

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – September 10, 2024

COMMUNICATIONS

Distributed September 6, 2024

Item No.

- | | |
|--|---|
| C1. Cathy Varano, dated August 21, 2024 | 6 |
| C2. Tony and Carmela Amadio, Woodbridge Avenue, Woodbridge, dated
September 4, 2024 | 8 |

Distributed September 9, 2024

- | | |
|--|---|
| C3. Kelly A., dated September 6, 2024 | 2 |
| C4. Vince Cimadamore, Alberta Drive, Concord, dated
September 6, 2024 | 2 |
| C5. Frank Covello, Sherwood Park Drive, Vaughan, dated
September 6, 2024 | 2 |
| C6. Angela Luongo/Panza, Sherwood Park Drive, Vaughan, dated
September 6, 2024 | 2 |
| C7. Enzo Luongo, Sherwood Park Drive, Vaughan, dated
September 6, 2024 | 2 |
| C8. Linda Schaefer, Wedgewood Place, Concord, dated
September 6, 2024 | 2 |
| C9. Simone and Ryan Beredo, Alberta Drive, Vaughan, dated
September 6, 2024 | 2 |
| C10. Atheer Al-Zubaidi, Wedgewood Place, Concord, dated
September 6, 2024 | 2 |
| C11. Guenrikh and Marinia Kaplan, Sherwood Park Drive, Concord, dated
September 6, 2024 | 2 |
| C12. Patricia Belli, Alberta Drive, Vaughan, dated September 6, 2024 | 2 |
| C13. Anna Belli, Sherwood Park Drive, Vaughan, dated
September 6, 2024 | 2 |
| C14. Lisa Charow and Curtis Jay, Sherwood Park Drive, Vaughan, dated
September 6, 2024 | 2 |

Disclaimer Respecting External Communications

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – September 10, 2024

COMMUNICATIONS

<u>Distributed September 9, 2024 continued</u>	<u>Item No.</u>
C15. Ranjana Mehta, Sherwood Park Drive, Vaughan, dated September 6, 2024	2
C16. Kelly Alevar, Alberta Drive, Vaughan, dated September 6, 2024	2
C17. David, Alberta Drive, Concord, dated September 6, 2024	2
C18. John Ferraro, Sherwood Park Drive, Concord, dated September 6, 2024	2
C19. Meena Tanna and Harshad Panchal, Alberta Drive, Concord, dated September 6, 2024	2
C20. Diethard K. Bohme, Alberta Drive, Concord, dated September 6, 2024	2
C21. Xiaoyun Xu, Alberta Drive, Vaughan, dated September 6, 2024	2
C22. Jose Coppola, Sherwood Park Drive, Concord, dated September 7, 2024	2
C23. Vince DeGiorgio, Sherwood Park Drive, Vaughan, dated September 7, 2024	2
C24. Gianni and Maria Cusin, Alberta Drive, Concord, dated September 7, 2024	2
C25. Stefano M. Alidrissi, Sherwood Park Drive, Concord, dated September 7, 2024	2
C26. Jacqueline Gray, Alberta Drive, Concord, dated September 6, 2024	2
C27. Christinel Ciaus, Sherwood Park Drive, Concord, dated September 7, 2024	2
C28. Renee Luniewski, dated September 7, 2024	6
C29. Robert Cestra, Sherwood Park Drive, Concord, dated September 8, 2024	2
C30. Ronilo Barril, Alberta Drive, Concord, dated September 8, 2024	2

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – September 10, 2024

COMMUNICATIONS

<u>Distributed September 9, 2024 continued</u>	<u>Item No.</u>
C31. Caroline Ferraro, Sherwood Park Drive, Concord, dated September 8, 2024	2
C32. Ben, dated September 8, 2024	2
C33. Samantha Pechenik. 45 Alberta Drive, Vaughan, dated September 8, 2024	2
C34. Juan and Mariela Almeida, Alberta Drive, Concord, dated September 8, 2024	2
C35. Chris Argiropoulos, Alberta Drive, Concord, dated September 9, 2024	2
C36. Daisy Rey, Alberta Drive, Concord, dated September 9, 2024	2
C37. V.R., Alberta Drive, Vaughan, dated September 9, 2024	2
C38. Aurora Almeida Cabrera, Alberta Drive, Concord, dated September 9, 2024	2
C39. Mona Anghelescu and Cristian Paraleste, Alberta Drive, Concord, dated September 9, 2024	2
C40. Garry O'Brien, Alberta Drive, Concord, dated September 9, 2024	2
C41. Claudio and Tommasina Faiella, Castlehill Road, Vaughan, dated September 9, 2024	2
C42. The Luongo Family, Sherwood Park Drive, Vaughan, dated September 9, 2024	2
C43. Pina Cestra, dated September 9, 2024	2
C44. Presentation material	5
C45. Mike Everard, Augusta National Inc., Main Street, Unionville, dated September 9, 2024	5
C46. Presentation material	7
C47. Presentation material	6

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – September 10, 2024

COMMUNICATIONS

<u>Distributed September 9, 2024 continued</u>	<u>Item No.</u>
C48. Presentation material	8
C49. Christina Cerra and Francesco Gaudio, Sherwood Park Drive, Concord, dated September 9, 2024	2

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C1.
Communication
CW(PM) – September 10, 2024
Item No. 6

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Rejection of zoning amendment file z.24.025
Date: Thursday, August 22, 2024 9:05:48 AM

From: Cathy Varano [REDACTED]
Sent: Wednesday, August 21, 2024 9:23 PM
To: Clerks@vaughan.ca
Subject: [External] Rejection of zoning amendment file z.24.025

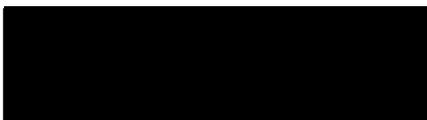
CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

I am writing to express my strong opposition to Zoning Amendment File Z.24.025, which proposes an increase of condo units in the Napa Valley and Islington area. I do not agree to the proposal and reject the idea which will greatly affect the area I live negatively in many ways.

Cathy Varano

–

Graphic Designer



From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] Amendment File OP.24.004 Zoning Bylaw amendment File Z.24.013
Date: Wednesday, September 4, 2024 12:08:13 PM

From: Tony Amadio [REDACTED]
Sent: Wednesday, September 04, 2024 10:23 AM
To: Clerks@vaughan.ca
Cc: [REDACTED]
Subject: [External] Amendment File OP.24.004 Zoning Bylaw amendment File Z.24.013

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

To: Vaughan City Clerk

Re: Building Height Amendment Request for 97 Woodbridge Ave. ON

We are writing to object to the building height amendment request for the above-mentioned property. We have been living on Woodbridge Ave for the past twelve (12) years and have witnessed a significant increase in traffic congestion. While we welcome new condo developments, we strongly object to the proposed height increase request. Woodbridge is a unique community, and we strongly feel that keeping the existing height limits for this development will maintain the current look and feel.

Tony & Carmela Amadio
[REDACTED]
[REDACTED] Woodbridge Ave
Woodbridge, ON
L4L 0B8

This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential, and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.

C3.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 2024
Date: Friday, September 6, 2024 1:26:14 PM

From: Kelly A [REDACTED]
Sent: Friday, September 6, 2024 1:19 PM
To: Clerks@vaughan.ca
Subject: [External] PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 2024

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PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 2024

I oppose the high density development at 9222 Keele St Vaughan Ontario.

C4.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] I am sharing "letter to clerks for sept 10 2024 meetings" with you
Date: Saturday, September 7, 2024 7:39:41 AM
Attachments: [letter to clerks for sept 10 2024 meetings.docx](#)

From: Vince Cimadamore [REDACTED]
Sent: Friday, September 6, 2024 2:07 PM
To: Clerks@vaughan.ca
Subject: [External] I am sharing 'letter to clerks for sept 10 2024 meetings' with you

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Sent from my Galaxy

Attention: Office of the City Clerk

Email: clerks@vaughan.ca

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident in the Sherwood Park Community located at the south-west corner of Keele Street and Rutherford Road – where the subject lands/plaza, 9222 Keele Street is located that has been inserted into the expanded MTSA Boundary, without the knowledge and or consent of myself and all the residents of Sherwood Park Community.. I am a very concerned with our community being part of this high density boundary and **I, strongly oppose** the Zoning Amendments for the PMTSA) especially for the plaza site located at : 9222 Keele Street which is smack in our community and we would like to see this plaza site totally removed from the PMTSA expanded area as it is not feasible nor a viable location considering our community abuts it and our community nor the area can support the amount of people it will bring in and the traffic and chaos it will create for our community and the area of Keele and Rutherford Rd as a whole. We feel that the inclusion of this plaza site in our community into the expanded PMTSA area was done without the regard of the residents and our community and without the consideration the severe impact this type of re development of high rise will have on the residents safety, quality of life and the quiet enjoyment we are entitled to, this is just a few items that would be impacted due this boundary expansion to include our small, quiet community, already in distress of high traffic and safety concerns.

Thanks kindly and please note this opposition at your September 10th, 2024 council meeting.

Yours.

Resident Name: Vince Cimadamore

Address: ■ Alberta Drive – Concord , Ontario

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10- Opposition to Proposed High-Density Development at 9222 Keele Street
Date: Saturday, September 7, 2024 7:40:24 AM

From: Frank Covello [REDACTED]
Sent: Friday, September 6, 2024 2:22 PM
To: Clerks@vaughan.ca
Subject: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10- Opposition to Proposed High-Density Development at 9222 Keele Street

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mayor and Members of Council,

My name is Frank Covello, a resident at [REDACTED] Sherwood Park Drive, located at the southwest corner of Keele and Rutherford.

I am writing to express my strong opposition to the proposed high-density development within the Sherwood Park community, particularly at 9222 Keele Street. This development will significantly impact our neighborhood, leading to increased traffic, numerous cut-throughs in our neighborhood, and heightened safety concerns. The risk of accidents will rise, putting residents in harm's way. Many of us already feel trapped and are struggling to get into or out of our own homes due to the current traffic situation.

Approving this condo development would only exacerbate the already burdensome traffic and safety issues we face. We cannot afford more traffic, safety concerns, or cars and large trucks cutting through our neighborhood. It is clear to me that this development will be disastrous for our community.

I kindly request your immediate attention to this matter, as we believe our community deserves transparency and inclusivity. It is essential that we work together to address the pressing issues affecting our neighborhood.

I want to extend my gratitude to Councillor Marilyn lafrate for keeping us informed about the developments in our area and the importance of this meeting. We appreciate your efforts in standing up for the residents. Thank you, Councillor lafrate, for continuing to

oppose all initiatives that would allow for high-rise/high-density within the Sherwood Park community and surrounding areas.

Thank you for your time and understanding.

Sincerely,

Frank Covello

Resident at [REDACTED] Sherwood Park Drive

Frank Covello
Broker of Record/Owner
Realty Executives Priority One Ltd. Brokerage
130 Bass Pro Mills Drive, Unit 64
Vaughan, ON L4K 5X2
Office: 905-738-5478
Cell: 416-579-7355
www.realtyexecutivespriorityone.com

C6.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011
Date: Saturday, September 7, 2024 7:40:43 AM

From: Angela Luongo [REDACTED]
Sent: Friday, September 6, 2024 2:43 PM
To: Clerks@vaughan.ca
Subject: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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Attention: Office of the City Clerk

Email: clerks@vaughan.ca

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density,

pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Yours.

Resident Name: Angela Luongo / Panza

Address: ■ Sherwood Park Drive – Concord, Ontario

C7.

Communication

CW(PM) – September 10, 2024

Item No. 2

Attention: Office of the City Clerk

Email: clerks@vaughan.ca

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident in the Sherwood Park Community located at the south-west corner of Keele Street and Rutherford Road – where the subject lands/plaza, 9222 Keele Street is located that has been inserted into the expanded MTSA Boundary, without the knowledge and or consent of myself and all the residents of Sherwood Park Community.. I am a very concerned with our community being part of this high density boundary and **I, strongly oppose** the Zoning Amendments for the PMTSA) especially for the plaza site located at : 9222 Keele Street which is smack in our community and we would like to see this plaza site totally removed from the PMTSA expanded area as it is not feasible nor a viable location considering our community abuts it and our community nor the area can support the amount of people it will bring in and the traffic and chaos it will create for our community and the area of Keele and Rutherford Rd as a whole. We feel that the inclusion of this plaza site in our community into the expanded PMTSA area was done without the regard of the residents and our community and without the consideration the severe impact this type of re development of high rise will have on the residents safety, quality of life and the quiet enjoyment we are entitled to, this is just a few items that would be impacted due this boundary expansion to include our small, quiet community, already in distress of high traffic and safety concerns.

Thanks kindly and please note this opposition at your September 10th, 2024 council meeting.

Yours.

Resident Name: Enzo Luongo

Address: ■ Sherwood Park Drive – Concord , Ontario

C8.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2
Date: Saturday, September 7, 2024 7:41:32 AM
Importance: High

From: Linda Schaefer [REDACTED]
Sent: Friday, September 6, 2024 3:07 PM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca
Cc: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: [External] Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2
Importance: High

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Linda Schaefer

Address of Resident: ██████████ Wedgewood Place, Concord,
Ontario, L4K 4X6

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] 9222 Keele Street Plaza re development proposal and expansion in the PMTSA - Protected Major Transit Area and Zoning Amendments
Date: Saturday, September 7, 2024 7:42:28 AM

From: Simone Beredo [REDACTED]
Sent: Friday, September 6, 2024 3:14 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] 9222 Keele Street Plaza re development proposal and expansion in the PMTSA - Protected Major Transit Area and Zoning Amendments

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 **more specifically ITEM 4 -2** (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca, and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our

streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Simone & Ryan Beredo

Address of Resident: ■ Alberta Drive

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011
Date: Saturday, September 7, 2024 7:43:06 AM

From: Atheer Al-Zubaidi [REDACTED]
Sent: Friday, September 6, 2024 3:33 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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Attention: Office of the City Clerk

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By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment

Z.24.011.

Atheer Al-Zubaidi

**■ Wedgewood PI
Concord, ON
L4k 4X7**

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.
Date: Saturday, September 7, 2024 7:43:21 AM

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

From: Marina K [REDACTED]
Sent: Friday, September 6, 2024 3:40 PM
To: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Clerks@vaughan.ca; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: [External] NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

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Attention: Office of the City Clerk

Email to both: clerks@vaughan.ca and Marilyn.iafrate@vaughan.ca

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

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We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: _____ Kaplan, Guenrikh and Marina _____

Address of Resident: _____ ■ Sherwood park drive, Concord, ONT L4K 4X8 _____

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011
Date: Saturday, September 7, 2024 7:43:56 AM

From: Patricia Belli [REDACTED]
Sent: Friday, September 6, 2024 3:50 PM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

To whom it may concern:

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment, including this Zoning Bylaw Amendment, expanding the boundaries of the Protected Major Transit Station Areas (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development at this location, you are opening up the Sherwood Park community up to an even more exorbitant amount of traffic than currently has already developed throughout the neighbourhood. The original infrastructure cannot accommodate this zoning change.

Due to the narrow streets, street parking is not feasible.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood. Its close proximity to the proposed residential dwellings slated for this area will cause uncomfortable density, increased pollution, rising noise levels, and will also affect the aesthetics of our neighbourhood.

I, being a community resident, urge the City Council to oppose and exclude this location from the PMTSA so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Sincerely,

Name of Resident: _____ Patricia Belli _____

Address of Resident: _____ Alberta Dr. Vaughan, L4K 4X4 _____

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011
Date: Saturday, September 7, 2024 7:44:09 AM

From: Patricia Belli [REDACTED]
Sent: Friday, September 6, 2024 3:52 PM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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To whom it may concern:

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment, including this Zoning Bylaw Amendment, expanding the boundaries of the Protected Major Transit Station Areas (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development at this location, you are opening up the Sherwood Park community up to an even more exorbitant amount of traffic than currently has already developed throughout the neighbourhood. The original infrastructure cannot accommodate this zoning change.

Due to the narrow streets, street parking is not feasible.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood. Its close proximity to the proposed residential dwellings slated for this area will cause uncomfortable density, increased pollution, rising noise levels, and will also affect the aesthetics of our neighbourhood.

I, being a community resident, urge the City Council to oppose and exclude this location from the PMTSA so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Sincerely,

Name of Resident: _____ Anna Belli _____

Address of Resident: [REDACTED] Sherwood Park Dr. Vaughan, L4K 4X8 _____

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011
Date: Saturday, September 7, 2024 7:44:40 AM

From: Lisa Charow [REDACTED]
Sent: Friday, September 6, 2024 4:04 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Cc: Curtis Jay [REDACTED]
Subject: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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Dear Office of the City Clerk,

We are writing to express our strong opposition to the inclusion of our subdivision, particularly the area around 9222 Keele Street, within the Protected Major Transit Station Area (PMTSA) boundary, which would permit high-density development. As residents of the Sherwood Park community, we believe such development would negatively impact the character of our neighborhood and overwhelm local infrastructure, including traffic congestion, public services, and green spaces.

We already deal with daily congestion on our narrow streets due to cut-through traffic, and any further development would severely exacerbate this issue, making it unmanageable for residents and visitors alike.

This area is predominantly low-density, and the proposed changes would drastically alter the community's landscape and quality of life. High-density developments are better suited to areas with more robust infrastructure to support increased population density, whereas Sherwood Park is not equipped to accommodate such a shift without significant repercussions.

