

**COUNCIL MEETING – APRIL 26, 2022
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed April 22, 2022</u>				
C1.	Marcus Gagliardi, Monterey Road, Vaughan, dated April 5, 2022.	17	1	Committee of the Whole (Public Meeting)
C2.	Nick Ciappa, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C3.	Lindsay and Michael Garel, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C4.	Gino Gabriele, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C5.	G Nguyen, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C6.	Anh Le, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C7.	Pina D'Ugo, Tacc Trail, Vaughan, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C8.	Jeff Springer, dated April 5, 2022.	17	4	Committee of the Whole (Public Meeting)
C9.	Edgardo Szulstein, Trafalgar Square, Thornhill, dated April 5, 2022.	17	4	Committee of the Whole (Public Meeting)
C10.	Julie Dowbiggin, York University Development Corporation, Albany Road, North York, dated April 5, 2022.	17	5	Committee of the Whole (Public Meeting)
C11.	Loretta Ignozza-Parusis, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C12.	Donna Verrelli, Antoria Avenue, Vaughan, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C13.	Tony Squeo, Headwind Boulevard, Vaughan, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C14.	Joanna Krupa-Isabello, Gorman Avenue, Vaughan, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**COUNCIL MEETING – APRIL 26, 2022
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C15.	Elisa Morsillo, Headwind Boulevard, Vaughan, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C16.	Vanessa Galle, Ostrovksy Road, Woodbridge, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C17.	Fabio Passos, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C18.	Dana Nahum, Highcliffe Drive, Thornhill, dated April 4, 2022.	17	4	Committee of the Whole (Public Meeting)
C19.	Colin Ng, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C20.	Hema Sirpal, Canada Drive, Woodbridge, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C21.	Omero Isabello, dated April 4, 2022.	17	6	Committee of the Whole (Public Meeting)
C22.	Cathy / Chao, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C23.	Petition submitted by mahesh, dated April 5, 2022.	17	1	Committee of the Whole (Public Meeting)
C24.	Arun Khatri, Bucksaw Drive, Woodbridge, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C25.	Maurizio Rogato, Blackthorn Development Corp, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C26.	Giuseppina and Maurizio Menna, Corner Brook Crescent, Woodbridge, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C27.	Geoffrey Trueman, Ironside Drive, Vaughan, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C28.	Carlos Dacunha, dated April 5, 2022.	17	6	Committee of the Whole (Public Meeting)
C29.	Lisa C, dated April 7, 2022.	17	6	Committee of the Whole (Public Meeting)

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**COUNCIL MEETING – APRIL 26, 2022
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C30.	Mark Fu, dated April 6, 2022.	17	6	Committee of the Whole (Public Meeting)
C31.	Zhe Zhou, dated April 6, 2022.	17	6	Committee of the Whole (Public Meeting)
C32.	Tony Faccia, Village Core Residents Association (Richmond Hill), dated April 11, 2022.	20	5	Committee of the Whole (Closed Session)
C33.	Joseph Brunaccioni, dated April 15, 2022.	20	5	Committee of the Whole (Closed Session)

Distributed April 25, 2022

C34.	Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated April 25, 2022.	19	8 18	Committee of the Whole
C35.	Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated April 25, 2022.	20	11	Committee of the Whole (Closed Session)
C36.	Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated April 26, 2022.	20	6	Committee of the Whole (Closed Session)
C37.	Anet Mor, Flamingo Ratepayer's Association, dated April 25, 2022.	17	4	Committee of the Whole (Public Meeting)

Distributed April 26, 2022

C38.	Confidential memorandum from the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated April 26, 2022.	20	7	Committee of the Whole (Closed Session)
C39.	Confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor and Deputy City Manager, Infrastructure and Development, dated April 26, 2022.	20	4	Committee of the Whole (Closed Session)

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Please note there may be further Communications.

**C1
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 1**

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: Information for Speakers - CW Public Meeting Apr 5 at 7pm
Date: April-06-22 10:55:17 AM
Attachments: [image001.png](#)

From: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Sent: April-05-22 6:40 PM
To: Marcus Gagliardi [REDACTED]; Clerks@vaughan.ca
Cc: Isabel Leung <Isabel.Leung@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Adelina Bellisario <Adelina.Bellisario@vaughan.ca>
Subject: RE: [External] Re: Information for Speakers - CW Public Meeting Apr 5 at 7pm

Hi Marcus,

Thank you for letting us know. In accordance with Section 2.1 (9) (d) of Procedural By-law 7-2011, as amended, your communication will be forwarded to the Council meeting of April 26, 2022.

Thank You,

Assunta Ferrante, M.Ed., TESL, Hon B.Sc.
Council/Committee Administrator
905-832-8585, ext. 8030 | assunta.ferrante@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Marcus Gagliardi [REDACTED]
Sent: Tuesday, April 5, 2022 6:37 PM
To: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>; Clerks@vaughan.ca
Cc: Isabel Leung <Isabel.Leung@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] Re: Information for Speakers - CW Public Meeting Apr 5 at 7pm

Good evening,

I do apologize, but I have a scheduling conflict and will not be able to speak at the public meeting for file ZONING BY-LAW AMENDMENT FILE Z.21.053 - 9650. However, I would like to offer the following and hope that it is included in the communications for the file.

While the proposal is carved into a relatively sensitive area, the layout of the building is well thought out and setback appropriately from the TRCA floodline and top of bank. It offers an opportunity to

make efficient use of an underutilized parcel land for a mixture of residential units, while not impacting the stable adjacent Sonoma Heights area from a shadow or privacy perspective. While there may be objections to the density, these types of creative proposals will become more and more necessary as we work as a Region and Province to mitigate the affordability and supply crisis in the housing market. There are likely improvements to the building that Staff can request through detailed site plan, but overall I believe strong consideration for approval should be acknowledged by Council and Staff.

I preserve my right to comment on the application in the future.

Thank you.

Best regards,

Marcus Gagliardi

■ Monterey Road (Sonoma)

C2
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Fw: Information for Speakers - CW Public Meeting Apr 5 at 7pm
Date: April-06-22 11:01:09 AM

From: Nick Ciappa [REDACTED]
Sent: Tuesday, April 5, 2022 9:26:00 PM
To: Isabel Leung <Isabel.Leung@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>
Cc: Kevin Doan <kevin@injurylawcentre.com>
Subject: [External] Fw: Information for Speakers - CW Public Meeting Apr 5 at 7pm

Attached is my deputation I gave tonight for you records.

Dear Mr. Todd Coles, I would like a formal response to my questions and concerns below.

Please note that the response given by the city planning person Haiqing Xu tonight to Councillor Carella, regarding the deficiencies identified in the KMPG planning assessment (completed in Nov-2022) was inadequate and confusing.

The assessment report clearly concluded and stated that the City of Vaughan Planning Department clearly have no work process for reviewing development proposals submitted.

Please all Council members should have a copy or summary of this KPMG assessment completed and issued in Nov-2021.

This is a very serious and major deficiency.

The assessment recommended that the City of Vaughan Planning use the detailed and well established work process that the City of Toronto, Mississauga and Hamilton have in place to develop their own documented work process.

I look forward seeing the City Vaughan's to closing out these deficiencies identified in the KPMG assessment and to finally having a copy of the City of Vaughan's work process for reviewing development applications submitted.

Regards, Nick

Nick Ciappa, P. Eng.

C3
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 3836 & 3850 Major Mckenzie Dr West
Date: April-06-22 12:39:11 PM

From: Michael & Lindsay Garel [REDACTED]
Sent: Tuesday, April 05, 2022 6:27 PM
To: Clerks@vaughan.ca
Subject: [External] 3836 & 3850 Major Mckenzie Dr West

Hello

My husband Michael and I are home owners in the Cold Creek Estate neighbourhood in Woodbridge and would like to comment that we are opposed to this proposal of the 5 high rise and mid rise developments on Major Mackenzie.

We feel it would highly impose on the neighbourhood - in terms of traffic, danger to the school zones due to the high density of traffic and people, the value of the neighbourhood would decrease in our opinion. We feel the high rises should be kept together in the downtown area of vaughan.

Please consider our vote - no- being against this proposal.

Thank you!

Lindsay and Michael Garel

C4
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [GINO GABRIELE](#)
To: Clerks@vaughan.ca
Subject: [External] condos NW
Date: April-04-22 3:04:25 PM

Good Afternoon,

Here we go again. This is not a place for condos

I understand that there has be a request to build condos at NW corner of Major Mackenzie and Weston Rd.

In this area, most of the dwellings are single,s semis and towns homes.It makes no sense to put up condos in this area. This doesn't fit the landscape and ask this development be stopped.

Condos should be build in industrial areas.

Regards
Gino Gabriele

C5
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [NT Giang](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Reject 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 1:26:36 PM

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Drive West. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Parking, Traffic and Sun light and many other factors will affect our community.

I believed the City will do the right thing to declined their Proposal and they need to come up with a new reasonable one.

Thank you,

G Nguyen

Sent from [Mail](#) for Windows

C6
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [hope good](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Reject 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 1:18:54 PM

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Drive West. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Parking, Traffic and Sun light and many other factors will affect our community.

I believed the City will do the right thing to declined their Proposal and they need to come up with a new reasonable one.

Thank you,

Anh Le

Sent from [Mail](#) for Windows

C7
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Pina D'Ugo](#)
To: Clerks@vaughan.ca; [Rosanna DeFrancesca](#)
Subject: [External]
Date: April-05-22 6:56:06 PM

APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Pina D'Ugo and I live at [REDACTED] Tacc Trail in Vellore Woods ____

By way of this email, I would like to OBJECT to the proposal at & _____ - on the Subject Lands, with _____.

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning

Traffic is a nightmare

Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable

Density is too much -The FSI proposed is ridiculous and needs to be lowered

It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building

As it stand before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

C8
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 4

From: [REDACTED]
To: Clerks@vaughan.ca
Subject: [External] Chabad Flamingo Application
Date: April-05-22 8:29:08 PM

Hi.

I just wanted to note that Councilor Shefman misrepresented the facts regarding the give and take between the applicant and the community. There was little as I mentioned in my response to the Mayor. They listened but there was never any negotiation nor give and take.

Also, Shefman mentioned that no one from the community group was present so it must be Ok with the application. That is also false. Myself, Naomi Schacter and Edgardo Szulstein are all members of No Flamingo Highrise. We spoke individually but our group is very much alive and has concerns about the project.

Thank you.

C9
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 4

From: [Edgardo Szulstein](#)
To: Clerks@vaughan.ca
Subject: [External] About Public hearing OP.19.016 / Z.19.040
Date: April-05-22 9:19:45 PM

To whom it might concern,

Tonight after the neighbors' deputations, we had the chance to listen to Councillor Alan Shefman and hear his perspective about this project and how it has evolved.

I found many inaccuracies in the Councillor speech, but unfortunately I was not given the chance to ask questions (we were advised to send our comments in writing).

I felt offended when the Councillor said that no member from the community group was present. The president of the group could not be present for personal reasons. But many members of the Flamingo Ratepayer Association were present, and three of them (including myself) had verbal presentations.

How is it possible that the Councillor does not know the same community group that he was supposed to work with during all these years?

How is it possible that the Councillor is so eager to proceed with the project and did not mention any of the issues expressed today by the community? The Councillor said that this is about housing affordability, but he did not talk about the strict parking restrictions that discriminate against a big part of the society.

Is this about housing affordability for the whole community or only a small group?

Why did the Councillor mention that the applicant and the community have been working together when he should know that the applicant never sat down on the table with the neighbors? The only way that the applicant heard the community was through the Public Hearing of September 22nd 2020, and the street signs that popped up in the neighborhood. The applicant unilaterally made changes to the project and was never interested in getting feedback from the neighbors.

Thank you,

Edgardo Szulstein

██████████ Trafalgar Sq, Thornhill, ON ██████████



**C10
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 5**

Julie Dowbiggin
Senior Manager, Development and Community Planning
York University Development Corporation
190 Albany Road, North York
jdowbigg@yorku.ca
(647) 309 8307

April 5, 2022

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

**Re: Development Application: 2600 & 2700 Steeles Avenue West.
File No. OP. 21.028, Z.21.957**

I represent the York University Development Corporation ("York University"). York University has certain concerns with respect to the application in its current form, Zancor Homes (Steeles) Ltd. ("Zancor"). We look forward to continuing to work with Zancor, as well as the City, with a view to resolving our concerns as this application proceeds.. We would appreciate notice of any additional public meetings or any decision of City Council regarding this application.

Sincerely,

Julie Dowbiggin

cc: Letizia D'Addario, Senior Planner, City of Vaughan

From: [Loretta Parusis](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] 3850 Major Mackenzie Drive
Date: April-04-22 6:44:20 PM

Good evening Ms. DeFrancesca and panel,

I wanted to send an email letting you know what a horrible idea it is to build these towers on Major Mackenzie/Weston rd.

We live close to the intersection of Major Mackenzie and Via Campanile; my husband drives to the Maple GO and I work very close to there too. What should take us no more than 15 minutes to get there and back home, has now become a 20-25 minutes drive. Sometimes even 30 minutes due to the extreme traffic.

