

COMMUNICATION C50**ITEM NO. 4****COMMITTEE OF THE WHOLE
(PUBLIC MEETING)****March 1, 2022****From:** Joe Andreoli [REDACTED]**Sent:** Wednesday, February 16, 2022 5:42 PM**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Clerks@vaughan.ca**Subject:** [External] Re: URGENT Information RE: Proposed Development at 3812 Major Mackenzie Drive.

Ladies and gentlemen, I am writing to you all today to let you know that the community does not support this ludicrous proposal. I have lived in Weston Downs for decades and have seen the traffic congestion, crime and frustrations grow to a point where we need to begin to analyse what we are doing to our great city. We do not need nor want this high density proposal. If this area is zoned for townhouses, simply build them. I am all in favour of increased affordable housing that is very much needed but not at the expense of the community who is suffering daily with congestion. We do not need any more condos on Major Mackenzie, Rutherford Rd or Weston Rd. As a homeowner of Weston Downs, we moved here because it was zoned for single family homes with low density surrounding us. We are already overflowing with traffic in all directions. Adding additional cars into an already overly congested family oriented neighbourhood with lots of children makes absolutely no sense. The homeowners in the area are very disappointed that council is even considering such a ridiculous proposal. We would like to know where you stand on this matter. We trust that you and Mr. Bevilacqua will join us in opposing this development. As politicians, you have always had the support of our community and it is now time for you to support us. Stop the madness. This makes no sense. Please support what is right and correct what is wrong. This proposal is beyond wrong.

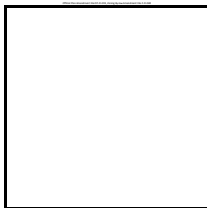
Looking forward to your response and next steps. Several homeowners are bcc'd on this and anxiously awaiting your response.

Joe Andreoli**At Your Service.....Always**

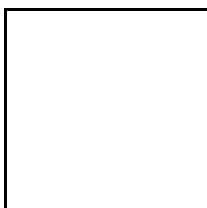
CELL | 416.574.8778

OFFICE | 416.487.5131

www.AtYourServiceAlways.com**RE/MAX Ultimate Realty Inc., Brokerage**



February 16, 2022



Dear Neighbours,

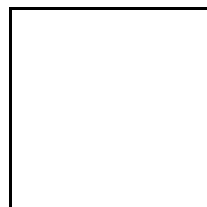
On February 4th, 2022, the City of Vaughan, as directed by the Provincial Planning Act, circulated notice of a new development application for 3812 Major Mackenzie Drive. Expanded notice was delivered to all the households within a 1500 metre radius of the site. If you do not have a copy of the notice, please contact me at rosanna.defrancesca@vaughan.ca and one will be emailed to you or visit [PH030122 OP.21.019 Z.21.040.pdf \(vaughan.ca\)](#) to view and download a copy.

I am reaching out to you to ask that we join together to save our community from a colossal development that is unacceptable and one that would surely devastate our neighbourhood.

Timeline of Events:
2021 - APPLICATION

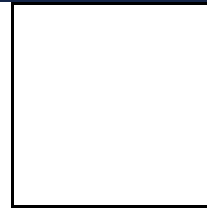
- The owners of 3812 Major Mackenzie submitted for an Official Plan Amendment (OP.21.019) and a Zoning By-law (Z.21.040) to permit **Seven Towers from 11 to 36 storeys and over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted.** The requested density increase is **over 3.5times** what was approved at the Ontario Municipal Board -2010.

3812 Mackenzie Proposal



3812 Mackenzie Road - Today

- A notice of incomplete was issued to the application on November 16, 2021.
- Notice signs were installed on November 29, 2021.
- Notice of Complete Application was mailed out on November 18, 2021, to homes and businesses within a **150-metre radius**, to the local **Ratepayers Associations** and to anyone on the file with the City of Vaughan's Clerks that requested notice.