We appreciate Councillor Iafrate's continued efforts to oppose high-rise and high-density development in our community, and we urge the Council to reconsider this proposal, keeping the best interests of the current residents in mind.

Thank you for considering our opposition. We hope the Council will prioritize preserving the integrity of our neighborhood.

Sincerely,

Lisa Charow & Curtis Jay
■ Sherwood Park Drive

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2
Date: Saturday, September 7, 2024 7:45:01 AM

From: [REDACTED]
Sent: Friday, September 6, 2024 4:11 PM
To: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca
Cc: Enzo Luongo <eluong@rentexrealty.com>; [REDACTED]
Subject: [External] Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I

strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident:___Ranjana Mehta

Address of Resident: [REDACTED] Sherwood Park Drive, Concord ON

Regards

Ranjana Mehta

Sent from my iPhone

On Sep 6, 2024, at 12:08 PM, Marisa Provenzano <Marisa.Provenzano@vaughan.ca> wrote:

Dear residents,

Councillor Iafrate has asked that I send this email to provide an update.

If you may recall last year, the City of Vaughan Council approved expanding boundaries, Protected Major Transit Station Areas (“PMTSA”), to allow for high density development within your subdivision, particularly at 9222 Keele Street.

The Zoning Amendment Application has now come forward as the last part of the process that officially includes your subdivision in the MTSA boundary. This item is on next week’s Committee of the Whole (Public Meeting) agenda.

If you still oppose the boundary for high density development in your community, please send your letter of opposition to the email below, by 12:00 noon on Monday, September 9, 2024.

All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca. **PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 IN THE SUBJECT LINE.**

If you wish to attend in person to speak on the item, please complete the form. [Request to Speak to an Item on the Agenda \(office.com\)](#)

Item 4 – 2

CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING BY-LAW 001-2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT STATION AREAS FILE NO.: Z.024.011

Link to view the report:

[Committee of the Whole \(Public Meeting\) - September 10, 2024 \(escribemeetings.com\)](#)

Councillor lafrate will continue to oppose all initiatives that would allow for highrise/high-density within the Sherwood Park community and surrounding areas.

Kind regards,

Marisa

Marisa Provenzano
Council Assistant to Councillor Marilyn lafrate
905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

Subscribe to Councillor lafrate's [eNewsletter](#).



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C16.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Item no : 4-2- COW- public meeting September 10 2024.
Date: Saturday, September 7, 2024 7:46:28 AM

From: Kelly A [REDACTED]
Sent: Friday, September 6, 2024 4:40 PM
To: Clerks@vaughan.ca
Subject: [External] Item no : 4-2- COW- public meeting September 10 2024.

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Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our

streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: _____ Kelly Alvear _____

Address of ■ Alberta Dr Resident: _____

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.01
Date: Saturday, September 7, 2024 7:46:36 AM

From: Enzo Luongo <eluongo@rentexrealty.com>
Sent: Friday, September 6, 2024 4:49 PM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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Attention: Office of the City Clerk – sent on behalf of Mr David Hasted -he does not have access to email, but you can contact him anytime to confirm

Email: clerks@vaughan.ca

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Yours.

Resident Name: David (i dont have an email u can contact me directly anytime to confirm my opposition)

Address: ■ Alberta Drive – Concord, Ontario

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Fwd: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2
Date: Saturday, September 7, 2024 7:46:51 AM

From: John Ferraro [REDACTED]
Sent: Friday, September 6, 2024 4:59 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Fwd: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 **more specifically ITEM 4 -2** (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut-through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving

the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: John Ferraro

Address of Resident: ██████████ Sherwood Park Dr, Concord, ON L4K 4X6

----- Forwarded message -----

From: **Marisa Provenzano** <Marisa.Provenzano@vaughan.ca>

Date: Fri, 6 Sept 2024 at 12:08

Subject: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

To:

Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>, Gina Ciampa

<Gina.Ciampa@vaughan.ca>, Marisa Provenzano <Marisa.Provenzano@vaughan.ca>

Dear residents,

Councillor Iafrate has asked that I send this email to provide an update.

If you may recall last year, the City of Vaughan Council approved expanding boundaries, Protected Major Transit Station Areas (“PMTSA”), to allow for high density development within your subdivision, particularly at 9222 Keele Street.

The Zoning Amendment Application has now come forward as the last part of the process that officially includes your subdivision in the MTSA boundary. This item is on next week’s Committee of the Whole (Public Meeting) agenda.

If you still oppose the boundary for high density development in your community, please send your letter of opposition to the email below, by 12:00 noon on Monday, September 9, 2024.

All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca. **PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 IN THE SUBJECT LINE.**

If you wish to attend in person to speak on the item, please complete the form. [Request to Speak to an Item on the Agenda \(office.com\)](#)

Item 4 – 2

CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING BY-LAW 001-

**2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT STATION AREAS FILE NO.:
Z.024.011**

Link to view the report:

[Committee of the Whole \(Public Meeting\) - September 10, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com/Committee-of-the-Whole-(Public-Meeting)-September-10-2024)

Councillor lafrate will continue to oppose all initiatives that would allow for highrise/high-density within the Sherwood Park community and surrounding areas.

Kind regards,

Marisa

Marisa Provenzano
Council Assistant to Councillor Marilyn lafrate
905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

Subscribe to Councillor lafrate's [eNewsletter](#).



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From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024
Date: Saturday, September 7, 2024 7:47:05 AM

From: Tanna, Meena
Sent: Friday, September 6, 2024 5:41 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca, and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our

small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: _____ Meena Tanna & Harshad Panchal _____

Address of Resident: _____ Alberta Drive, Concord L4K 4X4 _____

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Item No. 4 – 2 – COW – PUBLIC MEETING September 10, 2024
Date: Saturday, September 7, 2024 7:47:17 AM

From: Diethard Bohme
Sent: Friday, September 6, 2024 7:18 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Item No. 4 – 2 – COW – PUBLIC MEETING September 10, 2024

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Office of the City Clerk:

Re: 9222 Keele Street Plaza re development proposal and expansion in the PMTSA - Protected Major Transit Area and Zoning Amendments;

ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 **more specifically ITEM 4 -2** (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation on this matter.

Please be advised that I am a resident of the Sherwood Park community and that I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street. By allowing high density development, our infrastructure cannot accommodate more vehicles traveling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem. Furthermore, our streets cannot sustain street parking as the roads are narrow. In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building complex and with that comes more density, pollution, noise and will also affect the aesthetics of our neighborhood and our family environment, especially for children.

I urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Diethard K. Bohme

Address of Resident: Alberta Dr., Concord ON L4K 4X5

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.01
Date: Saturday, September 7, 2024 7:47:44 AM

From: Yun . [REDACTED]
Sent: Friday, September 6, 2024 8:59 PM
To: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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To whom it may concern, including all City of Vaughan Council Members, Honourable Mayor Del Duca, and staff involved in this consultation,

As a resident of the Sherwood Park community, I strongly oppose any planning amendment, including the Zoning Bylaw Amendment, that seeks to expand the boundaries of the PMTSA to allow high-density development at 9222 Keele Street.

By Allowing high-density development in our area will overwhelm our infrastructure, which is already unable to handle the current volume of vehicles on our small streets. We face daily traffic congestion and cut-through traffic, and adding more cars will only worsen the situation.

Our streets are too narrow to support street parking effectively.

If high-density development is approved, our small, quiet, and charming neighborhood will be transformed. The increased density, pollution, noise, and the proximity to a large building will negatively impact both the character and appearance of our community.

We strongly urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA), thereby preventing high-density development, as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Xiaoyun Xu
Alberta Drive

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Attention: Office of the City Clerk
Date: Saturday, September 7, 2024 11:22:53 PM

C22.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: J Cop [REDACTED]
Sent: Saturday, September 7, 2024 9:20 AM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Attention: Office of the City Clerk

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Josie Coppola

Address of Resident: [REDACTED] Sherwood Park Dr, Concord, ON, L4K 4X6

-

C23.

Communication

CW(PM) – September 10, 2024

Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] By- Law Amendments Item 4-2
Date: Saturday, September 7, 2024 11:23:51 PM
Attachments: [Document_2024-09-07_112616_Sherwood_Park.pdf](#)

From: V DEGIORGIO [REDACTED]
Sent: Saturday, September 7, 2024 11:40 AM
To: Clerks@vaughan.ca
Cc: Vince DeGiorgio [REDACTED]
Subject: [External] By- Law Amendments Item 4-2

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning please see attached form 's regarding the proposed By -Law Amendment (city wide zoning by-law comprehensive Zoning by-law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No :Z.024.011.)

Vince DeGiorgio
[REDACTED] Sherwood Park Drive

Sample Letter We Recommend you use and or add to it if you like, but please send in asap. (*Cut and paste it)

Attention: Office of the City Clerk

**Email to both: clerks@vaughan.ca and
Marilyn.iafrate@vaughan.ca**

**Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September
10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning
By-Law Amendments Comprehensive Zoning By -Law 001-
2021 Zoning By-Law 1-88 Protected Major Transit Station
Areas File No.: Z.024.011**

**To whom it may concern – Including all City of Vaughan
Council Members, including the Honourable Mayor Del
Duca. and members of staff providing consultation to this
matter.**

**I am a resident of the Sherwood Park community and I
strongly oppose any Planning amendment including this
Zoning Bylaw Amendment expanding the boundaries
(PMTSA) to allow for high density development located at
9222 Keele Street.**

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Mr. Vince De Giorgio

Address of Resident:  SHERWOOD PARK

C24.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024, more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011
Date: Saturday, September 7, 2024 11:25:19 PM

From: Maria Cusin [REDACTED]
Sent: Saturday, September 7, 2024 1:28 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024, more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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Attention: Office of the City Clerk

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high-density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighborhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Residents: Gianni and Maria Cusin

Address of Resident: [REDACTED] Alberta Drive, Concord, Ontario, L4K 4X4

Regards,
The Cusin Family
[REDACTED] Alberta Drive,
Concord, Ontario, L4K 4X4

C25.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: [Celia@vaughan.ca](#)
To: [Stefano Alidrisi](#)
Subject: FW: [External] Fwd: 9222 Keele Street Plaza re development proposal and expansion in the PMTSA - Protected Major Transit Area and Zoning Amendments
Date: Saturday, September 7, 2024 12:28:49 PM

From: Stefano Alidrisi
Sent: Saturday, September 7, 2024 5:11 PM
To: Marilyn Iafate <Marilyn.Iafate@vaughan.ca>; Clerks@vaughan.ca; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: [External] Fwd: 9222 Keele Street Plaza re development proposal and expansion in the PMTSA - Protected Major Transit Area and Zoning Amendments

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Print all
In new window
Re: 9222 Keele Street Plaza re development proposal and expansion in the PMTSA - Protected Major Transit Area and Zoning Amendments
Inbox
Search for al

Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with major traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are very narrow & already congested.

In allowing for a high density development, our community will no longer be a small, "quiet", quaint neighborhood which will be in close proximity to a large building and with that comes more density, more pollution, more noise, more traffic laws violations and will also affect the aesthetics of our neighborhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Stefano M Alidrisi _____

Address of Resident: _____ Sherwood Park Dr, Concord ON L4K 4X6

Thank you for listening!

Stefano

C26.

Communication

CW(PM) – September 10, 2024

Item No. 2

From: [Jackie Gray](#)
To: Clerks@vaughan.ca
Cc: [Marilyn Iafrate](#)
Subject: [External] Fwd: 9222 Keele Street Plaza re development proposal and expansion in the PMTSA - Protected Major Transit Area and Zoning Amendments
Date: Friday, September 6, 2024 7:35:39 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

-
Attention: Office of the City

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding

the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station

Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Jacqueline Gray

■ Alberta Drive
Concord
L4k4x5

-

-

-

C27.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011
Date: Saturday, September 7, 2024 11:27:24 PM

From: cristi ciaus [REDACTED]
Sent: Saturday, September 7, 2024 5:36 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca, and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Cristinel Ciaus

Address of Resident: ■ Sherwood Park Drive, Vaughan, ON

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Rejection - Zoning by-law amendment file Z.24.025 (Islington/Napa Valley)
Date: Saturday, September 7, 2024 11:24:59 PM

From: RENEE LUNIEWSKI [REDACTED]
Sent: Saturday, September 7, 2024 1:27 PM
To: Clerks@vaughan.ca
Subject: [External] Rejection - Zoning by-law amendment file Z.24.025 (Islington/Napa Valley)

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RE: 9681/9691 Islington Ave - development by Gatehollow Estates Inc., Zoning By-law Amendment File Z.24.025

I wish to submit my strong opposition regarding the Zoning By-law Amendment File Z.24.025. I do not agree with the owner's request to increase the number of units. Although I welcome new low-rise condos in the area, the amendment will have multiple negative and irreversible impacts in the area.

Of particular concern is the reduction in the number of 2-bedroom units by 50% while doubling the number of 1-bedroom units. Saturating the market more 1-bedroom units is not going to resolve the on-going housing shortage. Young families who currently and in the near future cannot afford housing need other more affordable options with room to grow.

Building more 2 and 3 bedroom low rise condos will greatly improve the current dire housing situation. In addition to younger families, it will also provide more options for retirees and empty-nesters who are currently not selling their homes - BECAUSE THERE ARE FEW AND LIMITED OPTIONS!

Furthermore, increasing the number of 1-bed units will continue the trend for them to be used primarily as investment properties and/or short-term rentals.

I ask you to look at the current real-estate status in the city of Toronto that has flooded the market with too many unsellable 1-bed condos - nobody wants these as a long-term residences.

Renee Luniewski

C29.

Communication

CW(PM) – September 10, 2024

Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External]
Date: Monday, September 9, 2024 8:33:39 AM

From: Robert Cestra [REDACTED]
Sent: Sunday, September 8, 2024 12:30 PM
To: Clerks@vaughan.ca
Subject: [External]

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My letter of, OPPOSITION, to expanding the boundaries, Protected Major Transit Station Areas, to Low for high density development within my subdivision, particularly at 9222 KEELE STREET. (item 4-2)

Robert Cestra
[REDACTED] Sherwood Park Drive
Concord, Ontario
L4K 4X7

I am against the expanding
Thank You

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)
Subject: FW: [External] ITEM NO: 4 - 2 - COW - PUBLIC MEETING September 10th, 2024 specifically ITEM 4 - 2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By-Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File
Date: Monday, September 9, 2024 8:33:58 AM

From: ROGERS [REDACTED]
Sent: Sunday, September 8, 2024 1:31 PM
To: Clerks@vaughan.ca
Subject: [External] ITEM NO: 4 - 2 - COW - PUBLIC MEETING September 10th, 2024 specifically ITEM 4 - 2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By-Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Attention: Office Of The City Clerk

I am a resident of the Sherwood Park Community and I strongly oppose any Planning amendment including this Zoning By law Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development , our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffiuce congestion and cut through traffic on a daily basis and having more vehicles utilizing out streets will exacerbate the current problem.

Our streets can not sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighborhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Thank you kindly and please note this opposition at your September 10th, 2024 council meeting.

Yours,

Resident Name: Ronilo Barril

Address: [REDACTED] Alberta Drive, Concord, Ontario L4K 4X5

C31.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Fwd: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2
Date: Monday, September 9, 2024 8:34:26 AM

From: Caroline Lee [REDACTED]
Sent: Sunday, September 8, 2024 7:05 PM
To: Clerks@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] Fwd: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries

(PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Caroline

Ferraro _____

Address of Resident: [REDACTED] **Sherwood Park Drive, Concord, ON,
L4K4X6**

----- Forwarded message -----

From: **Marisa Provenzano** <Marisa.Provenzano@vaughan.ca>

Date: Fri, Sep 6, 2024 at 12:08 PM

Subject: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

To:

Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>, Gina Ciampa

<Gina.Ciampa@vaughan.ca>, Marisa Provenzano <Marisa.Provenzano@vaughan.ca>

Dear residents,

Councillor Iafrate has asked that I send this email to provide an update.

If you may recall last year, the City of Vaughan Council approved expanding boundaries, Protected Major Transit Station Areas (“PMTSA”), to allow for high density development within your subdivision, particularly at 9222 Keele Street.

The Zoning Amendment Application has now come forward as the last part of the process that officially includes your subdivision in the MTSA boundary. This item is on next week’s Committee of the Whole (Public Meeting) agenda.

If you still oppose the boundary for high density development in your community, please send your letter of opposition to the email below, by 12:00 noon on Monday, September 9, 2024.

All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca. **PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 IN THE SUBJECT LINE.**

If you wish to attend in person to speak on the item, please complete the form. [Request to Speak to an Item on the Agenda \(office.com\)](https://www.v Vaughan.ca/office/Request-to-Speak-to-an-Item-on-the-Agenda)

Item 4 – 2

CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING BY-LAW 001-2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT STATION AREAS FILE NO.: Z.024.011

Link to view the report:

[Committee of the Whole \(Public Meeting\) - September 10, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com/Committee-of-the-Whole-Public-Meeting-September-10-2024)

Councillor lafrate will continue to oppose all initiatives that would allow for highrise/high-density within the Sherwood Park community and surrounding areas.

Kind regards,

Marisa

Marisa Provenzano
Council Assistant to Councillor Marilyn lafrate
905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
[vaughan.ca](https://www.vaughan.ca)

Subscribe to Councillor lafrate's [eNewsletter](#).