We choose to move to Vaughan 12 years ago because of the great communities, landscape and convenience. We now regret that decision. Both my husband and I grew up and the city and wanted to get away from that type of environment. Well now, we are second guessing our decision as we feel that we are back in the city. Constant congestion and aggravation due to the constant traffic. Our drive has now become extremely stressful. With the Hwy 400, Wonderland and now the hospital, there is no more convenience for anyone. Major Mackenzie is not Dundas St E, or Bloor St, but it sure as hell is start looking like it. If I wanted to live in Mississauga, Etobicoke or Toronto, then that's where we would have bought a house. Imagine the congestion and access traffic building these towers would cause? If I knew what I did when we bought our house, I would have second guess moving up here.

I really hope everyone's concerns and opinions are heard during this time because Im pretty certain that all of them valid reasons as to why these towers should not be built.

Thank you for your time,

Loretta Ignozza-Parusis

C12
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [DONNA VERRELLI](#)
To: Clerks@vaughan.ca; [Rosanna DeFrancesca](#); [Maurizio Bevilacqua](#)
Subject: [External] Major Mackenzie Developments
Date: April-04-22 10:01:11 PM

APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Donna verrelli and I live at [REDACTED] Antorisa Ave

By way of this email, I would like to OBJECT to the proposal at & [REDACTED] - on the Subject Lands, with [REDACTED] .

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning
Traffic is a nightmare
Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable
Density is too much -The FSI proposed is ridiculous and needs to be lowered
It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building
As it stand before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

Sent from my iPhone

C13
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Tony Squeo](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca; [Maurizio Bevilacqua](#); DevelopmentPlanning@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 8:54:31 PM

> Re: APPLICANT: NJS Developments Inc.
> ADDRESS: 3836 & 3850 Major Mackenzie Drive West
>
> Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047
>
> My name is Tony Squeo and I live on Headwind Blvd.
>
> By way of this email, I would like to OBJECT to the proposal at & - on the Subject Lands, with ()
> .
>
> There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning.
>
> Traffic is a nightmare as it is.
>
> Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable.
>
> Density is too much -The FSI proposed is ridiculous and needs to be lowered.
>
> It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building.
>
> As it stands before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.
>
> Thank you!
Tony Squeo

C14
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Joanna Krupa](#)
To: [Rosanna DeFrancesca](#)
Cc: Clerks@vaughan.ca
Subject: [External] Vaughan condos
Date: April-04-22 8:47:46 PM

>> APPLICANT: NJS Developments Inc.
>> ADDRESS: 3836 & 3850 Major Mackenzie Drive West
>>
>> Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047
>>
>> My name is Joanna Krupa-Isabello and I live at [REDACTED] Gorman Avenue.
>>
>> By way of this email, I would like to OBJECT to the proposal at [REDACTED] & [REDACTED] - on the Subject Lands, with
0 . . .
>>
>>
>>
>> There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important
one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning
>> Traffic is a nightmare
>> Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable
>> Density is too much -The FSI proposed is ridiculous and needs to be lowered
>> It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building
>> As it stand before you today, we ask Council to REJECT this application and send the Developer back to the
drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.
>>
>> This one doesn't belong here!
>>
>> Joanna Krupa-Isabello

C15
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Elisa Morsillo](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 8:18:50 PM

Re: APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Elisa Morsillo and I live on Headwind Blvd.

By way of this email, I would like to OBJECT to the proposal at & - on the Subject Lands, with () .

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning.

Traffic is a nightmare as it is.

Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable.

Density is too much -The FSI proposed is ridiculous and needs to be lowered.

It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building.

As it stands before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

Thank you!
Elisa

C16
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Vanessa Galle](#)
To: Clerks@vaughan.ca; [Rosanna DeFrancesca](#)
Subject: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 8:15:23 PM

APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Vanessa Galle and I live at [REDACTED] Ostrovksy Rd. Woodbridge ON [REDACTED]
By way of this email, I would like to OBJECT to the proposal at & [REDACTED] - on the Subject
Lands, with [REDACTED] () . . .

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning

Traffic is a nightmare

Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable

Density is too much -The FSI proposed is ridiculous and needs to be lowered

It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building

As it stands before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

Vanessa

--



Vanessa Galle

Principal

Vanessa Galle Photography & Design Inc.

M: 6472978197

A: 665 Millway Ave Unit 3

W: www.vanessagalle.com **E:** hello@vanessagalle.com

C17
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Fabio Passos](#)
To: [Rosanna DeFrancesca](#)
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Concerns Regarding 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 11:38:57 PM

As a resident that resides in the Vellore Woods community, I find it shocking that residents like myself are not made aware of the developments that are being made along the major routes from where I reside that are on Weston Road in the East, Major Mackenzie in the North, Pine Valley in the West and Rutherford in the South. I am tired of hearing that developers are reaching out to residents when residents like myself are neglected and depend on social media to be made aware of devastating developments such as the one listed above. In the future, I would encourage developers to notify a wider net of resident outreach within the existing community and not only those affected across the street.

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Drive West. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment. There is simply too much traffic congestion in the neighborhood without the proper infrastructure to support it.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Thank you,
Fabio Passos

C18
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 4

From: [Dana Nahum](#)
To: Clerks@vaughan.ca
Subject: [External] Chabad Lubavitch of Souther Ontario comments, on behalf of Highcliffe Drive neighbours
Date: April-05-22 1:22:34 AM
Attachments: [Flamingo Highrise.docx](#)

Attention: Council Members and to whom this may concern,

Attached please find a summary of concerns and opposition to the Official Plan proposed development project of Chabad Lubavitch of Southern Ontario at 8001 Bathurst Street, Thornhill, Ontario.

I do not wish to speak at the meeting but would like this to be noted and included with all other comments on this proposal.

Thank you,

Dana Nahum

4/4/22

Official Plan Amendment File OP.19.016
Zoning By-Law Amendment File Z.19.040

CHABAD - FLAMINGO HIGHRISE

Submitted by: Dana Nahum, [REDACTED] Highcliffe Drive, Thornhill, Ontario [REDACTED]

Attention: Council Members

I am submitting this input on behalf of myself and other neighbours who live on Highcliffe Drive in Thornhill. We are concerned and oppose the proposed development at Chabad Flamingo, the construction of a multi-family, high density residential building.

As the original homeowners, we have lived on this street for 24 years and purchased these homes with the understanding that the neighborhood would be comprised solely of single-family homes. This was an important selling feature to us all.

Listed below are some of our concerns regarding this proposed development:

- Increased traffic congestion and time spent waiting to turn into and out of Flamingo Road at Bathurst Street.
- Insufficient parking on the property, which will lead to parking overflow and traffic onto Highcliffe Drive, Flamingo Road and Trafalgar Square.
Residents and congregants will not have access to parking on Chabad Flamingo property on Shabbat and festivals/holidays. This will result in traffic and parking congestion on the surrounding streets.
This can also present a danger to children playing outdoors and pedestrians in the neighborhood.
- Construction will cause excessive noise and pollution, disrupting and disturbing our everyday lives.

There are an abundance of available affordable units (10,000+), within a four-block radius of the Chabad Flamingo Congregation, south to the Promenade Mall area at Clark Avenue. There are a large variety of living options that are short walking distance for participation in the daily, weekly and annual festivities of the synagogue.

Thank you.

C19
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Colin N](#)
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; [Rosanna DeFrancesca](#)
Subject: [External] Reject 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 8:10:06 PM

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Drive West. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Parking, Traffic and Sun light and many other factors will affect our community.

I believe the City will do the right thing to decline their Proposal and they need to come up with a new reasonable one.

Thank you,

Colin Ng

**C20
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6**

From: [hema sirpal](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca
Subject: [External] Re: 3836 and 3850 Major Mackenzie Drive West
Date: April-04-22 8:05:42 PM

APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Hema Sirpal and I live at Canada Drive Woodbridge

By way of this email, I would like to OBJECT to the proposal at & - on the Subject
Lands, with () . . .

with the existing community and the fact that this is against the Official Plan and Zoning
Traffic is a nightmare
Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories
allowable
Density is too much -The FSI proposed is ridiculous and needs to be lowered
It's part of the Vellore Village District Centre so they should be abiding by urban design and
scale of the building
As it stand before you today, we ask Council to REJECT this application and send the
Developer back to the drawing board, and ask them to continue to work with the ratepayers
associations to come up with a better plan.

This one doesn't belong here!

C21
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Date: April-07-22 3:15:05 PM
Attachments: [image001.png](#)

From: David 007 [REDACTED]
Sent: Monday, April 04, 2022 12:35 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Once again our community is under attack. I am opposed to this project.

Thank you

Omero Isabello

Get [Outlook for Android](#)

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, March 16, 2022, 1:24 p.m.
Subject: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Dear Friends,

We find ourselves once again in a position where we are defending the Vaughan Official Plan. You may have received a Notice of Public Hearing (also attached) from the City of Vaughan indicating that a proposal for **3836 & 3850 Major Mackenzie Drive West** to permit the development of a **2 to 12-storey residential apartment building** on the Subject Lands, with **348 units and a maximum Floor Space Index (FSI) of 2.78 times the area of the lot.**

Our Major Mackenzie corridor is under attack! Applications are coming through with densities that are **DOUBLE** and **TRIPLE** of the Vaughan Official Plan. I need your help once again, help me protect our community. Our voices need to be heard loud and clear. **We will not** allow irresponsible development in our neighbourhoods.

The Public Hearing for this application will be held on **Tuesday, April 5 at 7PM**. Let your voice be heard by submitting your depositions **by April 4th at 12PM** to the following:

- clerks@vaughan.ca
- DevelopmentPlanning@vaughan.ca
- Rosanna.defrancesca@vaughan.ca

To speak electronically at the meeting, please complete the [Request to Speak Form online](#) or contact the Office of the City Clerk <mailto:clerks@vaughan.ca> or 905-832-8504. A live stream of the meeting is available at Vaughan.ca/LiveCouncil

I will **NOT** support this application in its current form! Collectively we can and we will make a difference. We've done it in the past and we can do it again. Please share with your neighbours and encourage them to send in their deputations.

Yours in Service,
Rosanna

Rosanna DeFrancesca

905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor

2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1





VIEW FROM SOUTH-EAST CORNER

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

C22
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: chao.zhang
To: Clerks@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West, 19T-17V004
Date: April-05-22 9:51:53 AM

Dear Sir / Madam,

RE: NJS Development Inc.
3836 & 3850 Major Mackenzie Drive West
19T-17V004

As a family residing in Vellore Village, we are writing to oppose the application from NJS Development Inc. to develop the high-rising residential buildings at 3836 & 3850 Major Mackenzie Drive West.

These high-rising residential buildings, if permitted and finally built, will result in:

- (1) complete landscape changing in this area where low-rising residence houses have been zoned and built.
- (2) significant traffic jam in Major Mackenzie Drive to Highway 400 where we now usually spend tens of minutes to reach Highway 400 during the morning rush hours.

Cathy / Chao, a Vellore Village Family



NOTICE OF PETITION

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

Meeting & Date: Council, April 26, 2022

Agenda/Report No.: Item 1, Report No. 17

Item: 2708971 ONTARIO INC. OFFICIAL PLAN AMENDMENT
FILE OP.21.025 ZONING BY-LAW AMENDMENT FILE
Z.21.053 - 9650 HIGHWAY 27 VICINITY OF HIGHWAY 27
AND MAJOR MACKENZIE DRIVE WEST

Particulars of the Petition:

Dated: 2022-04-05

No. of Signatures: 11

Submitted by: mahesh

Wording on petition:

“Petition to oppose the Application Amendment and Zoning By-Law Amendment to permit the construction for a 21 storey high rise residential building with 339 residential units.

9650 Highway 27 is located with the Kleinburg Valley Corridor. Special policies are in place to protect these valley lands from development and site alteration. Our valley lands and green spaces within York Region are one, if not the most, precious resource we have. These lands must be protected at all costs for the health and well-being of our community and future generations. For these very reasons, we ask for your support in stopping the construction of a high-rise building at this location.”

For a copy of the petition contact:

City of Vaughan, City Clerk’s Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1
Tel: (905) 832-8504 Fax: (905) 832-8535

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objecting to Zoning Changes- 9650 Hwy. 27
Date: April-08-22 8:16:04 AM

From: mahesh <[REDACTED]>
Sent: Tuesday, April 05, 2022 10:26 AM
To: Jennifer Kim <Jennifer.Kim@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Objecting to Zoning Changes- 9650 Hwy. 27

Application for Official Plan Amendment and Zoning By-Law Amendment; To permit the construction of a 21x story building and 339 residential units.

mahesh
[REDACTED]

C24
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Khatri, Arun \(AY-Investment Management - CA\)](#)
To: [Rosanna DeFrancesca](#)
Cc: Clerks@vaughan.ca
Subject: [External] NJS Developments Inc.
Date: April-05-22 10:38:15 AM

APPLICANT: NJS Developments Inc.

ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Arun Khatri and I live at [REDACTED] Bucksaw Dr, Woodbridge ON

By way of this email, I would like to OBJECT to the proposal at & [REDACTED] - on the Subject Lands,
with [REDACTED] . . .

