

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – NOVEMBER 6, 2024**

**COMMUNICATIONS**

<b><u>Distributed November 1, 2024</u></b>	<b><u>Item No.</u></b>
C1. Giuseppe Murru, Button Road, Vaughan, dated October 17, 2024	4
C2. Daniele Febbo, Martin Grove Road, Woodbridge, dated October 18, 2024	5
C3. Ali, dated October 18, 2024	6
C4. Cristina Lotito-Infusino, dated October 18, 2024	6
C5. Livia Fedele, dated October 18, 2024	6
C6. Sue Blasetti, dated October 20, 2024	6
C7. Maria Genovese, dated October 19, 2024	6
C8. Maria, dated October 19, 2024	6
C9. Adam Genovese, dated October 19, 2024	6
C10. Paul S., dated October 19, 2024	6
C11. Justin Blasetti, dated October 19, 2024	6
C12. Alyssa, dated October 19, 2024	6
C13. Ava, dated October 19, 2024	6
C14. Mia, dated October 19, 2024	6
C15. Sabrina, dated October 17, 2024	6
C16. Lisa Tersigni, dated October 22, 2024	6
C17. Wilma, dated October 23, 2024	6
C18. Melita Mizzi, Martin Grove Road, Woodbridge, dated October 22, 2024	5
C19. Kim Do, Milano Avenue, Woodbridge, dated October 24, 2024	5
C20. Doris De Francesca, dated October 24, 2024	5

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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – NOVEMBER 6, 2024**

**COMMUNICATIONS**

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<b><u>Distributed November 1, 2024 continued</u></b>	<b><u>Item No.</u></b>
C21. Tony Caravaggio, Lanterna Crescent, Woodbridge, dated October 24, 2024	5
C22. Joe Fleming, Milano Avenue, Woodbridge, dated October 24, 2024	5
C23. Bernie DiVona, Pine Valley Village Community Association, dated October 23, 2024	6
C24. Julia, dated October 25, 2024	6
C25. Mary Monaco, dated October 28, 2024	5
C26. Kristin Mizzi, Martin Grove Road, dated October 28, 2024	5
C27. Sue Paglia, dated October 28, 2024	5
C28. Kathlien Tozzi, dated October 29, 2024	5
C29. Sue Notte, dated October 30, 2024	5
C30. Natale and Lori Milana, Antonia Court, Woodbridge, dated October 30, 2024	5
C31. Sabrina and Michael Ciccioni, dated October 30, 2024	5
C32. Justin Murarotto, dated October 30, 2024	5
C33. Teresa, dated October 31, 2024	5
C34. Waqas Shahid and Aisha Malik, Alexie Way, Woodbridge, dated October 29, 2024	6
C35. Renee Mikha, Zachary Place, Woodbridge, dated October 31, 2024	6
C36. Presentation material (Revised)	5
<b><u>Distributed November 4, 2024</u></b>	
C37. David Tomovski and Diana Tomovski, Umbria Crescent, Woodbridge, dated November 1, 2024	5

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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – NOVEMBER 6, 2024**

**COMMUNICATIONS**

<b><u>Distributed November 4, 2024 continued</u></b>	<b><u>Item No.</u></b>
C38. Steve and Nicole Grisolia, Via Borghese Street, Vaughan, dated November 4, 2024	6
C39. Joe Collura, Via Borghese Street, Vaughan, dated November 3, 2024	6
C40. Sushil Shah, Gambit Avenue, Woodbridge, dated November 4, 2024	6
C41. Olga Bilik-Lima, dated November 4, 2024	6
C42. Silvana Valente, Angelina Avenue, Woodbridge, dated November 1, 2024	4
C43. Darryl Bird, WSP Canada Inc., Commerce Valley Drive West, Thornhill, dated November 4, 2024	5
C44. Memorandum from the Deputy City Manager, Planning and Growth Management, dated November 4, 2024	5
<b><u>Distributed November 5, 2024</u></b>	
C45. Altaf Ahmed, Sibella Way, Woodbridge, dated November 4, 2024	6
C46. Tim Sorochinsky, Millwood-Woodend Ratepayers' Association, dated November 4, 2024	6
C47. Leo Verrilli, dated November 4, 2024	6
C48. Kim Alfonso, Allegranza Avenue, Vaughan, dated November 4, 2024	6
C49. Andrew and Maria Scott, Sibella Way, Woodbridge, dated November 4, 2024	6
C50. Waqas Shahid, Alexie Way, Woodbridge, dated November 4, 2024 (includes Petition)	6
C51. Marian Marcante, on behalf of Domenic and Erminia Rubino, Sibella Way, Woodbridge, dated November 5, 2024	6
C52. Presentation material	6

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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – NOVEMBER 6, 2024**

**COMMUNICATIONS**

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<b><u>Distributed November 5, 2024 continued</u></b>	<b><u>Item No.</u></b>
C53. Justin and Samantha O’Neill, Alexie Way, Woodbridge, dated November 5, 2024	6
C54. Presentation material	1
C55. Presentation material	3
C56. Ryan Mino and Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 5, 2024	4
C57. Presentation material	4
C58. Michael A. Tibollo, MPP Vaughan-Woodbridge, Rutherford Road, Woodbridge, dated November 5, 2024	5
<b><u>Distributed November 6, 2024</u></b>	
C59. Memorandum from the Deputy City Manager, Planning and Growth Management, dated November 6, 2024	6

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] official plan amendment file OP.24.007 zoning by law amendment file Z.24.019  
**Date:** Friday, October 18, 2024 9:00:14 AM

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**From:** Joe Murru [REDACTED]  
**Sent:** Thursday, October 17, 2024 5:56 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] official plan amendment file OP.24.007 zoning by law amendment file Z.24.019

**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, here are my comments regarding the 4 tower construction proposal on Woodstream Blvd (Hwy 7 and Martin Grove Rd) (Official plan amendment file OP.24.007 and zoning by law amendment file Z.24.019)