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.

--

In Him,
Caroline Lee

C32.

Communication

CW(PM) – September 10, 2024

Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Attention: Office of City Clerk
Date: Monday, September 9, 2024 8:34:34 AM

From: [REDACTED]
Sent: Sunday, September 8, 2024 7:17 PM
To: Clerks@vaughan.ca
Subject: [External] Attention: Office of City Clerk

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello, hope this email finds you well.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries PMTSA to allow for high density development located at 9222 Keele St.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will intensify the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Thanks kindly and please note this opposition at your September 10th, 2024 council meeting.

Regarding: PUBLIC MEETING September 10, 2024 more specifically ITEM 4-2 /City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011.

Best regards,
Ben

C33.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Attention : office of the city clerk
Date: Monday, September 9, 2024 8:35:18 AM

From: Samantha Pechenik [REDACTED]
Sent: Sunday, September 8, 2024 10:37 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Attention : office of the city clerk

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 [more specifically ITEM 4 -2](#)(City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at [9222 Keele Street](#).

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: __samantba pechenik_____

Address of Resident: █ Alberta drive _____

--

Samantha Pechenik

C34.

Communication

CW(PM) – September 10, 2024

Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Zoning By-Law Amendments
Date: Monday, September 9, 2024 8:36:04 AM

From: J Almeida [REDACTED]
Sent: Monday, September 9, 2024 7:51 AM
To: Clerks@vaughan.ca
Subject: [External] Zoning By-Law Amendments

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

RE: Item No: 4-2-CDW-Public Meeting September 10, 2024 Item 4 - 2

I am a resident of the Sherwood Park community and I and my family strongly oppose any planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development our infrastructure can not accommodate more vehicles travelling through our small, narrow and limited streets. We are currently dealing with traffic congestion due to cut through exceedance of traffic on the daily basis, which is simple unacceptable to the safety of every resident of the area and including our children. Please remember that there is a lot a children in our neighborhood that are now simply not allowed to play in areas and including the park, because motorist do not respect the speed limits and traffic signs.. Our streets were not build to sustain street parking. During garbage pick up and in the winter time it is chaotic in our streets with pick ups and snow removal!

In allowing for high density development, our community will not longer be a small, quiet, clean and quality neighborhood that attracted young and elderly families, because it will be in close proximity to a large building that will attract pollution, noise, traffic concerns and aesthetics of our neighborhood

This is why we are urging City Council to strongly oppose and exclude this location from the Protected Major Transit Station Area (PMTSA) so as to not allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.024.011.

Thanks Kindly for your support and please note our opposition at your September 10th, 2024 council meeting.

Best Regards,
Juan and Mariela Almeida
[REDACTED] Alberta Dr
Concord, Ontario
L4K 4X4

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2
Date: Monday, September 9, 2024 8:36:21 AM

From: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Sent: Monday, September 9, 2024 8:11 AM
To: Clerks@vaughan.ca
Subject: Fwd: [External] Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

Please see below.

Marilyn Iafrate
Councillor, Ward 1
Maple & Kleinburg

Begin forwarded message:

From: Chris A [REDACTED]
Date: September 9, 2024 at 7:35:49 AM EDT
To: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>, Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

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Attention: Office of the City Clerk

Email to both: clerks@vaughan.ca and Marilyn.Iafrate@vaughan.ca

Re: ITEM NO: 4 - 2 - COW - PUBLIC MEETING September 10th, 2024
more specifically ITEM 4 - 2 (City Wide Zoning By-Law Amendments
Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected
Major Transit Station Areas File No.: Z.024.011

To whom it may concern - Including all City of Vaughan Council Members,

including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: __CHRIS ARGIROPOULOS_____

Address of Resident: _____ ALBERTA DRIVE CONCORD ONTARIO
L4K4X5_____

On Fri, Sep 6, 2024, 12:08 Marisa Provenzano
<Marisa.Provenzano@vaughan.ca> wrote:

Dear residents,

Councillor lafrate has asked that I send this email to provide an update.

If you may recall last year, the City of Vaughan Council approved

expanding boundaries, Protected Major Transit Station Areas (“PMTSA”), to allow for high density development within your subdivision, particularly at [9222 Keele Street](#).

The Zoning Amendment Application has now come forward as the last part of the process that officially includes your subdivision in the MTSA boundary. This item is on next week’s Committee of the Whole (Public Meeting) agenda.

If you still oppose the boundary for high density development in your community, please send your letter of opposition to the email below, by 12:00 noon on Monday, September 9, 2024.

All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca. **PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 IN THE SUBJECT LINE.**

If you wish to attend in person to speak on the item, please complete the form. [Request to Speak to an Item on the Agenda \(office.com\)](#)

Item 4 – 2

CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING BY-LAW 001-2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT STATION AREAS FILE NO.: Z.024.011

Link to view the report:

[Committee of the Whole \(Public Meeting\) - September 10, 2024 \(escribemeetings.com\)](#)

Councillor lafrate will continue to oppose all initiatives that would allow for highrise/high-density within the Sherwood Park community and surrounding areas.

Kind regards,

Marisa

Marisa Provenzano
Council Assistant to Councillor Marilyn lafrate
905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg
[2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1](https://www.v Vaughan, ON L6A 1T1)
vaughan.ca

Subscribe to Councillor lafrate's [eNewsletter](#).



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From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2
Date: Monday, September 9, 2024 8:36:31 AM

From: Daisy [REDACTED]
Sent: Monday, September 9, 2024 6:57 AM
To: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>; Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: __DAISY REY_____

Address of Resident: _____ ALBERTA DRIVE CONCORD ONTARIO L4K4X5_____

On Fri, Sep 6, 2024 at 12:08 PM Marisa Provenzano <Marisa.Provenzano@vaughan.ca> wrote:

Dear residents,

Councillor lafrate has asked that I send this email to provide an update.

If you may recall last year, the City of Vaughan Council approved expanding boundaries, Protected Major Transit Station Areas (“PMTSA”), to allow for high density development within your subdivision, particularly at 9222 Keele Street.

The Zoning Amendment Application has now come forward as the last part of the process that officially includes your subdivision in the MTSA boundary. This item is on next week’s Committee of the Whole (Public Meeting) agenda.

If you still oppose the boundary for high density development in your community, please send your letter of opposition to the email below, by 12:00 noon on Monday, September 9, 2024.

All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca. **PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 IN THE SUBJECT LINE.**

If you wish to attend in person to speak on the item, please complete the form. [Request to Speak to an Item on the Agenda \(office.com\)](#)

Item 4 – 2

**CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING BY-LAW
001-2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT STATION AREAS FILE
NO.: Z.024.011**

Link to view the report:

[Committee of the Whole \(Public Meeting\) - September 10, 2024
\(\[escribemeetings.com\]\(http://escribemeetings.com\)\)](#)

Councillor lafrate will continue to oppose all initiatives that would allow for highrise/high-density within the Sherwood Park community and surrounding areas.

Kind regards,

Marisa

Marisa Provenzano
Council Assistant to Councillor Marilyn lafrate
905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

Subscribe to Councillor lafrate's [eNewsletter](#).



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From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Opposition to Item No: 4 – 2 – COW – PUBLIC MEETING September 10
Date: Monday, September 9, 2024 9:24:38 AM

From: S Ro [REDACTED]
Sent: Monday, September 09, 2024 8:46 AM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: [External] Opposition to Item No: 4 – 2 – COW – PUBLIC MEETING September 10

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Members of the Committee of the Whole, including the Honourable Mayor Del Duca and members of staff providing consultation to this matter.

I am writing to express my strong opposition to the proposed Zoning Amendment Application concerning high-density development within the subdivision, particularly at 9222 Keele Street, which is set to be discussed in the upcoming Committee of the Whole (Public Meeting) on September 10, 2024.

As a resident of Alberta Drive and this community, I have several concerns regarding the inclusion of our subdivision within the Protected Major Transit Station Areas (PMTSA) boundary and the resulting zoning amendments. I believe this amendment will have significant negative impacts on our community, and I respectfully urge the Council to reconsider this decision for the following reasons:

- Increased Traffic and Congestion:** The introduction of high-density development will undoubtedly lead to a substantial increase in traffic and congestion in our neighborhood. Keele Street and surrounding roads are already heavily used, and additional traffic from new developments would exacerbate these issues, potentially leading to safety concerns for both drivers and pedestrians. Our neighborhood is already suffering from people cutting through during rush hour. Also tens of vehicles lining up at traffic lights to turn left or right on Rutherford rd.
- Strain on Infrastructure and Services:** Our community's current infrastructure is not designed to accommodate high-density developments. Such a change would place an immense strain on local amenities, including schools, parks, recreational facilities, and healthcare services, potentially reducing the quality of life for current residents. As it stands, no overnight parking is allowed due to the streets being too narrow, and this development could further strain our resources.

- **Loss of Community Character:** Our subdivision is known for its peaceful, low-density residential environment, which is a significant draw for my family, other families and long-term residents. High-density development threatens the character and identity of our neighborhood, potentially leading to a loss of green space and a rise in noise and pollution levels.
- **Environmental Concerns:** Our neighborhood is already suffering from the air pollution of nearby businesses/factories. Also increasing density in our community could lead to environmental degradation, particularly if the development involves the removal of mature trees and green spaces. This could negatively impact local biodiversity and reduce the overall environmental quality of the area.

In light of these concerns, I strongly oppose the proposed Zoning Amendment Application and request that the Council vote against including our subdivision within the PMTSA boundary. Instead, I encourage the City to explore alternative locations for high-density developments that are better suited to accommodate such growth without compromising existing communities.

Thank you for considering my concerns. I hope the Council will take the residents' perspectives into account and make a decision that reflects the best interests of our community.

Sincerely,

V. R.

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] RE: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2
Date: Monday, September 9, 2024 9:34:19 AM

From: Aurora [REDACTED]
Sent: Monday, September 09, 2024 8:38 AM
To: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>; Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] RE: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

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We urge City Council to oppose and exclude this location from the Protected Major Transit Station

Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: __AURORA ALMEIDA CABRERA__

Address of Resident: █ ALBERTA DRIVE CONCORD ONTARIO L4K4X5

From: Marisa Provenzano [<mailto:Marisa.Provenzano@vaughan.ca>]
Sent: September 6, 2024 12:09 PM
Cc: Marilyn Iafrate; Gina Ciampa; Marisa Provenzano
Subject: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

Dear residents,

Councillor Iafrate has asked that I send this email to provide an update.

If you may recall last year, the City of Vaughan Council approved expanding boundaries, Protected Major Transit Station Areas (“PMTSA”), to allow for high density development within your subdivision, particularly at 9222 Keele Street.

The Zoning Amendment Application has now come forward as the last part of the process that officially includes your subdivision in the MTSA boundary. This item is on next week’s Committee of the Whole (Public Meeting) agenda.

If you still oppose the boundary for high density development in your community, please send your letter of opposition to the email below, by 12:00 noon on Monday, September 9, 2024.

All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.

PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 IN THE SUBJECT LINE.

If you wish to attend in person to speak on the item, please complete the form. [Request to Speak to an Item on the Agenda \(office.com\)](#)

Item 4 – 2

CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING BY-LAW 001-2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT STATION AREAS FILE NO.: Z.024.011

Link to view the report:

[Committee of the Whole \(Public Meeting\) - September 10, 2024 \(escribemeetings.com\)](#)

Councillor lafrate will continue to oppose all initiatives that would allow for highrise/high-density within the Sherwood Park community and surrounding areas.

Kind regards,

Marisa

Marisa Provenzano

Council Assistant to Councillor Marilyn lafrate

905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg

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

vaughan.ca

Subscribe to Councillor lafrate's [eNewsletter](#).



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C39.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] : ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011
Date: Monday, September 9, 2024 9:25:57 AM
Attachments: [letter of opposition for sept 10 2024 council meeting re zoning bylaws amendments.docx](#)

From: Anghelescu Mona [REDACTED]
Sent: Monday, September 09, 2024 9:22 AM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] : ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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To whom it may concern:

Please find attached our letter of opposition.

Thank you,

Attention: Office of the City Clerk

Email to both: clerks@vaughan.ca and Marilyn.iafrate@vaughan.ca

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

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We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Mona Anghelescu and Cristian Paraleste _____

Address of Resident: _____ Alberta Dr, Concord, ON L4K 4X5 _____

C40.

Communication

CW(PM) – September 10, 2024

Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External]
Date: Monday, September 9, 2024 9:32:37 AM
Attachments: [letter of opposition for sept 10 2024 council meeting re zoning bylaws amendments.docx](#)

From: Garry O'Brien <garry@commercialdrywall.com>
Sent: Monday, September 09, 2024 9:30 AM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External]

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Garry O'Brien
[REDACTED] Alberta Drive
Concord, On L4K 4X4

Sincerely,
Garry

Garry O'Brien
Commercial Drywall Supply
General Manager
235 Don Park Rd
Markham Ont. L3R 1C2
Bus. 905-415-7777
Cell 416-717-4641
garry@commercialdrywall.com

Attention: Office of the City Clerk

Email to both: clerks@vaughan.ca and Marilyn.iafrate@vaughan.ca

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 **more specifically
ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-
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Name of Resident: _____

Address of Resident: _____

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4- 2-COW-PUBLIC MEETING September 10th, 2024-ITEM 4 -2
Date: Monday, September 9, 2024 9:34:06 AM

From: Tomie Faiella [REDACTED]
Sent: Monday, September 09, 2024 8:44 AM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] ITEM NO: 4- 2-COW-PUBLIC MEETING September 10th, 2024-ITEM 4 -2

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We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Claudio & Tommasina Faiella

Address of Resident: ■ Castlehill Road

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] September 10 2024 by law meeting New Letter sent to clerks opposing by law and PMTSA expansion
Date: Monday, September 9, 2024 10:18:44 AM

From: Enzo Luongo <eluongo@rentexrealty.com>
Sent: Monday, September 09, 2024 10:18 AM
To: Clerks@vaughan.ca
Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] September 10 2024 by law meeting New Letter sent to clerks opposing by law and PMTSA expansion

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Attention: Clerks@vaughan.ca and Marilyn.Iafrate@vaughan.ca

Dear City of Vaughan Council Members

Re: Item No 4-2-COW – Public Meeting September 10th, 2024 more specifically Item 4 – 2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By-Law 001-2021 Zoning By Law 1-88.

I am writing on behalf of my family and the Sherwood Park Community to express our strong opposition to the proposed zoning amendment by-laws being proposed and the expansion of our community into the high-density residential transit core PMTSA. Specifically, we request that our community, including the property at 9222 Keele Street, be entirely removed from the transit station high-density zoning area PMTSA, as it never was part of and never should have been included in the first place, being on the West side of Keele Street.

We understand the importance of increasing housing density and improving transit access. However, we believe that the proposed expansion would have significant negative impacts on our tiny, narrow road community, including:

- **Increased Traffic Congestion:** The additional population density would lead to more traffic and strain our existing infrastructure, that cannot support our small community and surrounding area currently.
- **Loss of Community Character:** The high-density development would disrupt the peaceful and quiet enjoyment nature of our neighborhood which we are all entitled to.

- **Reduced Property Values:** The proximity to high-density development could negatively impact property values in our community.
- **Increased Noise and Pollution:** The higher concentration of people and vehicles would contribute to noise and pollution. The proposed expansion into the high-density residential transit core would create unsafe conditions on our small, narrow roads, which are already congested during peak hours. The increased traffic volume would pose a serious risk to pedestrians, children, existing school zones cyclists, and local motorists alike.

The assumption that building additional condos in the area will promote the use of transit in my opinion and those of many is not correct and not proven. As you may observe when driving around Vaughan, many residents already own multiple vehicles, and this trend is likely to continue. The convenience and affordability of personal transportation will continue to outweigh the perceived benefits of public transit for many residents and regardless of being near a Transit Hub, (*WE LIVE IN THE CITY OF VAUGHAN ,NOT THE CITY OF TORONTO WHERE YOU CAN WALK TO EVERYTHING INCLUDING, GROCERY STORES, CONVENIENCE STORES, MALLS, RESTAURANTS, THEATRES, SCHOOLS ETC...) in Vaughan you still need a vehicle or two to commute around the city – regardless if you use public transportation and live in a condo..

Additionally, I want to highlight the concerns of my children regarding the safety and reliability of public transportation, particularly the subway and GO trains. They have expressed a strong preference for using personal transportation, and I believe that for their personal safety and reliability they use their cars rather than using the GO, YRT and or the TTC Subway. They will NOT use the subway lines at Jane Street and Highway 7 as many of their friends and work colleagues refuse to use public transportation for the reasons above.

The trend of eliminating community commercial centers and industrial warehouses in favor of high-rise condos is deeply concerning. While I understand the need for increased housing density, it is essential to maintain a balanced approach that addresses the needs of all residents. Our community requires places to shop, access medical services, and utilize other essential services. These proposed expansions into the transit corridors and in existing Industrial and Commercial Business Parks, could lead to a significant reduction in these vital amenities, creating inconvenience and hardship for residents and the small business owner looking to make a living. Furthermore, the presence of industrial and commercial buildings is crucial for economic development and job creation. By supporting the expansion of businesses and industries in our community, we can provide opportunities for individuals and families who are moving into these STILL OVERPRICED EXPENSIVE SHOE BOXES proposed high-rise condos.