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning

Traffic is a nightmare

Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable

Density is too much -The FSI proposed is ridiculous and needs to be lowered

It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building

As it stand before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

Regards,

Arun



DELIVERED VIA EMAIL

April 5, 2022

City of Vaughan

Mayor & Members of City Council C/O
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Mayor & Members of Council

RE: Written Comments
Proposed Official Plan Amendment OP. 21.023 and
Zoning By-law Amendment Z. 21.047
3836 and 3850 Major Mackenzie Drive West
City of Vaughan, Regional Municipality of York

Dear Mayor Bevilacqua & Members of Council,

I write on behalf of the G. Group Mackenzie Inc., being the Registered Owner of lands municipally addressed as 3812 Major Mackenzie Drive West and located immediate east of the above captioned lands, which are the subject of a Public Hearing to consider a proposed Official Plan Amendment and Zoning By-law Amendment to permit a development of a 2 to 12-storey residential apartment building.

The proposed development also entails the construction of a North-South roads referred to as an extension to 'Sunset Terrace,' being a future 23-metre public street.

A portion of the future public street is to be accommodated by our client's lands and approved through the processing of an existing Draft Plan of Subdivision Application (*City File No. 19T-14V001*).

To date, we have undertaken preliminary and cooperative discussions with the Applicant's representatives regarding the sharing of the future public street and will continue to collaborate, with the intent of finalizing details including Agreements required to secure the delivery of the public street to the city.

BLACKTHORN DEVELOPMENT CORP.

Given our vested interested, on behalf of our client we respectfully request Notice of any future meetings, updates and Decisions related to the above captioned Applications.

We appreciate the opportunity to provide these comments and look forward to future opportunities in participating throughout the processing of the Applications.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:

Client
Mr. Paul Lowes, SGL Planning & Design Inc.

From: [Maurizio Menna](#)
To: DevelopmentPlanning@vaughan.ca; [Rosanna DeFrancesca](#); Clerks@vaughan.ca
Subject: [External] Oppose development of 3836 & 3850 Major Mackenzie Drive
Date: April-05-22 11:23:36 AM

Dear Councillor DeFrancesca,

My apologies for sending this email after the deadline. I hope it can still be considered.

Once again, I speak on behalf of my family to express our extreme opposition to the high rise development project at 3836 and 3850 Major Mackenzie Drive. This area was intended to be a family-oriented village-like community overlooking parks, greenery etc, not high rise condominium buildings. This development will increase congestion in the area which is not acceptable or sustainable.

Hopefully, as a collective, we can stop this project from moving forward.

Thank you!

Giuseppina and Maurizio Menna
[REDACTED] Corner Brook Crescent
Woodbridge, ON
[REDACTED]

C27
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Geoffrey Trueman](#)
To: [Rosanna DeFrancesca](#); DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Proposed Development at 3836 and 3850 Major Mackenzie Drive West
Date: April-05-22 11:54:38 AM
Attachments: [image001.png](#)

APPLICANT: NJS Developments Inc.

ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Geoffrey Trueman, P.Eng and I live at █ Ironside Drive, in Block 40.

By way of this email, I would like to OBJECT to the proposal at █ & █ - on the Subject Lands,
with █ () . █ .
█ !

There are a many reasons why this proposal is unacceptable in our community, but the most important one is the compatibility with the existing community and the fact that this is against the Official Plan and Zoning.

- Traffic is a nightmare
- Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable
- Density is too much -The FSI proposed is ridiculous and needs to be lowered
- It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building

As it stands before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan

This development doesn't belong here!

Sincerely,
Geoff Trueman

Geoff Trueman, P.Eng
Senior Mechanical Engineer
Bus: (905) 265-3976
Cell: (416) 602-9635



www.Liftking.com

C28
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Date: April-08-22 1:07:07 PM
Attachments: [image001.png](#)

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, April 06, 2022 11:56 AM
To: Carlos Dacunha [REDACTED]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Carlos,
Thank you once again for standing up for community. During the yesterday's public meeting I expressed my concerns with this development I made it very clear to the applicant that I am opposed to the development in its current form.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on April 26th. You can watch live on April 26th at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



From: Carlos Dacunha [REDACTED]
Sent: April 5, 2022 8:09 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

I totally disagree with proposed development.

Thank You,
Carlos Dacunha
[REDACTED]

On Wed., 16 Mar. 2022 at 1:24 p.m., Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca> wrote:

Dear Friends,

We find ourselves once again in a position where we are defending the Vaughan Official Plan. You may have received a Notice of Public Hearing (also attached) from the City of Vaughan indicating that a proposal for **3836 & 3850 Major Mackenzie Drive West** to permit the development of a **2 to 12-storey residential apartment building** on the Subject Lands, with **348 units and a maximum Floor Space Index (FSI) of 2.78 times the area of the lot.**

Our Major Mackenzie corridor is under attack! Applications are coming through with densities that are **DOUBLE** and **TRIPLE** of the Vaughan Official Plan. I need your help once again, help me protect our community. Our voices need to be heard loud and clear. **We will not** allow irresponsible development in our neighbourhoods.

The Public Hearing for this application will be held on **Tuesday, April 5 at 7PM**. Let your voice be heard by submitting your deputations **by April 4th at 12PM** to the following:

- clerks@vaughan.ca
- DevelopmentPlanning@vaughan.ca
- Rosanna.defrancesca@vaughan.ca

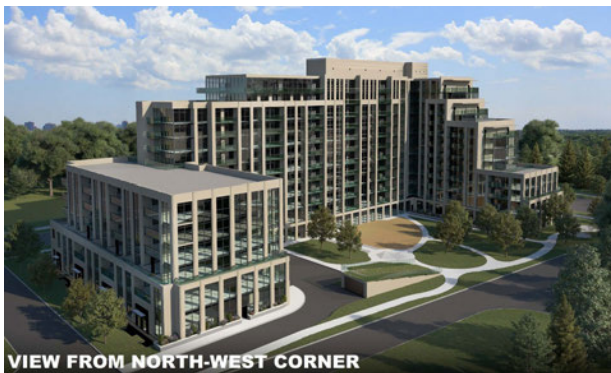
To speak electronically at the meeting, please complete the [Request to Speak Form online](#) or contact the Office of the City Clerk <mailto:clerks@vaughan.ca> or 905-832-8504. A live stream of the meeting is available at Vaughan.ca/LiveCouncil

I will **NOT** support this application in its current form! Collectively we can and we will make a difference. We've done it in the past and we can do it again. Please share with your neighbours and encourage them to send in their deputations.

Yours in Service,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1





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C29
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] NJS Development 3836 & 3850 Major Mackenzie
Date: April-07-22 9:08:53 AM

From: lisa c [REDACTED]
Sent: Thursday, April 07, 2022 7:02 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>;
planningdevelopment@vaughan.com; Clerks@vaughan.ca
Subject: [External] NJS Development 3836 & 3850 Major Mackenzie

I am sending This email in opposition to the NJS development at 3836 & 3850 Major Mackenzie,

Thank you,

Lisa C

[Sent from Yahoo Mail for iPhone](#)

C30
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] planned development of apartment complexes at 3836 & 3850 Major Mackenzie Drive
Date: April-07-22 11:14:32 AM

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

From: Zhigang Fu [REDACTED]
Sent: Wednesday, April 06, 2022 10:14 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] planned development of apartment complexes at 3836 & 3850 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3836 & 3850 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them. I request this application be rejected, and implore the planners to listen to the voices of our community members.

Mark Fu

Sent from my iPhone

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Regards to Proposal at 3836 & 3850 Major Mackenzie Drive
Date: April-08-22 1:23:32 PM
Attachments: [image001.png](#)

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, April 07, 2022 2:22 PM
To: Zhe Zhou [REDACTED]; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Regards to Proposal at 3836 & 3850 Major Mackenzie Drive

Good afternoon Zhe,

Thank you once again for standing up for community. During the April 5th public meeting I expressed my concerns with this development I made it very clear to the applicant that I am opposed to the development in its current form.

I will forward your concerns to our city planners for consideration and our City Clerk.

Your email will be added on record and presented at our next Council meeting on April 26th. You can watch live on April 26th at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

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

From: Zhe Zhou [REDACTED]
Sent: April 6, 2022 6:30 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Regards to Proposal at 3836 & 3850 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3836 & 3850 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them. I request this application be rejected, and implore the planners to listen to the voices of our community members.

Kind regards,
Zhe Zhou

C32
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 20, Item 5

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Concerns about the Yonge-407 TOC plans
Date: April-12-22 12:37:42 PM
Attachments: [John Li - Concerns about the Yonge-407 TOC Plan 2022-04-11.pdf](#)

From: Tony Faccia [REDACTED]
Sent: Monday, April 11, 2022 9:14 PM
To: premier@ontario.ca; caroline.mulroney@pc.ola.org; kinga.surma@pc.ola.org; david.piccini@pc.ola.org; steve.clark@pc.ola.org; vic.ferdeli@pc.ola.org; peter.bethlenfalvy@pc.ola.org; daisy.wai@pc.ola.org; michael.parsa@pc.ola.org; carly.lyons-rising@pc.ola.org; gila.martow@pc.ola.org; melissa.lantsman@parl.gc.ca; ceo@metrolinx.co; michael.lindsay@infrastructureontario.ca
Cc: horwatha-qp@ndp.on.ca; info.leader@ONTARIOLIBERAL.CA; [REDACTED]; [REDACTED]; Majid.Jowhari@parl.gc.ca; david.west@richmondhill.ca; carmine.perrelli@richmondhill.ca; joe.dipaola@richmondhill.ca; raika.sheppard@richmondhill.ca; [REDACTED]; tom.muench@richmondhill.ca; castro.liu@richmondhill.ca; karen.cilevitz@richmondhill.ca; godwin.chan@richmondhill.ca; clerks@richmondhill.ca; mayorscarpitti@markham.ca; dhamilton@markham.ca; jheath@markham.ca; joeli@markham.ca; jjones@markham.ca; kirish@markham.ca; alan@markham.ca; rmc Alpine@markham.ca; krea@markham.ca; akeyes@markham.ca; acolucci@markham.ca; kiusman@markham.ca; ilee@markham.ca; clerks@markham.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Sandra Volante <Sandra.Volante@vaughan.ca>; Stephanie Ferreira <Stephanie.Ferreira@vaughan.ca>; Wayne.Emmerson@york.ca; Tmrakas@aurora.ca; vhackson@eastwillimbury.ca; mquirk@georgina.ca; jtaylor@newmarket.ca; spellegrini@king.ca; mayorscarpitti@markham.ca; david.west@richmondhill.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; mayor@townofws.ca; dhamilton@markham.ca; jheath@markham.ca; joeli@markham.ca; jjones@markham.ca; carmine.perrelli@richmondhill.ca; joe.dipaola@richmondhill.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; tvegh@newmarket.ca; rgrossi@georgina.ca; regional.clerk@york.ca; rbenzie@thestar.ca; [REDACTED]; njaved@thestar.ca; dvincent@thestar.ca; victoriagibson@thestar.ca; yyan@yrmg.com; kzazour@yrmg.com; hriedner@yrmg.com; dibrahim@yrmg.com; lqueen@yrmg.com; swang@metroland.com; jlavoie@toronto.com; isaac.callan@thepointer.com; jgray@globeandmail.com; abozikovic@globeandmail.com; mgee@globeandmail.com; cireland@globeandmail.com; sdingman@globeandmail.com; jessicamcdiarmid@nationalobserver.com; mike.crawley@cbc.ca; lisa.xing@cbc.ca; michael.smee@cbc.ca; mark.mcallister@citynews.rogers.com; [REDACTED]; editor@51.ca; matti.siemietycki@utoronto.ca; steve@focus-consult.com; marksw@yorku.ca; florida@rotman.utoronto.ca; georgefallis@yorku.ca; amborski@ryerson.ca;

chris.desousa@ryerson.ca; pamela.robinson@ryerson.ca; raktim.mitra@ryerson.ca;
taylor9@yorku.ca; karen.chapple@utoronto.ca; eric.miller@utoronto.ca; ewmiller@yorku.ca;
sturnbull@uh.edu

Subject: [External] Concerns about the Yonge-407 TOC plans

To the Honourable Premier Doug Ford, cabinet, and associated parties,

I represent the residents of the Village Core Residents Association [Richmond Hill]. Our group supports the attached letter sent to you by John Li.

Throughout your party's term in office, your government has systematically overruled the public, stripping away power from citizens and municipalities and giving it to developers who are undermining the health of our communities. Your overriding of Richmond Hill's and Markham's Secondary Plans for Yonge and 407 are a case in point. These locations were to be **"economic anchor destinations for jobs"** that would have balanced the GTA's growth, traffic, gridlock, and carbon emissions. Your government has undermined all of those goals, hurting the future not just of York Region but Toronto as well. Despite your use of the term "Transit Oriented Communities", the centres that Infrastructure Ontario envisages are anything but. The result will be a steady decline of the economy of the GTA.

You and your party have continuously ignored the wishes of taxpayers and demonstrated disinterest in listening to the voices of voters. As such, we are recommending to our residents to vote against the PC party in the June 2 Ontario election. We will also be advising our residents to vote, in the fall city elections, against any municipal politicians that have supported you on these TOC's.

We are not against development, but we want it to be sensible, well thought-out, and good for both our community, our region, and the GTA. Your government has proven that it is incapable of delivering any of that.