We are very upset about this proposal. We have lived on Button Rd (near Hwy 7 and Martin Grove Rd) since 1973. The area was always very quiet and peaceful but then about 10 years ago it started getting very busy, noisy and congested because of all the tall condo's popping up in the vicinity. It is an area that we never would have moved to if we knew it would get so busy. It is definitely not what we were expecting to happen. There are many elderly people living in this area and they have a right to live in a quiet, peaceful area, especially now in their later years. The No Frills/ TD Bank mall at 5731 Hwy 7 is always packed and the Woodbridge Mall at 7766 Martin Grove Rd. is also very busy especially with the Service Ontario office in the mall. The traffic on both Hwy 7 and Martin Grove Rd. has increased **dramatically**. The noise has also very much increased especially with the fire station now also at Hwy 7 and Martin Grove Rd. The time to go to No Frills and back for some weekly shopping has about doubled due to traffic and the increasing number of people coming to the mall. Driving in this area has definitely become much more dangerous in recent years. I do have many examples of how the congestion and noise has affected our lives but I will be brief and not list them all here.

This 4 tower construction proposal on Woodstream Blvd. all sounds great for the businesses in the area and for the city's property tax collection but I can't imagine the chaos that will be created after all the residents of the proposed 4 towers have moved in. All the issues mentioned above with noise and congestion will again increase dramatically. This area is already too busy. Enough is enough. There comes a point when the quality of life for the residents in the area is unfairly diminished because of the traffic, congestion, noise, etc... and the City must consider that the benefits of this proposal do not outweigh the right of the existing residents to a good quality of life.

I implore the City to reject the proposal to build the 4 towers.

Thank you  
Giuseppe Murru

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Minister's Zoning Order File MZO.24.001  
**Date:** Friday, October 18, 2024 9:43:40 AM

**C2.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 5**

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**From:** Daniele Febbo [REDACTED]  
**Sent:** Friday, October 18, 2024 9:41 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Minister's Zoning Order File MZO.24.001

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Hello,

My family and I are strongly opposing the decision to build a high-rise residential building near our house. [REDACTED] Martin Grove Rd.). Woodbridge already is congested enough with condominiums and too much traffic on the roads at all times of the day. Please we do NOT need any more residential condominiums being built, especially here in West Woodbridge, we like our community the way it already is. Please do NOT approve of this Plan (65R-27642), thank you kindly.

Best regards,

Daniele Febbo

**C3.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Request to speak- Nov 5th, Vaughan city council meeting  
**Date:** Friday, October 18, 2024 9:02:30 AM

---

**From:** Ali [REDACTED]  
**Sent:** Friday, October 18, 2024 7:36 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Request to speak- Nov 5th, Vaughan city council meeting

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

Hello,

Hope this email finds you well. I oppose the construction of multistorey, mixed use building on Weston and Major Mackenzie and would like to get a request to speak form for the public Vaughan city council meeting on Nov 5th to voice my opinion about this construction.

Our city is already bursting at the seams and these high rises will make matters worse. This would be appropriate in areas close to transit and metro but not at the proposed location. It would ale traffic woes worse for me and the other residents.

Regards,  
Ali- resident

**Assunta Ferrante**

---

**Subject:** FW: [External] The Q Towers Limited - meeting Nov 6th

**From:** Cristina Lotito [REDACTED]  
**Sent:** Friday, October 18, 2024 7:34 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] The Q Towers Limited - meeting Nov 6th

C4.  
Communication  
CW(PM) – November 6, 2024  
Item No. 6

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

Dear City of Vaughan

I'm writing to you on behalf of myself and many others within our neighbourhood.

We have recently received in the mail "A notice of public meeting committee of the whole" official plan amendment file OP.21.001 Zoning by law amendment file Z.21.002

As a resident and taxpayer of the area, I am concerned with this application/plan yet again. Myself and many others living within the neighbourhood do NOT wish this to pass.

When we first purchased our home (pre-constructuon), we asked what vacant A land on Sibella Way would be. We were told numerous times that it would be a commercial plaza. As a per site plan, that is exactly what it indicates. Please see attached.

Myself and many others are concerned that a 10 story mixed-use building and 451 commercial use, and a 5 storey low rise buildings at the corner of Major Mackenzie and Fossil Hill will cause:

- more traffic congestion than there already is.
- The safety of the students going to school across the street
- a complete eyesore when we look out our windows with these buildings hovering over houses.
- Take away the natural sunlight and beauty of the neighborhood.
- Too many high rises going up in one small area.

The residents here are very unhappy with this plan - yet again, to try build high rises already in a congested area.