In closing, I would like to summarize the key concerns raised in the above regarding the proposed zoning by-law amendment and adding our community and 9222 Keele Street into the PMTSA zone; (*Which we all our totally opposed to both)

- **Safety and Traffic:** The proposed expansion into the high-density residential transit core would create unsafe conditions on our small, narrow roads and increase traffic congestion, in the area and an already disastrous Keele St and Rutherford Rd core.
- **Quality of Life:** The development would limit the quiet enjoyment that residents

currently experience, due to increased noise, pollution, safety concerns and congestion.

- **Community Amenities:** The elimination of community commercial centers and industrial warehouses to replace with these high rise condos , would negatively impact the availability of essential services and job opportunities. We need jobs and available facilities in order for people to work and pay and support these condos they are buying.

- **Safety and Well-being:**

The proposed development of high-rise condos would pose a significant risk to the safety of residents and children in our community. We are a small community already struggling to navigate through heavy cut thru traffic, heavy trucks using our streets (where there are signs everywhere saying NO HEAVY TRUCKS ALLOWED, cut thru traffic speeding down the roads and running thru both Stop Signs we have, and where both SCHOOL BUS ZONES are, we have no police presence helping to control these unsafe conditions that we have been brought out community now , without the future condo developments the City of Vaughan is proposing in this area. The increased population density would lead to more traffic congestion, creating unsafe conditions on our small, narrow streets.

- **Traffic Congestion:**

The proposed development would exacerbate existing traffic congestion in our community, especially on Sherwood Park Drive and surrounding areas, not to mention the already totally congested and chaos intersection of Keele Street and Rutherford Road

The lack of sufficient parking in this type of high rise developments would force residents and visitors to park on nearby streets, creating further congestion and inconveniencing local residents.

Allowing for these type High Rise Developments without proper facilities for families and their children:

- Already these condo developments are to bring affordable housing to Individuals and families. Unfortunately, we are not building large enough suites for a family to raise their 1,2 or more children if. They are too small, they do not have the proper facilities available for children, they do not provide any green spaces and r park areas where the kids can go out and play and get out of their homes for health management, developers do not build larger units because of the costs and high development charges the cities are imposing on larger suite sizes. We need to build affordable housing for families to raise their children in and that are large enough to accommodate an actual family, not just 1 maybe 2 residents inside. The other major concern with all thee high rise condos being built there is no regard and or plan when it comes to the kids going to school and school bus pick-ups, I see kids being picked up by school buses on MAJOR ROADWAYS, like Highway 7 with major traffic – how is this a proper and safe for the kids.

Parking and Traffic Management:

- The proposed by – law amendment not allowing for adequate homeowner and visitor parking is totally reckless as each homeowner will have a vehicle and or a visitor with vehicles at some point and Failure to provide adequate parking would create chaos on our streets and surrounding neighborhoods. Where do you think these people and their visitors will park, all along our small, tiny narrow roads and surrounding neighbourhoods and create even more hazard conditions to our residents and children.

At this time, ***we urge All of the Vaughan Council to reject*** the By-Law amendment stated herein and the expansion of the PMTSA that includes our Sherwood Park community and the subject property at 9222 Keele Street. As a long time resident our entire family and community **STRONGLY OPPOSE** any by-law amendments, including this zoning by-law Amendment expanding the boundaries (PMTSA) to allow for high density residential development located at 9222 Keele Street

Sincerely,

Thanks Kindly – The Luongo Family – ■ Sherwood Park Drive

C43.
Communication
CW(PM) – September 10, 2024
Item No. 2

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2
Date: Monday, September 9, 2024 10:50:05 AM

From: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Sent: Monday, September 09, 2024 10:44 AM
To: Clerks@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Subject: Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

Hello,

Please include the below communication RE: COW Public Meeting Item 4 -2

Thank you,

Marisa

Marisa Provenzano
Council Assistant to Councillor Marilyn Iafrate
905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

Subscribe to Councillor Iafrate's [eNewsletter](#).



From: [REDACTED]
Sent: Monday, September 9, 2024 10:24 AM
To: Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: [External] Re: Committee of the Whole Public Meeting - September 10 - Item # 4 - 2

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning!

This is my letter of opposition to expanding the boundaries, protected Major Transit Station Area's. TO ALLOW HIGH DENSITY DEVELOPMENT within my Subdivision, particularly at 9222 KEELE STREET. ITEM we are already experiencing high volume of traffic Cutting through SHERWOOD PK. DR. WE DO NOT NEED ANYMORE CONGESTION ON OUR STREET.

GREENPARK DEVELOPERS HAVE MORE LAND THAT THEY OWNE AROUND KEELE AND RUTHERFORD. THEY SHLD LOOK AT THOSE AREAS.

On Sept 6, 2024 12:08 p.m., Marisa Provenzano <Marisa.Provenzano@vaughan.ca> wrote:

Dear residents,

Councillor Iafrate has asked that I send this email to provide an update.

If you may recall last year, the City of Vaughan Council approved expanding boundaries, Protected Major Transit Station Areas (“PMTSA”), to allow for high density development within your subdivision, particularly at 9222 Keele Street.

The Zoning Amendment Application has now come forward as the last part of the process that officially includes your subdivision in the MTSA boundary. This item is on next week’s Committee of the Whole (Public Meeting) agenda.

If you still oppose the boundary for high density development in your community, please send your letter of opposition to the email below, by 12:00 noon on Monday, Setemer 9, 2024.

All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca. **PLEASE INCLUDE ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10 IN THE SUBJECT LINE.**

If you wish to attend in person to speak on the item, please complete the form. [Request to Speak to an Item on the Agenda \(office.com\)](#)

Item 4 – 2

**CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING
BY-LAW 001-2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT
STATION AREAS FILE NO.: Z.024.011**

Link to view the report:

[Committee of the Whole \(Public Meeting\) - September 10, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com/Committee-of-the-Whole-Public-Meeting-September-10-2024)

Councillor Iafrate will continue to oppose all initiatives that would allow for highrise/high-density within the Sherwood Park community and surrounding areas.

Kind regards,

Marisa

Marisa Provenzano

Council Assistant to Councillor Marilyn Iafrate

905-832-2281 ext. 8413 marisa.provenzano@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1- Maple/Kleinburg

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

[vaughan.ca](https://www.vaughan.ca)

Subscribe to Councillor Iafrate's [eNewsletter](#).



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.

523 Bowes Road, Vaughan

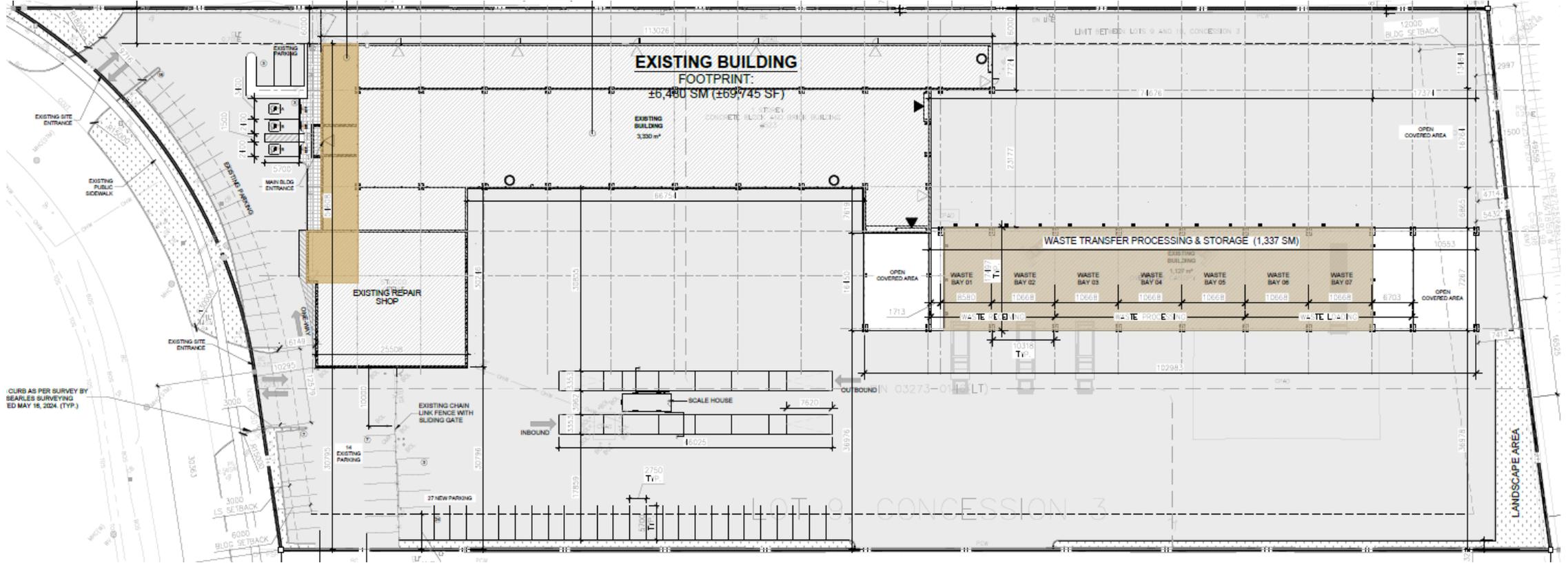
523 Valley Inc.

C44.

Communication

CW(PM) – September 10, 2024

Item No. 5



PUBLIC MEETING
September 10, 2024

HUMPHRIES PLANNING GROUP INC.

Z.24.022

AERIAL VIEW OF SUBJECT SITE

ZOOMED OUT



Figure 1: York Region General Interactive Map – YorkMaps

AERIAL VIEW OF SUBJECT SITE

ZOOMED IN



Subject Site —

Figure 4: York Region General Interactive Map – YorkMaps

POLICY FRAMEWORK

OFFICIAL PLAN

▪ City of Vaughan Official Plan, 2010, as amended

- The Official Plan designates the site “General Employment”
 - Based on the General Employment land use policies from section 9.2.2.10 of the VOP, the **proposed use for the subject site is permitted:**

“in addition to those uses permitted through policy 9.2.1.9:

- i. A full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage;...”

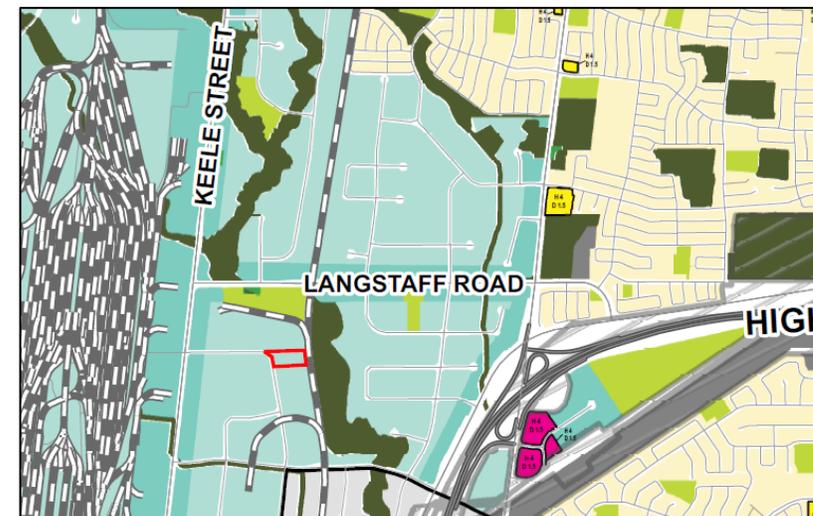
ZONING

▪ City of Vaughan Zoning By-law 00-2021, as amended

- By-law 001-2021 zones the site ‘EM2’ – ‘General Employment’ Zone
 - The **proposed use is not permitted in ANY zones** of by-law 001.2021. This application seeks to ADD the use.

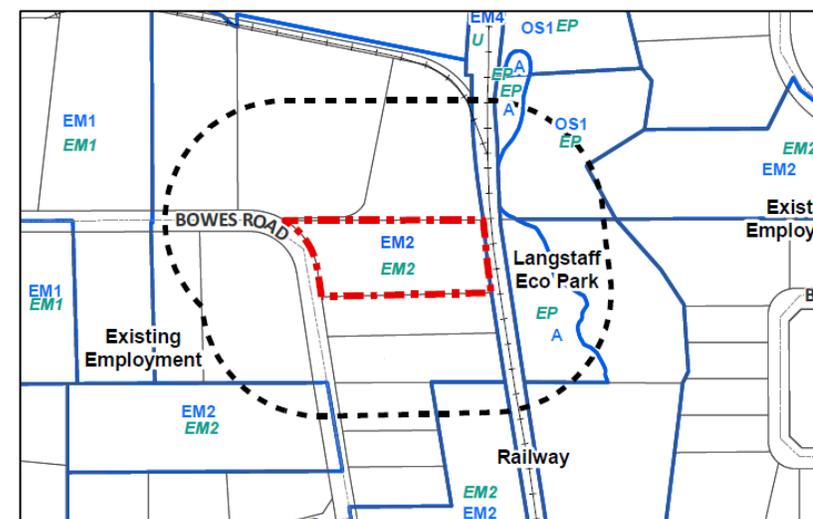
Other Proposed Amendments for Lot and Building Requirements:

- a) The minimum rear yard (m) building set back shall be 3m
- b) The minimum landscaped area shall be 4.32%
- c) The minimum front landscape buffer (m) shall be 0.70m



Subject Site —

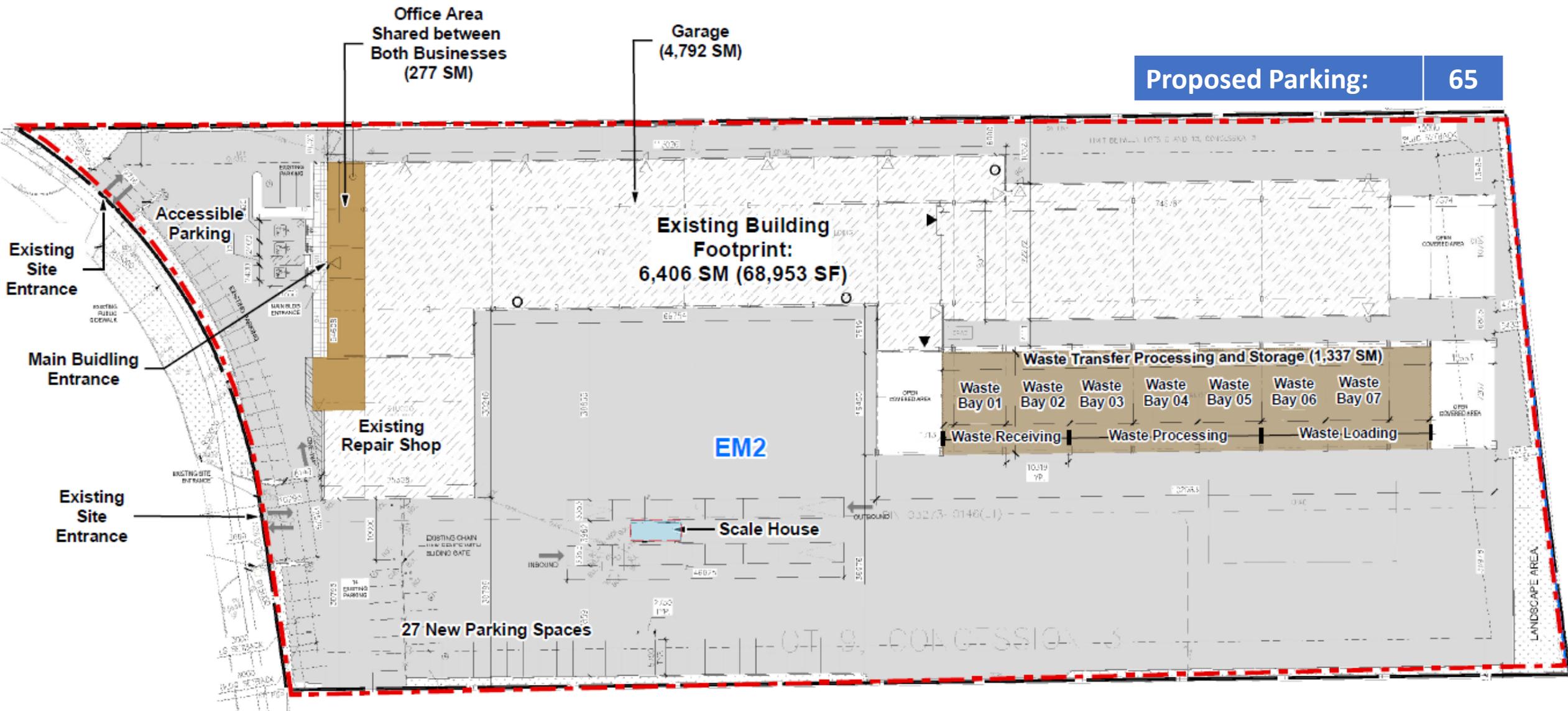
Figure 2: Schedule 13 – City of Vaughan – Land Use



Subject Site - - -

Figure 3: Zoning Map 74 & 75 – City of Vaughan

DEVELOPMENT PROPOSAL



Proposed Parking: 65

THANK YOU



C45.

Communication

CW(PM) – September 10, 2024

Item No. 5

Augusta National Inc. 178 Main Street, Suite 300, Unionville, Ontario L3R 2G9

Tel: ~~(905) 974-9709~~

Email: everard@rogers.com

Fax: ~~(905) 974-9710~~

www.augustanational-inc.ca

Cell: (416) 464-0145

September 9, 2024.