Kindest Regards,

Tony Faccia
Village Core Residents Association [Richmond Hill]

Phone: [REDACTED]

Concerns about the Yonge/407 TOC Plan

Chasing unlimited height and unlimited density rather than planning for livable communities

John Li, on behalf of Yonge/407 Neighborhood Communities

April 11, 2022

The stated aim of the TOC Act is to *“build vibrant connected communities, bringing jobs and housing closer to transit.”* We like the sound of this. Unfortunately, what is being proposed at Yonge/407 is the opposite.

1. **The 2nd densest place on earth – 175,000 residents/Km².** Just behind the Dharavi slums of Mumbai, India. The centres will be 3 x as dense as **St. James Town**, 4 x as dense as Yonge-Eglinton, 5 x as dense as North York Centre, and 6 x as dense as the island of Manhattan. In this small area (half the size of Exhibition Place), the province’s plan is to install 67 condo towers, 40 @ 60 storeys or more, 11 @ 80 storeys. (For reference, the tallest building in Paris is **59** storeys).
2. **A centre that will be unliveable.** The province’s plan attempts to squeeze the equivalent of the population of Newmarket (88,000) into 45.5 hectares. To accomplish this mission impossible, all essential resources for liveable communities must be cut to almost zero. It will have only 1 school, no community centres, and less than 10 hectares of parkland; by contrast, Newmarket has 29 schools and 320 hectares of parkland. How is this a vibrant community?! Remember, **St. James Town** is the most densely populated place in Canada and North America, but also one of the poorest communities in Toronto due to the poor quality of life in extreme density communities, but this plan will be 3 x as dense as **St. James Town**!
3. **A centre that will create a large employment deficit.** The plan doubles housing from the original secondary plans proposed by Richmond Hill and Markham, but halves employment, which creates an additional **18,000 job deficit**, despite the fact that Richmond Hill, largely a BEDROOM COMMUNITY, already has a net shortage of 30,000 jobs as of 2016. In contrast, within the downtown Union Station area, 1 resident corresponds to 11.8 jobs, but in the Yonge/407 Center 1 resident corresponds to 0.275 jobs - only **2.3% of Union Station**. In such a prime business and employment area, how can such a low job ratio be explained?! The result will be that residents will have to commute longer and farther to work. This will further clog our already overcrowded road network.
4. **A centre that will bring huge traffic gridlock in the neighborhood.** According to 2016 TTS statistics, during peak hours, only 10% of Richmond Hill’s trips are to downtown Toronto, and most are driving. Has the role of the Yonge North Subway Extension been magnified? ! 100,000 residents and employees will live and work on this 45.5-hectare site, in any scenario, a minimum of 20,000 cars and parking spaces are required, which will lead to huge traffic gridlock in the nearby area during rush hours.
5. **A centre that will deteriorate the quality of life of the neighborhood.** As the Yonge/407 centre has little essential support, the damage it will bring to the neighborhood is irreparable. Neighborhood communities must sacrifice roads, parks, green space, schools, medical and

recreational facilities to feed this quadriplegic giant. As a result, middle-class families will become discouraged from living in such area with a lower quality of life. Eventually, middle-class families will move out, property values collapse, and poverty will prevail. This is the case in **St. James Town**, which has a per capita income of only 55% of the national average. Similarly, Montreal's densest community's per capita income is only 46% of the national average. Is this the planning result the province want?!

We do have a housing affordability crisis, but it's not a housing or land shortage; it's mainly due to real estate speculation. There is absolutely no need to chase a seemingly dystopian level of density at Yonge/407. Here are the facts:

1. **Canada does not have a housing shortage, but a real estate speculation.** Compared historically, we are building houses today at the same rate or faster than population growth, especially within the GTA housing supply, as it is growing much faster than population growth. In Toronto 39.1% of new homes purchased by investors and housing vacancies in the GTA are at a 20 year high; many are either being left empty or are being used for short-term rentals such as Airbnb.
2. **There is already enough proposed housing to meet population projections for the next 20 years.** According to Toronto and York Region records, there is already enough approved and under review housing to meet population projections for the next 20 years; the issue is that developers are sitting on their approved projects but are not building and this can be fixed by legislation.
3. **There is absolutely no need to chase seemingly dystopian levels of density.** While land is very expensive in the GTA, and in cities such as Tokyo, Hong Kong, Singapore, and Manhattan, it is even more scarce. Nevertheless, none of those cities have imposed the population density being proposed in this plan. Yes, we need a place to grow, but there is absolutely no need to chase seemingly dystopian levels of density at the Yonge/407 area.

Rather than blaming the housing affordability crisis on housing supply lagging population growth, which doesn't help at all. Why not take practical measures to effectively curb the housing speculation and improve affordability? Here are four suggested effective measures:

1. **Housing speculation** – In Toronto 39.1% new homes purchased by investors. Solution: Apply 10% surcharge to investors.
2. **High vacancy rate** – In Toronto the vacancy rate has reached a historic high level. Solution: Apply 2% annual vacancy fee.
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4. **Application process delay** – It is mainly due to developers challenging municipal decisions to chase higher-than-reality densities for profit. Solution: Set minimum and maximum heights and

density limits that meet habitability and sustainability requirements in provincial, regional, and municipal intensification areas, and the provincial court will not accept cases exceeding the set limits without special reason.

These measures will effectively curb real estate speculation and improve affordability. Does the PC Party really want to implement them on behalf of the public interest?!

We are perplexed at how the Ontario government could have developed such a shocking plan. We are compelled to demand that the TOC plan be immediately suspended, that a public debate be called to gather more input. We have heard a disturbing news that this week the Ontario government will impose the TOC plan through a Minister's Zoning Order. If so, You have left us, regardless of our political affiliations, with little choice but to actively urge our members to mobilize the residents of the 416 and the 905 to vote against your government on June 2.

Sincerely,

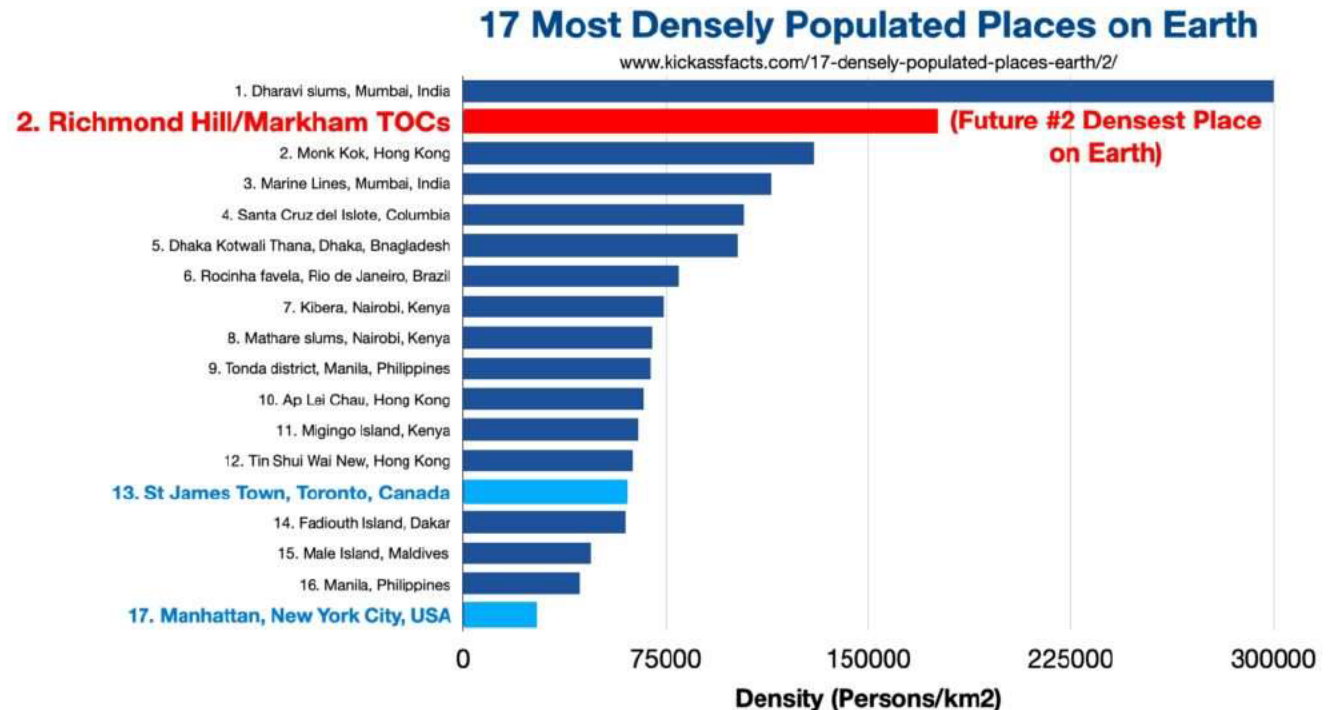
A handwritten signature in black ink, appearing to be 'John Li', written in a cursive style.

John Li

On behalf of,
Yonge/407 Neighborhood Communities

References:

Proposed High-Tech TOC and Bridge TOC, Dec 2021							
Statistics	High-Tech TOC (Richmond Hill)		Bridge TOC (Markham)		High-Tech/Bridge Combined		
	Min	Max	Min	Max	Min	Max	Average
Site Area (hectares)	20.1		25.4		45.5		45.5
Population	35,300	36,700	43,700		79,000	80,400	80,000
Jobs	9,600	12,600	9,400	12,300	22,000	21,900	22,000
Combined Population & Jobs Density per Hectare	2,303	2,383	2,091	484	2,220	2,248	2,240
Population density per km2	175,622	182,587	172,047	172,047	173,626	176,703	175,000
Building Height	40	80	5	80	5	80	
Proposed Parkland (m2)	46,424		50,400		96,824		96,824
Parkland per Resident(m2)	1.26	1.32	1.15		1.20	1.23	1.21
Community Facilities, Schools etc (m2)	0	0	17,500		17,500		17,500



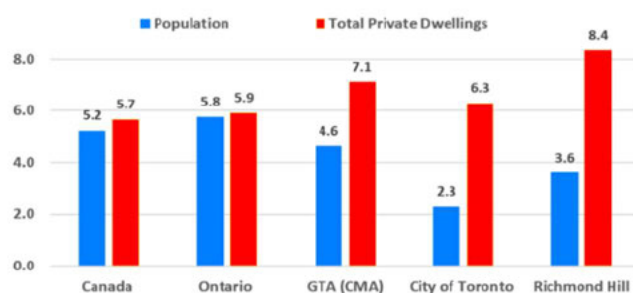
Distance from Downtown - Travel Implications (2016 TTS stats)

PD	Location	% AM peak travel to DT Toronto	% Average Peak Transit Share	Zero Car Household
1	Downtown	63%	31%	52%
4	Mid-Town	31%	32%	29%
11	NYCentre*	23%	35%	18%
	Richmond Hill	10%	13%	5%
	Aurora	7%	8%	3%
	Newmarket	5%	7%	5%
	Georgina	2%	1%	4%

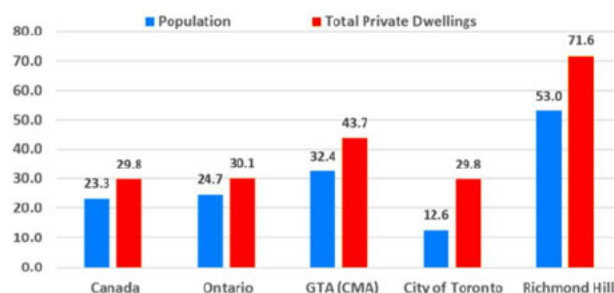
* PD 11 (NYCentre) has highest average peak transit use and it achieves over 80% MS for AM peak trips to and from PD1
Lower transit shares from PDs 1 and 4 reflect higher walk/bike use by inner city residents

Table 1, StatCan Census Population and Dwelling Counts 2001-2021

Year	Statistics	Canada	Ontario	GTA (CMA)	City of Toronto	Richmond Hill
2021	Population	36,991,981	14,223,942	6,202,225	2,794,356	202,022
	Total Private Dwellings	16,284,235	5,929,250	2,394,205	1,253,238	72,017
	Total Occupied Private Dwellings	14,978,941	5,491,201	2,262,473	1,160,892	69,314
2016	Population	35,151,728	13,448,494	5,928,040	2,731,571	195,022
	Total Private Dwellings	15,412,443	5,598,391	2,235,145	1,179,057	66,465
	Total Occupied Private Dwellings	14,072,079	5,169,174	2,135,909	1,112,929	64,116
2011	Population	33,476,688	12,851,821	5,583,064	2,615,060	185,541
	Total Private Dwellings	14,569,633	5,308,785	2,079,459	1,107,851	60,169
	Total Occupied Private Dwellings	13,320,614	4,887,508	1,989,705	1,047,877	58,651
2006	Population	31,612,897	12,160,282	5,113,149	2,503,281	162,704
	Total Private Dwellings	13,576,855	4,972,869	1,894,436	1,040,597	53,028
	Total Occupied Private Dwellings	12,435,520	4,554,251	1,801,071	979,330	51,000
2001	Population	30,007,094	11,410,046	4,682,897	2,481,494	132,030
	Total Private Dwellings	12,548,588	4,556,240	1,666,012	965,554	41,966
	Total Occupied Private Dwellings	11,588,735	4,219,410	1,634,755	943,080	41,345