DECEMBER 2020 – REQUEST FOR A MINISTERIAL ZONING ORDER (MZO)

- In winter 2020, the Minister of Municipal Affairs and Housing received a request for an MZO from the same applicant.
- The request noted that the site already permits Residential High-Rise and Apartment units.
- The applicant was seeking an increase of additional height and density of 4.1 times coverage of the lands.
- The proposal also included **2750 affordable housing units**, a park and a community centre with daycare services.
- On January 13th, 2021, the City Manager responded to the Ministry of Municipal Affairs and Housing that the City of Vaughan had no information with respect to the proposed **2750 affordable housing units**. The City Manager requested that the Ministry forward any information to the city – **NONE WAS EVER SENT.**

DECEMBER -2019 – REQUEST FOR AN INCREASE IN DENSITY FROM 1.57 TO 2.15 FSI

- The city of Vaughan – Committee of Adjustment, received an application (A151/19) for relief from the Zoning By-law to permit an increased density from 1.57 to 2.15 FSI.
- The Committee of Adjustment refused the application for the following reasons:
 - The general intent and purpose of the zoning by-Law will not be maintained
 - The general intent and purpose of the official plan will not be maintained
 - The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
 - The requested variance(s) is/are not minor in nature.

Our community is made up of mostly singles, semis and towns with ancillary educational, recreational, and commercial uses. It is clear that this development does not fit the fabric of our community. **IT MAKES NO SENSE!** Even if the developer reduces the density by half, **IT STILL MAKES NO SENSE!**

We need prompt action! The Public meeting for this development is scheduled for **March 1st, 2022, at 7:00 pm**. It's vital that Council hears from the community to inform their decision-making. **You can participate in the Public Meeting and make your voice heard by:**

- Submitting a written communication/email for review by the Mayor & all Members of Council and Senior Manager of Development Planning, Mark Antoine as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca with a cc: to rosanna.defrancesca@vaughan.ca
- Requesting to speak via teleconference (through a computer, app or by phone) **live** during the meeting. **Pre-registration is required.** Complete a Request to Speak form at vaughan.ca/HaveYourSay or call Access Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate in this way. ***Requests to speak must be**

Please address emails to:

Mayor:

maurizio.bevilacqua@vaughan.ca

Ward 1 Councillor:

marilyn.iafrate@vaughan.ca

Ward 2 Councillor:

tony.carella@vaughan.ca

Ward 3 Councillor:

rosanna.defrancesca@vaughan.ca

Ward 4 Councillor:

sandra.racco@vaughan.ca

Ward 5 Councillor:

alan.shefman@vaughan.ca

Regional Councillors:

mario.ferri@vaughan.ca

linda.jackson@vaughan.ca

gino.rosati@vaughan.ca

Senior Manager of Development Planning:

mark.antoine@vaughan.ca

Clerks Department:

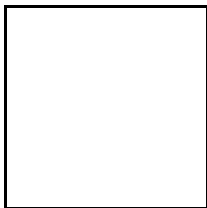
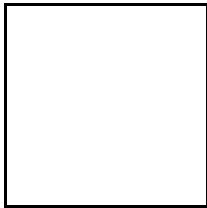
clerks@vaughan.ca

received by noon on the last business day before the meeting. *

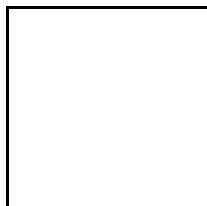
- Email me directly at rosanna.defrancesca@vaughan.ca with your comments and I will forward your email directly to the City Clerk to be included in the agenda items for review by council.

I NEED YOUR HELP. WE NEED TO FIGHT THIS TOGETHER.

Yours in Service,



Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E clerks@vaughan.ca



**DATE & TIME OF LIVE
STREAM HEARING:**

Tuesday, March 1, 2022 at 7:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at **Vaughan.ca/LiveCouncil**.

Please submit written comments by mail or email to:
City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

To speak electronically at the meeting, please complete the **[Request to Speak Form](#)** online or contact the Office of the City Clerk **clerks@vaughan.ca** or **905-832-8504**.