Mr. David Harding, RPP.,
Senior Planner,
Development Planning Department,
City of Vaughan.

Dear Mr. Harding:

Re: **Statutory Public Meeting**
7:00 PM., Tuesday, September 10, 2024
ZBA File : Z.24.022
Applicant: 523 Valley Inc.

Please be advised, that the urban planning consulting firm, Augusta National Inc., is retained by Mr. Scott Smith, President and CEO., J.D Smith & Sons Limited and Subrisco Investments Inc., 539 Bowes Road, Vaughan.

J.D Smith & Sons ("JDS") operates in the building owned by Subrisco Investments Inc. ("Subrisco") at 539 Bowes Road. The building is 143,000 sf Gross Floor Area, has been in operation since January 1990. At this facility, "JDS" employs approximately 40 people in warehousing, co-packing and distribution services. "JDS" clients, predominantly in the Food, Medical and Health and Beauty industries require stringent quality control regarding odour, health and safety, sanitation and cleanliness. Accordingly "JDS" is audited annually by their customer's Quality teams as well as by SQF. Passing customer audits and maintaining SQF designation is critical to "JDS" business.

We have serious concerns regarding the proposed Zoning By-law Amendment application to permit the proposed waste transfer processing and storage station use for the following reasons:

- The proposed development does not conform with Vaughan Official Plan 2010 because the use will result in a nuisance factor and/or have an adverse effect on "Subrisco" by virtue of the emission/discharge of noise, odor, etc.
- Zoning By-law 001-2021 does not permit the proposed use as the waste transfer processing and storage station is listed as an obnoxious use under Section 3.0 and as a prohibited use under Section 4.16 of Zoning By-law 001-2021.

- The proposed site-specific Zoning exception is incompatible with the existing “Employment” surrounding land uses.

The Application should be “Deemed Incomplete” until the Proponent submits the following material, both to the City and “Subrisco”, for our perusal and comment, including but not limited to, Land Use Compatibility Study, Air Quality Assessment, Emission Summary and Dispersion Modelling Report, Vibration Study, Traffic Impact Study and any additional studies/reports required for the Province’s Environmental Compliance Approval.

We look forward to meeting with City Staff and the Proponent, 523 Valley Inc.

Regards:



Mike Everard, M.Sc., RPP.
Principal.

Copy: Mr. Scott Smith, ‘Subrisco’
Ms. Ivka Starcevic, Wilson Vukelich LLP.



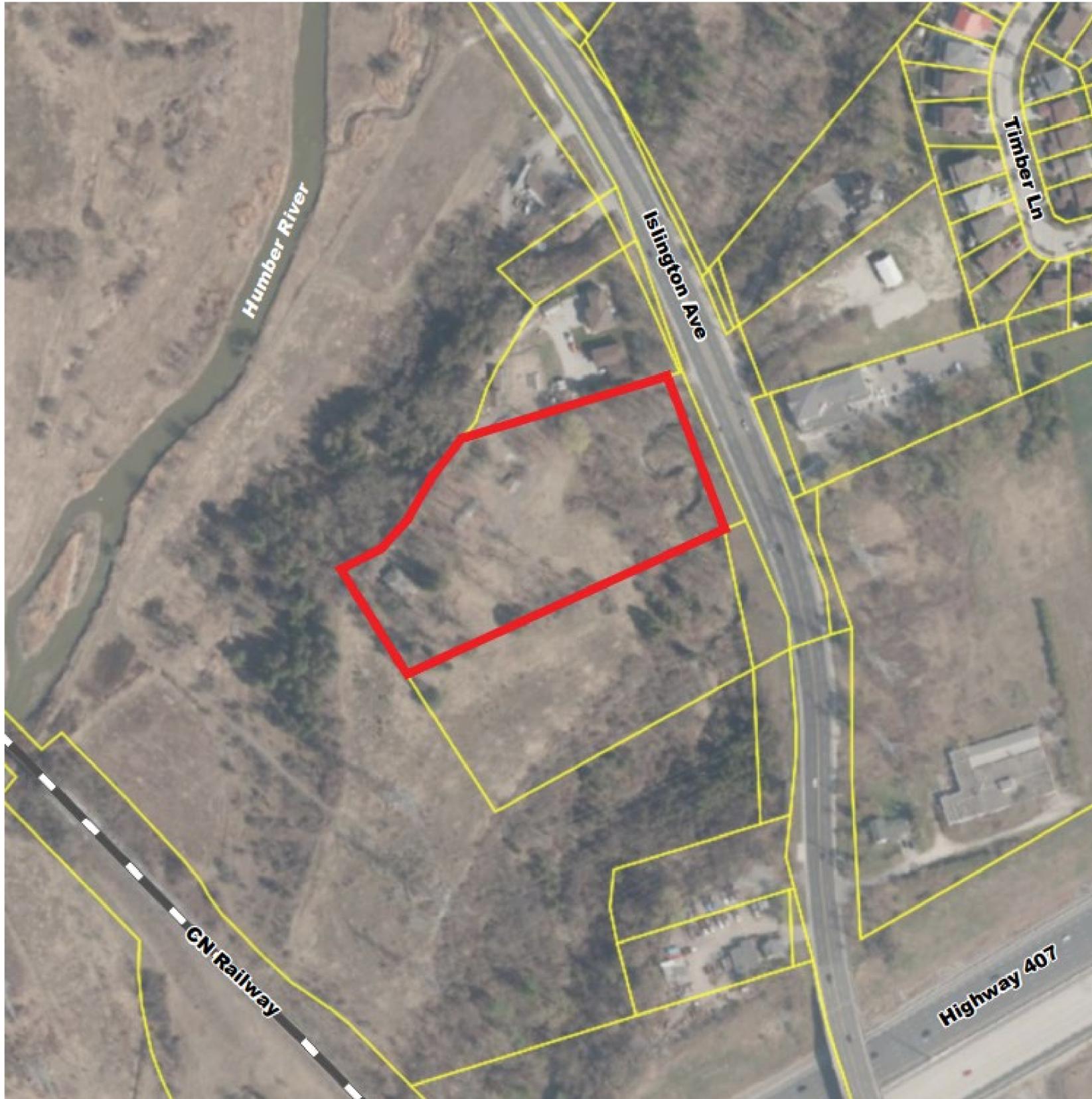
C46.
Communication
CW(PM) – September 10, 2024
Item No. 7

PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

Location: 7386 Islington Avenue
Applicant: 7386 Islington Avenue Ltd.

SEPTEMBER 10, 2024

SUBJECT LANDS – 7386 Islington Avenue, Vaughan



 Subject Lands

APPLICATION HISTORY

- Formal Official Plan and Zoning By-law Amendment Applications were submitted April 13, 2018, and were reviewed by City Departments and External Agencies.
- Following the Formal submission, a Public Meeting was held for the Applications September 17, 2018.
- Project was on hold due to technical and other reasons.
- The application was reinitiated with further discussions occurring to resolve technical matters.
- A resubmission was made for the Official Plan and Zoning By-law Amendment Applications in July 2024 which are currently under review by City Departments and External Agencies.

PROJECT STATISTICS



Density

Floor Space Index
0.66

Units per Hectare
28.27



Floors

Storeys
3 to 4

Height (m)
12.18 to 15.66



Typology

Townhouse Units
50

Blocks
8



Amenity (sq m)

Total Space
2,999

Private Amenity
2,713.4

Private Amenity
285.6



Parking

TOTAL
110

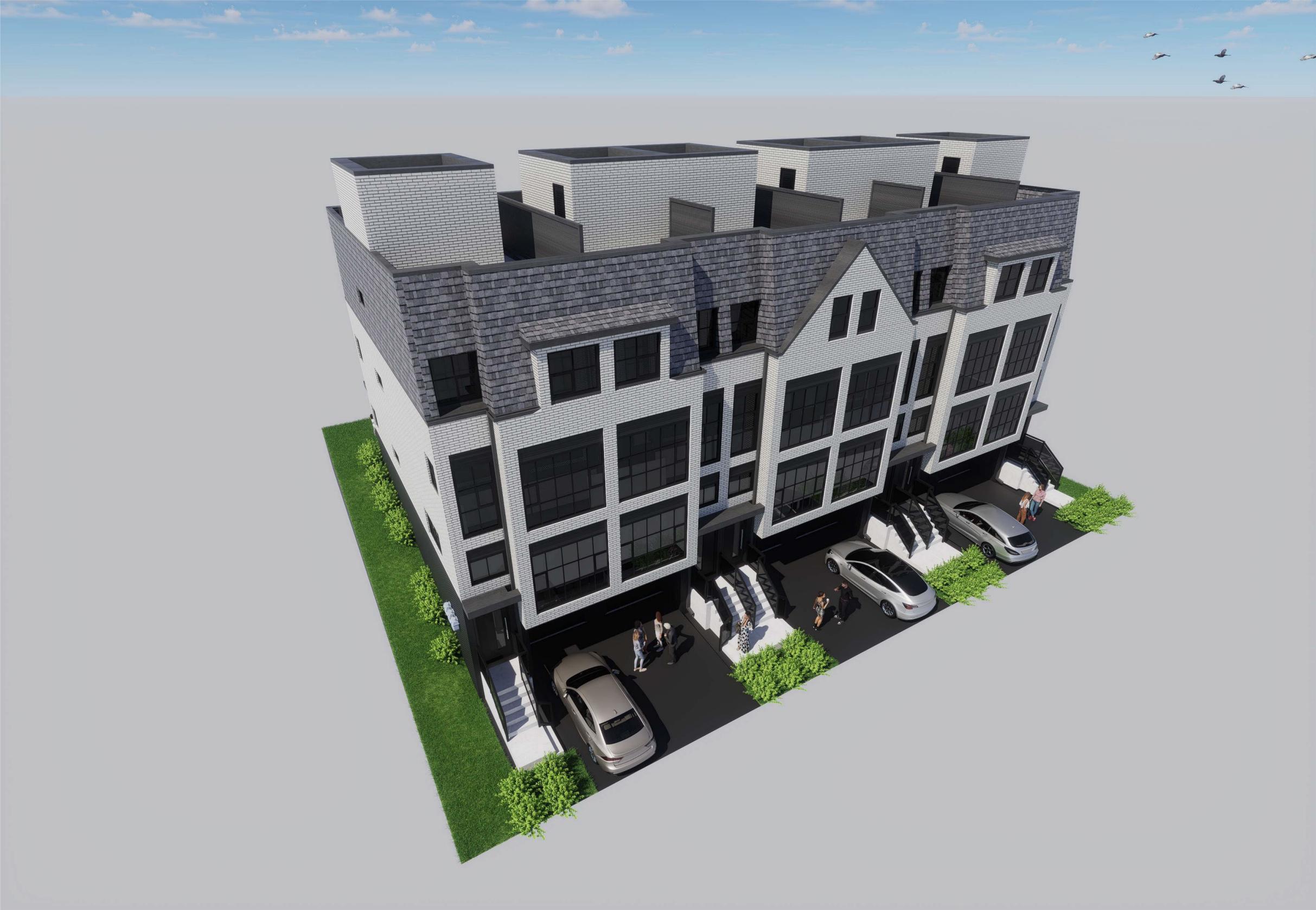
Residential
100

Visitor
10

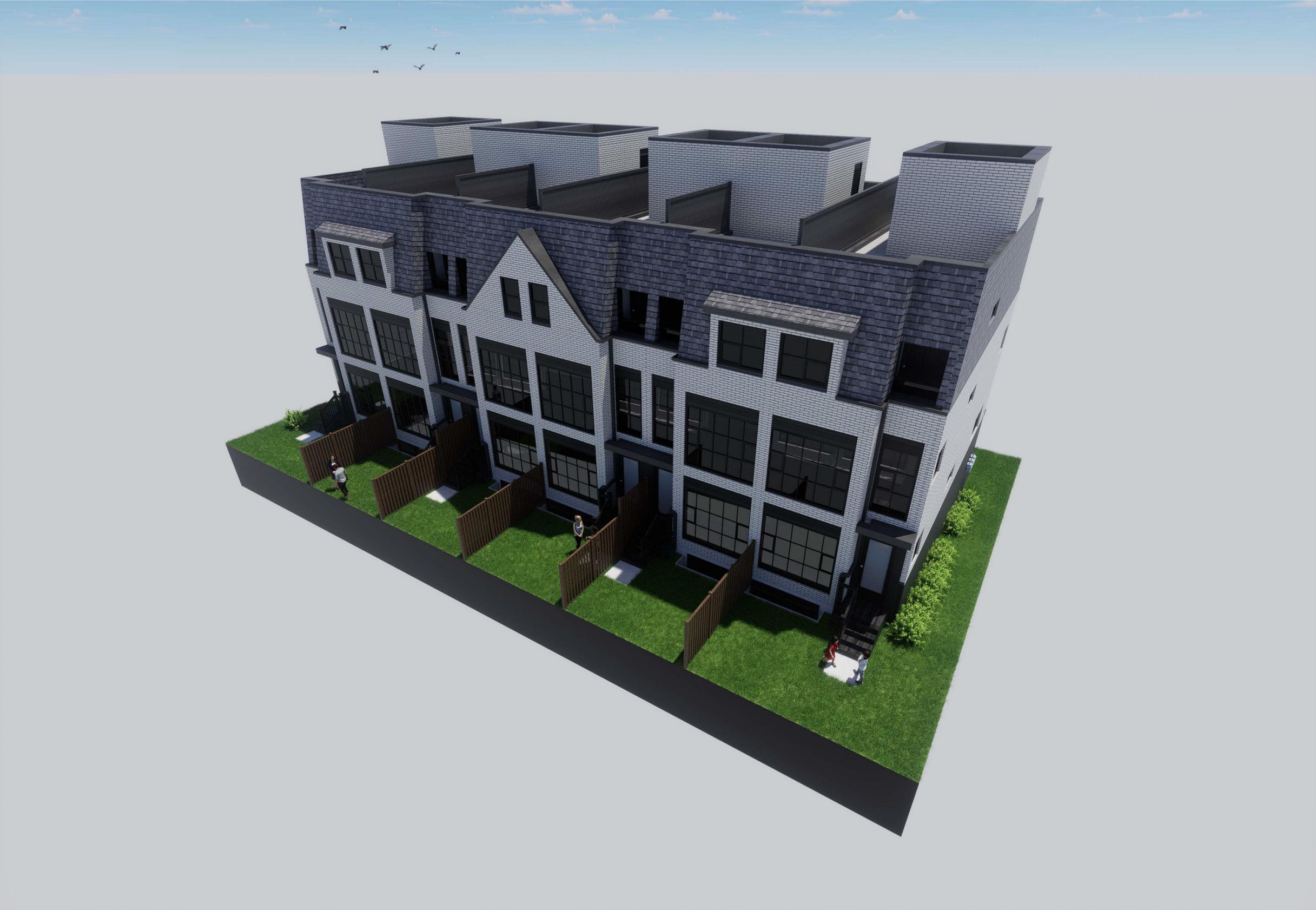
Accessible Space
1

Bicycle Parking
6

FRONT AERIAL VIEW (TYPICAL TYPE 1)



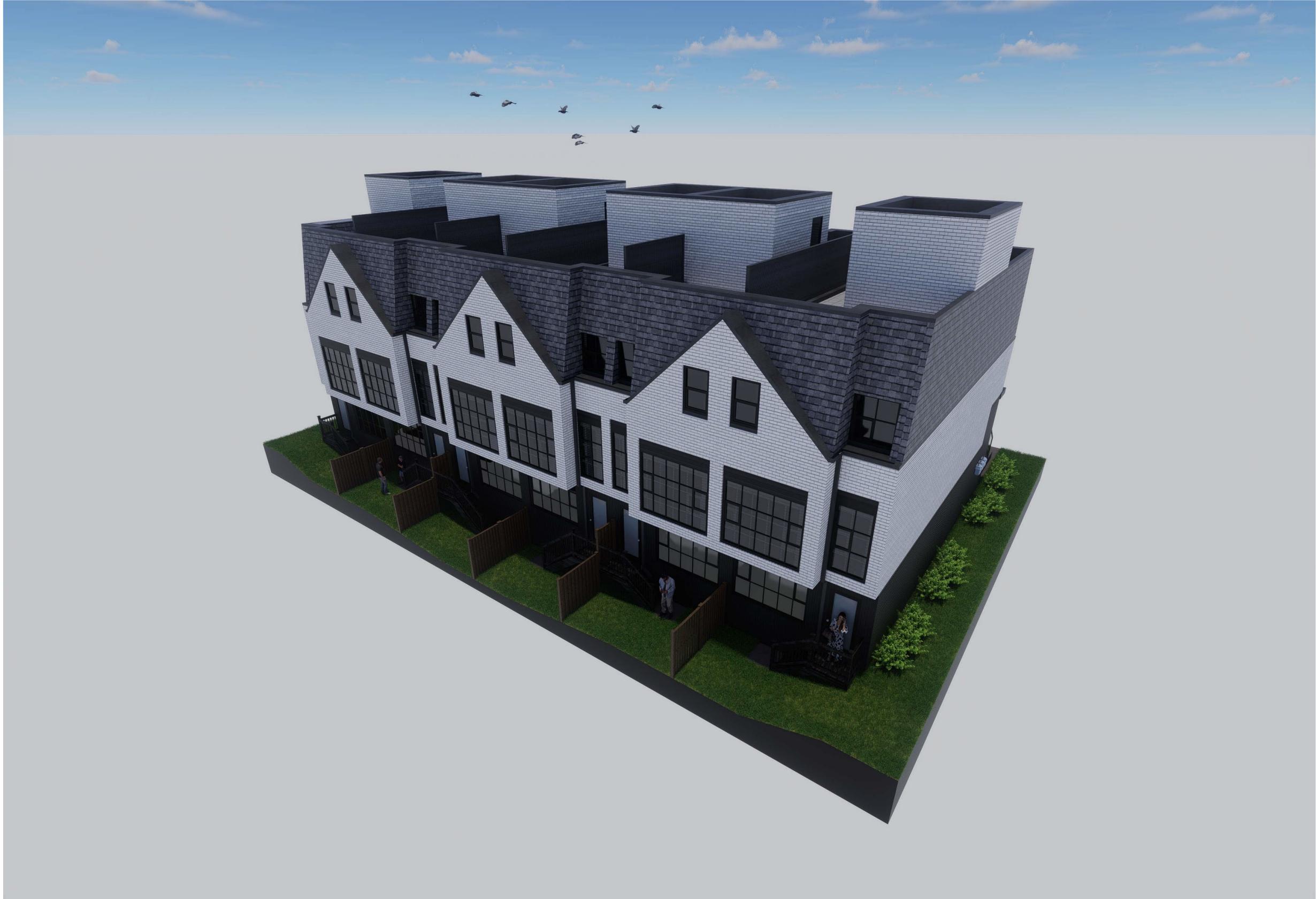
REAR AERIAL VIEW (TYPICAL TYPE 1)



FRONT PERSEPECTIVE VIEW (TYPICAL TYPE 2)



REAR AERIAL VIEW (TYPICAL TYPE 2)



JERSEY CREEK RESTORATION AND SLOPE READJUSTMENT

Jersey Creek

- The Jersey Creek is conveyed under Islington Avenue through a concrete box culvert. The culvert flows from the northeast through to a valley of the Humber River.
- Watercourse erosion was identified on the east bank, adjacent to and impacting Islington Avenue.
- The proposed restoration involves the extension of the Jersey Creek culvert to mitigate the erosion of the east bank and Islington Avenue Right-of-Way, improving the proposed entrance to the Site and providing the Region of York access to the improved culvert.
- The restoration will also result in a planting plan for the channel to implement native and site-appropriate trees and shrub species, to be planted at appropriate densities and locations.

