

**COUNCIL MEETING – SEPTEMBER 24, 2024
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item(s) No.</u>	<u>Committee</u>
<u>Distributed September 20, 2024</u>				
C1.	Irene Ford, dated September 9, 2024.	27	3	Committee of the Whole
C2.	Gina Balseca, Founder & CEO, Fuerza Latina, dated September 10, 2024.	27	18	Committee of the Whole
C3.	Katie Pandey, Weston Consulting, dated September 10, 2024.	28	3	Committee of the Whole (Public Meeting)
C4.	Katie Pandey, Weston Consulting, dated September 10, 2024.	28	3	Committee of the Whole (Public Meeting)
C5.	Antonella Di Martino, Wedgewood Place, Concord, dated September 9, 2024.	28	2	Committee of the Whole (Public Meeting)
C6.	Jeannine Bryan, Sherwood Park Drive, Vaughan, dated September 9, 2024.	28	2	Committee of the Whole (Public Meeting)
C7.	Reuben Piryatinsky, Alberta Drive, Vaughan, dated September 9, 2024.	28	2	Committee of the Whole (Public Meeting)
C8.	Yuriy Komarov & Irina Komarova, Sherwood Park Drive, Concord, dated September 9, 2024.	28	2	Committee of the Whole (Public Meeting)
C9.	Sue Belvedere, on behalf of Anthony DiRienzo, dated September 9, 2024.	28	6	Committee of the Whole (Public Meeting)
C10.	Anusha Singh, Wood Bull LLP, Queen Street West, Toronto, dated September 10, 2024.	28	3	Committee of the Whole (Public Meeting)
C11.	Lei Wang, Sherwood Park Drive, Vaughan, dated September 9, 2024.	28	2	Committee of the Whole (Public Meeting)
C12.	Caroline David, Sherwood Park Drive, Concord, dated September 9, 2024.	28	2	Committee of the Whole (Public Meeting)
C13.	Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated September 16, 2024.	30	4	Committee of the Whole
C14.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 20, 2024.	30	6	Committee of the Whole

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

**COUNCIL MEETING – SEPTEMBER 24, 2024
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item(s) No.</u>	<u>Committee</u>
<u>Distributed September 23, 2024</u>				
C15.	Memorandum from the Deputy City Manager, Infrastructure Development, dated September 24, 2024.	27	6	Committee of the Whole
C16.	Mario Cufone & Susan Okom, Islington Ave., Woodbridge, dated September 23, 2024.	29	1	Committee of the Whole (Working Session)
C17.	Jai Arora, dated September 23, 2024.	28	5	Committee of the Whole (Public Meeting)
C18.	Irene Ford, dated September 23, 2024.	30	4	Committee of the Whole

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Please note there may be further Communications.

**C1
Communication
Council – September 24, 2024
CW(1) – Report No. 27 Item No. 3**

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Copper Creek - Block 55 Interim Sewage Servicing Capacity?
Date: September-10-24 8:33:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

From: IRENE FORD [REDACTED]
Sent: Monday, September 09, 2024 2:34 PM
To: Clerks@vaughan.ca

Cc: Environmental Permissions (MECP) <enviopermissions@ontario.ca>; Wayne Emmerson <wayne.emmerson@york.ca>; Erin Mahoney <erin.mahoney@york.ca>; Council@vaughan.ca; Minister <minister.mah@ontario.ca>; MMAH Official Plans (MMAH) <mmahofficialplans@ontario.ca>; Noor Javed <njaved@thestar.ca>; Emma McIntosh <emma.mcintosh@thenarwhal.ca>; Stephen Leccoco <stephen.leccoco@pc.ola.org>; Michael Tibolloco <michael.tibolloco@pc.ola.org>; kinga.surma@pc.ola.org; Jack Hauen <jack@thetrillium.ca>; Isaac Callan <isaac.callan@globalnews.ca>; Comments <comments@auditor.on.ca>; Fao On Info <info@fao-on.org>; Smartprosperity Info <info@smartprosperity.ca>
Subject: [External] Copper Creek - Block 55 Interim Sewage Servicing Capacity?

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Vaughan Clerks,

Please add the below as my comments on Agenda Items 6 (3).

[1045501 ONTARIO LIMITED AND EAST KLEINBURG DEVELOPMENTS INC. ZONING BY-LAW AMENDEMNT FILE Z.22.030 DRAFT PLAN OF SUBDIVISION FILE 19T-22V007 11191 HIGHWAY 27 - Committee of the Whole \(1\) - September 10, 2024](#)

1) This development is totally premature and no servicing allocation should be approved unless Vaughan Council wants to hinder their ability to meet their [housing targets](#) in future years and funding provided by the province.

2) Staff and Vaughan Council MUST transparently acknowledge additional costs borne by developers above and beyond development fees. Costs that will presumably be absorbed in the final purchase price of the home and defy making homes more affordable for the people of Ontario.

3) Staff need to justify why interim servicing solutions are warranted given the finite nature of servicing capacity across the City of Vaughan & York Region

Key Points

- **Developers are complaining they can't pay development fees but have money to advance infrastructure ahead of schedule that may not be recouped through development fees**
- **When developers prepay for growth infrastructure this dictates where we grow, contrary to phasing policies in official plans and capital plans**
- **The prepaying of infrastructure appears to secure and force servicing allocation prematurely**

There is no servicing and the landowners would have to pay for an interim servicing solution at their cost until permanent infrastructure arrives post 2034.

- a) As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an Agreement with the City to design and construct the works, to the satisfaction of the City;

Sanitary Servicing

Ultimate Wastewater Servicing

The Subject Lands are tributary to York Region's West Vaughan Sanitary Sewer, and its proposed outlet is at a manhole located on the Kleinburg Water Resource Recovery Facility ('KWRRF') site. A 14 km sanitary sewer route from the new Humber Sewage Pumping Station to the KWRRF is the preferred solution for future sewage servicing in West Vaughan. The sanitary sewer will be constructed in 2 phases.

The ultimate outlet for the Subject Lands will be available in phase 2 of the sanitary sewer, and its construction in-service date is beyond 2034. To connect to this outlet, a permanent sanitary sewer along Highway 27 is required from approximately Nashville Road to the KWRRF site. To allow for the Development to proceed ahead of the ultimate build out, an interim servicing solution is proposed.

Interim Wastewater Servicing

The recommended option to service the Subject Lands in the interim is to connect to the existing Nashville Sewage Pumping Station ('NSPS'). Given limitation, 2 upstream inline storage tanks are proposed to attenuate flows and to ensure the NSPS does not exceed its design capacity. The first storage location is just upstream of the NSPS.

To convey flows from Block 55W to the NSPS, a new pumping station ('Kirby SPS') is required. The Kirby SPS captures flows from Block 55W (proposed and future growth) and an existing external area along Kirby Road. The second storage location is just upstream of the Kirby SPS and is consistent with the Interim Servicing Strategy Study.

Item 3
Page 13 of 18

What is the additional cost for the interim solution?

Are costs above and beyond development fees?

Are these agreements negotiated outside of the DC by-law and Planning Act, the development process as a whole? How can a rate be determined for something that is interim?

Does this impact the affordability of homes by adding additional costs that will be borne by future homeowners in the purchase price?

Why do developers complain they can't afford development fees but have a surplus of funds to advance their developments prematurely?

In Dec, 2023 York Region provided servicing allocation to the City of Vaughan as outlined here: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=156441>

York Region's latest servicing capacity assignment as approved by Regional Council on November 23 and presented in their Committee of the Whole report on November 9, 2023 (Attachment 1) was 43,375 persons equivalent, of which:

- 14,538 persons equivalent is available to be utilized city-wide; and
- 28,837 persons equivalent must be reserved for Block 27's full build-out specifically, pursuant to York Region's Block 27 Prepaid Development Charge Credit / Reimbursement Agreement and the City's Block 27 Water and Wastewater Servicing Capacity Allocation Agreement.

Vaughan has 28,837 persons on hold for who knows how long as a result of the Block 27 prepaid agreement. This is servicing capacity for more or less 10,000 homes.

I fail to understand why Vaughan staff or Council would want to proceed with awarding a 'H' on the very limited and finite servicing capacity available for all developments across the City. This development would hold 7% of Vaughan's 2023 York Region servicing allocation capacity for 36 months. It seems highly unlikely to me that the conditions will be met within that time frame and even if they are that this 'interim capacity' will be required for longer than staff forecast. Interim is never a good solution for any government and too often has a way of becoming semi-permanent. Further the words interim and sanitary should never be used together, especially ones that requires a sewage holding tank.

Has the City of Vaughan checked to determine if the proposed interim servicing solution is consistent with existing Environmental Compliance Approvals for York Region's collection system?

If these works require an ECA, this suggests further delays and additional costs.

On top of all of this in the context of water and wastewater servicing I fail to understand why staff believe this development is consistent with the City's Servicing Allocation Policy or the PPS, 2020 Section 1.6.6.1 (d):

integrate servicing and land use considerations at all stages of the planning process;

While the land use permissions may be decades old the policies of the day are still supposed to apply as per this recent ruling. While it may not be something that can be challenged by law there is an expectation of procedural fairness. This application fails to offer this on a multitude of fronts.

[Masters and Clergy - Is the Clergy "Principle" No More?](#)

Additionally, the Court in *Masters* set out the statutory limitations on the application of the *Clergy* Principle. Specifically, it confirmed that the 2017 amendments to ss.3(5) of the *Planning Act*^[12] rendered the principle inapplicable to provincial **policy** statements and provincial plans,^[13] as any such Decision of the Tribunal “(a) shall be consistent with the **policy** statements...that are in effect on the date of the decision,” and “(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them.”^[14] Thus, while *Clergy* can be applied to official plans or other municipal planning documents, a developer must ensure consistency with the Provincial **Policy** Statement and conformity (or no conflict) with all applicable provincial plans in effect on the date of the decision.^[15]

Finally, I was most disappointed and frustrated by the landowners comments in a recent Toronto Star article. The comments inappropriately blame the community for delaying development of their land. THERE IS NO SERVICING AND THE COMMUNITY IS NOT TO BLAME FOR THIS!

In a statement, Alana De Gasperis said there have been “numerous opportunities for public input” in addition to statutory public hearings. She also said the TACC and the landowners have worked with staff to preserve trees, create a buffer zone between the new and existing communities, and ensure appropriate environmental protections are in place, including the completion of several studies that have been reviewed by the city and the conservation authority.

She said the appeal, which was previously dismissed by the OLT and heard at Divisional Court, has “delayed the project approximately 3 years.”

https://www.thestar.com/real-estate/environmental-and-residents-groups-call-new-provincial-rules-barring-olt-third-party-appeals-attack/article_fce16026-4f5f-11ef-9bb2-07342ace63d2.html

Regards,
Irene Ford

Addeda

For those interested Block 27 prepayment agreement
[Prepaid Development Charge Credit Agreement with the Block 27 Developer Group in the City of Vaughan - Committee of the Whole - Week 1 - June 11, 2020](#)

It would appear they advanced funds and \$4M was not recoverable. This is not an interim solution.

If the exceptions to the policy, based on the principles set out below, are approved by Council, the Block 27 Developer Group would advance only the cost of Phase 1 of the project, plus the cost of certain transportation preconstruction works. Phase 2 of the project would proceed as a Regional project, as contemplated in the Region's capital plan, and may be adjusted during the annual budget process. The total amount the Developer Group would be required to advance is currently estimated at \$156.4 million with \$152.4 million or 97% recoverable, subject to the Regional debt service coverage provisions in the Prepaid Development Charge Credit policy.