Thank you kindly,  
Cristina Lotito-Infusino

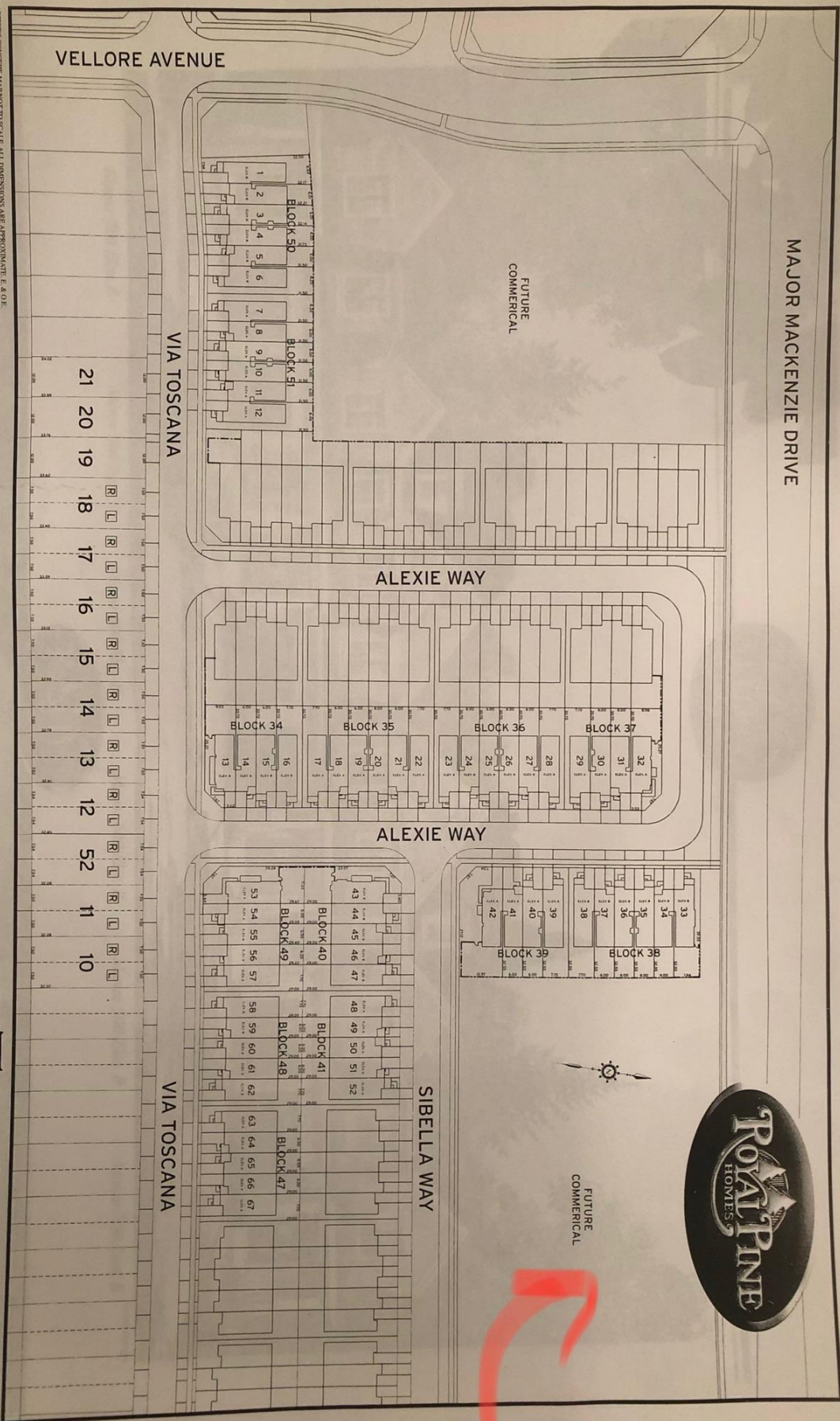
"Balance is not something you find, it's something you create."





- Quality Finishes*
- EnerGuide energy rating on each home.
  - Oversized "EnergyStar Zone C" low maintenance vinyl casement windows with low E argon gas as per plan.

**ROYAL PINE HOMES**



**THE SITE PLAN**

ARTIST'S CONCEPT MAP NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE. E. & O.E.

\*Ask sales representatives for details, may be for a limited time only.



**C5.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Major Mac Kenzie and Fossil Hill  
**Date:** Friday, October 18, 2024 9:03:46 AM

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

From: Livia Fedele [REDACTED]  
Sent: Friday, October 18, 2024 9:03 AM  
To: Clerks@vaughan.ca  
Subject: [External] Major Mac Kenzie and Fossil Hill

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

To whom it may concern, there is so much land elsewhere why in the hell would you propose building a 10 storey building near a school which already causes chaos of traffic to only make matters worse ??? This should not be allowed as I am a taxpayer and live down the street !! Already cars are racing down on Fossil Hill I can't imagine with a highrise proposing to go up how much more traffic this will cause!!  
Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] ENOUGH!  
**Date:** Monday, October 21, 2024 8:13:59 AM

**C6.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

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**From:** Sue Blasetti [REDACTED]  
**Sent:** Sunday, October 20, 2024 4:58 PM  
**To:** Clerks@vaughan.ca  
**Cc:** gopublic@cbc.ca; newschannel@ctv.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; mayor@vaughan.ca; newsroom@yrmg.com  
**Subject:** [External] ENOUGH!

**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.

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

Here we go again.....why does Vaughan council insist on destroying our beautiful community.

Right now we are in CONSTANT gridlock EVERY day. When my family moved here 24 years ago, there was just Wonderland. I understood some development was going to happen as per the plans I was shown....BUT NOT TO THIS EXTENT! We went from Wonderland, to a huge mall, Vaughan Mills (directly across the street from Wonderland), to an expanded GO station, to huge condo towers at Jane and Rutherford.....all within a 3km stretch! It is literally IMPOSSIBLE to get around as it is. Let's not mention the stadium that was almost added at Sportsvillage. Also, Wonderland is now open April to January instead of just the summer so there is no break from the ridiculous amount of traffic and people in our area. Heading to Major Mack as an alternate isn't even an option with the hospital, the many big box stores and again Wonderland. NOW, you're going to add MORE huge condo developments on Rutherford (AGAIN right beside Wonderland and across from Vaughan Mills) AND at Major Mack and Fossil Hill!! SERIOUSLY? Aside from the daily gridlock, the enormous influx of people is turning this into downtown NOT the suburbs we signed up for when we bought our houses. We already have foxes, coyotes and other lost wildlife in our backyards because you keep taking away our greenspace, their homes. Enough is enough. I realize these developments mean more

taxes in your pockets but where are your morals. Your council is being led by greed and not what's best for our community. Just STOP! These condos need to be put elsewhere ....our community is already busting at the seams.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External]  
**Date:** Monday, October 21, 2024 8:14:06 AM

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**C7.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

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

From: Maria Genovese [REDACTED]  
Sent: Saturday, October 19, 2024 5:08 PM  
To: Clerks@vaughan.ca  
Subject: [External]

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This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

I am writing to express my opposition to the proposed construction of a 10-storey and 5-storey building at the intersection of Major Mackenzie Drive and Weston Road. This development raises significant concerns for our community, particularly regarding traffic, school capacity, safety, and overall quality of life.