Slope Readjustment

- The valley slope adjacent to the access road and along the Islington Avenue Right-of-Way will be regraded with compacted earth fill/gentler gradients.
- Parts of the valley by the west bank will also be regraded.

QUESTIONS AND COMMENTS



For more information, please contact:

David McKay, Vice President & Partner, MHBC Planning
Phone: 905-761-5588 ext. 214 | E-mail: dmckay@mhbcplan.com

C47.

Communication

CW(PM) – September 10, 2024

Item No. 6

Address: 9681 AND 9691 ISLINGTON AVENUE

Owner: GATEHOLLOW ESTATES INC.

Application Type: ZONING BY-LAW AMENDMENT

File No.: Z.24.025



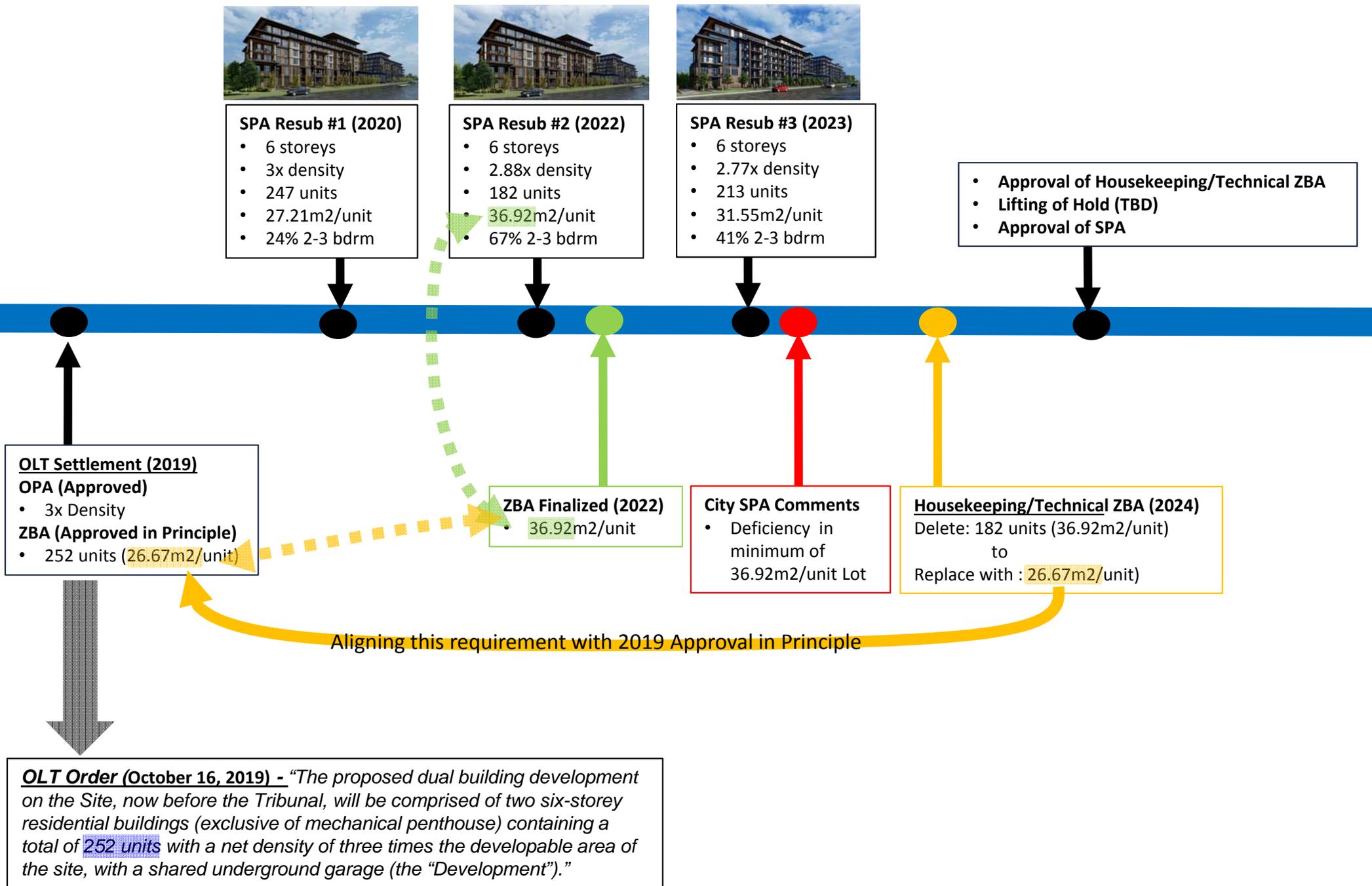


Figure 2 – Visual Chronology



97 Woodbridge Avenue, Vaughan

SOUTH HAVEN INVESTMENTS INC.

C48.

Communication

CW(PM) – September 10, 2024

Item No. 8



**COMMITTEE OF THE WHOLE (PUBLIC MEETING)
OP.24.004 & Z.24.013**

HUMPHRIES PLANNING GROUP INC.

SEPTEMBER 10, 2024

SITE & SURROUNDING CONTEXT

Address:

97 Woodbridge Avenue

Lot Frontage:

21 m – Woodbridge Avenue

Site Area:

Gross: 0.68 acres (0.27 hectares)

North: Mid-rise mixed-use buildings and Market Lane Shopping Centre.

South: Humber River, open space area and multi-use path.

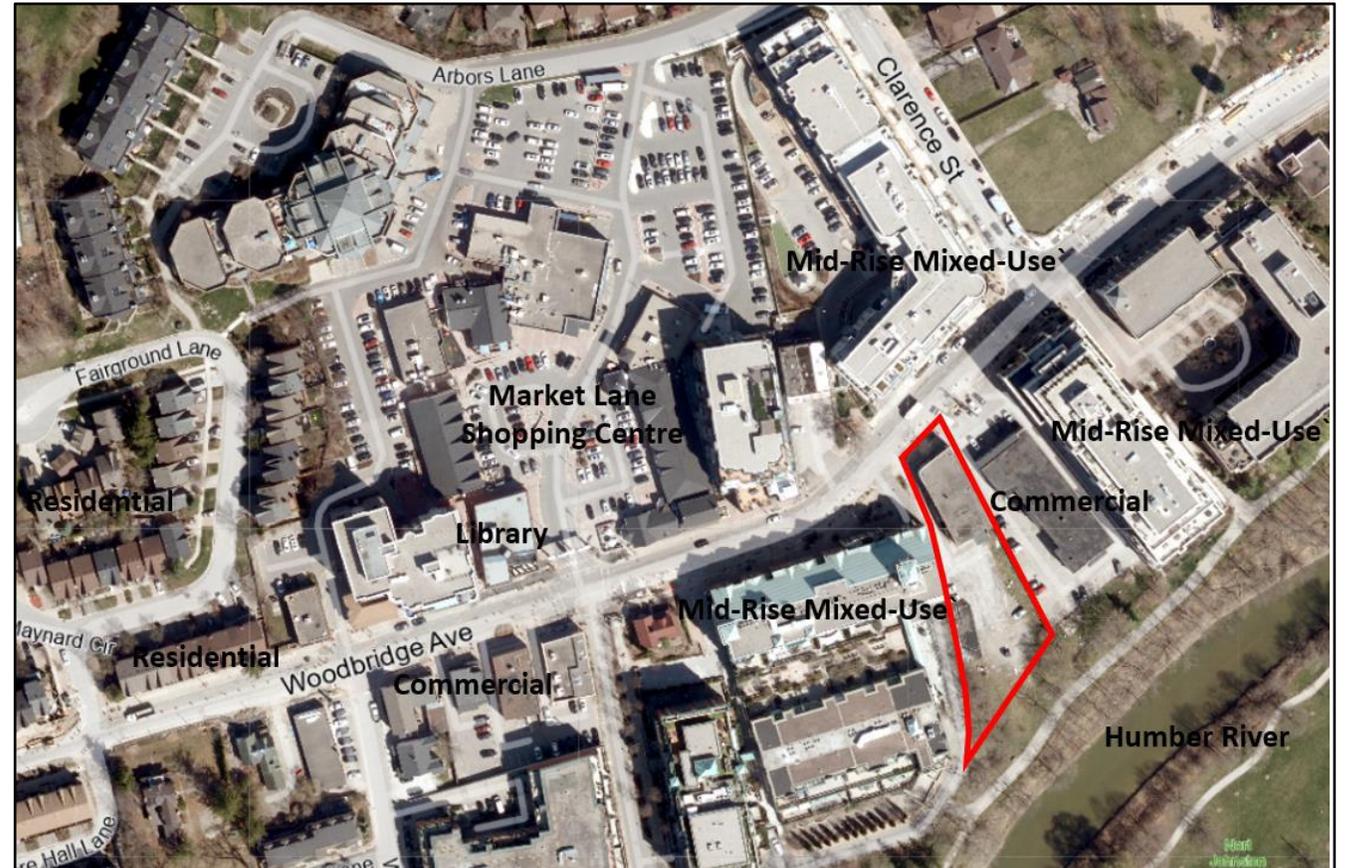
East: 2-storey mixed-use building and 7-storey residential apartment building.

West: 5-storey mixed-use building.

Existing Uses:

The site is currently occupied by a 2-storey commercial/retail building with residential units on the upper floor and surface parking in the rear.

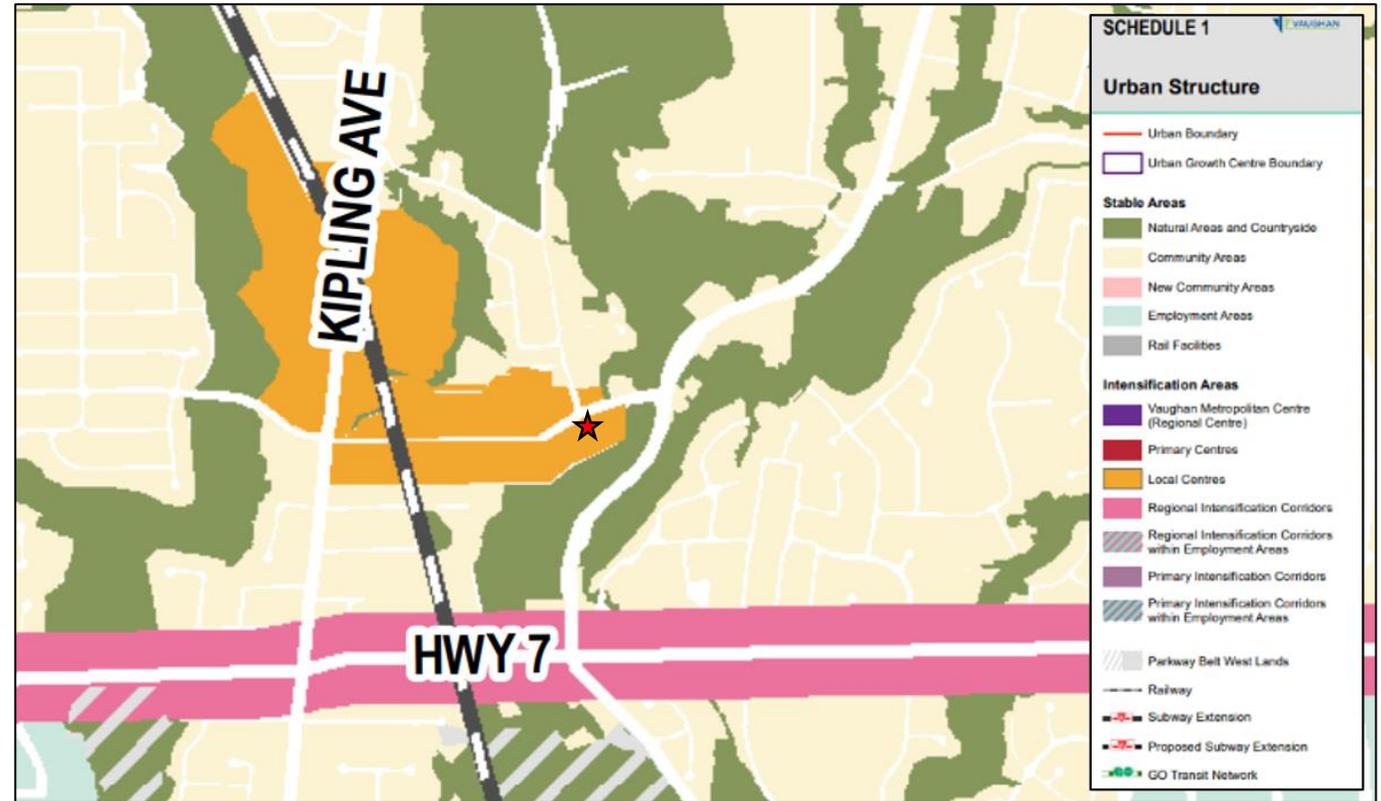
Access: The site benefits from an easement over the existing private condominium road shared between 121 Woodbridge Avenue.



 Subject Site

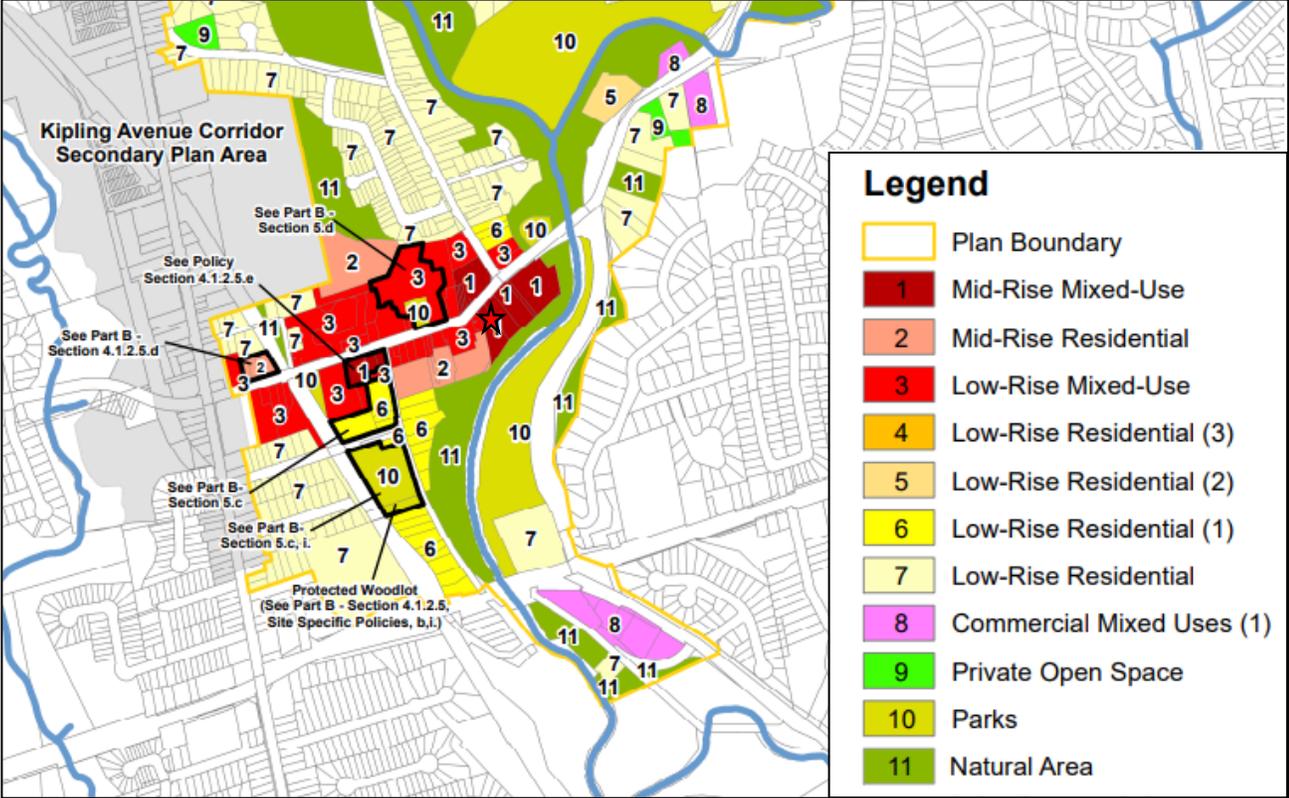
POLICY FRAMEWORK: CITY OF VAUGHAN OFFICIAL PLAN (2010)

- Schedule 1 – Urban Structure of VOP (2010) identifies the Subject Property as being within an *Intensification Areas*, specifically **Local Centre**.
- Intensification Areas, including Local Centres, in the City of Vaughan are planned to identify underutilized sites which are serviced by higher-order transit and designed to encourage walking and cycling.
- Local Centres are intended to be lower in scale, in comparison to the various intensification categories listed in the VOP 2010, and are planned to act as the focus for communities and offer a mixed range of uses.