Last week on York Region's agenda a \$3.6M request at the developers cost to add 4km of sewer pipe to an ongoing EA that would service the controversial MZO developments in North Markham. I suspect they would overlap with the Flato/Wynview/ORCA MZO developments.

[McCowan Sewer Environmental Assessment Landowner Funding - Committee of the Whole - Week 1 - September 05, 2024](#)



Helping the youth of **TODAY** become strong members of society **TOMORROW**

September 10, 2024

CITY OF VAUGHAN
DEPUTATION, COMMITTEE OF THE WHOLE

Dear Members of Council,

C2

Communication

Council – September 24, 2024

CW(1) – Report No. 27 Item No. 18

We have been partnering with the City of Vaughan for many initiatives for the past 21 years without any issues. Unfortunately, this has changed in the last two years and our Board is concerned.

As a not-for-profit organization, Fuerza Latina is facing significant challenges due to substantial cost increases for waste management at the Vaughan Latin Festival. This financial burden threatens our ability to continue operating and providing valuable cultural experiences for the community.

1. EXORBITANT COST INCREASES:

2021 \$1,600 approx.

2022 \$2,176.95 Contract #FA-2592

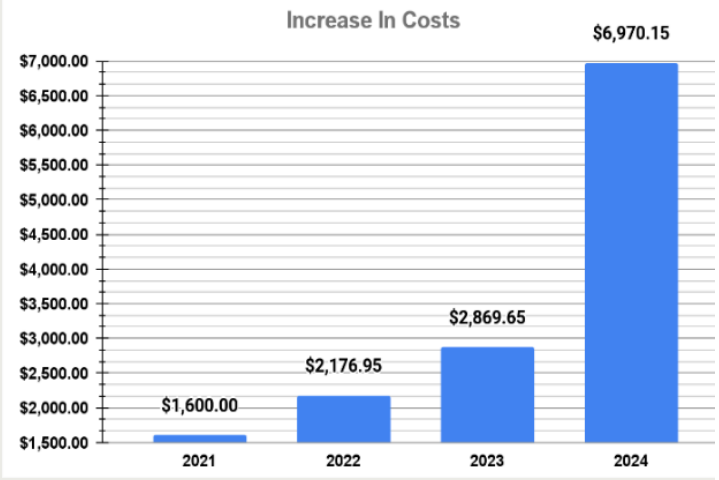
2023 decreased to: \$2,869.65 Inv IND-190

2024 \$6,970.15 Contract #FA-10299

ISSUES AT HAND - EXORBITANT CITY COSTS

Based on Annual Invoice... for VLF:

2021-2022	Increase of 36%
2022-2023	Increase of 32%
2023-2024	Increase of 143%



Maple Community Center
10190 Keele Street
Lowel Level
Maple. ON L6A 1R7



info@fuerzalatinaservices.org



fuerzalatinaCanada



fuerzalatina3



fuerzalatinaYr



FuerzaLatina



647.404.7496



www.fuerzalatinaservices.org



fuerzalatinaCanada3340

Fuerza Latina

Helping the youth of **TODAY** become strong members of society **TOMORROW**

2.

2. DISPOSAL OF GARBAGE

Since its inception in 2015, we have proudly organized the Vaughan Latin Festival. From 2015 to 2022, the City of Vaughan managed waste disposal.

We have consistently engaged dedicated volunteers who work tirelessly to ensure that the festival grounds are left tidy after the Festival.

Since 2023, Fuerza Latina has been charged for garbage disposal at the Vaughan Latin Festival. This situation is unacceptable. Our Board firmly believes that waste management is the responsibility of the City, and this support needs to be provided at no cost to us.

3. STAGE SET UP FEES INCREASED ASTRONOMICALLY - NEW HOURLY RATE OF \$68.37

- Same one-day Festival since 2015
- Same hours 11 am - 10:30 pm since 2015
- Same stage since 2015

NOW we are being charged Stage costs: **\$3,679.81** instead of **\$1,000** approx

3. ADDITIONAL COSTS AS A RESULT OF STAFF ERROR

The set up was done incorrectly, July 12/24 we called staff to correct their error - STAGE AND PICNIC TABLES facing SOCCER FIELD not as indicated on the MAP provided:

This Map is Fuerza Latina original Map submitted to the City and it is not touching the soccer field:



The RED outline is how it was set up before
the BLUE boxes is how it looked after their staff fixed it on July 12th



→ Will receive a \$10,000 from Tourism Vaughan Corporation Board of Directors and Vaughan City Council

Summary:

- ◆ \$10,000
- ◆ Less: \$6,892.89
- ◆ \$3107.11 Balance left

IMPACTING OUR COMMUNITY

Our Festival is a labour of love for our culture, it takes a year to organize the event. We are impacting the community by providing opportunities for artists, artisans, entrepreneurs, local businesses to generate income and also enhancing Tourism in Vaughan.

In recognition of the Vaughan Latin Festival's cultural and economic value to the City, acknowledging the historical support provided by the City, and considering our limited resources, we respectfully request the following:

1. Waive the additional costs of \$4,100.50, which is the increased from \$2,869.65 in 2023 to \$6,970.15 in 2024
2. Absorb 50% of hourly rate for Staff Stage Setup on an annual basis, from \$68.37 to \$34.18.
3. Continuation of the City's support in managing garbage disposal for the event on an annual basis, as has been the practice in previous years.

These adjustments would significantly aid in ensuring the festival's sustainability and our ability to continue providing this valuable cultural experience to the Vaughan community.

Your consideration of the above matter is very much appreciated.

Yours truly,

Gina Balseca, Founder & CEO

C3

Communication

Council – September 24, 2024

CW(PM) – Report No. 28 Item No. 3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] RE: Objection to Rezoning of 11151 Highway 50 (Block 1-3)
Date: September-10-24 5:50:03 PM
Attachments: [image001.png](#)
[2023-12-01 Letter to the City re. Zoning Opinion.pdf](#)

From: Katie Pandey <kpandey@westonconsulting.com>
Sent: Tuesday, September 10, 2024 4:49 PM
To: Christopher Cosentino <Christopher.Cosentino@vaughan.ca>; Clerks@vaughan.ca
Cc: Michael Paiva <michael@unifiedllp.com>; Spencer Roberts <spencer@unifiedllp.com>; japji mangat <mangat.japji@gmail.com>; Ulysses Perkunder <uperkunder@westonconsulting.com>; Eric Lee <elee@westonconsulting.com>
Subject: [External] RE: Objection to Rezoning of 11151 Highway 50 (Block 1-3)

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Correction to the subject line :

Rezoning of 11151 Highway 50 (Block 4)

From: Katie Pandey
Sent: September 10, 2024 4:47 PM
To: Christopher.Cosentino@vaughan.ca; clerks@vaughan.ca
Cc: Michael Paiva <michael@unifiedllp.com>; Spencer Roberts <spencer@unifiedllp.com>; japji mangat <mangat.japji@gmail.com>; Ulysses Perkunder <uperkunder@westonconsulting.com>; Eric Lee <elee@westonconsulting.com>
Subject: Objection to Rezoning of 11151 Highway 50 (Block 1-3)

Christopher and Clerks,

Weston Consulting is the planning agent for the property addressed as 11151 Highway 50 (Block 4), owned by 2631622 Ontario Corp .

We have submitted **planning applications OP.23.005 and Z.23.008, and** are currently in the second stage of the process for rezoning the property for General Commercial uses. The specifics of this application are included in our latest submission.

We object to the proposed rezoning of this property to an Agricultural zone. **A letter has previously been submitted by our counsel (attachment 1)** regarding this matter, and we will be submitting a planning rationale before the September 24th Council meeting.

For now, please accept this as a formal comment regarding page 2, row 3, columns 4 and 5 of Attachment 2, related to the property at 11151 Highway 50.

Neither the Japji nor Weston Consulting received a formal letter notifying them of the

intention to amend the Zoning By-law, despite being the Owner and Authorized Planning Representative

Owner will be attending the Committee of the Whole Meeting scheduled for September 10th, 2024 at 7 PM in order to provide oral submissions.

Thank you for your attention to this matter

KATIE PANDEY, MAES, MCIP, RPP
ASSOCIATE
SHE/HER

MOBILE 647.261.4254
OFFICE 905.738.8080 X335
WWW.WESTONCONSULTING.COM





December 1, 2023

VIA E-MAIL

Rebecca Roach
City of Vaughan Planner
Development and Planning Department
City Hall Level 200
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
E-mail: Rebecca.Roach@vaughan.ca

Michael Joseph Paiva
michael@unifiedLLP.com
TOR: 416-800-1733
Fax: 647-715-6108
File No.: 23-1102

**RE: Development and Planning Comments on File NOs: OP.23.005 & Z.23.008
11151 Hwy 50 (Part 4), PT LT 28 CON 11 VAUGHAN PT 4, 65R19710; VAUGHAN**

Dear Ms. Roach:

Please be advised that Unified LLP has been retained by 2631622 Ontario Corp. ("263"), the registered owner of 11151 Hwy 50, Vaughan, legally described as PT LT 28 CON 11 VAUGHAN PT 4, 65R19710; VAUGHAN (the "Property"). As such, please direct any and all future correspondence regarding this matter to my attention. I also request that if your office has any ongoing communication regarding the Property with any other governmental authority, that you pass along my contact information to those entities.

We have reviewed the Development Planning Comments Memorandum dated July 14, 2023, in relation to file numbers OP.23.005 & Z.23.008 (the "Memorandum") and would like to address the comments in relation to the zoning by-law amendment ("ZBLA").

On page 1, the Memorandum states that the application should be revised to propose a site-specific exception to the General Commercial – GC Zone rather than a rezoning. We agree with this comment. However, on page 2 of the Memorandum, there is a conflicting comment which suggests the application should propose a zoning exception for an Agricultural Zone. It is our position that this suggestion is an error for the reasons described below.

The Memorandum states that it is the opinion of the Development Planning Department that the Property was inadvertently rezoned from Agricultural to GC Zone and therefore the



applicants should submit a site-specific exception to the Agricultural Zone and not the GC Zone. It is further stated that the City plans to bring an “administrative” amendment to the City of Vaughan Zoning By-Law (the “ZBL”) in order for the zoning to be consistent with the City of Vaughan Official Plan 2010 (the “2010 VOP”). The Memorandum also suggests that, if 263 consents, the Property’s zoning can be amended through their development applications.

There are a few issues with the suggestions made with respect to the ZBLA application. A site-specific exception to an Agricultural Zone cannot be granted where there is no Agricultural Zone in existence. This would require a rezoning application to rezone the Property Agricultural Zone in addition to the site-specific exception to the Agricultural Zone. 263 does not desire to rezone the Property Agricultural Zone and will not be seeking such an amendment in their planning applications. 263’s land use planning experts, Weston Consulting, is of the opinion that such a ZBLA would not be supportable from a planning perspective, as described further below.

If the City wishes to amend the ZBL, it must do so through the process outlined in section 34 of the *Planning Act*, as is the regular course. This is the case even where a city or municipality believes an administrative error was made. Therefore, the zoning of the Property is currently GC Zone and will remain GC Zone until such time as a ZBLA is passed. The owners cannot submit an application for a site-specific exception to an Agricultural Zone because the Property is not designated as Agricultural Zone. Further, it is our position and Weston Consulting’s position that the City’s proposed ZBLA is unlikely to receive approval.

As mentioned, the Memorandum suggests that the City wishes to rezone the Property Agricultural in order to be consistent with the 2010 VOP. However, the 2022 York Regional Official Plan (the “2022 YROP”) designates the Property as “Employment Area”. The “Employment Area” designation of the Property was not made through a provincial modification. Therefore, no change to this designation is being contemplated in the proposed Bill 150 which would, if passed, reverse certain provincial modifications that were included in the 2022 YROP.

