

Public Meeting for the proposed development at 3812 Major Mackenzie Drive

Tuesday March 1st, 2022, 7PM

By Nick Ciappa, Resident of Vaughan City

COMMUNICATION C333
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

Good Evening, Honourable Mayor Bevilacqua, Council Members and the concerned and dedicated residents of Vaughan who are involved in this important session tonight.

My name is Nick Ciappa and I have been a Vaughan resident for over 21 years now.

I am here tonight to voice my concerns and my strong objection to this totally inappropriate rezoning application being proposed at 3812 Major Mackenzie Drive.

Fundamentally my strong objection to this rezoning application is not because I am against development at this location or against any other development in the City of Vaughan and also, very importantly, not because this development is in my background, but because this development is not appropriate for this area of Vaughan, and because it does not meet a significant number of the policies in the “approved and in force” VOP. In fact this application is a major over-build and an over-intensification of a relatively small plot of land to maximize profits for the land owners and developers of this property. **This is not good Municipal Land Planning.**

The recently issued [Ontario Housing Affordability Task Force Report](#) falsely stated that NIMBYism and Municipal Councils are the major obstacles to building housing in Ontario. If you review all cases that have gone through OLT and previously LPAT, you will clearly see that the very high majority of all the case appeals are coming from land owners and developers because they are trying to get Municipal Official Plans and Zoning Bylaws changed to build higher and with significantly more density developments.

Let me say strongly that I and all the residents on this call are not a “NIMBYism” (“**Not In My Backyard**”) group of residents. This “NIMBYism” term is an inappropriate term to categorize hard working residents of Vaughan who oppose inappropriate developments. This term is offensive and prejudicial towards hard working and tax paying residents of Vaughan and should not be used.

I keep hearing from the Vaughan City Planners and to a certain extend from the Vaughan City Councillors that it is the Ontario Provincial Policies and Plans that

force their decisions to approve inappropriate development rezoning applications.

This is completely false:

The Ontario Province, primarily through the Ministry of Municipal Affairs and Housing, develops legislation, regulations, and higher level policies and plans that govern how land-use planning is to be conducted in Ontario. These laws, policies and plans then set the provincial priorities and thresholds for growth. Municipalities then, through their own approved Official Plans and Zoning Bylaws i.e. the Vaughan Official Plan and the Vaughan Zoning Bylaws, decide how the lands within their jurisdiction i.e. the City of Vaughan lands, are to be used and developed to meet the provincially set targets.

Let me say this again, it is directly the Vaughan Official Plan and the Vaughan Zoning Bylaws that dictate how lands within Vaughan City are to be used to meet the provincially set targets.

I agree, land owners and developers have a right to submit rezoning applications but it is more importantly, the duty of the Vaughan City Planners and Vaughan City council to quickly reject applications that do not meet the VOP and existing Zoning Bylaws.

Vaughan City Planners and Vaughan Council own the approved VOP and they need to strongly defend the policies in the VOP and they need to reject quickly any inappropriate applications. They also need to defend their VOP against cases at the OLT with well-prepared Land Planners and Lawyers.

Developers and Land Owners will only then get the message that it is not easy to change the VOP and associated zoning bylaws. This would change today's perception that Vaughan City Planners will accept and approve any application for bylaw rezoning or VOP amendments. Then and only then, will Vaughan City and the OLT see less appeal applications.

Finally in reviewing this application, I urge the Vaughan City Planning Department to not just pay lip service to the numerous well substantiated objections and reasons presented and documented by email against this development by residents tonight.

The Vaughan City Planning Department , did inappropriately just pay lip service to the residents input for the 4101 Rutherford Road application and then approved an inappropriate development at this location. This application is at OLT for an Oct-2022 hearing and for which I have been granted party status.

KPMG recently conducted a comprehensive assessment of the City of Vaughan's development review and policy formulation processes. Their final report was issued Nov-2021.

A key finding of this KPMG assessment was that the Vaughan Planning Department is reviewing development applications on an informal and inconsistent manner, because the Vaughan Planning Department has NO documented process to systematically and consistently assess development applications submitted to them. This is a very serious deficiency.

A key recommendation from this KPMG assessment was for the Vaughan City Planning Department to immediately create standard operating procedures and work process to increase the consistency, predictability, and transparency of the development review and policy formulation processes.

The Vaughan City Planning Department should expedite and strive to make these improvements now, so they can properly review this development application and all other applications forthcoming or are in the queue.

In closing, I believe I have presented you with facts, and I respectfully ask you, Vaughan City Planners and also Vaughan Council, to move forward on my recommendations to you and to completely reject this rezoning application at the NW corner of Weston Rd and Major Mac.

Thank you for allowing me this time to speak directly to you. I would be happy to answer any questions now regarding what I have presented tonight.

Respectfully,

Nick Ciappa, P. Eng.