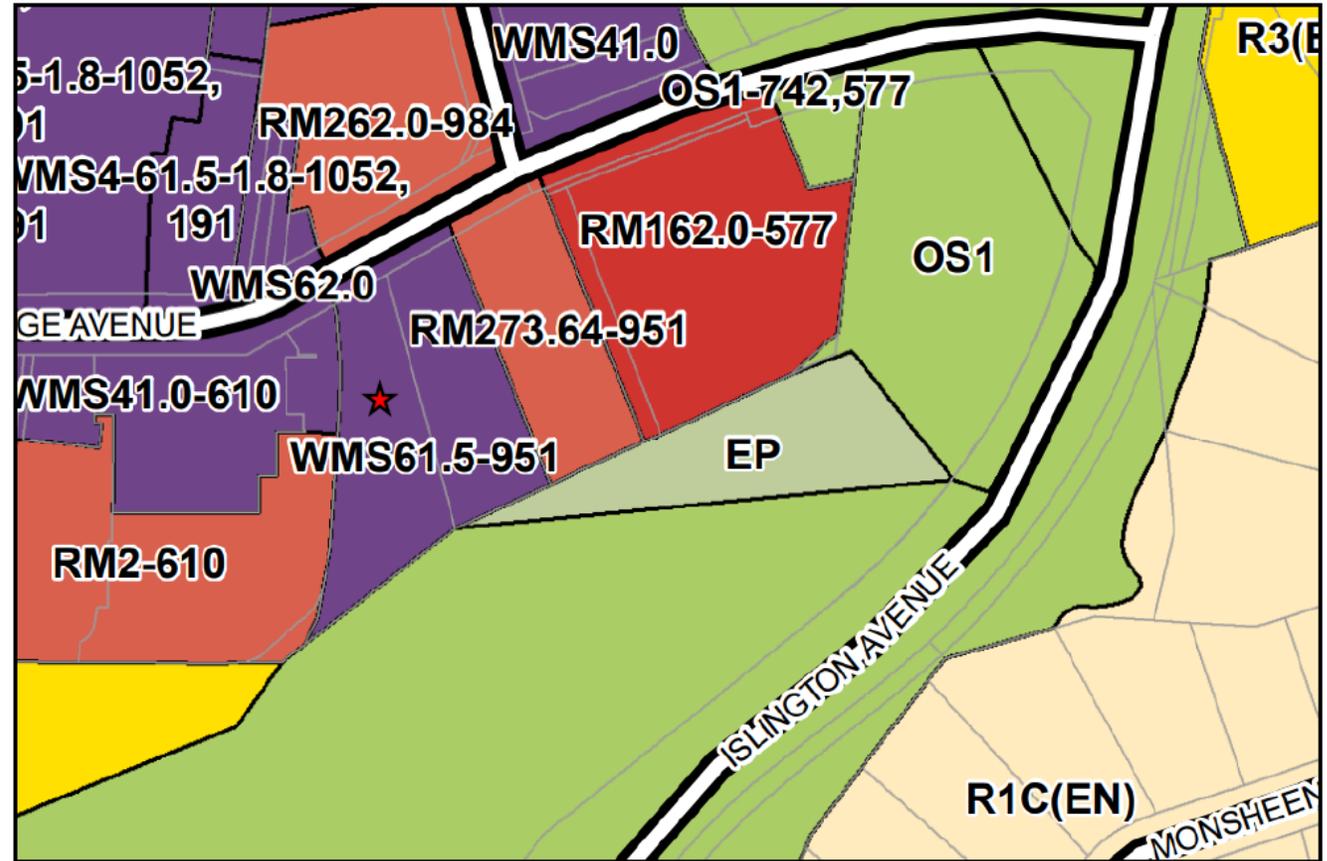
POLICY FRAMEWORK: WOODBRIDGE CENTRE SECONDARY PLAN

- Schedule 2 of the WCSP designates the Subject Property as “Mid-Rise Mixed Use” This designation permits Multi-unit Mixed-use buildings requiring integrated commercial and residential buildings with the commercial uses located at grade level.
- Schedule 3 – Density Plan of the WCSP permits an FSI of 1.5 times the area of the lot.
- Schedule 4 - Maximum Building Height of the WCSP permits a maximum building height of 6 storeys (19 m)
- The draft Official Plan Amendment seeks to amend the WCSP to permit for a maximum height of 8- storeys and an FSI of 4.6.

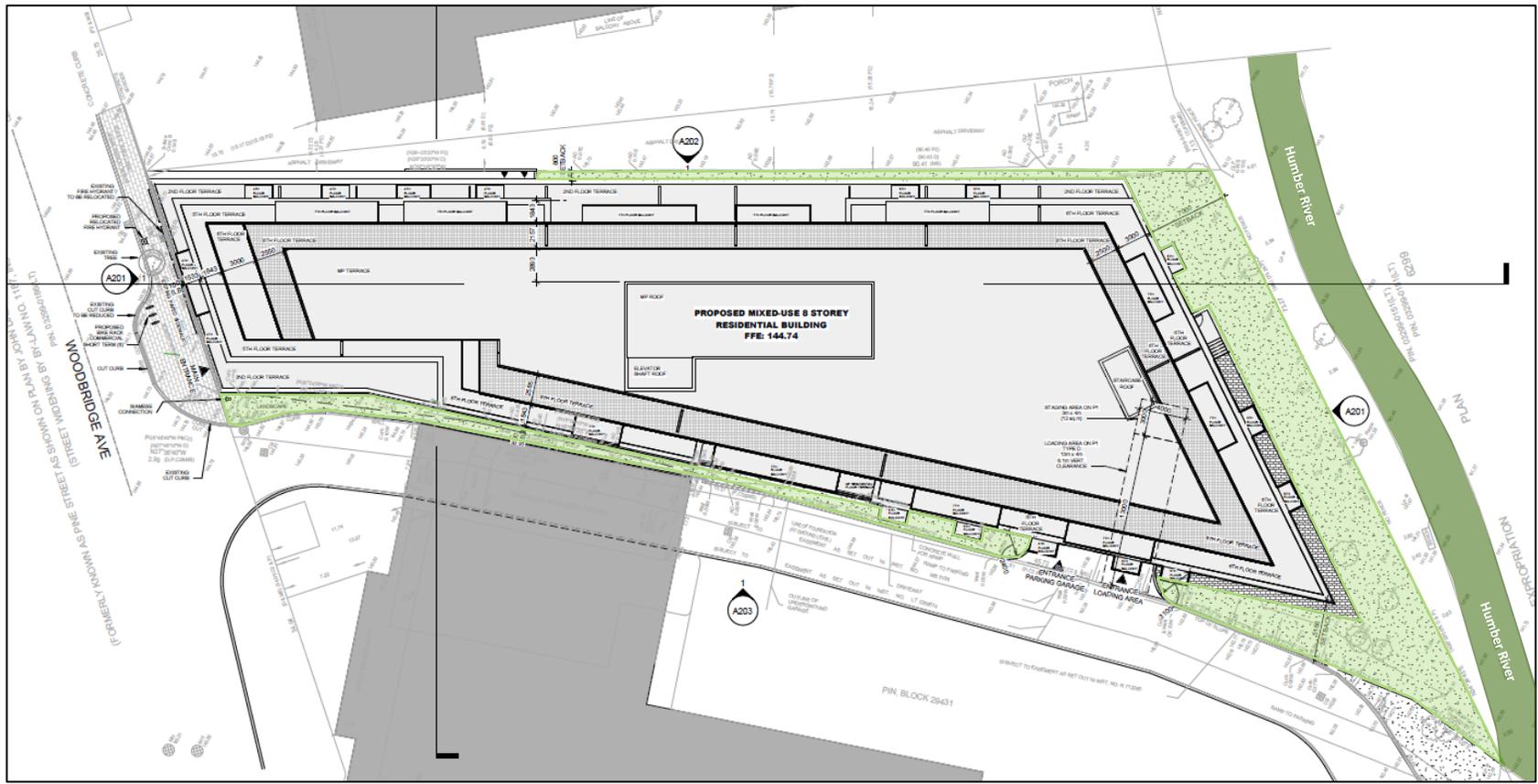


POLICY FRAMEWORK: CITY OF VAUGHAN ZONING BY-LAW 001-2021

- The Subject Property is zoned **Main Street Mixed Use Woodbridge “WMS” Zone** and subject to special exception 951.
- The WMS Zone permits a wide range of commercial, residential and community uses as well as accessory uses.
- Special Exception 951 implements a number of site-specific exceptions which regulate several development standards.
- The proposed site-specific amendment seeks to delete the existing site-specific exception and replace it with new site-specific zoning exceptions and standards including setbacks, building height, density, parking, and amenity area.



DEVELOPMENT PROPOSAL: SITE PLAN & DEVELOPMENT STATISTICS



DEVELOPMENT SUMMARY	
	PROPOSED
Site Area	2,763.8 sq.m
Residential GFA	12,459 sq. m
Commercial GFA	275.0 sq. m
Building Height	8-storeys (26.5 m)
F.S.I	4.6X
Total Number of Units	111
Lot Frontage	21 m (Woodbridge Ave)
UNDEGROUND/PARKING	
	PROPOSED
Total Vehicular Parking Spaces	103 Parking Spaces
Breakdown	85 (Residential) 14 (Visitor) 4 (Commercial) 4 (Accessible)
Total Bicycle Parking Spaces	128
Breakdown	88 (Residential Long-Term) 23 (Residential Short-Term) 11 (Commercial Long-Term) 6 (Commercial Short-Term)

FLOOR PLATES: 1ST & 2ND FLOORS



Unit Breakdown	Unit Mix	
Total Units (Building A + B)	111 Units	100%
1 Bedroom	3	2.7%
1 Bedroom + Den	35	31.5%
2 Bedrooms	17	15.3%
2 Bedrooms + Den	33	29.7%
3 Bedrooms	23	20.7%

FLOOR PLATES: 3RD 4TH & 5TH FLOORS



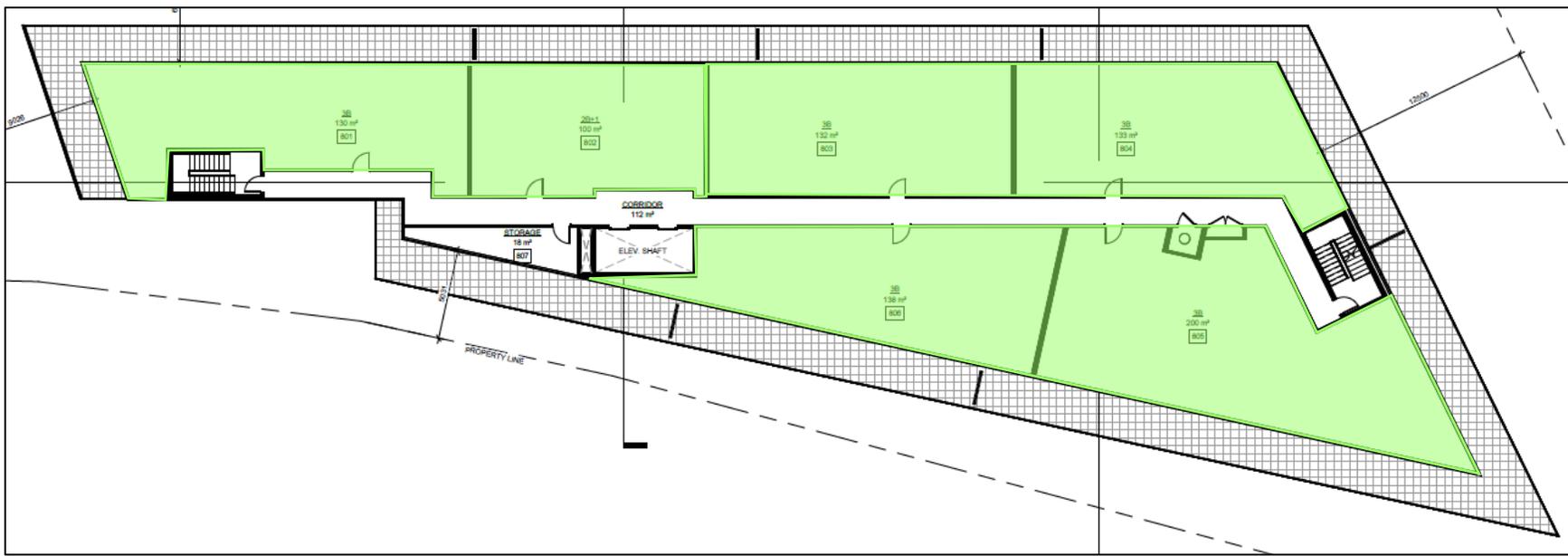
Unit Breakdown	Unit Mix	
Total Units (Building A + B)	111 Units	100%
1 Bedroom	3	2.7%
1 Bedroom + Den	35	31.5%
2 Bedrooms	17	15.3%
2 Bedrooms + Den	33	29.7%
3 Bedrooms	23	20.7%

FLOOR PLATES: 6TH & 7TH FLOORS



Unit Breakdown	Unit Mix	
Total Units (Building A + B)	111 Units	100%
1 Bedroom	3	2.7%
1 Bedroom + Den	35	31.5%
2 Bedrooms	17	15.3%
2 Bedrooms + Den	33	29.7%
3 Bedrooms	23	20.7%

FLOOR PLATES: 8TH FLOOR



Unit Breakdown	Unit Mix	
Total Units (Building A + B)	111 Units	100%
1 Bedroom	3	2.7%
1 Bedroom + Den	35	31.5%
2 Bedrooms	17	15.3%
2 Bedrooms + Den	33	29.7%
3 Bedrooms	23	20.7%

PROPOSED AMENITY AREAS:

- Total Amenity Space (Indoor + Outdoor): 656.0 sq.m.