Section 27 of the *Planning Act* requires that every lower-tier municipality update their official plan to conform with the plan of the upper-tier municipality that comes into effect. Therefore, pursuant to the *Planning Act*, the 2010 VOP is required to be amended to conform with the 2022 YROP which designates the Property “Employment Area”.



Additionally, s. 27 requires that a by-law passed under s. 34 by a lower-tier municipality must conform with the official plan of the upper-tier municipality that comes into effect. The City's plan to amend the ZBL to designate the Property as Agricultural Zone does not conform with the 2022 YROP which designates the Property "Employment Area". Therefore, the City's proposed amendment to the ZBL is unlikely to be approved.

However, the current zoning designation of the Property does conform with the 2022 YROP. There was no administrative error in the GC Zone designation of the Property as was suggested in the Memorandum. It is our position that the City of Vaughan's Zoning By-Law was amended by rezoning the Property GC Zone in order to conform with the 2022 YROP as required by the *Planning Act*. The City is now required to also update the 2010 VOP to conform with the 2022 YROP "Employment Area" designation pursuant to the *Planning Act*.

Additionally, in reviewing whether the proposed planning applications conform with the 2022 YROP and the 2010 VOP, the 2022 YROP designation takes precedence to the extent the 2010 VOP does not conform with the 2022 YROP. Subsection 27(4) of the *Planning Act* states:

In the event of a conflict between the official plan of an upper-tier municipality and the official plan of a lower-tier municipality, the plan of the upper-tier municipality prevails to the extent of the conflict but in all other respects the official plan of the lower-tier municipality remains in effect.

Therefore, the "Employment Area" designation under the 2022 YROP prevails over the "Agricultural" designation under the 2010 VOP. A General Commercial Zone conforms with an "Employment Area" designation whereas an Agricultural Zone does not. The 2022 YROP designation would also prevail in reviewing and considering an application to amend the ZBL to designate the Property Agricultural Zone under s. 34 of the *Planning Act*.

Please confirm that the proper proposal for file number Z.23.008 is a site-specific exception to the General Commercial Zone. This is the Property's current zoning and no ZBLA has been approved to rezone the Property Agricultural. Such a proposed amendment would not conform with the 2022 YROP as required by the *Planning Act*.

We trust the above to be satisfactory. Please let us know if you have any questions or concerns.



Yours very truly,

UNIFIED LLP

A handwritten signature in blue ink that reads "Michael Paiva". The signature is written in a cursive, flowing style.

Per: Michael J. Paiva

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Objection to Rezoning of 11151 Highway 50 (Block 1-3)
Date: September-10-24 5:50:58 PM
Attachments: [image001.png](#)
[2023-12-01 Letter to the City re. Zoning Opinion.pdf](#)

From: Katie Pandey <kpandey@westonconsulting.com>
Sent: Tuesday, September 10, 2024 4:55 PM
To: Christopher Cosentino <Christopher.Cosentino@vaughan.ca>; Clerks@vaughan.ca
Cc: Michael Paiva <michael@unifiedllp.com>; Spencer Roberts <spencer@unifiedllp.com>; Peter Nicoletti <pnicoletti@sentrexco.com>; Ulysses Perkunder <uperkunder@westonconsulting.com>; Eric Lee <elee@westonconsulting.com>
Subject: [External] Objection to Rezoning of 11151 Highway 50 (Block 1-3)

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Christopher and Clerks,

Weston Consulting is the planning agent for the property addressed as 11151 Highway 50 (Blocks 1-3).

We had a pre-consultation under PAC.23.007 and are currently in the process of preparing further planning applications.

We object to the proposed rezoning of this property to an Agricultural zone. **A letter has previously been submitted by our counsel on this matter (attachment 1)**, and we will be submitting a planning rationale before the September 24th Council meeting.

Please accept this as a formal comment regarding page 2, row 3 of Attachment 2, related to the property at 11151 Highway 50.

Neither the owner nor Weston Consulting received a formal letter notifying them of the intention to amend the Zoning By-law.

Thank you for your attention to this matter.

KATIE PANDEY, MAES, MCIP, RPP
ASSOCIATE
SHE/HER

MOBILE 647.261.4254
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WESTON
CONSULTING





December 1, 2023

VIA E-MAIL

Rebecca Roach
City of Vaughan Planner
Development and Planning Department
City Hall Level 200
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
E-mail: Rebecca.Roach@vaughan.ca

Michael Joseph Paiva
michael@unifiedLLP.com
TOR: 416-800-1733
Fax: 647-715-6108
File No.: 23-0802

**RE: Development and Planning Comments on PAC No. 23.007
0 Highway 50, Vaughan, also known as 11151 Highway 50 (Blocks 1-3)**

Dear Ms. Roach:

Please be advised that Unified LLP has been retained by 946489 Ontario Limited ("946"), the registered owner of the property municipally known as 0 Highway 50, Vaughan, and also known as 11151 Highway 50 (Blocks 1-3) (the "Property"). As such, please direct any and all future correspondence regarding this matter to my attention. I also request that if your office has any ongoing communication regarding the Property with any other governmental authority, that you pass along my contact information to those entities.

We have reviewed your emails dated June 30, 2023, and July 31, 2023, sent to 946 and their land use planners Weston Consulting, in which you provide your comments on PAC number 23.007 (the "PAC Comments"). We would like to address the PAC Comments in relation to the current zoning of the Property.

These emails advise that it is the opinion of the Building Standards staff that the General Commercial – GC Zone was applied to the Property by mistake and that the zoning should have remained Agricultural in the new City of Vaughan Zoning By-Law 001-2021 ("ZBL 001-2021"). It is stated that the zoning should have remained Agricultural Zone in order to match the City of Vaughan Official Plan 2010 (the "2010 VOP"). It is then suggested that zoning exceptions for both the Agricultural Zone and the GC Zone should be included in the application. It is further advised that the zoning exceptions to the Agricultural Zone should be related to ZBL 001-2021 instead of ZBL 1-88.



It is our position that these suggestions were made in error for the reasons described below.

A site-specific exception to an Agricultural Zone cannot be granted where there is no Agricultural Zone in existence. This would require a rezoning application to rezone the Property Agricultural Zone in addition to the site-specific exception to the Agricultural Zone. 946 does not desire to rezone the Property Agricultural Zone and will not be seeking such an amendment in their planning applications. 946's land use planning expert, Weston Consulting, is of the opinion that such a Zoning By-Law Amendment ("ZBLA") would not be supportable from a planning perspective, as described further below.

If the City believes the Property was zoned incorrectly and wishes to amend the ZBL, it must do so through the process outlined in section 34 of the *Planning Act*, as is the regular course. This is the case even where a city or municipality believes an administrative error was made. Therefore, the zoning of the Property is currently GC Zone and will remain GC Zone until such time as a ZBLA is passed. The owners cannot submit an application for a site-specific exception to an Agricultural Zone because the Property is not designated as Agricultural Zone. Further, it is our position and Weston Consulting's position that a proposed ZBLA to rezone the property Agricultural Zone is unlikely to receive approval.

As mentioned, the PAC Comments suggest that the Property should be designated Agricultural Zone in order to be consistent with the 2010 VOP. However, the 2022 York Regional Official Plan (the "2022 YROP") designates the Property as "Employment Area". The "Employment Area" designation of the Property was not made through a provincial modification. Therefore, no change to this designation is being contemplated in the proposed Bill 150 which would, if passed, reverse certain provincial modifications that were included in the 2022 YROP.

Section 27 of the *Planning Act* requires that every lower-tier municipality update their official plan to conform with the plan of the upper-tier municipality that comes into effect. Therefore, pursuant to the *Planning Act*, the 2010 VOP is required to be amended to conform with the 2022 YROP which designates the Property "Employment Area".

Additionally, s. 27 requires that a by-law passed under s. 34 by a lower-tier municipality must conform with the official plan of the upper-tier municipality that comes into effect. Any application to amend the ZBL 001-2021 to designate the Property as Agricultural Zone



would not conform with the 2022 YROP which designates the Property “Employment Area”. Therefore, such a proposed amendment to the ZBL is unlikely to be approved.

However, the current zoning designation of the Property does conform with the 2022 YROP. There was no administrative error in the GC Zone designation of the Property as was suggested in the PAC Comments. It is our position that the City of Vaughan’s Zoning By-Law was amended by rezoning the Property GC Zone in order to conform with the 2022 YROP as required by the *Planning Act*. The City is now required to also update the 2010 VOP to conform with the 2022 YROP “Employment Area” designation pursuant to the *Planning Act*.

Additionally, in reviewing whether the proposed planning applications conform with the 2022 YROP and the 2010 VOP, the 2022 YROP designation takes precedence to the extent the 2010 VOP does not conform with the 2022 YROP. Subsection 27(4) of the *Planning Act* states:

In the event of a conflict between the official plan of an upper-tier municipality and the official plan of a lower-tier municipality, the plan of the upper-tier municipality prevails to the extent of the conflict but in all other respects the official plan of the lower-tier municipality remains in effect.

Therefore, the “Employment Area” designation under the 2022 YROP prevails over the “Agricultural” designation under the 2010 VOP. A General Commercial Zone conforms with an “Employment Area” designation whereas an Agricultural Zone does not. The 2022 YROP designation would also prevail in reviewing and considering an application to amend the ZBL to designate the Property Agricultural Zone under s. 34 of the *Planning Act*.

Please confirm that the proper proposal for PAC number 23.007 is a site-specific exception to the General Commercial Zone. This is the Property’s current zoning and no ZBLA has been approved to rezone the Property Agricultural. Such a proposed amendment would not conform with the 2022 YROP as required by the *Planning Act*.

We trust the above to be satisfactory. Please let us know if you have any questions or concerns.



Yours very truly,

UNIFIED LLP

A handwritten signature in blue ink that reads "Michael Paiva". The signature is written in a cursive, flowing style.

Per: Michael J. Paiva

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] ITEM NO: 4-2-COW-PUBLIC MEETING September 10, 2024.
Date: September-11-24 9:11:19 AM

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

From: Antonella DiMartino [REDACTED]
Sent: Monday, September 09, 2024 1:57 PM
To: Clerks@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] ITEM NO: 4-2-COW-PUBLIC MEETING September 10, 2024.

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 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 St.

My house is located at the corner of Wedgewood Place and Rutherford Rd. The plaza is adjacent to my backyard. An entrance to the plaza is right beside my backyard fence causing a danger to my family, anyone on my property, and my home. Years ago, a vehicle crashed, at high speed, into my backyard fence, from the entrance to the plaza, and ended right into my backyard. Thank God no one was home nor in the backyard at the time of the crash. That entrance is a danger to our lives and should not be there.

Allowing a high density development would bring further traffic entering the property causing even a greater danger to our lives. There have been numerous accidents witnessed in the plaza at that entrance.

Just this past weekend, I witnessed a tractor trailer travelling east bound on Rutherford Rd. directly in front of my house, the driver excessively honking and braking, causing smoke and screeching from the brakes, for the vehicle in front of it decided to suddenly make a right turn into the plaza entrance next to my backyard. I have witnessed this situation too many times.

Also, due to the expansion construction on Rutherford Rd., my house has experienced excessive vibration. I'm extremely stressed and concerned for my house. Having another construction project adjacent to my home will not be manageable for my home nor myself and family. The vibration from the construction in my home feels like an earthquake and I strongly say NO to any further construction.

By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our 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 very narrow presently causing an issue to drive through our streets when vehicles are parked on both sides, and causing an issue when one vehicle is parked and two vehicles are trying to drive through in opposite directions at the same time.