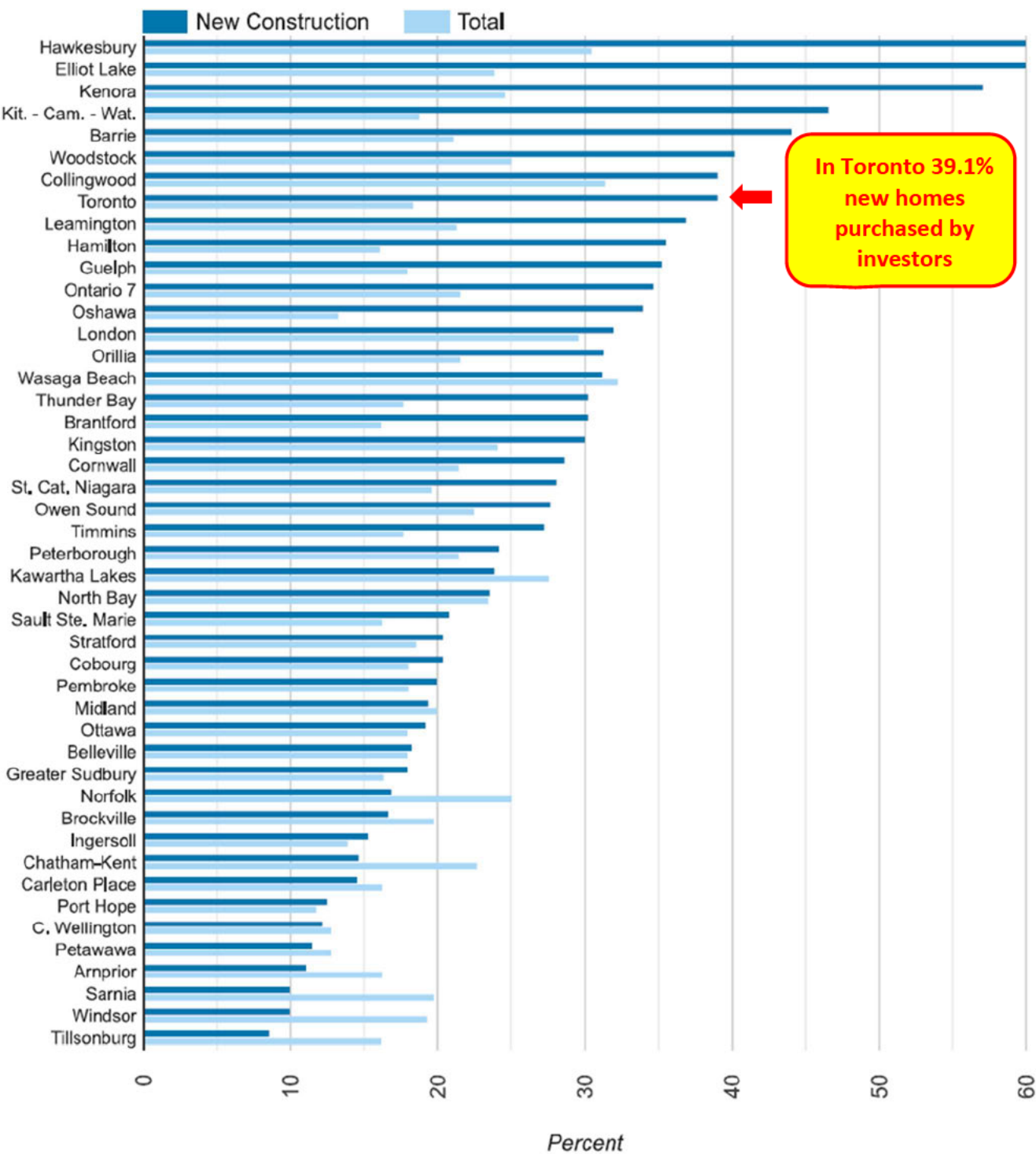


2016 to 2021 Population and Dwellings Changes %
(Past 5 years)



2001 to 2021 Population and Dwellings Changes %
(Past 20 years)

Ontario Residential Real Estate Owned By Investors



Source: Statistics Canada; Better Dwelling

The share of Ontario’s non-owner-occupied housing stock by city and grouped by the date the home was completed. New construction are homes completed after 2016, while total is the total housing stock.

2001-2021 Census Private Dwellings Vacancy Rate

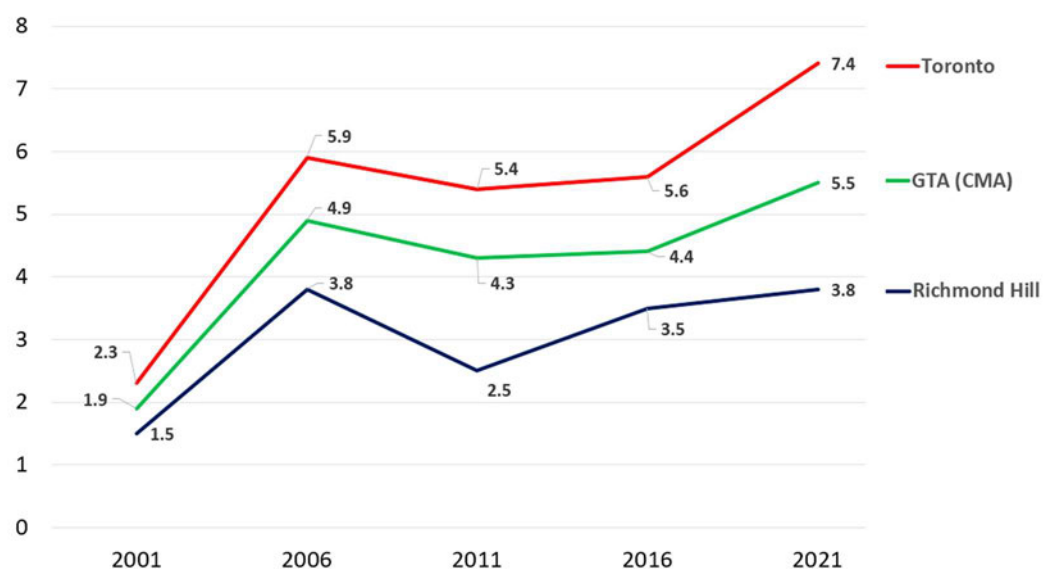


Table 2: Proposed Residential Units in City of Toronto by Status

	Built	Active	Under Review	Total in Pipeline	% of Total	% of Growth Areas
City of Toronto	93,836	162,757	246,769	503,362	100.00	
Growth Areas	83,582	145,717	204,787	434,086	86.2	100.0
Downtown and Central Waterfront	41,685	61,922	55,395	159,002	31.6	36.6
Centres	9,799	17,612	24,702	52,113	10.4	12.0
Avenues	20,216	32,600	68,063	120,879	24.0	27.8
Other Mixed Use Areas	11,882	33,583	56,627	102,092	20.3	23.5
All Other Areas	10,254	17,040	41,982	69,276	13.8	

Source: City of Toronto, City Planning: Land Use Information System II

Proposed residential units in development projects with activity between January 1, 2016 and December 31, 2020. Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or those which are under construction. Projects Under Review are those which have not yet been approved or refused and those which are under appeal.

C33
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (CS) - Report No. 20, Item 5

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Concerns about the thoughtless Development proposals along Steeles Ave and the Yonge-407 TOC plans
Date: April-19-22 11:21:54 AM
Attachments: [Concerns about the Yonge-407 TOC Plan 2022-04-11.pdf](#)
[op ed.docx](#)

From: Joseph Brunaccioni [REDACTED]
Sent: Friday, April 15, 2022 1:29 AM
To: premier@ontario.ca; caroline.mulroney@pc.ola.org; kinga.surma@pc.ola.org; david.piccini@pc.ola.org; steve.clark@pc.ola.org; vic.ferdeli@pc.ola.org; peter.bethlenfalvy@pc.ola.org; daisy.wai@pc.ola.org; michael.parsa@pc.ola.org; carly.lyons-rising@pc.ola.org; gila.martow@pc.ola.org; melissa.lantsman@parl.gc.ca; ceo@metrolinx.co; michael.lindsay@infrastructureontario.ca; michael.fedchyshyn@infrastructureontario.ca
Cc: rbenzie@thestar.ca; [REDACTED]; njaved@thestar.co; dvincent@thestar.ca; victoriagibson@thestar.ca; yyan@yrmg.com; kzarzour@yrmg.com; hriedner@yrmg.com; dibrahim@yrmg.com; lqueen@yrmg.com; swang@metroland.com; jlavoie@toronto.com; isaac.callan@thepointer.com; jgray@globeandmail.com; abozikovic@globeandmail.com; mgee@globeandmail.com; cireland@globeandmail.com; sdingman@globeandmail.com; jessicamcdiarmid@nationalobserver.com; mike.crawley@cbc.ca; lisa.xing@cbc.ca; michael.smee@cbc.ca; mark.mcallister@citynews.rogers.com; [REDACTED] editor@51.ca
Subject: [External] Concerns about the thoughtless Development proposals along Steeles Ave and the Yonge-407 TOC plans

To the Honourable Premier Doug Ford, his cabinet and associated parties,

I represent the residents of the condominiums on Maison Parc Ct in Thornhill On [REDACTED] and support John Li's attached note below.

We are further troubled and concerned with the similar issues along and around Steeles Ave particularly between Yonge and Dufferin St. If the proposed developments were to completed the increase in the area's density would be equivalent to squeezing ~ 63,836 new residents or the approximate population of Sault Ste. Marie, the 21st largest city in Ontario, into the area. Clearly, the additional infrastructure that would be required is not in place nor is it being proposed.

Because of your government's actions, I will be advising our members to vote against the PC party in the June 2 Ontario election. In the fall municipal elections, I will also be advising our members to vote against any municipal politicians on record of publicly supporting the TOCs or the unreasonable proposals along Steeles.

Throughout your party's term in office, your government has systematically overruled the public, stripping away power from citizens and municipalities and undermining our communities. Your overriding of the numerous established Secondary Plans have dissolved our trust. Plans intended to develop "economic anchor destinations for jobs" to balance the GTA's growth, traffic, gridlock, and carbon emissions have been eliminated. Your government has undermined the future, not just of York Region but in Toronto and throughout the GTA. Despite your use of the term "Transit Oriented Communities" and statements that there needs to be massive developments to support the increase in population the proposals that Infrastructure Ontario envisage are anything but practical. They would result in a steady decline in the standard of living and the economy of the Province.

We are not against development, but it has to be sensible, well thought-out, and most importantly good for the existing communities, our region, and the GTA. Your government has proven that it is incapable of listening and will change the rules using Ministry Zoning Orders as required to allow developers to push their outlandish plans through.

Please review the attached document which lists the many concerns with the TOC 407 plan and the draft of an Op Ed I will be submitting to the broadcasting, publishing and various social and internet media.

Joseph Brunaccioni
Director YRSCC 1109



Concerns about the Yonge/407 TOC Plan

Chasing unlimited height and unlimited density rather than planning for livable communities

John Li, on behalf of Yonge/407 Neighborhood Communities

April 11, 2022

The stated aim of the TOC Act is to *“build vibrant connected communities, bringing jobs and housing closer to transit.”* We like the sound of this. Unfortunately, what is being proposed at Yonge/407 is the opposite.

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We are perplexed at how the Ontario government could have developed such a shocking plan. We are compelled to demand that the TOC plan be immediately suspended, that a public debate be called to gather more input. We have heard a disturbing news that this week the Ontario government will impose the TOC plan through a Minister's Zoning Order. If so, You have left us, regardless of our political affiliations, with little choice but to actively urge our members to mobilize the residents of the 416 and the 905 to vote against your government on June 2.