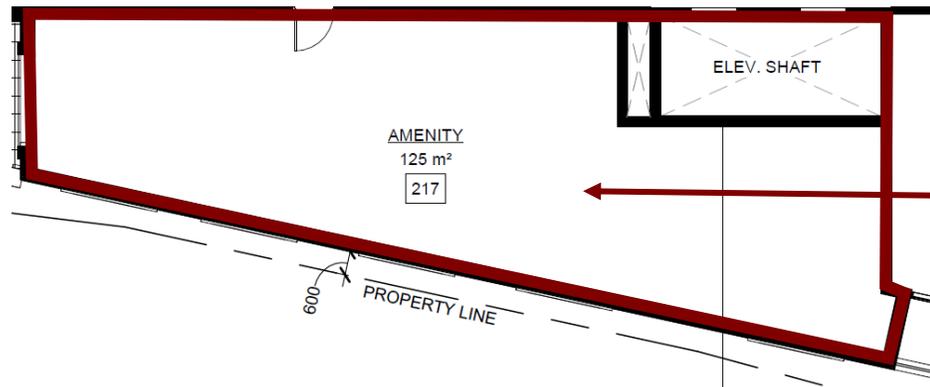
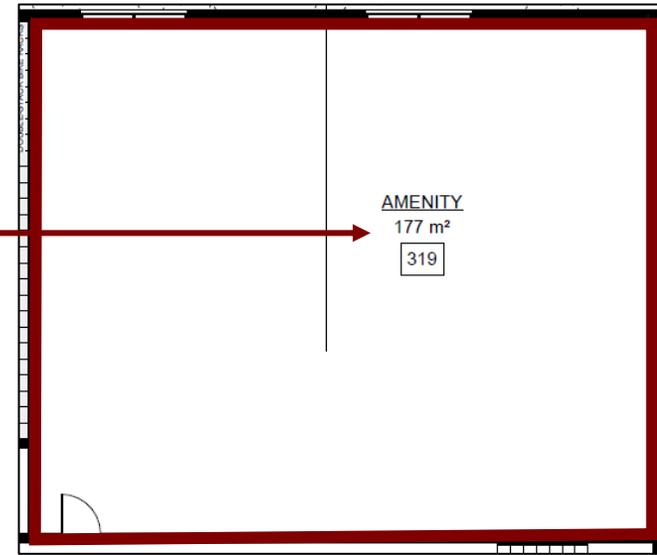
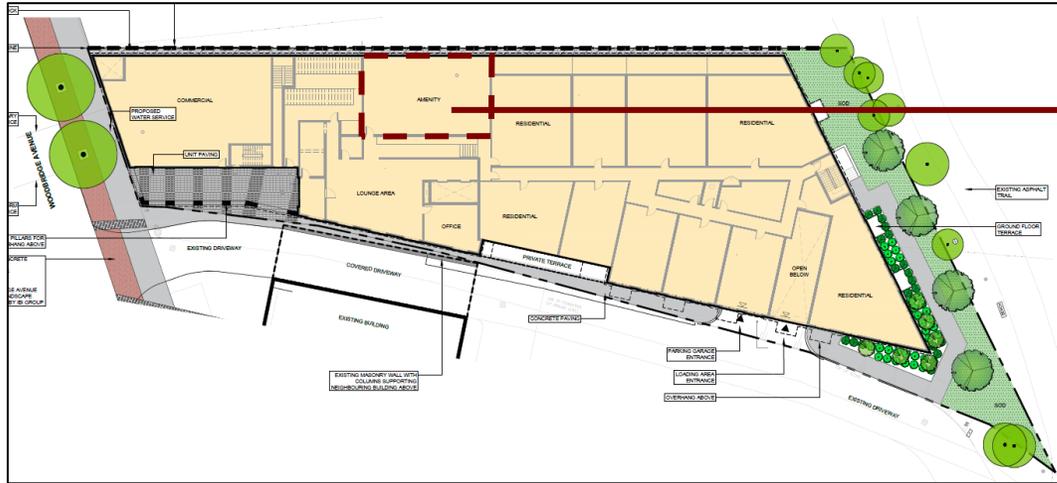
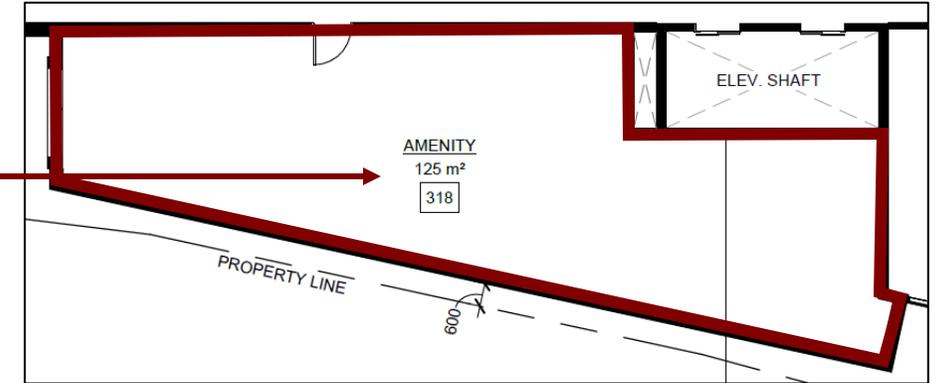
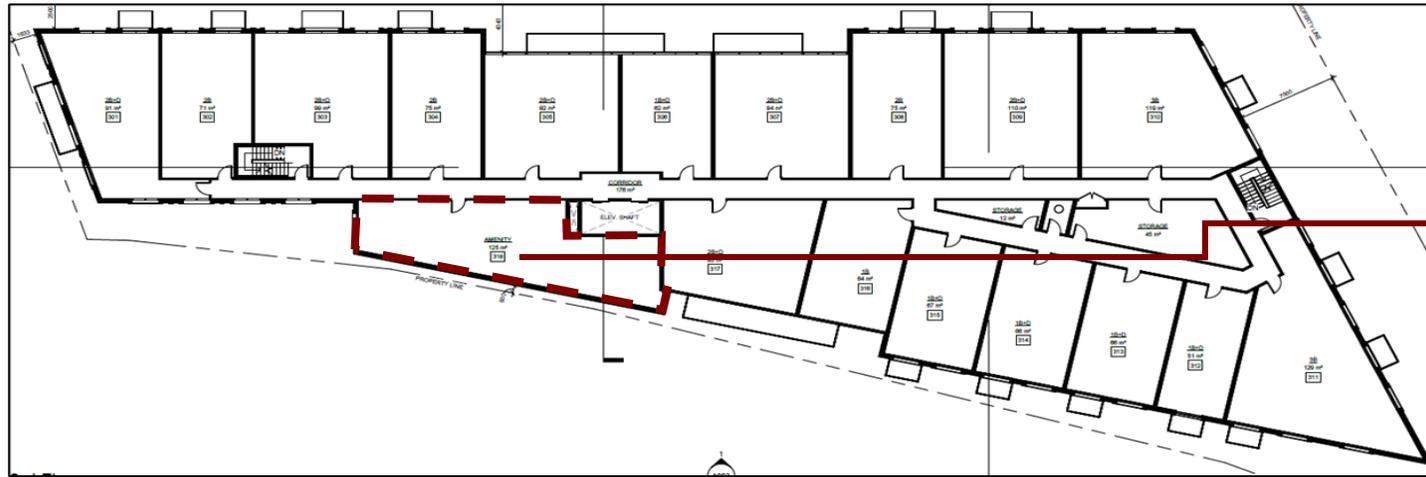


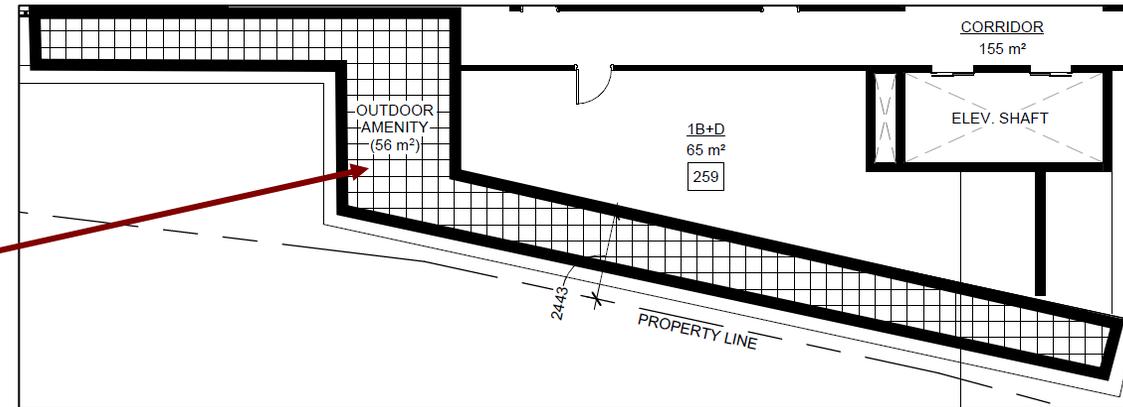
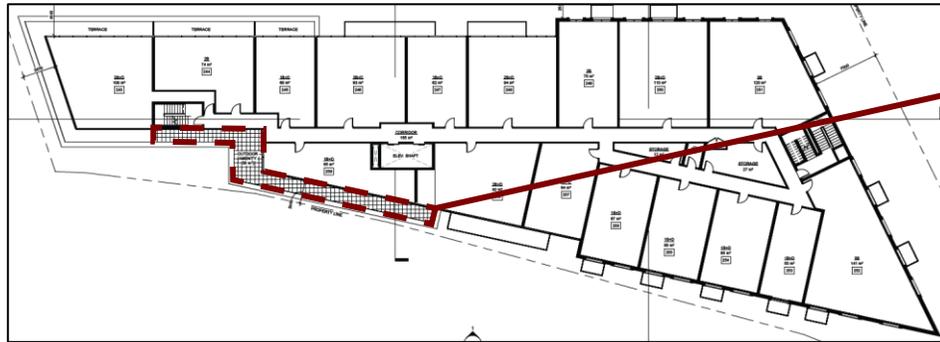
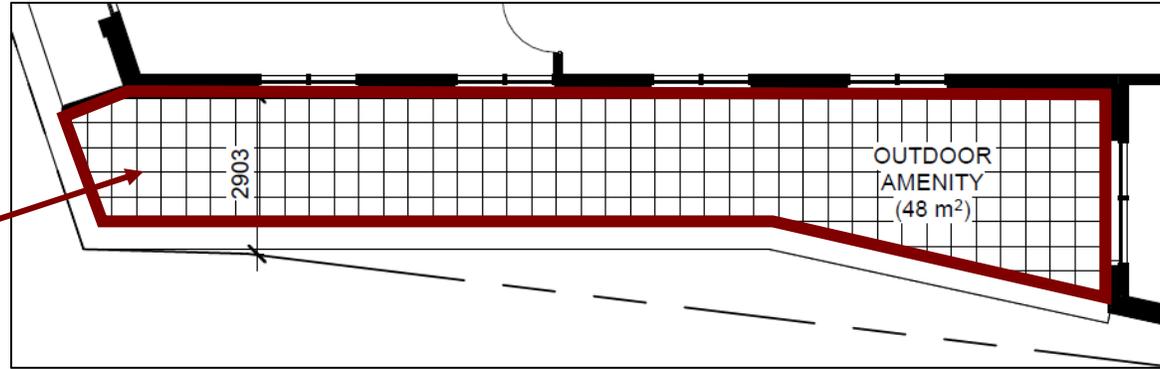
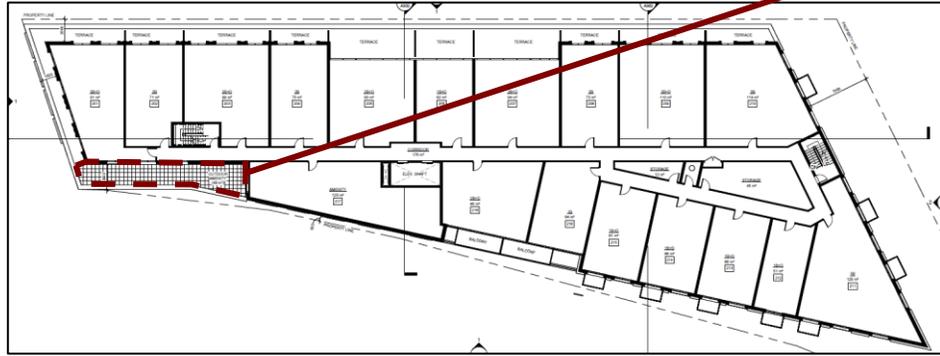
Figure 15: Second Floor Plan



PROPOSED AMENITY AREAS: INDOOR AMENITY



PROPOSED AMENITY AREAS: OUTDOOR AMENITY



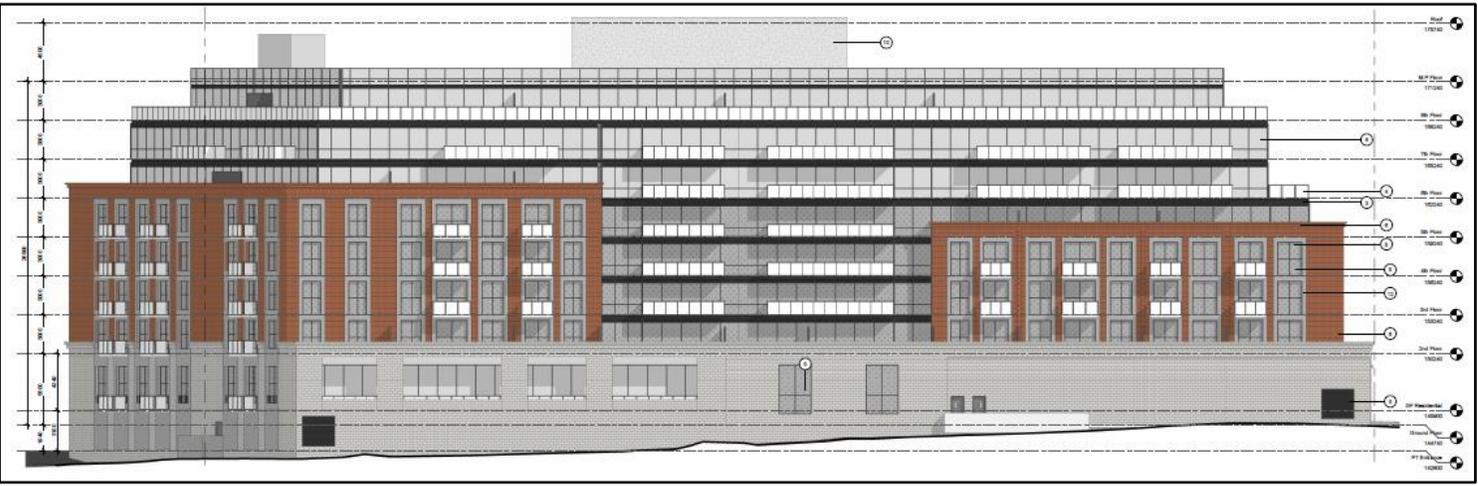
PUBLIC AMENITY AREAS

- The Subject Property backs directly onto Veterans' Park.
- Veterans' Park provides supplementary public open space opportunities including multi-use pathways and greenspace and passive recreation infrastructure.
- Overall, the proposed development provides for an appropriate amount of private amenities and open spaces for a full range of opportunities and establishes an equitable distribution across the building.

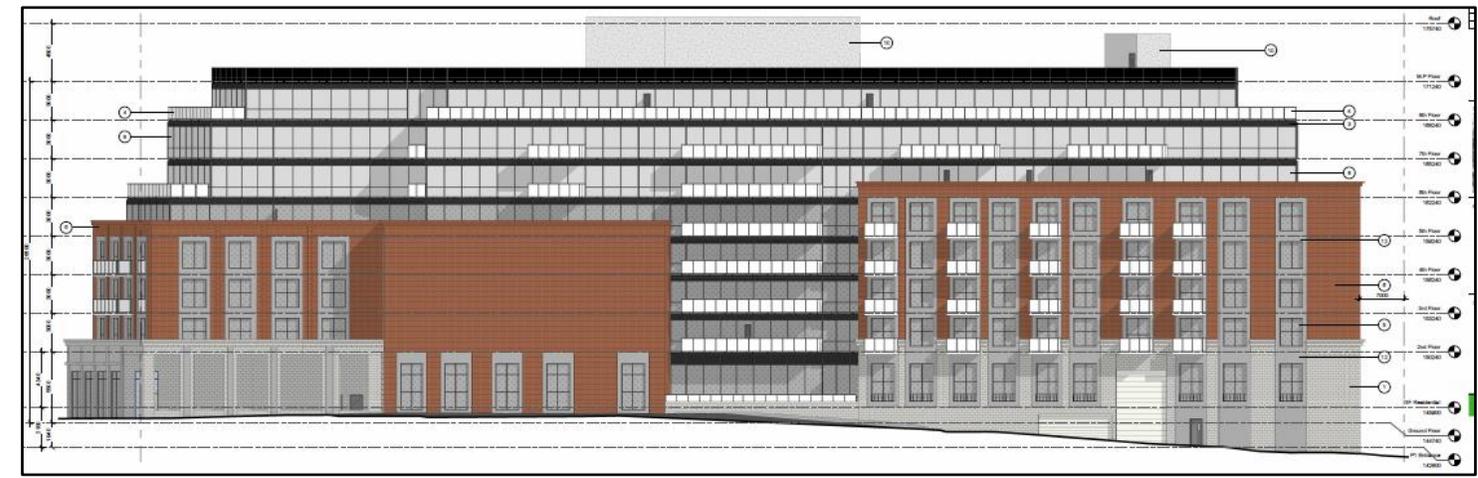


DEVELOPMENT PROPOSAL: BUILDING ELEVATIONS

East Elevation



West Elevation



SUPPORTING DOCUMENTATION

- Transportation Impact Study & Parking Study
- Tree Inventory & Preservation Study/Arborist Report
- Functional Servicing & Stormwater Management Report
- Noise and Vibration Report
- Phase One Environmental Site Assessment
- Geotechnical Report
- Hydrogeological Report
- Planning Justification Report
- Urban Design & Sustainability Brief

THANK YOU

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024
Date: Monday, September 9, 2024 11:08:18 AM

From: Christina Cerra [REDACTED]
Sent: Monday, September 09, 2024 11:04 AM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024

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Attention: Office of the City Clerk

Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING September 10th, 2024 more specifically ITEM 4 -2 (City Wide Zoning By-Law Amendments Comprehensive Zoning By -Law 001-2021 Zoning By-Law 1-88 Protected Major Transit Station Areas File No.: Z.024.011

To whom it may concern – Including all City of Vaughan Council Members, including the Honourable Mayor Del Duca. and members of staff providing consultation to this matter.

I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.

Our streets cannot sustain street parking as the roads are narrow.

In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighbourhood.

We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.

Name of Resident: Christina Cerra & Francesco Gaudio

Address of Resident: [REDACTED] Sherwood Park Dr, Concord, ON L4K 4X6