In allowing for a high density development, our community will no longer be a small and quaint neighborhood,

which will be in close proximity to a large building, personally taking away privacy from my backyard, and furthermore, causing 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.

Sincerely,
Antonella Di Martino
■ Wedgewood Place
Concord, Ontario
■

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Attention: Office of the City Clerk - Re: ITEM NO: 4-2 – COW – Public Meeting, September 10th, 2024
Date: September-11-24 9:22:24 AM

From: JJROCK [REDACTED]
Sent: Monday, September 09, 2024 3:57 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Cc: teresa ciaravella <[REDACTED]> Enzo Luongo <eluongo@rentexrealty.com>
Subject: [External] Attention: Office of the City Clerk - Re: ITEM NO: 4-2 – COW – Public Meeting, September 10th, 2024

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.

ITEM NO: 4-2 (City-Wide Zoning By-Law Amendments) Comprehensive Zoning By-Law 001-2021 Zoning By-Law 1-88

Protected Major Transit Station Areas (PMTSA) – File No.: Z.024.011

To Whom It May Concern, including all members of Vaughan City Council, Mayor Del Duca, and staff providing consultation on this matter,

I am writing as a resident of the Sherwood Park community to express my strong opposition to the proposed Planning and Zoning Bylaw Amendments, specifically the expansion of the Protected Major Transit Station Areas (PMTSA) to allow high-density development at 9222 Keele Street.

Our local infrastructure is already overwhelmed, and allowing for more high-density development will only increase traffic congestion and cut-through traffic on our narrow streets. The added pressure of more vehicles will exacerbate existing issues, and our streets are simply not designed to handle additional traffic or street parking.

Moreover, high-density development will fundamentally alter the character of our small, quiet neighborhood. Increased density will bring higher levels of pollution, noise, and visual disruption, significantly impacting the overall aesthetics and quality of life in our community.

I strongly urge City Council to oppose and exclude 9222 Keele Street from the PMTSA designation, and reject any amendments that would permit high-density development in this location. We need to preserve the integrity of our neighborhood as you consider the city-wide Zoning Bylaw Amendment Z.024.011.

Thank you for your attention to this matter.

Sincerely,

Jeannine Bryan

■ Sherwood Park Drive

■

C7
Communication
Council – September 24, 2024
CW(PM) – Report No. 28 Item No. 2

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Attention: Office of the City Clerk
Date: September-11-24 9:23:37 AM

From: Reuben Piryatinsky [REDACTED]
Sent: Monday, September 09, 2024 4:23 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: Reuben Piryatinsky

Address of Resident: [REDACTED] Alberta Dr., Vaughan, ON [REDACTED]

C8

Communication

Council – September 24, 2024

CW(PM) – Report No. 28 Item No. 2

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: Yuriy Komarov & Irina Komarova

Address of Resident: ■ Sherwood Park Dr
Concord, ON

■

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Letter of Opposition
Date: September-12-24 10:04:41 AM
Attachments: [letter of opposition for sept 10 2024 council meeting re zoning bylaws amendments.docx](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, September 10, 2024 7:25 AM
To: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Subject: FW: [External] Letter of Opposition

From: Yuri Komarov <komarovy@yahoo.com>
Sent: Monday, September 09, 2024 5:09 PM
To: Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Letter of Opposition

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Thank you.
Regards,
Yuriy and Irina Komarovs

C9

Communication

Council – September 24, 2024

CW(PM) – Report No. 28 Item No. 6

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] FW: FILE NUMBER Z.24.025 (Gatehollow Estates Inc.)
Date: September-11-24 9:26:15 AM
Importance: High

From: Sue Belvedere [REDACTED]
Sent: Monday, September 09, 2024 4:31 PM
To: Clerks@vaughan.ca
Subject: [External] FW: FILE NUMBER Z.24.025 (Gatehollow Estates Inc.)
Importance: High

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, on behalf of one of the residents living on Humber Forest Court, Mr. Anthony DiRienzo, he is officially opposing the increase in density for this project.

Per:
Anthony DiRienzo

/sb

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system.

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10 September 2024

Sent via E-mail to clerks@vaughan.ca

Office of the City Clerk
Vaughan City Hall,
2141 Major Mackenzie Drive
Vaughan ON, L6A 1P7

Dear Committee Members and Members of Council:

**Re: Agenda Item No. 4.3 - City-Wide Comprehensive Zoning By-Law 001-2021
General and Site-Specific Amendments
Comment Submission – 7600 Weston Road (Woodbridge Square)**

We represent Dev-West Properties Inc., the owner of the property located at 7600 Weston Road in the City of Vaughan (the “**Subject Property**”). We write to acknowledge the technical amendment that staff is proposing for the Subject Property and confirm our understanding of the form of that amendment.

Background

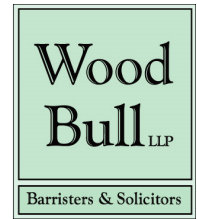
In 2022, our office consulted City staff and legal counsel about a concern that Zoning By-law 001-2021 (“**ZBL 001-2021**”) did not provide clarity as to whether the existing Shopping Centre on the Subject Property, known as Woodbridge Square, is a permitted use in the GMU General Mixed-Use zone at its current size. The City resolved the concern by confirming that it would treat the existing Shopping Centre as legal non-conforming for the time being to avoid re-tenanting issues, and then in due course, bring forward a technical amendment to ZBL 001-2021 “to recognize a “Shopping Centre” with an existing GFA greater than 10,000 m² as an existing permitted use and size on the Subject Lands”. For ease of reference, the City’s memorandum setting out this resolution is attached.

Technical Amendment

We understand that planning staff is proposing to bring an information report to the Committee of the Whole (the “**Committee**”) at its meeting on 10 September 2024 to receive comments from the public and the Committee on proposed general and site-specific amendments to ZBL 001-2021. After reviewing the staff report and accompanying attachments, we acknowledge that staff propose to bring the following site-specific amendment to a future Committee meeting:

“To add permission for a Shopping Centre to have a GFA of 10,419 m² to site-specific exception 14.443 of the CZBL, which was previously permitted by Zoning By-law 1-88.”

10 September 2024



We thank staff in advance for bringing this matter forward and write to confirm our understanding that the technical amendment to exception 14.443 will include permission for a Shopping Centre, which shopping centre may be 10,419 sm in size. In our view, it is important that both the use and the size permissions be clearly stated in the site-specific exception to avoid any uncertainty in the future.

We welcome an opportunity to review a draft of the amendment when it is available, and to work with staff regarding same as needed.

If you have any questions or concerns, please contact the undersigned.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink, appearing to read "Jshapira", is positioned above the printed name.

Johanna R. Shapira

JRS/as

- c. Client
Chris Cosentino, Senior Planner
P. Patterson, Counsel to City of Vaughan

DATE: September 23, 2022

TO: Morguard Investments Limited and Dev-West Properties Inc.

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: Comprehensive Zoning By-law 001-2021
Woodbridge Square - 7600 Weston Road ("Subject Lands")

On October 20, 2021, Vaughan Council passed Comprehensive Zoning By-law 001-2021. Zoning By-law 001-2021 has been appealed to the Ontario Land Tribunal ("OLT") and, when in force, will replace Zoning By-law 1-88.

The Subject Lands are zoned "C5 Community Commercial Zone" by Zoning By-law 1-88 and are subject to site-specific Exception 9(720). The Subject Lands are zoned "GMU General Mixed-Use Zone" by Zoning By-law 001-2021 and are subject to site-specific Exception 443. A "Shopping Centre" as defined by Zoning By-law 001-2021, is not a permitted use in Section 8.2.1 under the "GMU General Mixed-Use Zone" of Zoning By-law 001-2021.

The following issues as they relate to Zoning By-law 001-2021 have been identified in an email dated July 21, 2022, from Ms. Johanna Shapira regarding the Subject Lands which are owned by Dev-West Properties Inc. and managed by Morguard (together, the 'Owner'):

- If re-tenanting the existing shopping mall will require the Owner to obtain relief from Zoning By-law 001-2021
- A "Shopping Centre" being listed as a separate use and not being permitted in the "GMU General Mixed-Use Zone" for the Subject Lands
- A maximum Gross Floor Area ('GFA') of 10,000 m² for a Shopping Centre; whereas the existing shopping centre on the Subject Lands has a leasable area of approximately 10,419 m²

Staff from the Development Planning and Building Standards Departments have reviewed the comments identified above and provide the following assurances:

1. The City will consider the existing Shopping Centre on the Subject Lands as a legal non-conforming use in accordance with Section 34(9) of the *Planning Act*. Re-tenanting existing spaces for uses permitted in a Shopping Centre in accordance with Section 5.5 and 5.6 of Zoning By-law 1-88 (permitted uses in the C5 Community Commercial Zone) would not result in non-compliance or the

withholding of a Building Permit. Excerpts of Sections 5.5 and 5.6 of Zoning By-law 1-88 are attached hereto.

2. City staff will, in due course, bring forward for Council's consideration a technical amendment to Zoning By-law 001-2021, on a site-specific basis or as a general amendment to Zoning By-law 001-2021, to recognize a "Shopping Centre" with an existing GFA greater than 10,000 m² as an existing permitted use and size on the Subject Lands.
3. The City confirms that Zoning By-law 001-2021, Chapter 14.443, as adopted on October 20, 2021, permits a hotel and retail warehouse on the Subject Lands. Exception No. 443 is attached hereto.

The contents of this Memorandum can be extended to any future owner of the Subject Lands.

Should you have any questions or concerns, please contact Mark Antoine, Senior Manager of Development Planning at 905-832-8585, extension 8212, or Elvio Valente, Manager of Zoning Services and Zoning Administrator at extension 8374.

Yours sincerely,



Haiqing Xu

Deputy City Manager, Planning and Growth Management

Attachment: Section 5.5 and 5.6 of Zoning By-law 1-88
Exception No. 443, Zoning By-law 001-2021

Copy: Ben Pucci, Director of Building Standards
Candace Tashos, Legal Counsel, Planning and Development, Legal Services
Nancy Tuckett, Director of Development Planning

C10
Communication
Council – September 24, 2024
CW(PM) – Report No. 28 Item No. 3

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Comment Submission – 7600 Weston Road (Woodbridge Square)
Date: September-11-24 9:28:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[PDF Ltr to Committee re Technical Amendment.pdf](#)

From: Anusha Singh <asingh@woodbull.ca>
Sent: Tuesday, September 10, 2024 9:35 AM
To: Clerks@vaughan.ca
Cc: Patterson, J. Pitman <PPatterson@blg.com>; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>; Michael Torres <Michael.Torres@vaughan.ca>
Subject: [External] Comment Submission – 7600 Weston Road (Woodbridge Square)

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To Whom It May Concern,

Please see attached for our submission to Committee/Council pertaining to *Item 4.3 - City-Wide Comprehensive Zoning By-Law 001-2021 General and Site-Specific Amendments* on the Committee of the Whole agenda, scheduled to go to Committee of the Whole on September 10, 2024 and Council on September 24, 2024.

These comments are being submitted by our office on behalf of our clients at who own the property located at 7600 Weston Road in the City of Vaughan.

Kindly confirm receipt of this letter once received and please let me know if you require anything further.

Thank you,

Anusha Singh | Msc., BURPI
Planner | **Wood Bull LLP**

T. 416.203.3623

F. 416.203.8324

E. asingh@woodbull.ca



Toronto, Ontario, M5H 2M5

www.woodbull.ca

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C11

Communication

Council – September 24, 2025

CW(PM) – Report No. 28 Item No. 2

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: __Lei _Wang_____

Address of Resident: _____Sherwood Park Dr.