Past high-rise developments in Vaughan have demonstrated adverse effects on local infrastructure and community dynamics. For instance, traffic studies indicated a 25% increase in vehicle counts on Woodbridge Avenue post-development of apartments, leading to longer commute times and heightened safety concerns near schools.

Residents also reported a noticeable decline in local air quality correlating with the increased traffic.

Additionally, in the Woodbridge area, the construction of high-rise buildings near St. Peter's Catholic School has resulted in overcrowding, with classrooms exceeding their intended capacity by 15-20%. This not only compromises the quality of education but also stresses the available resources.

In the Maple community, the proposed Maple High Rise Project has raised alarms regarding school capacity. Nearby schools, like Maple High School, are already operating at full capacity, with projections showing a potential 25% increase in enrollment if new developments proceed. This creates an urgent need for additional resources and space, which are not currently available.

Moreover, residents have noted an uptick in minor crimes, such as theft and vandalism, correlating with the influx of new residents in high-density areas. For example, a local neighborhood watch group reported a 15% rise in vehicle break-ins since the development of new high-density housing. These trends undermine the safety and security of our neighborhoods.

Given these precedents, I urge the council to reconsider the proposed development at Major Mackenzie and Weston Road. The potential negative impacts on traffic, school capacity, and community safety pose significant risks to the quality of life for existing residents.

Thank you for your attention to this critical matter. I hope the council will prioritize the needs and concerns of our community in its decision-making process.

Maria

Sent from my iPhone

**C8.  
Communication  
CW(PM) – November 6, 2024  
Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External]  
**Date:** Monday, October 21, 2024 8:14:22 AM  
**Attachments:** [ATT00013](#)

---

**From:** [REDACTED]  
**Sent:** Saturday, October 19, 2024 5:01 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External]

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**[Rogers](#)**

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002). I am writing to express my opposition to the proposed construction of a 10-storey and 5-storey building at the intersection of Major Mackenzie Drive and Weston Road. This development raises significant concerns for our community, particularly regarding traffic, school capacity, safety, and overall quality of life. Past high-rise developments in Vaughan have demonstrated adverse effects on local infrastructure and community dynamics. For instance, traffic studies indicated a 25% increase in vehicle counts on Woodbridge Avenue post-development of apartments, leading to longer commute times and heightened safety concerns near schools. Residents also reported a noticeable decline in local air quality correlating with the increased traffic. Additionally, in the Woodbridge area, the construction of high-rise buildings near St. Peter's Catholic School has resulted in overcrowding, with classrooms exceeding their intended capacity by 15-20%. This not only compromises the quality of education but also stresses the available resources. In the Maple community, the proposed Maple High Rise Project has raised alarms regarding school capacity. Nearby schools, like Maple High School, are already operating at full capacity, with projections showing a potential 25% increase in enrollment if new developments proceed. This creates an urgent need for additional resources and space, which are not currently available. Moreover, residents have noted an uptick in minor crimes, such as theft and vandalism, correlating with the influx of new residents in high-density areas. For example, a local neighborhood watch group reported a 15% rise in vehicle break-ins since the development of new high-density housing. These trends undermine the safety and security of our neighborhoods. Given these precedents, I urge the council to reconsider the proposed development at Major Mackenzie and Weston Road. The potential negative impacts on traffic, school capacity, and community safety pose significant risks to the quality of life for existing residents. Thank you for your attention to this critical matter. I hope the council will prioritize the needs and concerns of our community in its decision-making process. Maria

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] apartment buildings  
**Date:** Monday, October 21, 2024 8:14:29 AM

**C9.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

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

From: Adam Genovese [REDACTED]  
Sent: Saturday, October 19, 2024 4:56 PM  
To: Clerks@vaughan.ca  
Subject: [External] apartment buildings

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Hello,

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

I am writing to express my strong opposition to the proposed 10-storey mixed-use building and 5-storey low-rise building at Major Mackenzie Drive and Weston Road. This development raises several pressing concerns that must be addressed.

The increase in population density will lead to a significant rise in noise pollution. The construction phase alone will generate considerable disruption, but ongoing activity from businesses and increased foot traffic will create a lasting noise burden. This is particularly concerning for families and individuals who seek a peaceful living environment. Additionally, the proposed development does not seem to include adequate green spaces or recreational areas. Green spaces are vital for community health and well-being, providing residents with areas for relaxation, play, and social interaction. The absence of such spaces in a dense development can lead to a decline in community cohesion and quality of life.

Furthermore, there is a lack of clear plans for waste management and environmental sustainability in the proposed project. An increase in residents and businesses will result in more waste, and pollution with unsightly litter and strain on our local waste management services.

Finally, the potential for increased crime rates should not be overlooked. Higher density living can lead to social challenges, and without adequate community support services and safety measures in place, the quality of life for residents could be compromised. Vaughan has already seen a dramatic increase in crime in recent years, can we really afford further increase?

For these reasons, I urge the council to reconsider this proposal. It is essential that we prioritize developments that enhance our community's character, promote sustainability, and ensure the well-being of all residents.

Thank you for your attention.

Sent from my iPhone

**C10.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Re: Southwest corner of Major Mack & Fossil Hill  
**Date:** Monday, October 21, 2024 8:31:26 AM

---

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

From: [REDACTED]  
Sent: Saturday, October 19, 2024 7:46 PM  
To: Clerks@vaughan.ca  
Subject: [External] Re: Southwest corner of Major Mack & Fossil Hill

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

To whom it may concern,

I strongly oppose the project being considered at the corner of Major Mackenzie and Fossil Hill.

