESIDENTIAL BUILDING
Importance: High

Dear Vaughan Council/Staff,

As a Vaughan resident of 29 years (living directly behind the above-noted project), I would like to have my voice (and those of the Oakdale Road community) heard on this proposed new construction.

I understand there will be a recorded vote tomorrow at 10 a.m.

Neither I (nor residents on Oakdale Road) have heard anything back about the serious concerns that have been raised around the excessive height of the proposed structure, lack of relevant traffic studies in an area which is already gridlocked, or whether City engineers have evaluated the adequacy of existing wood fencing separating our homes from the plaza. We are on the record as identifying these as major deficiencies in the proposal.

Most residents want to maintain a positive, constructive relationship with the developer and I can assure you that we are genuinely about win-win propositions. I tend to be pro-development but believe the best way forward is to have a willing host community.

If Council is unwilling to refuse the new construction, even though it is clearly in contravention of Vaughan's Heritage District Policies, it certainly can vote to DEFER approval until some of the more pressing issues for residents (like those noted above) are directly addressed by either City staff or the developer directly.

The opportunity for proper engagement and consultation with Oakdale Road residents and homeowners would be very much appreciated.

Thank you.

Tony LaMantia

[REDACTED] (home office)
[REDACTED] (mobile)
[REDACTED] (personal email address)

From: Anthony LaMantia [REDACTED]

Sent: December-03-21 10:53 AM

To: 'council@vaughan.ca' <council@vaughan.ca>; 'clerks@vaughan.ca' <clerks@vaughan.ca>

Subject: RE: 9929 KEELE STREET, PROPOSED CONSTRUCTION OF FIVE STORY MIXED-RESIDENTIAL BUILDING

Importance: High

Dear Vaughan Council/Staff,

I'm sending this email to voice my concerns regarding the application for consideration of the above-noted proposal, in support of the Maple Heritage Conservation District's (Heritage Vaughan's) recommendation to refuse it, which will go before City of Vaughan's Committee of the Whole on Tuesday, December 7th.

I/my family live on [REDACTED] Oakdale Road, directly behind the proposed new 20 metre high structure (including 4.5m mechanical penthouse).

My position is aligned with the vast majority of affected residents on Oakdale Road. My specific concerns are set out below:

1. This would be considerably higher than any building in the surrounding area;
2. The wood fence that is currently separating homeowners from the existing commercial plaza is falling apart—my section alone (behind my home) has three (3) posts that are broken and I could easily/manually push the fence to the ground in its severely weakened state. When I called the City to assist (over 2 years ago), someone representing History Hill/Greenpark simply hammered a 2x4 alongside one of the failing posts for support (when no one was home). My calls to the City of Vaughan came with assurances that the fence would be repaired, but no actions were taken. The existing fence is a major issue for all residents of Oakdale Road, and this will be an even more critical issue given the proposed new building(s) will have parking and cars moving in and out of that back area, requiring snow plowing in the winter directly behind our decrepid fence;
3. Finally, I'd like to believe that new/updated and credible traffic studies done by accredited professionals have been undertaken by the City apropos this new development. If so, can staff kindly point me to them? Anyone familiar with the area can attest that, between 3:30 and 6:00 pm on ALL weekdays, the congestion on Keele Street going north past Barhill right to Major Mackenzie and north of that is (in a word) stifling. It's literally bumper-to-bumper for almost three hours, every night. Has the City factored in the additional pressure on Keele Street N traffic flow that will be engendered with the addition of so many more residential units? It's a real and major concern for the radius of residents immediately behind the proposed development and well beyond it on both East and West sides and North of Keele St.

For these reasons, I strongly encourage the City's Committee of the Whole to support Heritage Vaughan's position, and refuse the developer's application.

Many thanks in anticipation,

Tony LaMantia

PS Staff support and follow up re: the decrepid wood fence, which is long overdue, would be genuinely/much appreciated!

[REDACTED] (home office)

[REDACTED] (mobile)

[REDACTED] (personal email address)

C9
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (2) - Report No. 58, Item 9

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Fw: 9929 Keele Street (Grande Cheese Plaza development)
Date: December-09-21 9:20:39 AM

From: Rogers [REDACTED] >
Sent: Thursday, December 09, 2021 8:16 AM
To: councill@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Fw: 9929 Keele Street (Grande Cheese Plaza development)

Maria & Martino Donato
[REDACTED] Weller Cres.
Maple Ontario [REDACTED]

I am vehemently opposed to the proposed development application at 9929 Keele Street and I implore Council to deny this application.

The proposed application does not meet the the policies, objectives and policies of Maple Heritage Conservation District Plan . The proposed application in its current form would see one of the largest structures ever proposed in the MCHD, and in the Village of Maple.

The entire scale of this building does not fit into this location. The proposed 5 storey commercial / residential building, including the mechanical unit would see this building exceed +20metres. The city of Vaughan's own municipal office, although not located in the MHCD, is not as tall.

The proposed frontage of over 132 metres provides no break between units nor is there anything that is architecturally appealing about seeing row after row of units that simply do not fit or incorporate any of the heritage styles (awnings / porches) reflective and respective of other commercial units in the Village of Maple and MCHD. The setback of only 3 metres from the street is another factor that will only further enhance the entire massing of this structure at this location.

Overall this development as proposed does not meet the objectives of the MCHD and I hope that Council will refuse the heritage permit application and encourages the developer to work with staff and our local councillor to come up with a development that respects the community, culture and heritage characteristics of this particular neighbourhood.

Sincerely,

Maria Donato

C10
COMMUNICATION
COUNCIL – DECEMBER 10, 2021
CW (2) - Report No. 58, Item 9

From: [Frank Polera](#)
To: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Comments re: 9929 Keele Street (Grande Cheese Plaza development)
Date: December-09-21 11:27:02 AM

The new proposed construction (after the demolition of existing structures), and associated residences will add to traffic congestion along Keele Street and put at risk emergency services access from the Fire and Ambulance station at Keele and Rutherford. Even with the pandemic and not everyone returning to their offices, traffic continues to be a problem on Keele Street from Rutherford to Major McKenzie.

In addition the proposed development appears to exceed height limitations and is not in keeping with the heritage policies of the surrounding area.

We ask that council refuse the current proposal of the new building construction.

Regards,

Mr. & Mrs. Polera

██████████ [Kelly Place, Maple, ON,](#) ██████████

Email: ██████████

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: RE:9929 Keele St (Grande Cheese Plaza Development)
Date: December-09-21 12:11:30 PM

From: Maple Garage Doors <maplegaragedoors@hotmail.com>
Sent: Thursday, December 09, 2021 11:59 AM
To: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] RE:9929 Keele St (Grande Cheese Plaza Development)

To whom it may concern,

I would like to dispute this development because it is too high for this area, as there are single family homes behind. This will also overshadow their privacy. Furthermore, this corner has too much congestion already and we do not need another development. As Keele st has too much traffic. Ps. Please leave Grande Cheese as is.

Best Regards,

Pat Canizares



Keele St

Maple Overhead Garage Doors

600 Bowes RD Unit 33/34/36
Concord, Ontario
Office: (905)738-9231
Website: www.maplegaragedoors.com

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