Concord, _____, Canada_____

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Iyem No. 4-2-COW Public Meeting on Sept. 10, 2024
Date: September-11-24 9:28:37 AM
Attachments: [Letter_2024-09-09.docx](#)

From: lei wang <[REDACTED]>
Sent: Monday, September 09, 2024 8:57 PM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Iyem No. 4-2-COW Public Meeting on Sept. 10, 2024

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Hello All,

Please see attached letter for your consideration....

Thank you,

Lei Wang

C12

Communication

Council – September 24, 2024

CW(PM) – Report No. 28 Item No. 2

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 9222 Keele Street Plaza re development proposa
Transit Area) and Zoning Amendments being requested
Date: September-11-24 9:28:42 AM

From: Caroline David [REDACTED]
Sent: Monday, September 09, 2024 9:11 PM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] 9222 Keele Street Plaza re development proposal and expansion in the (PMTSA - Protected Major Transit Area) and Zoning Amendments being requested

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. I can barely get in and out of my driveway as it is. I am blocked almost all the time during rush hour.

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.

**Sincerely,
Caroline David
■ Sherwood Park Drive
Concord, Ontario
Cell: ■■■■■■■■■■**

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

September 16, 2024
HPGI File 16473

City of Vaughan
Clerks/Members of Council
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attn: Clerk
Committee of the Whole

Re: September 17, 2024CofW(2) Item 4
Block 41 Landowners Group Application for Block Plan Approval Block 41
Block Plan File BL.41.2020
Richmond Properties (Block 41) Inc.

Humphries Planning Group Inc. represents Richmond Properties (Block 41) Inc. ("Richmond") owner of lands located on Teston Road within Block 41. Richmond is a participating member of the Block 41 Landowners Group and is actively processing a subdivision application.

Upon review of the staff report for the above noted matter discussions with staff were undertaken whereby it was reconfirmed that not all lands within the Greenbelt Boundary will be required to be conveyed into public ownership despite what the staff report has stated within the Environment component of the report and. It is specifically recognized that the Richmond land is not required by the City or other public agency for compensation, restoration or enhancement purposes to complete a Natural Heritage System for the Block per Attachment 7 to the staff report.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries, BA, RPP, MCIP
President

cc. Richmond Properties (Block 41)Inc.

memorandum

C14
Communication
Council – September 24, 2024
CW(2) – Report No. 30 Item No. 6

DATE: September 20, 2024

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

COPY: Nick Spensieri, City Manager

RE: COMMUNICATION – Council, September 24, 2024
Report #30, Item #6

ROYAL 7 DEVELOPMENTS LIMITED
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V008
2920 HIGHWAY 7
VICINITY OF JANE STREET AND REGIONAL ROAD 7

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. That Attachment #1 of the report of the Deputy City Manager, Planning and Growth Management dated September 17, 2024 (Committee of the Whole (2), Item 6), be replaced with Attachment #1 to this communication.

Background

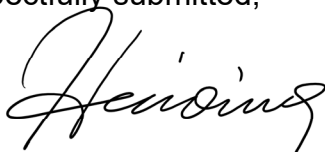
The following amendments have been made to the Draft Plan of Condominium conditions identified in Attachment #1:

1. At the request of the applicant, warning clause i) vi. has been revised to provide further clarification that a Minor Variance (file A167/23) was approved to permit reduced parking unit sizes for select units within the Plan of Condominium;
2. Previous condition k) has been removed as a public access easement was no longer deemed to be required over the privately-owned and operated public commercial parking garage located under Edgeley Park.

Attachment

Attachment 1 – revised from September 17, 2024, Committee of the Whole (2) (Item 6).

Respectfully submitted,



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V008 (THE 'PLAN')
ROYAL 7 DEVELOPMENT LTD ('THE OWNER')
2920 HIGHWAY 7
PART OF LOT 6, CONCESSION 4 ('THE LANDS')
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE
19CDM-24V008 ARE AS FOLLOWS:**

CITY OF VAUGHAN CONDITIONS:

Policy Planning and Special Programs Department, VMC Program:

- a) The final Plan shall relate to a Draft Plan of Condominium (Standard), prepared by KRCMAR Surveyors Ltd., Drawing File No. 00-202DC05, dated May 29, 2024, and relating to City File No. 19CDM-24V008.
- b) If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Condominium File No. 19CDM-24V008 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
- c) Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Policy Planning and Special Programs Department, VMC Program.
- d) The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any conditions with respect to such matters as landscaping and site development, and any other matters that the City may consider necessary, and that may be outstanding from related Site Development File DA.18.050.
- e) The following clauses shall be included in the Condominium Agreement:
 - i. The Owner/Condominium Corporation shall be responsible for private waste collection, including garbage and recycling.
 - ii. The Owner/Condominium Corporation shall be responsible for private snow clearing and removal.
 - iii. The Owner/Condominium Corporation shall be responsible to regularly clean and maintain all catch basins, area drains and sewers within the lands.

- iv. Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.
- f) The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
- g) Prior to registration of the Plan, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
- h) Prior to final approval and registration of the Plan, the Owner shall provide a certificate from a noise consultant confirming that the noise attenuation measures identified in the approved noise and vibrations study prepared by HGC Engineering and dated Oct 21, 2019 (the "Approved Noise and Vibrations Study") have been included in the building plans. The Owner's noise consultant shall certify that the noise attenuation measures identified in the Approved Noise and Vibrations Study have been incorporated into the building, to the satisfaction of Vaughan's VMC Program and Development Engineering Department.
- i) The Owner and/or Condominium Corporation shall include the following warning clauses in the Condominium Declaration and all Agreements of Purchase and Sale and confirm same to the City. Where such clauses have not been included in all Agreements of Purchase and Sale, the solicitor for the Declarant shall confirm that all purchasers have been advised of these clauses:
 - i. "Future occupants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceeds the Ministry of the Environment, Conservation, and Parks noise criteria."
 - ii. "This dwelling unit has been supplied with an air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of the Environment, Conservation, and Parks noise criteria."

- iii. "Purchasers are advised that sounds from the nearby industrial use, including the rail yard to the northeast may be audible at times."
 - iv. Purchasers and unit owners are advised that the residential visitors and commercial parking spaces for the lands denoted in the Draft Plan of Condominium are not located on the premises and do not form part of the common elements, but will be available as paid parking in an underground parking garage under Edgeley Park located on the southwest corner of Maplecrete Road and the future Barnes Court extension.
 - v. Purchasers/Tenants and unit owners are advised that the ground floor commercial units are freehold and are not part of the Condominium Corporation and are subject to reciprocal maintenance and operating agreement(s) between the Condominium Corporation and Commercial Components related to matters including but not limited to easements, maintenance, repair and replacement of shared-facilities, cost-sharing and insurance.
 - vi. Purchasers/Tenants and unit owners are advised that the areas described as Units 52, 77, 92-94, inclusive, on Parking Level A, Units 95, 110-112, inclusive, on Parking Level B, Units 100, 115-117, inclusive, on Parking Level C, and Units 102, 117-119, inclusive, on Parking Level D, do not meet the City of Vaughan's requirements for a standard size parking unit, in accordance with By-law 1-88, as amended, and have received approval through Minor Variance Application File A167/23.
- j) Prior to execution of the Condominium Agreement(s), the Owner shall submit to Vaughan satisfactory evidence that the appropriate warning clauses have been included in the offer of purchase and sale, lease/rental agreements and condominium declarations.
 - k) Prior to final approval of the plan of condominium, the Owner shall enter into a reciprocal maintenance and operating agreement with the owner of the commercial component located under the condominium (the "REOA"). The REOA shall amongst other things: (i) include the necessary easements for access and support over existing structural members, footings and foundations for the purpose of supporting the buildings and structures; and (ii) set out the repair and maintenance and obligations between the parties to ensure the safe operation of the buildings and structures. The REOA shall be provided to the City upon request. The REOA shall be provided to the City upon request.

Building Standards Department:

- l) Prior to registration of the Plan, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department. The Owner shall submit all

final plans, including fully dimensioned plans and site-statistics, confirming compliance with all By-law 1-88 requirements, as required, to the satisfaction of the Development Planning Department and the Zoning Division, Building Standards Department. Should any relief from Zoning By-law 1-88 be required, the Owner shall apply for and obtain the necessary approvals to address any zoning deficiencies, and satisfy any conditions of approval, if required.

Financial Planning and Development Finance Department:

- m) Prior to registration of the Plan, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Financial Planning and Development Finance Department.

Environmental Services Department

- n) Prior to the final approval and registration of the Plan of Condominium, the Owner shall ensure that Discharge Approval No. 2021-108564 (the “**Discharge Approval**”) is in full force and effect and that the discharge and related works are operating, in good standing and that the terms and conditions of the Discharge Approval have been complied with, all to Vaughan’s satisfaction.
- o) Prior to the final approval and registration of the Plan of Condominium, the Owner shall provide confirmation that arrangements, satisfactory to Vaughan, have been made to ensure that the Owner/Condominium Corporation applies to renew the Discharge Approval within thirty (30) days of registration of the last Condominium Corporation for the Project in accordance with the terms of the Discharge Approval. When applying for a complete transfer of the Discharge Approval (i.e. a complete removal of the Owner from the Discharge Approval), the Owner shall provide a report prepared and sealed by a professional geoscientist licensed in the province of Ontario, attesting that all private water discharge complies with the requirements of the Discharge Approval, to the satisfaction of Vaughan.
- p) Prior to the final approval and registration of the Plan of Condominium, the Owner agrees that post-development flow rates discharged to Vaughan’s storm sewer system from the Lands, including private groundwater discharge, shall not exceed the allowable flow rates discharged to Vaughan’s storm sewer system as approved by Vaughan’s Development Engineering Department and per the Discharge Approval. The Condominium Corporation may be required to add or modify the discharge and related works to Vaughan’s satisfaction, all at their sole cost and expense.
- q) The Owner/Condominium Corporation’s right to discharge private water from its Land into Vaughan’s storm sewer system is subject to all terms and conditions of

this Agreement, the Discharge Approval, Vaughan's Sewer Use By-law 130-2022, as amended, or replaced and all applicable laws and regulations.

- r) If the Owner and/or the Condominium Corporation fails to comply with any of the terms and conditions set out in Sections (o) to (r) above, Vaughan may immediately suspend, terminate or revoke at Vaughan's sole discretion, any discharge privileges granted under this Agreement and the Discharge Approval.



C15

Communication

Council – September 24, 2024

CW(1) – Report No. 27 Item No. 6

DATE: September 24, 2024

TO: Mayor and Members of Council

FROM: Vince Musacchio, Deputy City Manager, Infrastructure Development

RE: COMMUNICATION – COUNCIL - September 24, 2024

Item 6, Report 27

**PREPARATION OF CONSTRUCTION COST INDEX FOR
DEVELOPMENT PROJECTS**

Background

Staff have been asked by Council to provide additional information further to the report to Committee of the Whole 1 regarding the Single Source procurement of the preparation of the construction cost index for development project. Specifically, Council asked for further information related to the feasibility of the work being completed by internal City Staff in lieu of an external consultant and how the recommended Consultant was determined.

Analysis

Staff have reviewed and analyzed the feasibility of completing the Construction Cost Index Study (CCIS) internally and externally. Ultimately there are two (2) factors that the analysis focused on: overall schedule and impact to service levels. Staff also reviewed and analyzed the discussions surrounding the intent behind the single source award of the CCIS. Staff do not recommend having the work done internally as conducting the work internally would impact current service levels for day-to-day business and may delay delivery of the study.

Schedule and Service Levels

The scope of the CCIS requires a wide range of multi-disciplinary expertise from professionals in civil and electrical engineering, landscape architecture, and financial sectors. This is required in order to more accurately review and evaluate these costs to generate the respective development agreements with a land developer to secure for municipal lands and infrastructure. While City Staff have the required expertise to review these items as part of development agreement production, leading this assignment would impact development application review response times.