A 10 story building with over 400 units would add to the congestion in that area which is already busy and dangerous as it is.

I drive through the neighborhood to get onto major Mackenzie from Fossil Hill and, I already see the congestion with the combination of school access that makes the line to even turn onto major Mackenzie a nightmare.

High density works if they also put in transit. If there was a tunnel/subway to the GO station or connected to the TTC subway, this wouldn't be a problem. Everyone who moves in wouldn't need an expensive car and car insurance on top of a large mortgage, and would be less inclined to add to the traffic.

The last thing that area needs is more cars.

Please find a different location to build this type of housing. Preferably along a subway line. Lord knows the World doesn't need more cars on the road contributing to Climate Change.

Sincerely,  
Paul S.

Sent with Proton Mail [REDACTED] secure email.



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002  
**Date:** Monday, October 21, 2024 8:31:36 AM

---

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

From: Justin Blasetti [REDACTED]  
Sent: Saturday, October 19, 2024 5:09 PM  
To: Clerks@vaughan.ca  
Subject: [External] Opposition to Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002

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This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

I am writing to formally oppose the proposed development of a 10-storey mixed-use building and a 5-storey low-rise building at the intersection of Major Mackenzie Drive and Weston Road. This project raises several critical issues that need to be addressed.

First, the impact on local businesses should be carefully considered. While mixed-use developments often aim to support local commerce, the reality can be quite different. The influx of new residents may lead to rising rents and property taxes, potentially pushing out existing businesses that have been cornerstones of our community for years. We should prioritize the preservation of our local businesses and the unique character of our neighborhood.

Additionally, the environmental implications of this project are concerning. Increased construction and density will likely contribute to greater noise and air pollution, negatively affecting the quality of life for residents. Furthermore, the loss of green spaces to accommodate new buildings will reduce the natural areas that provide essential benefits to our community, including recreation and biodiversity.

Lastly, the lack of adequate planning for infrastructure improvements poses a significant risk. Our roads, public transit, and essential services require enhancements to support a growing population. Without a comprehensive plan in place, this development could lead to further strain on already inadequate systems. For these reasons, I urge the council to reconsider the implications of this development on our community. We need to prioritize sustainable growth that aligns with the needs of existing residents and protects the character of our neighborhood.

Thank you for your attention to this matter.  
Justin

**C12.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Major Mac and Weston proposal  
**Date:** Monday, October 21, 2024 8:31:48 AM

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

From: Ava O [REDACTED]  
Sent: Saturday, October 19, 2024 3:29 PM  
To: Clerks@vaughan.ca  
Subject: [External] Major Mac and Weston proposal

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.

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

I am writing to express my opposition to the proposed development of a 10-storey mixed-use building and a 5-storey low-rise building at Major Mackenzie Drive and Weston Road. I believe this project poses significant risks to our community, particularly regarding congestion, the strain on local services, and the safety of our children.

First, the anticipated increase in population density will exacerbate traffic congestion in an already busy area. Major Mackenzie and Weston Road are major thoroughfares that frequently experience heavy traffic. Adding hundreds of new residents and businesses will likely lead to gridlock, making daily commutes more difficult and increasing travel times for everyone.

Moreover, this development will place an additional burden on our local services. Our schools, healthcare facilities, and recreational spaces are already operating at capacity. The introduction of more residents without a corresponding increase in resources will diminish the quality of services available to current residents, leading to overcrowding in classrooms and longer wait times at medical facilities.

Most importantly, I am deeply concerned about the safety of our children. Increased traffic poses a heightened risk for pedestrians, particularly in the area of Tommy Douglas Secondary which is directly across the street from the proposed project. The potential for accidents increases with more vehicles on the road, especially during peak hours when children are traveling to and from school.

Given these significant concerns, I urge the council to reconsider this proposal. Our community deserves thoughtful development that prioritizes the well-being of current residents and ensures a safe, accessible environment for families not money hungry developers.

Thank you for your consideration.

Sincerely,  
Alyssa

**C13.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Major Mac and Weston proposal  
**Date:** Monday, October 21, 2024 8:32:00 AM

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

From: Paul Onorati [REDACTED]  
Sent: Saturday, October 19, 2024 3:23 PM  
To: Clerks@vaughan.ca  
Subject: [External] Major Mac and Weston proposal

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.

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

Building a 10-storey and a 5-storey building in a residential area at the proposed site can have several drawbacks based on past precedents. Here are some key reasons:

1 Zoning and Planning Regulations: Ontario municipalities often have strict zoning bylaws to maintain the character of residential neighborhoods. For instance, in Toronto, areas designated for low-rise housing have seen significant opposition to high-rise developments that threaten the existing character and density, leading to community pushback and legal challenges. The stretch of area across from the proposed project is currently townhouses while to the east are small business with an apartment above. This is what should be considered for this land to keep in line with the area not this huge eye sore that is being proposed.

2 Infrastructure Strain: Higher density buildings can overwhelm local infrastructure. In cities like Mississauga, rapid high-rise developments have strained public services, such as schools and transportation. Residents have reported overcrowded schools and increased traffic congestion as a direct result of these developments. Is this what you want for our community?

3 Loss of Privacy and Light: Taller buildings can significantly impact the quality of life for nearby residents. In Hamilton, there have been disputes regarding high-rise developments that obstruct light and views for existing homes, leading to concerns about loss of privacy and enjoyment of outdoor spaces. Is that fair to long time residents who live directly behind this atrocity?

4 Community Cohesion and Character: The introduction of high-rise buildings in predominantly low-rise neighborhoods can disrupt community dynamics. In areas like Guelph, community resistance has emerged against proposed high-density developments that residents believe would alter the neighborhood's character and sense of community.

5 Environmental and Green Space Concerns: High-density developments often reduce green space, which is crucial for community well-being. In cities like Ottawa, residents have voiced concerns over the loss of parks and natural areas due to new high-rise projects, emphasizing the importance of maintaining green spaces for recreation and environmental health. We need more parks not buildings.