Written comments or requests to speak must be received by noon on the last business day before the meeting.

APPLICANT:

G Group Major Mackenzie Inc.

DESCRIPTION OF SUBJECT LANDS:

3812 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road. The subject lands and the surrounding land uses are shown on Attachment 1.

WARD:

3

PURPOSE OF THE APPLICATIONS:

The Owner is seeking to amend the Official Plan and Zoning By-law to permit a development consisting of two residential apartment buildings and three mixed-use residential apartment buildings (five buildings in total). The apartment buildings range in height from 11 to 36 storeys, with a total of 3,013 residential dwelling units and a Floor Space Index (FSI) of 5.78 times the area of the lot, as shown on Attachments 2 and 3.

RELATED APPLICATION(S): N/A

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Letizia D'Addario, Senior Planner, at Letizia.D'Addario@vaughan.ca or 905-832-8585, Extension 8213. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

******When submitting a request for additional information please quote file number and applicant.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes these applications, but is unable to attend the statutory public meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1 clerks@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at vaughan.ca/LiveCouncil. To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) online or by contacting the Office of the City Clerk no later than **noon** on the last business prior to the day of the scheduled meeting (see above for contact details).

NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to these applications you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the OLT but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment or the passing of a proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in

the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

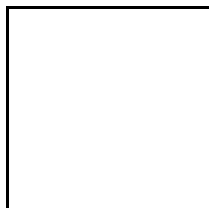
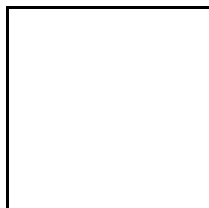
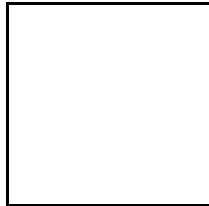
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.elfto.gov.on.ca.

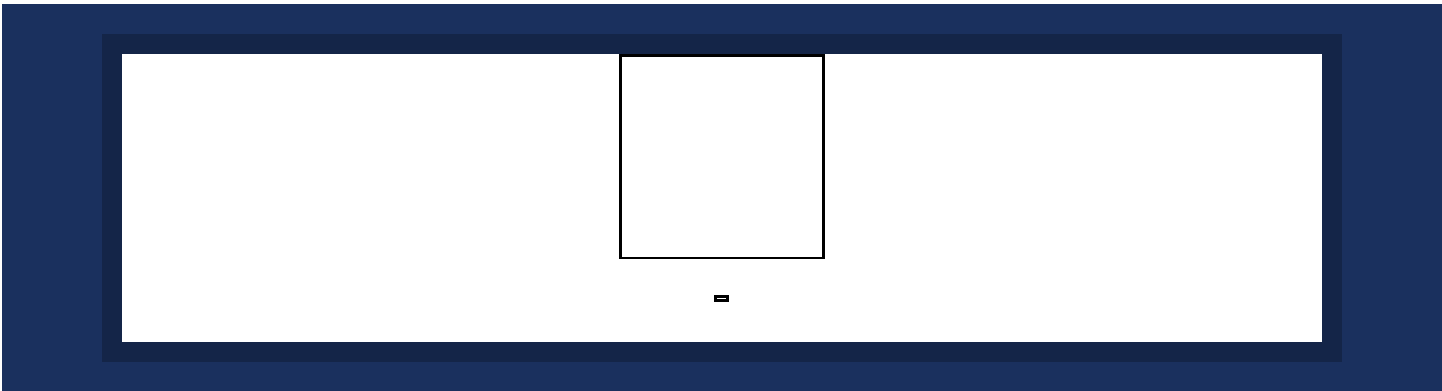
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47(2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: February 4, 2022

NANCY TUCKETT, Director of Development Planning TODD COLES, City Clerk





City of Vaughan | 2141 Major Mackenzie Drive, Vaughan, L6A 1P7 Canada



[Update Profile](#) | [Constant Contact Data Notice](#)
Sent by rosanna.defrancesca@vaughan.ca