The schedule of the CCIS is anticipated to take 9 months to complete if managed by an external consultant. Alternatively, it is expected to take internal staff one year to complete the assignment. An alternative approach could be to procure and hire new staff to complete this work in 2025, including a dedicated project manager and varying subject matter experts. However, it is Staff's opinion that this is not an efficient approach to simply complete a one-time study, or ultimately open a new bid process which will delay the project start.

Single Source Award Questions

Council also asked about the rationale for providing a single-source award of the CCIS. In particular, Mayor Del Duca asked for additional information related to HDR's rationale for not responding to the original RFP. As noted within the original report to the Committee of the Whole, the bid process was open for three weeks where City received questions regarding the RFP and provided responses through issuing an addendum to the RFP. Given that the bid closed without receiving submissions, Staff contacted the plan takers, including HDR Corporation, to determine the justification for not bidding. HDR Corporation was the only firm to respond to staff's questions where they noted some concerns with the City's standard contract language within the original contract. A clarification was provided and was sufficient for HDR Corporation to want to submit a bid for the work. Given their abilities as a multi-disciplinary organization with relevant experience of completing studies for the City of Vaughan and other municipalities in the Greater Toronto Area, it was Staff's view that that a Single Source Award is justified to prevent risk of delaying the project.

Council further asked whether Staff considered if a competitive bid was now not possible. Council could direct Staff to proceed with a new competitive process, or, in the alternative, Staff could proceed with an invitational tender to the three original plan takers. In any event, either undertaking a new RFP or invitational tender would likely take upwards of 8 weeks to complete.

Financial Correction

Staff had originally identified that the funding for the CCIS would be provided by the Streamline Development Approval Fund (SDAF) through the Province of Ontario. However, it was identified that the project is already funded through an approved capital project and therefore the SDAF is not available for this project.

Conclusion

Based on the Analysis provided, it is recommended that Council direct Staff to proceed with the Construction Cost Index Study (CCIS) via a Single Source Award to HDR Corporation. This recommendation considers the ability for internal staff to undertake this work under service level and scheduling considerations and concludes that the CCIS completed by an external consultant provides better value to the City.

For more information, contact Frank Suppa, Director, Development Engineering Department, ext. 8255

Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a prominent initial "V" and a long, sweeping underline.

Vince Musacchio, Deputy City Manager, Infrastructure Development

clerks@vaughan.ca

September 23, 2024

Mayor Steven Del Duca

Members of Council

C16

Communication

Council – September 24, 2024

CW(WS) – Report No. 29 Item No. 1

Haiqing Xu – Deputy City Manager, Planning & Growth Management

City of Vaughan

2141 Major Mackenzie Dr.

Vaughan , ON, L6A 1T1

Dear Mayor Del Duca,

We are writing this letter as concerned citizens in regards to the ongoing issue with the increase in traffic flow and congestion in our city. In particular, we would like to concentrate on the town of Woodbridge and surrounding area. My wife and I have lived on Islington Avenue just north of Woodbridge Avenue for many years. We have seen firsthand how this road has become busier, more congested and like a racetrack late at night.

We can understand that future housing development is inevitable and that the city's planning department has to accept and review all submitted applications. There are numerous housing applications currently under review that are located on Islington between Willis Rd. and Langstaff Rd and in the Woodbridge core area. There is also an application under review for a GO station on Kipling Avenue at Meeting House Road.

Also, although there was much local opposition – Keep Vaughan Green group - the development of the Country Club Golf Course was approved and is currently under construction. This was a beautiful greenspace in the center of Woodbridge with the Humber River running through it. During the off season, many community members were able to enjoy walking through the closed golf course. We can't even imagine the traffic chaos that this development will impose on the existing community.

The roads in question – Kipling, Islington, Clarence and Woodbridge Avenue cannot be improved or widened in the Woodbridge core area.

In reality, the only road that can be improved in our area is Pine Valley Drive. There is no other north/south route between Weston Road and Islington Ave. and this greatly contributes to the congestion on the existing roads. Northbound traffic on Pine Valley Drive is funneled onto Islington Avenue at Langstaff Road.

This has been an ongoing issue for many years. When Highway 407 opened, an exit was created at Pine Valley Drive. At that time, consideration was given to extending Pine Valley Drive to Rutherford Road. In 2011, Friends of Boyd Park, a lobby group supported by the National Golf Course and the residents of Pinewood Estates, strongly objected to the proposed extension. The argument was that this small area was ecologically sensitive and it would disrupt Boyd Park. The area in question was then designated as the Pierre Berton Trail. All these years later, there is no safe access to the east part of this trail because a large stone sign for Pinewood Estates has

been placed at what was supposed to be an entrance to the trail at Pine Valley Drive and Clubhouse Road. There is no entrance at the north part of the trail at Rutherford Road either where Pine Vally Dr. should have come out. A designated loop trail within Boyd Park, which was not part of the original plan, is still not completed.

It would be great if all communities in Vaughan could keep increased traffic out of their area! However, we need to face the reality that we have a huge problem with traffic flow and congestion in Woodbridge and the surrounding area and that it will only worsen over the years to come.

It is time to reconsider extending Pine Valley Drive to Rutherford Road. It is time for the residents of the area in question to compromise, which will benefit the greater community.

We ask that our city take the initiative to address these issues which would help to alleviate the traffic problems in Woodbridge and the surrounding area.

We look forward to your comments and thoughts.

Mario Cufone & Susan Okom

█████ Islington Ave. Unit 19

Woodbridge, ON █████

████████████████████

████████████████████

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] RE: Request to Speak forms Re: 523 Bowes Road Z.24.022
Date: September-23-24 11:20:18 AM

From: Jai Arora [REDACTED]
Sent: Monday, September 23, 2024 11:15 AM
To: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Cc: Clerks@vaughan.ca; David Harding <David.Harding@vaughan.ca>; Rob Krolak [REDACTED]
Subject: [External] RE: Request to Speak forms Re: 523 Bowes Road Z.24.022

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,

Yes, additional comments for tomorrow's meeting regarding Zoning Amendment of 523 Bowes Road. We were notified to add additional comments for tomorrow's meeting for distribution to council

Additional concerns :

- ?? Depreciation of Real Estate Value of 539 Bowes Road with changes to Zoning of 523 Bowes Road
- ?? Future uncertainty / high risks with Zoning By-law Amendment File Z.24.022 - Waste Processing and Storage - to our understanding 523 Bowes Road has been "illegally" operating as a waste storage facility, however, there is GREAT uncertainty to future hazards / risks posed by Zoning By-law Amendment File Z.24.022 permitting 523 Bowes Road to operationally function as a Waste Processing facility.

Additionally: 523 Bowes Road's "Illegal" operation at the moment may not be fully functional / operational, as of yet, due to 523 Bowes Road seeking approval, thereby, partially disclosing any real risks or potential future risks

- ?? Customer Regulatory / QA departments conduct / analyze external risks / neighbourhood

assessment, which may or may not be disclosed to JDS, inhibiting / preventing acquisition of future contracts in food / medical storage, processing and/or packaging sectors

- ☐☐☐ Certification bodies SQF / Organic / Auditors strictly and thoroughly analyze neighbourhood risks.
- ☐☐☐ Zoning By-law Amendment File Z.24.022 will prevent / challenge JDS's capacity to meet strict customer / regulatory / certification body guidelines and food safety requirements
- ☐☐☐ HIGH risk to current food / medical products being stored (with additional Waste Processing amendment / expansion)
- ☐☐☐ Deterrent to any and all future customers - HIGH risk to JDS's capacity for acquisition of new customers (as neighbourhood assessments are key factors in customer approval process)

These are only a few of minimum points being brought forward to the attention of City of Vaughan

Additional points below :

- ☐☐☐ A similar operation also exists at 550 Bowes Road. “ 550 Bowes Road is Soil Disposal and Recycling facility “ - not the same risk of Biological, chemical and physical hazards as compared to Waste Processing and Storage facility
- ☐☐☐ 523 Valley Inc. has been operating this ‘illegal’ waste transfer and storage operation. 523 is seeking to expand operational needs to Waste Processing and Storage
- ☐☐☐ operation, at this location, for a number of years, without any complaints or adverse effects received from the surrounding neighbours. Owner may have limited / reduced current operations to prevent complaints as Owner is operating “ illegally “.
- ☐☐☐ In the process of obtaining 523 Valley Inc. two (2) Environmental Studies required by the City. These studies may be based on current operational functionalities of 523 Bowes Road, which may not be at full operational capacity. Furthermore, these studies are restricted and limited to current operations and not future allowances of 523 Bowes Road to Waste Processing facility

Thank you and have a wonderful day,

Jai

From: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>

Sent: September 23, 2024 10:17 AM

To: Jai Arora <[REDACTED]>

Cc: Clerks@vaughan.ca; David Harding <David.Harding@vaughan.ca>

Subject: Request to Speak forms Re: 523 Bowes Road Z.24.022

Good Morning,

Our office is in receipt of a request to speak form for the October 8th Committee of the Whole (Public Meeting) and October 22nd Committee of the Whole (2) meeting for the above-noted matter.

Please note that the matter was already heard at the Committee of the Whole (Public Meeting) on September 10th, and will be ratified at tomorrow's Council meeting. The Council agenda can be [accessed here](#), and the minutes from the Committee of the Whole (Public Meeting) [here](#). **Any further comments pertaining to this matter can be submitted in writing by 12pm today, for distribution to Council and inclusion in the public record.** Deputations are not permitted at Council.

Thank You,

Assunta Ferrante, M.Ed., TESL, Hon B.Sc.
Legislative Specialist
905-832-8585, ext. 8030 | assunta.ferrante@vaughan.ca

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



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**C18
Communication**

Council – September 24, 2024

CW(2) – Report No. 30 Item No. 4

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Block 41, Parks on the Greenbelt
Date: September-23-24 11:56:42 AM
Attachments: [Block 41 Sept 17, 2024, Agenda Item 6\(4\) - Google Docs.pdf](#)

From: IRENE FORD [REDACTED]
Sent: Monday, September 23, 2024 11:05 AM
To: Clerks@vaughan.ca

Cc: Oico On Info <info@oico.on.ca>; Comments <comments@auditor.on.ca>; Council@vaughan.ca; Greenbelt Consultation (MMAH) <greenbeltconsultation@ontario.ca>; Paul Calandra <paul.calandra@pc.ola.org>; doug.fordco@pc.ola.org; Dfo Mpo Gc Info <info@dfo-mpo.gc.ca>; Environmental Permissions (MECP) <enviropemissions@ontario.ca>; Marit Stiles-QP <mstiles-qp@ndp.on.ca>; Mike Schreiner <mschreiner@ola.org>; John Fraser-CO <jfraser.mpp.co@liberal.ola.org>
Subject: [External] Block 41, Parks on the Greenbelt

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.

Please find attached my letter for inclusion on Council's Agenda with Regard to Sept 17, 2024 Committee of Adjustment Agenda Item 6(4).

In my opinion the Block Plan, while not a statutory requirements, is not in compliance with the Greenbelt Plan, Vaughan's in effect 2010 Official Plan nor the Secondary Plan for Block 41. ROPA7 was never approved by the Minister so staff's application of these policies are flawed.

I found the response to Councillor lafrate's questions concerning. Any questions surrounding monitoring for redbelt dace habitat should be answered by the MECP, DFO who are responsible for compliance with endangered species legislation. The response given was in reference to meeting the City's stormwater discharge requirements these are very different things. It is completely unclear if anyone has reviewed this Block Plan for compliance with endangered species legislation or natural heritage protection. Is redbelt dace habitat being destroyed, will endangered species benefit permits need to be issued (as occurred in Block 34E)?