Sincerely,

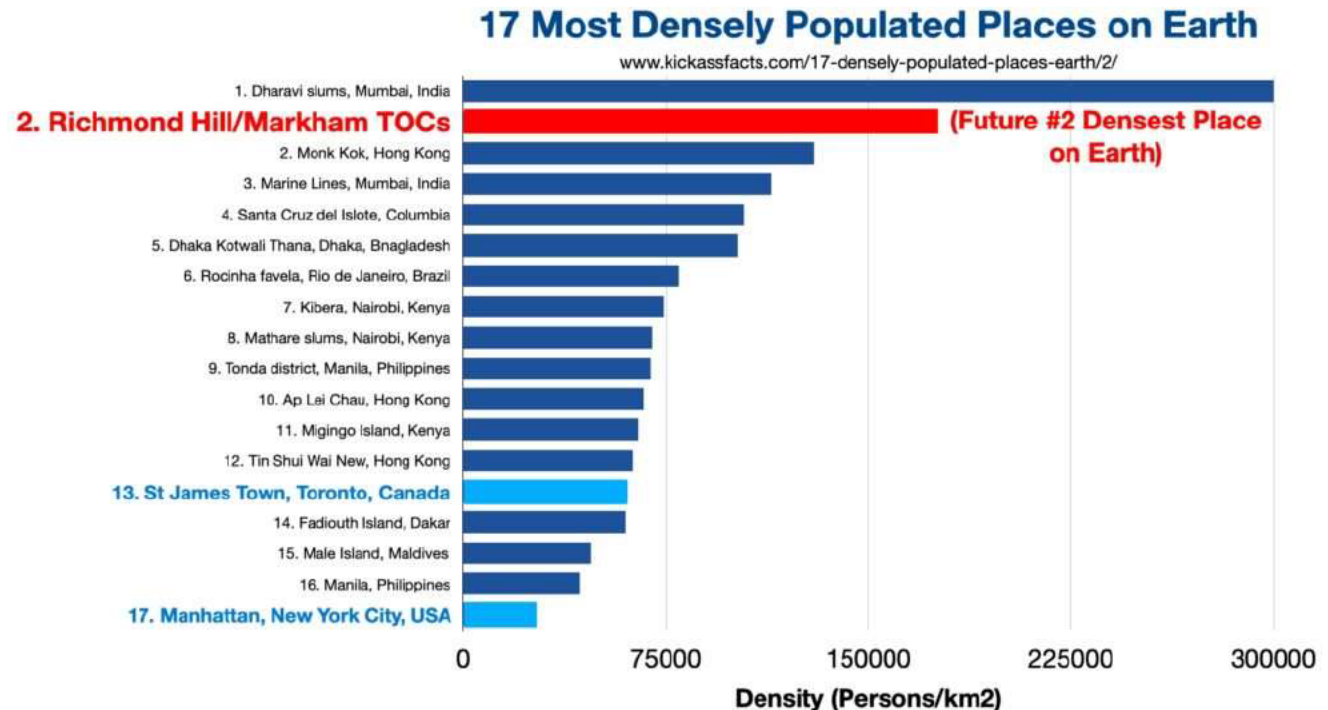
A handwritten signature in black ink, appearing to be 'John Li', written in a cursive style.

John Li

On behalf of,
Yonge/407 Neighborhood Communities

References:

Proposed High-Tech TOC and Bridge TOC, Dec 2021							
Statistics	High-Tech TOC (Richmond Hill)		Bridge TOC (Markham)		High-Tech/Bridge Combined		
	Min	Max	Min	Max	Min	Max	Average
Site Area (hectares)	20.1		25.4		45.5		45.5
Population	35,300	36,700	43,700		79,000	80,400	80,000
Jobs	9,600	12,600	9,400	12,300	22,000	21,900	22,000
Combined Population & Jobs Density per Hectare	2,303	2,383	2,091	484	2,220	2,248	2,240
Population density per km2	175,622	182,587	172,047	172,047	173,626	176,703	175,000
Building Height	40	80	5	80	5	80	
Proposed Parkland (m2)	46,424		50,400		96,824		96,824
Parkland per Resident(m2)	1.26	1.32	1.15		1.20	1.23	1.21
Community Facilities, Schools etc (m2)	0	0	17,500		17,500		17,500



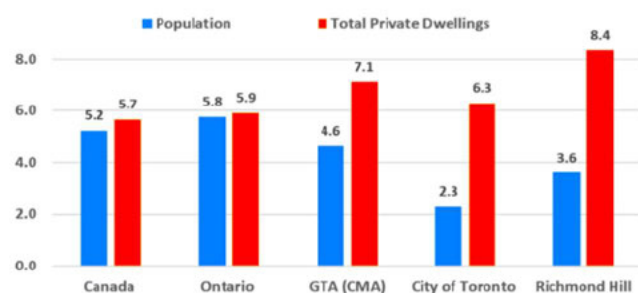
Distance from Downtown - Travel Implications (2016 TTS stats)

PD	Location	% AM peak travel to DT Toronto	% Average Peak Transit Share	Zero Car Household
1	Downtown	63%	31%	52%
4	Mid-Town	31%	32%	29%
11	NYCentre*	23%	35%	18%
	Richmond Hill	10%	13%	5%
	Aurora	7%	8%	3%
	Newmarket	5%	7%	5%
	Georgina	2%	1%	4%

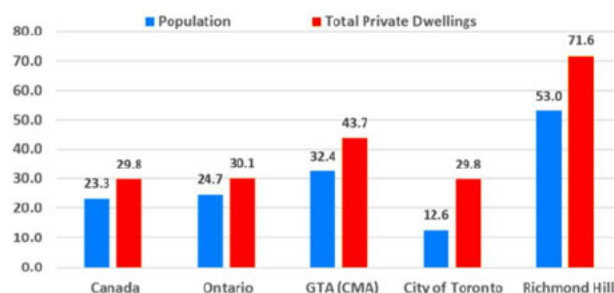
* PD 11 (NYCentre) has highest average peak transit use and it achieves over 80% MS for AM peak trips to and from PD1
Lower transit shares from PDs 1 and 4 reflect higher walk/bike use by inner city residents

Table 1, StatCan Census Population and Dwelling Counts 2001-2021

Year	Statistics	Canada	Ontario	GTA (CMA)	City of Toronto	Richmond Hill
2021	Population	36,991,981	14,223,942	6,202,225	2,794,356	202,022
	Total Private Dwellings	16,284,235	5,929,250	2,394,205	1,253,238	72,017
	Total Occupied Private Dwellings	14,978,941	5,491,201	2,262,473	1,160,892	69,314
2016	Population	35,151,728	13,448,494	5,928,040	2,731,571	195,022
	Total Private Dwellings	15,412,443	5,598,391	2,235,145	1,179,057	66,465
	Total Occupied Private Dwellings	14,072,079	5,169,174	2,135,909	1,112,929	64,116
2011	Population	33,476,688	12,851,821	5,583,064	2,615,060	185,541
	Total Private Dwellings	14,569,633	5,308,785	2,079,459	1,107,851	60,169
	Total Occupied Private Dwellings	13,320,614	4,887,508	1,989,705	1,047,877	58,651
2006	Population	31,612,897	12,160,282	5,113,149	2,503,281	162,704
	Total Private Dwellings	13,576,855	4,972,869	1,894,436	1,040,597	53,028
	Total Occupied Private Dwellings	12,435,520	4,554,251	1,801,071	979,330	51,000
2001	Population	30,007,094	11,410,046	4,682,897	2,481,494	132,030
	Total Private Dwellings	12,548,588	4,556,240	1,666,012	965,554	41,966
	Total Occupied Private Dwellings	11,588,735	4,219,410	1,634,755	943,080	41,345

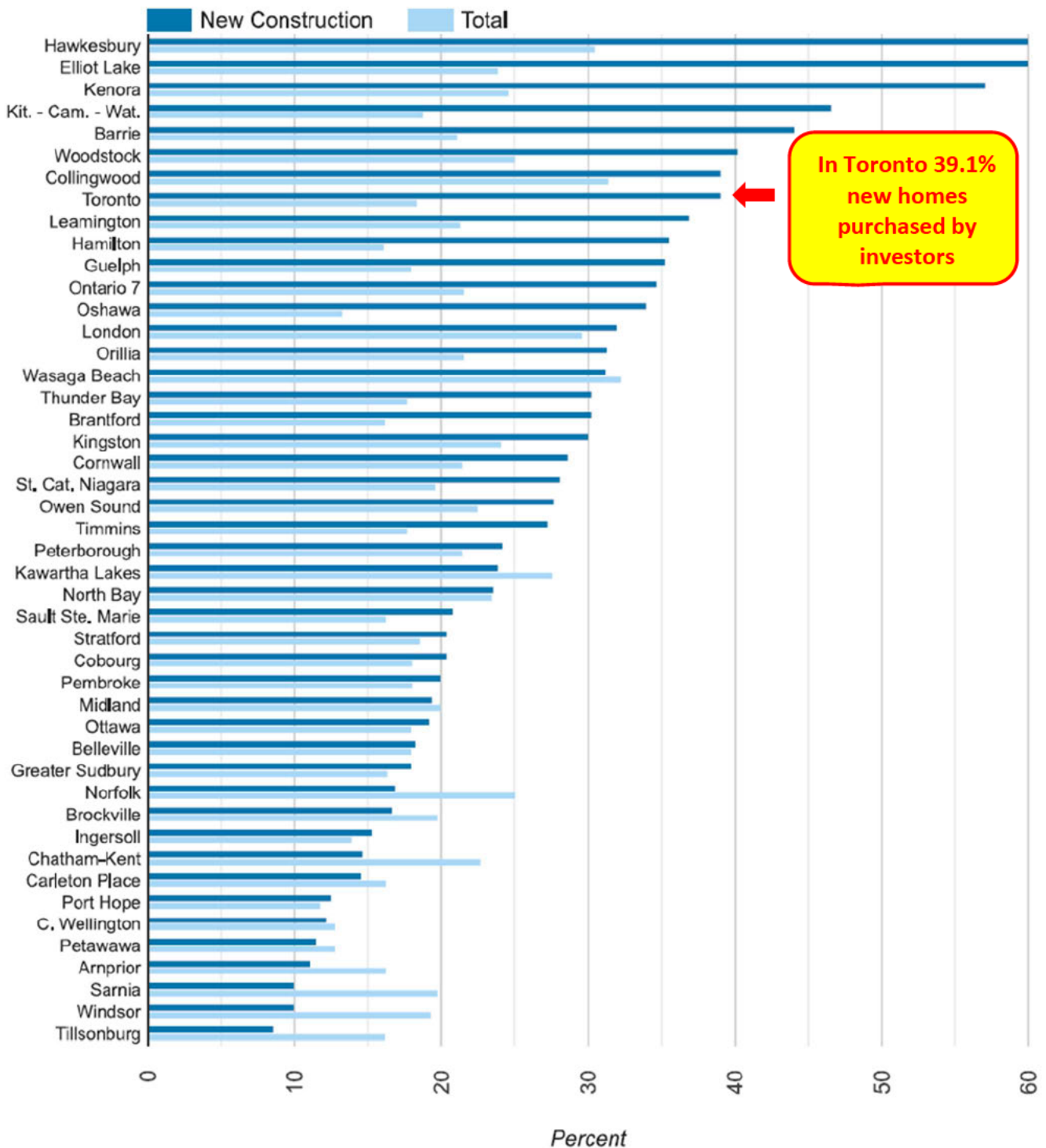


2016 to 2021 Population and Dwellings Changes %
(Past 5 years)



2001 to 2021 Population and Dwellings Changes %
(Past 20 years)

Ontario Residential Real Estate Owned By Investors



Source: Statistics Canada; Better Dwelling

The share of Ontario's non-owner-occupied housing stock by city and grouped by the date the home was completed. New construction are homes completed after 2016, while total is the total housing stock.

2001-2021 Census Private Dwellings Vacancy Rate

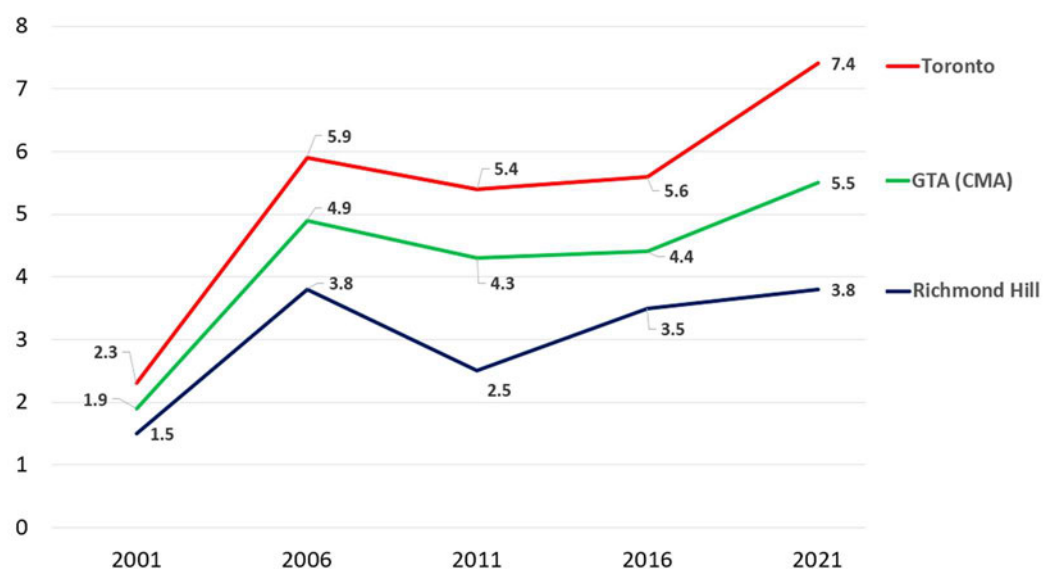


Table 2: Proposed Residential Units in City of Toronto by Status

	Built	Active	Under Review	Total in Pipeline	% of Total	% of Growth Areas
City of Toronto	93,836	162,757	246,769	503,362	100.00	
Growth Areas	83,582	145,717	204,787	434,086	86.2	100.0
Downtown and Central Waterfront	41,685	61,922	55,395	159,002	31.6	36.6
Centres	9,799	17,612	24,702	52,113	10.4	12.0
Avenues	20,216	32,600	68,063	120,879	24.0	27.8
Other Mixed Use Areas	11,882	33,583	56,627	102,092	20.3	23.5
All Other Areas	10,254	17,040	41,982	69,276	13.8	

Source: City of Toronto, City Planning: Land Use Information System II

Proposed residential units in development projects with activity between January 1, 2016 and December 31, 2020. Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or those which are under construction. Projects Under Review are those which have not yet been approved or refused and those which are under appeal.