Overall, the potential for zoning conflicts, infrastructure strain, loss of privacy, disruption of community character, and environmental degradation illustrate why building high-rise structures in residential areas is not advisable in Woodbridge, especially not in this neighborhood.

Ava

**C14.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Major Mac and Weston  
**Date:** Monday, October 21, 2024 8:32:15 AM

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

From: Mia Ono [REDACTED]  
Sent: Saturday, October 19, 2024 3:23 PM  
To: Clerks@vaughan.ca  
Subject: [External] Major Mac and Weston

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.

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

I am writing to express my opposition to the proposed construction of a 10-storey and 5-storey building in our neighborhood. I believe it is essential to consider the potential negative impacts this project may have on our community, supported by relevant Canadian statistics.

Firstly, a study by the Canada Mortgage and Housing Corporation (CMHC) indicates that higher-density developments can lead to increased traffic congestion. For instance, a typical multi-unit residential building can generate approximately 2.5 trips per unit per day. If the proposed building contains 428 units, this could result in an additional 1070 vehicle trips daily, exacerbating traffic issues in our area and this does not even include the traffic brought with the commercial use.

Moreover, evidence suggests that such developments can affect local property values. Research conducted by the Canadian Real Estate Association (CREA) has shown that properties located within close proximity to high-rise buildings can see a decline in value by as much as 10-15%. This decline poses a significant risk to homeowners who depend on their property values for financial stability. Are you prepared to lower property taxes to residents in the area to compensate for their deteriorating property value?!

Infrastructure concerns also need addressing. According to the Ontario Ministry of Education, many schools in our region are already operating above 85% capacity. Adding new residents through this development could lead to overcrowded classrooms, which negatively impacts educational outcomes, as highlighted in a report from the Canadian Council on Learning.

Lastly, the importance of green spaces cannot be overstated. The Parks and Recreation Ontario report indicates that access to parks improves community health and well-being. A building of this height could overshadow and limit access to our neighborhood parks, detracting from the quality of life for current and future residents.

Given these considerations and statistics, I urge the City Council to carefully reconsider the implications of this proposed development. A more thoughtful approach to growth that prioritizes community needs and infrastructure

sustainability would greatly benefit our neighborhood.

Ask yourselves-would you honestly want this project in your backyard? If you can truly answer this with a 'yes' then you know exactly where to put it-in your neighborhood. LEAVE OUR NEIGHBORHOOD ALONE.

Thank you for your attention to this critical matter.

Mia

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Official Plan Amendment File OP.21.001  
**Date:** Friday, October 18, 2024 9:00:30 AM

**C15.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

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**From:** Paul [REDACTED]  
**Sent:** Thursday, October 17, 2024 9:27 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment File OP.21.001

**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.

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

As a member of the community who lives in very close proximity to this land, I am in **complete disagreement** with this proposal.

When we purchased our home, we researched the proposal of the land around us including the land in question, and purchased our home based on what was planned to be built there. It is completely unfair to change the proposal when people purchase their home based on what is expected, approved and planned to be there and then to have it completely changed into something completely different .

The proposal causes many problems such as congestion; not just congestion with traffic which is already very congested (in particular at that intersection which has seen many accidents) but also community congestion. The amount of shops and cars are turning our residential community, which consists of many young families, into a busy and dangerous place. It is no longer a quiet , safe community to raise children. Our schools are also congested and this proposal will only continue to overcrowd our schools and further deteriorate our community. We bought our homes to get away from the busy, dangerous and congested city of Toronto but these proposals and **numerous** residential unit buildings are turning Vaughan into Toronto. This is a low density residential area. This area cannot support a high density population when we are zoned as low density. Current infrastructure cannot support it. Your own 'Guide to Vaughan's Planning Process' mailed to residents states that 'our city must grow in ways that are smart and any change must meet the needs and values of current and future residents'. How does over congested roads, over congested schools, and over crowded communities meet the needs and values of families trying to raise young

children in a safe, quiet community? Instead of looking to destroy our community, why not choose to enhance it? We need more green spaces for children and people to roam not 10-storey buildings with overcrowding number of people. Green spaces 'reflect the needs and values of current and future residents'. Not only will the overcrowding destroy our community but just the sight of it will as well. It is a great eyesore to those of us who look out our window only to see views blocked from large buildings.

I look forward to either watching or reading the minutes of this meeting that discusses and votes on the proposal so I, along with other community members, can know and post with praise the names of our 'representatives' elected in their position that actually represented the concerns of their voters and make note of those who prioritized the concerns of the money hungry corporations over their constituents.

Thank you  
Sabrina

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)  
**Subject:** FW: [External] official plan amendment file OP.21.001  
**Date:** Tuesday, October 22, 2024 1:48:48 PM

**C16.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

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**From:** Lisa T [REDACTED]  
**Sent:** Tuesday, October 22, 2024 1:48 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] official plan amendment file OP.21.001

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

To whom it may concern,  
re: official plan amendment file OP.21.001 and zoning by-law amendment file Z.21.002

Applicant The Q towers limited partnership wishing to re zone southwest corner of Major Mackenzie dr and Fossil Hill Rd.

I as a home owner in the immediate area FIRMLY OPPOSE this request. I do not see a need for a 10 story high rise in this area especially directly in front of peoples houses. Not only are you adding to the traffic grid lock we face on a daily basis, you create noise, garbage, pollution from the extra cars and over crowding problems in this area. As I understand, there are highrise units slated for the north side of Major Mackenzie we DO NOT need more on the south side. I believe this is corporate greed at its finest. As a government, you need to think of the families, that have been paying outrageous taxes in this area and have chosen to make vaughan home. Houses, semis, towns and low rises with parks should be available for our children, not concrete building and highrises.

I completely and firmly dissagree and oppose this ludacris idea highrise units.