Please note in the coming days I will send formal letters requesting the Ontario Ombudsman requesting investigations into the approval process and that the Auditor General Consider the Greenbelt lands downgraded upon approval of York Region's Official Plan, 2022 as a Greenbelt Removal/Resignation. Unfortunately, these Greenbelt redesignations were not included in the scope of the Auditor General's report which was focused on the Greenbelt Removals and 2 land use designations that were approved by the Province through an Order in Council, approved as Amendment No. 3 to the Greenbelt Plan. I believe had this decision been recognized by the Auditor General that it might have been considered a Greenbelt Removal. There is also a similar decision in Peel Region's Official Plan which downgraded significant amounts of Greenbelt from agricultural to rural. These lands are intentional designated agriculture in Official Plans to ensure they were protected permanently refer to Section 1.4.1(2).

The pressure on Ontario's Water Resource System through the downgrading of Ontario's natural heritage system must be understood. Especially because it benefits the same few

landowners that have exerted unreasonable influence in the land-use decision making process at multiple levels of government and the stories continue to come out.

I will be asking the Ombudsman to investigate because the Vaughan Official Plan nor Secondary Plan were approved with parks or stormwater on the Greenbelt, the suggestion that ROPA7 is in effect and applies when it was not endorsed by Vaughan Council, nor approved by the Minister in the staff report and the lack of clarity about what was approved by the OLT Order upon approval of the Secondary Plan in August, 2021. Further there is an ongoing appeal regarding by-law 001-2021 specific to the Block 41 Greenbelt for which staff have not referenced in the staff report, nor appear aware. Are they appealing what is represented in the Block Plan or seeking further permissions. If the latter they are once again not transparent in what the true plans are for Block 41.

- F. To determine if an area-specific appeal includes an appeal of New Section 1.6, refer to the "Subject of Appeal" for the respective appeal in this Appeal Index Reference Table and Attachment "B" to the decision of the Tribunal arising from the June 9, 2022 Case Management Conference in OLT Case Nos. OLT-22-002104 and OLT-22-003554.

Appeal Index Reference Legend	
Appeal Index Reference	Description
1	Site-specific appeal of entire ZBL, with appeal of By-law 039-2022
1A	Site-specific appeal of entire ZBL, no appeal of By-law 039-2022
2A	Area-specific appeal: Vaughan Metropolitan Centre (" VMC ") Secondary Plan Area, as shown on the map attached as Schedule D
2B	Area-specific appeal: Yonge Steeles Corridor Secondary Plan (" YSCSP ") Area, as shown on the map attached as Schedule E
2C	Area-specific appeal: Lands within 300 m of the MacMillan Yard, as shown on the map attached as Schedule F
2D	Area-specific appeal: Numerous lands on Keele Street (Employment Area Triangle), as shown on the map attached as Schedule G
2E	Area-specific appeal: Greenbelt Fingers within Block 41, as shown on the map attached as Schedule H
2F	City-wide appeal: Greenpark Homes & Intergreen Developments

Regards,
Irene Ford

City of Vaughan Sept 17, 2024, Agenda Item 6(4)

BLOCK 41 LANDOWNERS GROUP APPLICATION FOR BLOCK PLAN APPROVAL
BLOCK 41 BLOCK PLAN FILE BL.41.2020¹

This communication will fall on deaf ears.

Vaughan Council is not forced to make this decision, the Minister quite explicitly gave you the tools to approve or not approve parks on the Greenbelt in York Region's Official Plan, 2022. Regardless, I am of the opinion that the Ontario PC Government is breaking their promise to the people of Ontario to protect and uphold the Greenbelt. Vaughan Council is letting them by saying and doing nothing. It is a precedent setting decision and one that will be used to justify urban uses supporting settlement areas into the protected countryside of the Greenbelt.

Block 41 is a lesson about who is and who isn't listened to. It demonstrates that no one is getting paid to lobby for, or to protect: the Greenbelt, our water resource system, our natural heritage system, agricultural system or cultural heritage. Far too many people are getting paid to make sure they are not protected anymore and those costs will be transferred onto the price of housing and won't make housing more affordable.

Block 41 has a controversial planning history with direct political interference from:

- multiple motions presented by Regional Councillor Jackson,
- a MZO request brought forward by the former Mayor as an addendum to a Council meeting that was not reviewed by legal or planning staff prior to Council endorsement - *approved without parks on the Greenbelt* -,
- an OLT hearing permitted after the MZO - *approved without parks on the Greenbelt*,
- policies forced into YROP through the landowners private request - Regional Official Plan Amendment No. 7 (ROPA7) - which was never formally approved by the Minister, and,
- YROP policies to downgrade the Greenbelt adopted verbatim then later reversed by Bills 150 and 162 (the Greenbelt was still downgraded even with the reversal)

Staff suggest in the Block 41 Block Plan staff report that ROPA7 was endorsed by Council when it was not, it was received and no action was taken. If the Minister didn't approve ROPA7 I fail to understand how staff can say that it's policies apply to our Official Plan or Secondary Plan; ROPA7 has no legal validity. The MZO has no authority

¹Block 41 Block Plan Agenda, Sept 17, 2024 Link:

<https://pub-vaughan.escrimemeetings.com/Meeting.aspx?Id=d0eaf46e-48f7-426a-98c8-c535ff8d5d7e&Agenda=Agenda&lang=English&Item=26&Tab=attachments>

in the Greenbelt. The Greenbelt removal was reversed. The only policies that apply are those in York Region's Official Plan, 2022 and even here they are convoluted.

These lands have witnessed excessive special treatment; they have been included in two Auditor General Reports, an Integrity Commissioner Report and helped launch an RCMP investigation into the provincial government on the Greenbelt Removals. **Block 41 has literally managed to prepay to ensure finite service allocation is held for greenfield development that is probably still decades out - in an housing crisis²** as a benefiting landowner of in York Region's Block 27 prepaid development charges agreement.

There is a lot I don't get.

- How did the landowner invest millions and install water and wastewater infrastructure 10 to 15 years ago, as indicated in their own MZO request, when at the time the area was not within the urban boundary and had no secondary plan?
- How could the appeal proceed when MZO's are not allowed to be approved? Did the Minister grant special permission, again for this landowner?
- How can Mr Given, of Malone Given Parsons, at the 2021 OLT Tribunal hearing give his expert opinion that the Secondary Plan is consistent and/or in conformity with the PPS, 2020, Growth Plan, 2019, Greenbelt Plan, 2017 and YROP, 2010 (refer to paragraphs 15, 17, 21, 19) when he fully knew the MZO had been approved in 2020 and would blow up conformity with everything except the Greenbelt Plan?
- How can we consider the parks and stormwater management infrastructure to separate from the settlement area, in the absence of the development they would not proceed?
- How can the Block Plan be compliant with policy 3.4.2 in the Greenbelt Plan, which states that ***"Settlement areas outside the Greenbelt are not permitted to expand into the Greenbelt."***?
- TRCA is limited to commenting on natural hazards. York Region has been forced into silence as a result of the removal of planning responsibilities. Who, independent of the landowners paid staff and qualified, reviewed and commented to ensure conformity with regard to the NHS and key hydrologic area policies?
- Block 41's Greenbelt contains Ecological Significant Groundwater Recharge Areas (ESGRA) - lights up purple in Map 12B of YROP³, how is the applicant compliant with the Greenbelt Plan's Natural System policies in Section 3.2?

² York Region Staff Report, June 11, 2020 entitled: Prepaid Development Charge Credit Agreement with the Block 27 Developer Group in the City of Vaughan:

³ <https://storymaps.arcgis.com/collections/8a1198ece3d941c9ae4d9a9cb4cb2f41?item=17>

- Why should we trust consultants whose opinions change depending on who is paying? For example, in 2016 Savanta assisted the MNR to incorporate 9 provincially significant wetlands in Block 34E. In 2019 when hired by Block 34E landowners they requested 3 of the 9 PSW not remain PSW⁴.
- How could Blocks 40/47 to the south have approved infrastructure built to connect and service Block 41 when York Region had not yet completed an EA to determine how these areas should be serviced, North East Vaughan Water and Wastewater EA was only completed and approved in 2019⁵? Did we build Ontario's longest elevated pedestrian bridge, doubling as a utilities corridor over Purplecreek when we should have been waiting for York Region to build and deliver a trunk sewer? How much additional cost is being added that will be paid by the homeowner as a result of an interim servicing plan and permanent servicing plan? Is the homeowner paying twice for servicing?⁶
 - Block 41 is a benefiting landowner of York Region's Block 27 prepaid servicing agreement that is holding servicing capacity for about 10,000 households⁷.
 - The agreement requires \$156.4M security to finance infrastructure, \$4M of which is not recoverable and they can recoup costs starting in 2028 over 5 years, if over 90% of the benefiting blocks are registered⁸
 - In Oct, 2020 the City of Vaughan approved an Interim Servicing Plan and and the Block Plan approval is the development of condition of approval is ensuring that

I have attached as appendices a list of reasons why, in my opinion, the Block Plan as presented to Council is not in conformity with the Greenbelt Plan and a detailed approvals history. Links to support the above can be found within these Appendixes.

Regards,
Irene Ford

⁴ Information Obtained through FOI in a memo compiled by MNR staff. Available upon request.

⁵ York Region's Northeast Vaughan Water and Wastewater Services Environmental Assessment page: <https://www.york.ca/newsroom/campaigns-projects/northeast-vaughan-water-and-wastewater-services-environmental>

⁶ <https://www.lea.ca/Our-Projects/Projects/Pine-Valley-North-Pedestrian-Bridges>
<https://www.botconstruction.ca/project/pine-valley-pedestrian-bridges/>

⁷ "...28,837 persons equivalent must be reserved for Block 27's full build-out specifically, pursuant to York Region's Block 27 Prepaid Development Charge Credit / Reimbursement Agreement and the City's Block 27 Water and Wastewater Servicing Capacity Allocation Agreement"

<https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=156441>

⁸ Staff Report: <https://yorkpublishing.escrimemeetings.com/filestream.ashx?DocumentId=18245>

Appendix 1: Block 41 Block Plan is NOT in Conformity With Greenbelt Act & Plan

- The Minister did not approve parks on the Greenbelt. ROPA7 was never approved by the Minister, it does not legally exist
- The Minister gave Vaughan Council policy tools upon approval of York Region's Official Plan (YROP). Policy 3.2.5 (e): "***The location, range and types of parkland and recreational uses permitted will be determined by the local municipality through its official plan and/or secondary plans***"
- Block 41 Secondary Plan, as approved by the tribunal, was **not** approved with parks on the Greenbelt⁹.
- The Block Plan presented today is not in conformity with the Greenbelt Plan even with YROP, 2022 land use designation change and policies. Whenever there is a conflict the Greenbelt Act and Plan prevails. Policy 3.2.4 (1) clearly states:

"Settlement areas outside the Greenbelt are not permitted to expand into the Greenbelt."

- Parks and stormwater ponds are part of the settlement area, in the absence of the development they would not be built.
- Mapping depicts lands as Greenbelt's Natural Heritage System (NHS) in their entirety; agricultural land use designation was intentional to protect natural hydrological features¹⁰. Subject to the NHS policies of the Greenbelt Plan. Greenbelt Plan. Section 1.4.1 (2):
"Refer to Schedule 4 of this Plan to determine if the lands are located within the Natural Heritage System, which is an overlay on top of the agricultural land base designations of the Agricultural System within official plans. If so, refer to the Natural System policies (section 3.2)."