DRAFT

Where are the adults?

I'm astounded by the unbridled arrogance of the Provincial, Regional and Local elected officials when it comes to ignoring and in fact undermining the concerns raised by the citizens and numerous neighbourhood Ratepayer / Community Associations in Vaughan, York Region, Toronto and the GTA.

A search of the proposals and internet will reveal numerous submissions by concerned citizens, Ratepayer and Community Associations pointing out that the unreasonable increases in density being put forward by developers erases established Secondary Plans. The assumption being promoted that there needs to be massive developments to provide housing for the increase in population that Infrastructure Ontario envision are self serving twists of data.

The reactions to the questions being asked from the various interested parties have not been responded to. Rather than listen and address legitimate concerns from the taxpayers they short circuit the planning process and allow proposals to move forward via Minister Zoning Orders. A Minister's Zoning Order (MZO) is **meant for situations of extraordinary urgency**. It overrides local planning authority to approve development without expert analysis, public input, or any chance of appeal. There is no chance of any debate or to gather more input. Reasonableness and common sense are removed from the equation.

Bullying works and is used time and time again when there is no push back. It works when there are no adults monitoring the participants actions and correcting them.

Regardless of political affiliation, there is little choice but to urge the adults to mobilize and vote for adults on June 2/22.

An independent Auditor General investigation is required and warranted.

Joseph Brunaccioni

Director YRSCC 1109



14 April 2022



DATE: APRIL 25, 2022

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: WENDY LAW, DEPUTY CITY MANAGER, LEGAL AND
ADMINISTRATIVE SERVICES & CITY SOLICITOR

RE: COMMUNICATION
REPORT NO. 19, ITEM NO. 18
BILL 109, MORE HOMES FOR EVERYONE ACT, 2022

This Communication is to provide an update in respect of the Committee of the Whole (2) Report dated April 12, 2022, regarding Bill 109, *More Homes for Everyone Act, 2022* (“**Bill 109**”).

Bill 109, which was introduced on March 30, 2022, was passed by the Legislature, and received Royal Assent on April 14, 2022. Bill 109 is now law.

The amendments to the *Development Charges Act, 1997* became effective as of April 14, 2022. Those amendments require municipalities that have passed a development charge by-law, to make the annual financial statement related to development charges and reserve funds available to the public on its website. The Lieutenant Governor in Council also now has the regulation-making authority to prescribe further requirements on the way statements are made publicly available.

In contrast, only some of the amendments to the *Planning Act* became effective as of April 14, 2022. Some amendments to the *Planning Act* are to come into force on July 1, 2022, January 1, 2023, and an unknown date (a date to be proclaimed by the Lieutenant Governor). A summary of the amendments and their effective date is set out below.

Changes to the *Planning Act* effective as of April 14, 2022

1. *More Ministry of Municipal Affairs and Housing (“MMAH”) powers over timing and decision-making for official plan and related amendments requiring Ministerial approval.*

- The changes provide MMAH with discretionary authority to suspend the time for the Minister to make a decision on official plans and amendments.

- The changes also give the Minister discretionary authority to refer all or part(s) of an official plan matter to the Ontario Land Tribunal (“**OLT**”) for a recommendation and forward all an official plan matter to the OLT for decision.

2. MMAH regulations requiring more detailed reporting and a new Ministerial power to require new types of regular reporting.

- The changes establish authority for MMAH to require public reporting by planning authorities on development applications and approvals, including the format of municipal reporting (i.e., data standard).
- While the regulation in respect of this new requirement has not yet been released, the Minister, because of the changes, can require a municipality to provide “such information to the Minister on such planning matters as the Minister may request”.

3. New type of Community Infrastructure and Housing Accelerator Ministerial Zoning Order upon request by a municipality.

- The changes establish a new Minister’s order-making authority to respond to municipal council resolutions requesting expedited zoning.
- The tool cannot be used in the Greenbelt Area.
- The Minister shall also issue guidelines governing the scope of how this authority may be used, and the guidelines need to be in place before an order can be made.
- The requesting municipality is responsible for providing public notice, undertaking public consultation, and ensuring the order is made available to the public.
- Provincial plans, the Provincial Policy Statements and municipal official plans do not apply to the Minister’s order.
- In issuing an order, the Minister can:
 - Provide exemptions for other necessary planning related approvals from provincial plans, the Provincial Policy Statement, and municipal official plans, if requested by the municipality; and
 - Impose conditions on the municipality and/or proponent.
- Where conditions are imposed, the Minister or the municipality can require agreements to be entered into that can be registered on title.
- Once in effect, only the Minister would be able to make any changes to the order. The Minister could amend an order at the request of the

municipality or could revoke or amend an order at any time at their own discretion, without having to undertake consultation or provide notice.

- The Minister's order would not be subject to appeal.

4. *Ability to define required Site Plan documentation and extension of Site Plan approval timelines.*

- The changes establish complete application requirements for site plan control, with recourse if the application has not been deemed complete within 30 days of acceptance by the municipality.
 - Both the Province and the municipality have a say in what can be required as part of a complete application. The Province can prescribe specifics in a regulation, though they have not. A municipality can further add to this if it's captured in our official plan. Currently, our current site plan control by-law requirements as per By-law 123-2013, and the Official Plan policies on complete application requirements, continue to apply.
- The changes extend site plan control application timelines from 30 to 60 days.

5. *MMAH regulatory power over Subdivision Conditions and ability to reinstate expired approved Draft Plans of Subdivision.*

- The changes establish regulation-making authority for the province to prescribe what can and cannot be required as a condition of draft plan of subdivision approval.
- The changes establish a one-time discretionary authority to allow municipalities to reinstate draft plans of subdivision that have lapsed within the past five years without the need for a new application.
 - This authority only applies where no agreements of purchase and sale have been entered into prior to the lapsing of the draft plan of subdivision.

6. *Mandatory review of upcoming Community Benefits Charge ("CBC") By-laws.*

- The changes require any municipality with a CBC by-law to publicly consult and complete a review no later than five years after the by-law is passed, and every five years thereafter.

- After reviewing a CBC by-law, a municipality must pass a resolution indicating whether a revision is needed. If a municipality does not pass a resolution within the timeframe, the CBC by-law would expire, and a new by-law would need to be passed to charge for community benefits.

7. Limits over parkland dedication in Transit-Oriented Communities (“TOC”).

- The changes specify a tiered alternative parkland dedication rate for TOC development sites, based on the amount or value of development land.
- TOC lands subject to the tiered alternative dedication rates on parkland will be identified pursuant to subsection 2(1) of the *Transit-Oriented Communities Act, 2020*.
- The alternative dedication rate for TOC sites is structured as follows:
 - For sites 5 hectares or less, parkland will be dedicated up to 10% of the land or its value.
 - For sites greater than 5 hectares, parkland will be dedicated up to 15% of the land or its value.
- The changes also provide for encumbered land (i.e., land that is subject to a restriction or stratified ownership) in respect of TOC developments identified in a Minister’s order (Minister of Infrastructure) to be conveyed to a municipality for park or other public, recreational purposes. Encumbered parkland will be deemed to count towards any municipal parkland dedication requirements.

Changes to the *Planning Act* effective as of July 1, 2022

1. Mandatory delegation of Site Plan approvals.

- The changes require that site plan control decisions be made by staff (instead of municipal councils or committees of council).
- This mandatory delegation applies to all site plan applications received on or after July 1, 2022.
- Staff intend to bring back a report to Council in June to put this into effect.

Changes to the *Planning Act* effective as of January 1, 2023

1. Gradual refunds on Zoning By-law Amendment application fees for non-decision.

- The changes to require a gradual refund of zoning by-law amendment application fees will apply to all applications received on or after January 1, 2023.
- Refunds are required where a municipality fails to make a decision on an application within the following legislated timelines:
 - 50% of the fee if the decision is not made within 90 days (or 120 days if concurrent with an official plan amendment application) from the date the municipality received the complete application and fee.
 - 75% of the fee if the decision is not made within 150 days (or 180 days if concurrent with an official plan amendment application) from the date the municipality received the complete application and fee.
 - 100% of the fee if the decision is not made within 210 days (or 240 days if concurrent with an official plan amendment application) from the date the municipality received the complete application and fee.

2. Gradual refunds on Site Plan application fees for non-decision.

- The changes to require a gradual refund of site plan application fees will apply to all applications received on or after January 1, 2023.
- Refunds are required where an approval is not made within the following legislated timelines:
 - 50% of the fee if the decision is not made within 60 days from the date the municipality received the complete application and fee.
 - 75% of the fee if the decision is not made within 90 days from the date the municipality received the complete application and fee.
 - 100% of the fee if the decision is not made within 120 days from the date the municipality received the complete application and fee.

Changes to the Planning Act effective on a date to be proclaimed by the Lieutenant Governor.

1. MMAH regulatory power over what collateral developers may use to secure obligations required by municipalities as a condition of development application approval.

- The changes provide the Minister with regulation-making authority to authorize owners of land and applicants to stipulate the type of surety bonds and other prescribed instruments which may be used to secure agreement obligations in connection with local approval of land use planning matters.

- The regulation-making power enables the Minister to prescribe the circumstances when the authority may be used by owners of land and applicants.

For more information, please contact: Caterina Facciolo, Director of Legal Services and Deputy City Solicitor, Planning and Real Estate Law extension 8662

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Wendy Law', with a stylized, cursive script.

Wendy Law

Deputy City Manager, Legal and Administrative Services & City Solicitor

Copy to: Nick Spensieri, City Manager
Haiqing Xu, Deputy City Manager, Planning and Growth Management
Todd Coles, City Clerk

C37
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 4

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Cc: [Francesca Laratta](#)
Subject: FW: [External] Fwd: April 26, 2022 Council Meeting: 8001 Bathurst Street Application, Rezoning of amendment file Z.19.040, and File OP.19.016
Date: April-25-22 11:56:56 AM
Attachments: [FRA-letter-to-council-April-25-2022.pdf](#)
[FRA-letter-to-council-April-25-2022.docx](#)

From: Flamingo Ratepayers Association <info@flamingoratepayer.ca>
Sent: Monday, April 25, 2022 11:54 AM
To: Clerks@vaughan.ca
Subject: [External] Fwd: April 26, 2022 Council Meeting: 8001 Bathurst Street Application, Rezoning of amendment file Z.19.040, and File OP.19.016

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

From: Flamingo Ratepayers Association <info@flamingoratepayer.ca>
To: "clerks@vaughan.ca" <clerks@vaughan.ca>
Date: 04/25/2022 10:38 AM
Subject: April 26, 2022 Council Meeting: 8001 Bathurst Street Application, Rezoning of amendment file Z.19.040, and File OP.19.016

Good morning,

Please find attached a letter (Word and PDF format) from the Flamingo Ratepayers Association to be delivered to Council for Council's Chamber meeting, Tuesday April 26, 2022 @ 1:00 PM.

If you require more information immediately, please contact Naomi Shacter, VP, Flamingo Ratepayers Association at [REDACTED]

Sincerely,
Anet Mor
President, Flamingo Ratepayers Association



info@flamingoratepayer.ca

Flamingo Ratepayers Association



info@flamingoratepayer.ca

Flamingo Ratepayers Association



April 25, 2022

Dear Vaughan City Council,

RE: 8001 Bathurst Street Application, Rezoning of amendment file Z.19.040, and File OP.19.016

I'm Anet Mor, FRA president, and I'm writing to you in response to the comments made at the Committee of the Whole Public Meeting on April 5, 2022 regarding 8001 Bathurst Street, Agenda #4, and to address comments made in a subsequent email exchange with Councillor Shefman (attached at the end of this letter for reference, although you all were cc'd at the time) and FRA vice-president, Naomi Shacter.

Unfortunately, due to family matters I was not able to attend the meeting personally. My absence was noted by Councillor Shefman and mistaken as approval of the new development plan submitted by the proponent. However, I would like to clarify that:

- A. I did submit a written deputation for the City planner and Council to review by the deadline; and
- B. There were other members of the executive present at the meeting making oral deputations; Naomi Shacter, Vice President; Jeff Springer, Treasurer; and Edgardo Szulstein, Director. The meeting was seen live stream by other members of our group.

To begin, the FRA is deeply disappointed with the lack of discussion between our group and the proponent, and the transparency by which this process has unfolded. At no time did the proponent cooperate in forming a workgroup with the FRA. (A timeline of the process to date is provided at the end of this letter.)

The FRA appreciates that the proponent has reduced the building size in an 'extraordinary' measure, however the prior proposal was neither realistic nor feasible. Regardless of the improvements, we continue to identify core issues that have yet to be addressed by the proponent.