Thank you  
Lisa Tersigni



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] File OP.21.001" Q Towers Limited"  
**Date:** Wednesday, October 23, 2024 11:26:37 AM

**C17.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

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**From:** Wilma James [REDACTED]  
**Sent:** Wednesday, October 23, 2024 11:25 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] File OP.21.001" Q Towers Limited"

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Hello!

I live on Fossil Hill road and as it is the traffic on that road is crazy to get out of my house as there are 5 schools on the street. So adding on these many units it will be a chaos on a small street like ours as the entrance to the units are to go through Fossil Hill road to go to Major Mackenzie. Please don't allow these building entrance from the small street and don't allow these many units. This is an area of houses and not condos.

Thanks  
Wilma

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Re zoning order file no MZO.24.001.AMENDMENT FILE OP.24.014. BYLAW AMENDMENT FILE Z.24.031  
**Date:** Tuesday, October 22, 2024 3:39:48 PM

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**From:** melita mizzi [REDACTED]  
**Sent:** Tuesday, October 22, 2024 3:38 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Re zoning order file no MZO.24.001.AMENDMENT FILE OP.24.014. BYLAW AMENDMENT FILE Z.24.031

**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.

My Name is Melita Mizzi . I reside on [REDACTED] Martin Grove Rd Woodbridge Ont. L4L-6H1.  
I vote against this proposal .This is going to bring more congestion to the area which we have more than enough as it is . We had so many car accidents and deaths on Martin Grove a. This is going to turn Woodbridge into a dump. This is not the Woodbridge I moved to in 1986.  
Thank you . Regards Melita Mizzi

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)  
**Subject:** FW: [External] Objection to Rezoning Application for 5850 Langstaff Road  
**Date:** Thursday, October 24, 2024 10:02:04 AM

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**From:** K D [REDACTED]  
**Sent:** Thursday, October 24, 2024 9:19 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Objection to Rezoning Application for 5850 Langstaff Road

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

Dear Members of the Planning Committee,

As a resident of Milano Ave, I am writing to express my strong opposition to the proposed development at 5850 Langstaff Road, which seeks to introduce high-rise buildings in an area currently zoned for low rise mixed use and natural areas. This proposal is not only incongruent with the established character of the surrounding community, but I believe it has also been submitted in bad faith, employing an anchoring tactic intended to manipulate the planning process.

The proposal, which includes high-density towers up to 34 stories tall, is clearly disproportionate to the existing low-rise residential environment that defines the West Woodbridge community. Such an extreme departure from the established land use and zoning regulations raises concerns that the developer's actual intention may be to later "negotiate down" to a more scaled down development project. This is a common strategy employed by developers to push through increased density projects by initially submitting an excessive proposal that they do not expect to be approved.

My concerns include the following:

1. **Submission in bad faith:** The high-rise proposal seems to be an extreme and unrealistic starting point that could be part of a tactic to pressure the city and community into accepting a less intensive but still highly profitable development. This anchoring approach seeks to make any scaled-down development appear as a reasonable compromise, when in fact it has been the developer's goal all along. This type of negotiation tactic undermines the planning process and community trust.

2. **Rezoning opposed by the community:** The current zoning of this site is for low rise mixed use and natural areas, which aligns with the character of the surrounding neighborhood. The community strongly opposes any rezoning that would allow for high-density developments, including mid-rise, as these would negatively impact the area's infrastructure, traffic, and quality of life. The proposed rezoning for higher-density residential use does not reflect the needs or wishes of the local residents, and the current zoning should be preserved to maintain the integrity of our community.
3. **Incompatibility with the existing environment:** The introduction of large, multi-story structures would irreversibly alter the landscape of the Woodbridge neighborhood, which is defined by low-rise residential homes, open spaces, and natural heritage features. The developer's proposal conflicts with the goals of maintaining balanced growth, protecting green spaces, and preserving the community's character, as laid out in both provincial and local planning policies.
4. **Impact on infrastructure and services:** The high-density development would put a significant strain on local infrastructure, which is not equipped to handle such a large influx of residents. Existing transportation networks, public services, and community resources would be overwhelmed by the additional demands placed by the high-density housing that this development represents.

For these reasons, I urge the City to reject this application entirely and to refuse any future proposals for rezoning this site away from low rise mixed use and natural area designations. The community has made it clear that we do not support this type of high-density development, whether in its current high-rise form or a scaled-down version that may be presented later as a "compromise."

I trust that the City will see this proposal for what it is—an inappropriate and out-of-place development for this site, submitted with the expectation of negotiating for rezoning that the community does not want or support. We ask that the City stand firm in protecting the zoning regulations that serve the best interests of the community and maintain the integrity of the planning process.

Thank you for your attention to this matter. I look forward to your response and hope that you will prioritize the wishes and well-being of the West Woodbridge community.

Sincerely,

Kim Do

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Minister's Zoning Order File MZO.24.001  
**Date:** Thursday, October 24, 2024 2:37:29 PM

**C20.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 5**

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**From:** Doris De Francesca [REDACTED]  
**Sent:** Thursday, October 24, 2024 2:37 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Minister's Zoning Order File MZO.24.001

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Good Afternoon

I have a few questions regarding this MZO.

Why is the owner seeking City's endorsement for a MZO only mentions that development would consist of three (3) buildings yet on the map it shows that there will be five (5) high rise towers?

Minister's Zoning Order to permit the development of a High-Rise Residential Development with a total Gross Floor Area (GFA) of 140,370 m<sup>2</sup> that consists of three (3) buildings ranging from 22 to 34 storeys in height and 2,043 residential units.

Also is there a traffic plan in place if all five towers go up? Area is already congested.

Also, thought should be given to lowering the towers, just like on Kipling and Hwy 7. 22, 32 and 34 storey towers are too high, close to residential housing and residential housing in surround area will have limited daylight.

Please address these questions with owner and council.