⁹ <https://www.omb.gov.on.ca/e-decisions/PL200135-AUG-18-2021.pdf?file-verison=1726176584376>

¹⁰ "These lands, part of the river valleys running south off the Oak Ridges Moraine, are known as the "Greenbelt fingers." The "fingers" are integral components of the Greenbelt that were the subject of specific attention during its creation, to ensure "permanent protection of the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization will be organized."

https://www.thestar.com/opinion/contributors/government-silence-on-york-region-s-proposal-to-open-up-the-greenbelt-is-deafening/article_596e4ffc-59f4-53ad-a136-d20092518de2.html

- Block 41's Greenbelt contains Ecological Significant Groundwater Recharge Areas (ESGRA) - lights up purple in Map 12B of YROP¹¹. Important areas for groundwater recharge to support sensitive coldwater streams and wetlands. Subject to the Key Hydrologic Area policies of the Greenbelt Plan.

Map 12B, York Region Official Plan, 2022



¹¹ <https://storymaps.arcgis.com/collections/8a1198ece3d941c9ae4d9a9cb4cb2f41?item=17>

Appendix 2: Block 41 Approvals History

- 2012 ROPA 2 is approved as an appeal to York Region's 2010 Official Plan (YROP, 2010)¹²
- 2019 Secondary Plan Approved by Vaughan Council
- 2020 (January) Secondary Plan is approved with amendments brought forward by Regional Councillor Jackson 1) to lower the density & 2) direct staff to consider downgrading rural greenbelt to agriculture¹³. Most shocking was the recommendations for the lower density somehow became direction to staff to use as the basis for the ongoing municipal comprehensive review for all of York Region
- 2020 (June) the MZO request¹⁴ is presented as a Member's Motion¹⁵ by the Mayor as an addendum to Council. It is not reviewed by planning or legal staff. Two justifications:
 - 1) Invested sewer and water infrastructure for 15 years including installation of water and sewer infrastructure over 10 years ago at their cost - how could this be installed if the development was not yet approved?
 - 2) override the 'frivolous' appeal from the gas plant due to COVID-19 delays MZO mapping prepared by Malone Given Parsons first instance of parks and stormwater infrastructure on the Greenbelt
- 2020 (June) Prepaid Development Charge Credit Agreement is approved by York Region. Block 41 is a benefiting landowner. The agreement requires \$156.4M security to finance infrastructure, \$4M of which is not recoverable and they can recoup costs starting in 2028 over 5 years, if over 90% of the benefiting blocks are registered¹⁶
- 2020 (Oct 14) the interim servicing strategy is approved providing a temporary servicing solution for Block 41 amongst others
- 2020 (Oct 15) the MZO request was formally submitted to the Minister of Municipal Affairs and Housing. Why did staff waited over 4 months to submit the MZO Request¹⁷
- Nov 6, 2020 O. Reg. 644/20 approved less than a month later from submission with no parks on the Greenbelt

¹² Scroll to YROP, 2010 and Amendments: <https://www.york.ca/york-region/regional-official-plan>

¹³ <https://yorkpublishing.escrimeetings.com/filestream.ashx?DocumentId=10489>

¹⁴ Developers MZO Request for Block 41:

<https://pub-vaughan.escrimeetings.com/filestream.ashx?DocumentId=36701>

¹⁵ Mayor's Motion: <https://pub-vaughan.escrimeetings.com/filestream.ashx?DocumentId=36700>

¹⁶ Staff Report: <https://yorkpublishing.escrimeetings.com/filestream.ashx?DocumentId=18245>

¹⁷ Memo sent by City Manager obtained through FOI Request, Available upon request.

- August 18, 2021 the Secondary Plan is approved with no parks on the Greenbelt by Order of the Tribunal¹⁸.
 - Mr Given at the OLT Tribunal hearing have given his expert opinion that the Secondary Plan is consistent and/or in conformity with the PPS, 2020, Growth Plan, 2019, Greenbelt Plan, 2017 and YROP, 2010 (refer to paragraphs 15, 17, 21, 19). It is hard to understand how this is possible given MZO would blow up conformity with everything except the Greenbelt Plan.
 - Unclear why all the core features drop off the protected Greenbelt.
 - The Secondary Plan approved by Order of the Tribunal, Aug 18, 2021. *“Under the Greenbelt Plan, a significant portion of Block 41 is designated Protected Countryside, which includes an Agricultural System and a Natural Heritage System, together with settlement areas... **These areas are provided with permanent protection from development under the Greenbelt Plan, except as identified under section 4.0 of the Greenbelt Plan.***
 - Tribunal was not presented with a Secondary Plan that included parks on the Greenbelt; there are no parks, only a trail system. **Why in 2024 is protection no longer permanent?**
- 2021 (June) ROPA7 Comes forward to Vaughan Council receives, meaning takes no action, contrary to the staff report today and Council meeting minutes¹⁹.
- 2021 (October) ROPA7 is endorsed by York Region Council, staff report confirms Vaughan Council received staff report. Regional Councillor Jackson is prepared with a motion that overturns and ignores staff recommendations opposing ROPA7 as well as the Greenbelt Foundation, TRCA and much public decent and worst of all directs it be taken directly from the landowners paid consultant Malone Given Parsons Communications^{20, 21}. Any reference to ROPA7 is erroneous. Even if approved by Vaughan and York Region Councils. ROPA7 was never approved by the Minister.
- 2021 (Dec) Auditor General Report on Land Use Policy in Ontario clearly states the MZO's are disrupting planning in Ontario and creating a two tiered planning process²².

¹⁸ Refer to:

<https://www.omb.gov.on.ca/e-decisions/PL200135-AUG-18-2021.pdf?file-verison=1726176584376>

¹⁹ Refer to pg. 11 of pdf: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=79631>

²⁰ York Region ROPA7 Council Minutes:

<https://yorkpublishing.escribemeetings.com/Meeting.aspx?Id=ce80af79-c97f-4f6f-ae5e-788eeea304de&Agenda=PostMinutes&lang=English&Item=58&Tab=attachments>

²¹ Malone Given Parsons Letter and Draft of ROPA7:

<https://yorkpublishing.escribemeetings.com/filestream.ashx?DocumentId=27408>

²² https://www.auditor.on.ca/en/content/annualreports/arreports/en21/AR_LandUse_en21.pdf

- Nov 4, 2022 YROP approved by Minister with developer requests adopted verbatim affecting Greenbelt Fingers in Markham and Vaughan²³. Policies that were later revoked as per Bills 150 and 162.
 - YROP, 2022 changed the land use designation from agriculture to rural to allow active parkland but based on uses permitted in local Official Plan and/or Secondary Plans. Parkland was never approved on the Greenbelt in the MZO, Secondary Plan or Official Plan.
 - June, 2024 version²⁴ as posted, three policies specific to Greenbelt Lands in - emphasis added.
 - *3.2.5 e. Urban agriculture, recreational and parkland uses on rural lands within the linear river valleys identified in policy 5.3.5, which may include serviced playing field and golf courses. **The location, range and types of parkland and recreational uses permitted will be determined by the local municipality through its official plan and/or secondary plans.***
 - *5.3.5 That rural lands within the linear river valleys of the Greenbelt Protected Countryside shown on Map 1C, that are surrounded by the urbanizing Designated Greenfield Areas of Vaughan and Markham, per Map 1B, shall be identified in local official plans and protected for natural heritage restoration and urban agriculture.*
 - *5.3.6 That, notwithstanding policy 5.3.2, permitted uses within the rural lands identified in policy 5.3.5 are limited to the following:*
 - *a. Passive recreation;*
 - *b. Environmental management, restoration, and enhancement;*
 - *c. Compatible urban agricultural uses; and*
 - *d. Recreational and parklands uses in accordance with the Greenbelt Plan and local municipal secondary plans on the basis of appropriate technical studies and natural systems planning.*
- Nov 4, 2022 Greenbelt Removals are released one of which is within Block 41²⁵
- 2023 (Feb) Public Meeting for Block Plan, consultant shows up with a different Block Plan showing housing on the Greenbelt.

²³ Minister's Decision on York Region's Official Plan: <https://prod-environmental-registry.s3.amazonaws.com/2022-11/York%20OP%20-%20Decision%20-%20Signed%20November%204%202022.pdf>

²⁴ See: <https://www.york.ca/york-region/regional-official-plan>

²⁵ ERO Posting Greenbelt Removals: <https://ero.ontario.ca/notice/019-6216>

- 2023 (August) Auditor General and Integrity Commissioner release Greenbelt Removal Reports
- 2023 (Sept) Government announces they will be reversing Greenbelt Removals
- 2023 (Dec) Bill 150 is passed and reverses the highly specific language adopted permitting parks on the Greenbelt and this is reaffirmed by Bill 162 Feb, 2024.

Appendix 3: Quotes from the Humber River Watershed Characterization Report²⁶, October 2023 About the East Humber Which Block 41 is located Within.

“There is declining quality, distribution, and quantity of natural cover (with higher quality habitats in the Main Humber and East Humber subwatersheds in the northern part of the watershed).”

“The average habitat health rating for benthic invertebrate communities is ‘fairly poor’ which suggests substantial to severe water quality impacts in the watershed.”

“Most of the remaining aerial coverage of KHAs and KHF’s is split between the East and West Humber subwatersheds, with the more urbanized Lower Humber and Black Creek subwatershed containing the least amount of aerial coverage of KHAs and KHF’s. **Similarly, most of the coverage of each KHA and KHF is within the Greenbelt (79% wetlands, 70% inland lakes, 76% seepage areas and springs, 72% SGRAs, 63% ESGRAs, 67% SSWCAs, and 60% HVAs). Overall, this demonstrates the importance of the Greenbelt in conserving these features and areas as well as the likely impact of previous development practices.**

“ESGRAs have been identified within TRCA’s jurisdiction (and are included in the definitions of significant groundwater recharge areas in the Growth Plan for the Greater Golden Horseshoe (Ontario 2020) and Greenbelt Plan (Ontario 2017)). Even where the volume of groundwater discharge may be relatively low, groundwater discharge plays an important role in the ecological health throughout the watershed.”

“The East Humber provides the largest amount of potentially occupied habitat (1,708 ha)” {referencing redbreasted dace}

Chloride (CWQG objective, chronic = 120 mg/L, acute = 640 mg/L)	Main, East and West Humber	100%	-	-	Above in West Humber and East Humber	↑, trendline above chronic objective
	Lower Humber and Black Creek	100%	-	-	Above chronic; above and approaching acute in Upper Humber and Lower Black Creek, respectively	

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<https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2023/10/23154227/FINAL-Humber-River-Watershed-Characterization-Report-October-2023.pdf>

“PolyCyclic Musks (PCMs) are used as fragrances in many personal care products, including soaps, shampoo, detergents, and deodorants. PCMs are a concern because their chemical structure is similar to persistent organic pollutants (e.g., PolyChlorinated Biphenyls - PCBs), which are widely suspected to have carcinogenic and negative developmental and reproductive effects (Safe 1992). In a 2019 study, the East Humber subwatershed and mid-reaches of the Main Humber subwatershed had greater PCM concentrations than the headwaters of the Main Humber subwatershed, and similar PCM concentrations to rural locations within Rouge River and Little Rouge River. ...Urban sites had higher PCM concentrations compared to rural sites and sources included stormwater, illegal sewer cross connections, and wastewater treatment plant discharges (Wong et al. 2019). Chemicals of emerging concern have many effects on the natural environment, including a range of negative effects on aquatic life. The Great Lakes basin is home to more than 30 million people and numerous species of plants and wildlife that rely on the lakes for freshwater and habitat. It is important to recognize the land-lake connection and the need to manage these chemicals at their source before they enter waterways.”