1. PARKING DEFICIT:

REQUIRED PARKING SPACE: 644 spots

PROPOSED PARKING SPACE: 154 spots

PARKING DEFICIT: 490 spots

Councillor Shefman noted in his email, to FRA vice-president Naomi Shacter, the following: *"There is no doubt that parking on the streets in the vicinity of the synagogue is a problem. It is an issue that is recognized by the city, but it is an issue that little can be done about."* And further stated: *"Over the years I have made numerous attempts to deal with the street parking situation to no avail."*

If this is the case, it stands to reason that expanding the usage and size of the site to include a residential apartment building along with more institutional space will only compound the negative effects of a parking deficit further.

This substantial parking deficit has led to:

1. Overflow street parking; and
2. Narrowing of streets that put pedestrians and drivers at risk, and reduce the accessibility for emergency vehicles (this is particularly the case at the Northern part of Highcliffe Drive); and
3. Street congestion; and
4. Reduced street parking for residential guests and visitors.

Expected outcomes of a continued parking deficit with increased usage of proposed development include:

1. Larger and more frequent events (holiday celebrations and festivities, weddings, and barmitzvahs—often held on Saturdays) will bring more ‘drivers’ (members, guests and staff) to 8001 Bathurst Street; and
2. Increased use of institutional space for education will bring more visitors/drivers to the site, and
3. The proposed 5-storey building will bring more visitors/drivers to the site; and
4. A further increase in overflow parking, narrowing of streets and street congestion.

Possible solutions that don’t entail doing nothing:

1. The proponent can keep his gates open to accommodate those that drive on the sabbath and holidays, which is evident by the overflow parking; and
2. Build enough underground parking to accommodate the site and its users; or
3. Don't make the parking and traffic situation worse or potentially dangerous, by adding another structure to the property that, by the way, includes expanding the synagogue’s ability to hold larger and more frequent events, without first addressing the parking deficiency.

Side note: the proposed apartment building is bordering on discriminatory practices by precluding anyone from renting here that is not only not Jewish, but also Jewish applicants that are not orthodox.

2. PARKING LOT CLOSURES:

SABBATH PARKING CLOSURES:

**The parking lot will be inaccessible from Friday at dusk to Saturday at dusk weekly
(104 affected days)**

HOLIDAY PARKING CLOSURES:

The parking lot will be inaccessible during holidays

(approximately 26 affected days throughout the year — from the previous day at sundown to the following day at sundown)

Because a parking deficit already exists at 8001 Bathurst Street, the habitual closure of the parking lot gates further exacerbates the parking issues resulting from a lack of parking on site.

It's reasonable that the City may not have fully understood the demographic of the synagogue in the past. But that is no longer the case. While the synagogue is Orthodox in its practice, the majority of congregants and guests are not. In fact, pre-pandemic, a majority of congregants and guests drove to the synagogue on the Sabbath and religious holidays, a time when the gates are closed, hence the parking issue.

As such, the FRA and our residents are asking that The City not bypass the City's own parking requirements for a facility because it is "meant" to be Orthodox. The synagogue still holds events, and family gatherings throughout the year that require hundreds of people (members, guests and staff) to drive and park on nearby streets which will only continue to compound existing parking issues.

Side note: The proposed Orthodox synagogue (Zichron Yisroel) at 300 Atkinson was cancelled due to lack of available parking onsite.

3. OUTREACH PRACTICE ATTRACTS MORE VISITORS & GUESTS THAT DRIVE:

CHABAD IS AN OUTREACH SYNAGOGUE:

This location in particular attracts members and guests from all over York Region through its marketing efforts, for example with savvy holiday promotions like 'pizza in the hut'.

By its very nature, Chabad is an outreach synagogue. It invites all Jews, regardless of their level of observation, to partake in synagogue events and services, which is wonderful, but that also means it attracts members and guests from all over the region.

The argument that synagogue goers are orthodox and therefore do not drive on holidays or times when the gates will be closed simply does not apply to this particular site.

Please bare in mind that it's not just members that drive to the synagogue—it's also visitors, guests and staff that are driving to partake/work in special events like purim celebrations, high holidays, weddings, barmitzvahs, batmitzvah club celebrations, chanukah festivities and fundraisers to name a few.

Below is a timeline of interactions between the FRA, and the proponent and Councillor Shefman:

2020 interactions

- | | |
|--------|--|
| JUN 4 | The proponent hosted a virtual open house to review the proposed plan |
| JUN 20 | FRA members (approximately 50 members) meet with Councillor Shefman to discuss the proposal and learn how to advocate against. |

- JUN 30 An email was sent to Councillor Shefman that FRA would like to work with the proponent.
- JUL 21 FRA met with the proponent and his team virtually, and unfortunately there were no answers to our group's questions. The proponents consultants and advisor stated "we need to do our homework and will get back to you."
- SEP 22 The first Committee of the Whole Meeting. The proponent surprised council and members of the community by submitting a new plan for presentation, not previously shared with the FRA or community members prior to the September 22, 2020 meeting.
- OCT 20 As there was no further discussion with the proponent, FRA president arranged a phone call with Councillor Shefman to discuss his help in putting together a working group. He said he would.

2021 interactions

- JAN 26 There was no update about the working group. Once again, FRA president reached out by email to Councillor Shefman. He indicated he will speak to the proponent to arrange something.
- MAR 26 FRA president receives an email from Councillor Shefman indicating that "the proposal of the synagogue has now been radically altered in a variety of ways including a smaller building", and that he would keep FRA president posted.
- JUN 1 Once again, FRA president sends out another email requesting an update from Councillor Shefman. His response was that he will speak to the proponent.
- NOV 18 The proponent held an open house to present a new proposal to community members. Participants were allowed to ask questions through a chat, however only select questions were answered, however vaguely with no opportunity to engage in a two-way dialogue.

On behalf of the FRA and our community, I ask City council to consider the existing parking issues that have been allowed to grow, before rendering your decision about the current application.

Anet Mor, President
Flamingo Ratepayer's Association

○ **Flamingo Ratepayers Association** <info@flamingoratepayer.ca>
To maurizio.bevilacqua@vaughan.ca, mario.ferri@vaughan.ca and 24 others

[Reply](#) [Reply all](#) [Forward](#) [Delete](#) [Add to Safe Senders](#) [Add to Blocked Senders](#) 

 1 attachment ▸ [View](#) [Download](#)



Good afternoon Mayor Bevilacqua and Members of Council,

I spoke at the Community of the Whole Public Meeting last night (April 5, 7:00, Agenda #4) regarding the application at 8001 Bathurst Street, and I'm completely dismayed by Councillor Shefman's misrepresentation of the facts regarding this application.

I wanted to respond during the session, but was asked to submit my comments in writing for the April 26th Council meeting. I appreciate the long hours all of you put in to facilitate these public meetings and understand there wasn't time to counter Councillor Shefman's narrative. However, rather than wait until the 26th, I felt it important to share the community's perspective and experience with this project and applicant.

It has not been rainbows and gumdrops, to say the least, and has in fact been very stressful for the greater community, despite what felt like cheerleading for this development, as shown last night by our Ward 5 representative's comments.

The proponent has not been transparent with the community, nor have they willingly worked with the community outside their own (schul) membership, most of whom live outside the community. In fact, our Ward 5 representative did little to facilitate a workgroup at all, which I might add, there was none, even though it was requested numerous times by the Flamingo Ratepayer's Association (FRA).

It should be noted, that the size of the proposed building was just one of many, many concerns that residents raised, and its reduction, significant or not, does not in any way negate the parking deficit or overflow parking—raised last night. Parking is not a trivial concern.

I'd like to mention as well, that I am a member of the original group (now the FRA) that raised concerns about this project. Anet Mor, is the president of the FRA, and could not speak last night for personal reasons, however she did submit a deputation. Her absence should not in any way be inferred as someone who has abandoned this project or is happy with the process and outcome to date, as implied by Councillor Shefman.

In addition to myself, there were two other members of the original group/FRA who spoke last night as individuals: Edgardo Szulstein and Jeff Springer. It's disappointing that Councillor Shefman did not know our group still had representation at last night's meeting, regardless of Anet's absence. And I have to wonder if this project has had the Councillor's stamp of approval all along regardless of the numerous and very real deficiencies in planning on the applicant's part, and the many concerns continued to be raised by the community.

Contrary to the remarks made during last night's meeting, our group is very much alive, present and engaged regarding this matter.

Sincerely,

Naomi Shacter
Vice-president, Flamingo Ratepayer's Association

info@flamingoratepayer.ca
Flamingo Ratepayers Association

Hi Naomi

Thank you for writing to clarify the position of the Flamingo Ratepayers Association regarding the application presented at last evening's public meeting.

Please do understand that I had no idea that you and two of the other speakers were representing the Ratepayers. Nobody identified themselves as representing the Ratepayers group. In fact, nobody from the Ratepayers Association had reached out to me since the new plan was proposed by the proponent. My last contact with Anet was to urge her to continue to speak with the Rabbi about your concerns.

I would have really appreciated hearing from you prior to last night's meeting about your continuing concerns. The last that I had heard was that there were ongoing discussions taking place between your group and the Rabbi regarding the new plan. The height of the original proposal - 12-storeys was reduced to 5. Indeed, as stated during the discussion, it is quite extraordinary for a proponent of a development to be so responsive to the community - as one of my other council colleagues said: "It is almost unheard of!"

I guess I jumped to a conclusion, in the absence of any communications from you, that the Ratepayers were satisfied with the new plan being proposed. Sorry for that.

I do have to comment though on what I believe is one of your current concerns - the parking issues that exist at present. There is no doubt that parking on the streets in the vicinity of the synagogue is a problem. It is an issue that is recognized by the city, but it is an issue that little can be done about. The potential addition of vehicles from the residents in the new building parking on the streets will most likely have little effect based upon the number of units, the possibility that many of the residents will be orthodox Jews who will not drive on the Sabbath or on holy days and the current bylaws that do not permit overnight parking on our streets. When the synagogue was originally approved, it was recognized by the Council of that time, as it is for other orthodox synagogues, that many of the members do not drive to the building for services. They were allowed to have less than the usually required number of parking spots.

Over the years I have made numerous attempts to deal with the street parking situation to no avail.

To sum up, based on what was said last night that the prime remaining issue of concern is parking. One of the speakers also addressed concerns with privacy for the homes to the south of the synagogue properties. His suggestion, substantial landscaping, I am sure could be added to the plan.

Please do let me know if there are other issues that your group would like to address.

Regards

Alan

Alan Shefman, Councillor

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Dear Councillor Shefman,

Thank you very much for your response.

(I apologize in advance for the exposed email list if it comes through that way; we've switched to a new email system and need to iron out a few kinks.)

As a new Ratepayer's Association, still in our infancy, we are continuously learning the protocols and will identify ourselves in the future.

There actually has not been any ongoing two-way discussion with the Rabbi/proponent and our group, which is why we had hoped that you could have facilitated that, and moved the proponent to work with the FRA directly. My understanding is that he did discuss the project with some members of the schul—and I stress, schul members only—and maybe that's where the notion came from that there were ongoing discussions with our group.

After much urging behind the scenes, the proponent did *come to the table* in the way of a virtual community open house in November, 2021. The format was not conducive to a discussion. It was simply to learn about the updated plans. Community members were able to ask questions through a chat to be then called upon at the discretion of the moderator/developer, Lanterra Developments.

The community and the FRA were not satisfied with that meeting, but rather frustrated with the lack of transparency, and residents have expressed their concern that this was a done deal from the beginning. To be quite honest, the applicant's attitude has, from the beginning, been one of indifference to the greater community's concerns. He has a vision for our community, that unfortunately is not shared by his neighbours.

But you are right—it is extraordinary that the proponent was able to reduce the building from 12 to 5 storeys, but not surprising. The original submission was never ever realistic to begin with—it was like trying to fit a football field into a football. And maybe that was the proponent's strategy all along.

I don't believe however there is little that can be done about the parking, as stated in your email—or that we should just accept it and let the problem grow.

1. The proponent can keep his gates open to accommodate those that drive, which we know they do; and
2. Build enough underground parking to accommodate the site and its users; or
3. Don't make the parking and traffic situation worse or potentially dangerous, by adding another structure to the property that, which by the way, includes expanding the schul's ability to hold larger and more frequent events, without addressing the parking deficiency.

I would however like to address the concept that parking was originally approved because the congregation would be orthodox and therefore not driving on the Sabbath. That argument no longer holds water, as we now know that this is was never the case. The City was obviously misled by the proponent about the membership composition, and the City was most likely not made aware that the gates would be closed ever, especially during high attendance, as most members live outside the area and do drive.

I can personally attest to this, because I drove to this synagogue many years ago before moving to the neighbourhood. I have friends as well who drive from as far away as Oakridges, and I can guarantee they didn't walk or take public transit.

Chabad, by its very nature is an outreach schul. It invites all Jews, regardless of their level of observation to partake in schul events and services, which is a wonderful thing, but that means it attracts members and guests from all over.

Our position has always been that this proposed building exacerbates numerous problems that already exist within our community.

We welcome the opportunity to sit down with you and discuss all the issues, and will be in touch soon to arrange a convenient time for all to meet, for after the holidays.

Sincerely,
Naomi Shacter
Vice-president, Flamingo Ratepayer's Association

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On 04/06/2022 2:47 PM Alan Shefman <alan.shefman@vaughan.ca> wrote: Hi Naomi Thank you for writing to clarify the position of the Flamingo Ratepayers Association regarding the application presented at last ...
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