Thank you

Doris

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [[External]] HIGHLY IMPORTANT - I REJECT SO NO WAY !!! / Z.24.031  
**Date:** Thursday, October 24, 2024 2:25:05 PM

**C21.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 5**

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**From:** TONY CARAVAGGIO [REDACTED]  
**Sent:** Thursday, October 24, 2024 1:49 PM  
**To:** Casandra Krysko <Casandra.Krysko@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>  
**Subject:** [External] HIGHLY IMPORTANT - I REJECT SO NO WAY !!! My Comments re: Files MZO.24.001 / OP.24.014 / Z.24.031

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**From :** Tony Caravaggio, [REDACTED] Lanterna Crescent, Woodbridge Ontario, L4H 1B8

**Subject :** Minister's Zoning Order File MZO.24.001 / Official Plan Amendment File OP.24.014 / Zoning By-law Amendment File Z.24.031

Here are my written comments regarding this HIGHLY IMPORTANT matter :

1. The condo project would be much more appropriate directly closer to major public transportation such as a TTC station or GO Train station, such as at Vaughan Metropolitan Centre.
2. Increases traffic congestion in an area already having gotten much worse in recent years.
3. More traffic accidents involving pedestrians at an already busy intersection.
4. Greater number of people residing in a small area reduces quality of life for all residents.
5. Increases number of human and social problems as short term renters tend to take over the area. High risk of less social cohesion and

lower positive community feel.

6. Degrades the thermal environment. Huge increase to environmental pollution.

7. Due to the excessive population there would be an imbalance load on municipal services like water supply, sewage, electricity.

8. Higher demand for scarce city services already in limited supply such as Police and Fire.

9. There are already street people on the road at that intersection begging for money around moving vehicles is so dangerous.

10. Substantially increases the carbon footprint.

11. Neighborhood Interference – Loitering in streets and plazas and stores.

12. More pets on local streets and excrement which is already a big problem.

13. Increase in crime.

14. Unwelcome shadows from blocking the sunlight due to high structures lowers the appeal of the neighborhood.

15. Reduces privacy, security, safety, and increases break ins and thefts for the surrounding houses and its people. Elevated condo unit dwellers are able to “spy” on them even aided by binoculars from those with unlawful intentions ( for example to plan car thefts ).

16. Investors purchase the condo units, then rent them out as short term rentals to tenants who don't care about the community.

17. The tall structures would be incongruent in the area and stick out awkwardly. It makes no visual sense to a pedestrian at street level who becomes lost in glass and cement which feels isolating and dehumanizing in a residential area.

18. There will already be significant disruption in the area and this would make it much worse. The Regional Municipality of York is building a

new 11-kilometre gravity sewer pipe in the City of Vaughan to provide sustainable wastewater servicing. Construction is taking place on Highway 27, south of Martin Grove Road until Fall 2029 which is a long time.

19. Will cause increases in negative moods, depression, and lower mental health in houses in surrounding neighborhood with largely Italian aging demographic, and without appropriate social community services to deal with them.

20. For all of these cumulative reasons lowers the dollar value, appeal of all houses, and quality of life in the surrounding neighborhoods. The residents have worked and sacrificed for a lifetime to purchase and own their family home in a high quality neighborhood and this would destroy it all. There is no way we will accept or tolerate this irresponsible and unconscionable idea – NO WAY!

Regards,  
Tony Caravaggio



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to MZO for Condo Development at 5850 Langstaff Road  
**Date:** Monday, October 21, 2024 11:06:23 AM  
**Attachments:** [Opposition to MZO for Condo Development at 5850 Langstaff.pdf](#)

---

**From:** Joe Fleming [REDACTED]  
**Sent:** Monday, October 21, 2024 10:41 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Opposition to MZO for Condo Development at 5850 Langstaff Road

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

Dear Office of the City Clerk,

I am writing to express my opposition to the recent proposal for a 2,038 unit high-rise condo development at 5850 Langstaff Road. The attached letter outlines my concerns around the developers justification for the request specifically for an MZO as well as the inappropriateness of the site in general for high-rise condos.

Specifically the proposal states that “given the Subject Lands are not located within a Major Transit Station Area, the provision of affordable housing units is not a legislative requirement”, using the inappropriateness of the site to justify the lack of any affordable housing measures in their proposal.

Requesting that the City endorse a MZO for this development is highly inappropriate.

I hope the Committee takes this into account and rejects this application as well as future proposals from developers to build high-rise condos on this site.

Sincerely,

Joe Fleming  
[REDACTED] Milano Avenue  
Woodbrige

**Joe Fleming**

■ Milano Avenue  
Woodbridge, ON, L4H 0B2  
October 24, 2024

**City of Vaughan Office of the City Clerk**

2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

To Whom It May Concern,

**Re: Opposition to Proposed Residential High-rise Condominium Development at 5850 Langstaff Road (Highway 27 and Langstaff Road)**

I am writing to formally express my concerns regarding the proposed residential condominium development at 5850 Langstaff Road and the request to the City to endorse a Minister's Zoning Order, as outlined in the development proposal for 2,038 condominium units. After thoroughly reviewing the various reports and studies associated with the proposal, including the Planning Justification Report, Transportation Impact Study, Environmental Impact Study, Hydrogeological Investigation and Community Services & Facilities Study, I believe this project would pose challenges to both the future residents of the condominium development and the existing community.

**1. Inappropriate Justifications for the Development**

The proposal explicitly states that “given the Subject Lands are not located within a Major Transit Station Area, the provision of affordable housing units is not a legislative requirement”. This statement itself straight from the Planning Justification Report illustrates how unsuitable this proposed development would be for both the condo occupants and the existing community. The Planning Justification Report also references that a MZO is typically used for “transit-oriented communities” which is a direct conflict to the aforementioned statement. I urge the Counsel to reject the request solely on this basis as it would be an extreme overreach for the intended purpose of a MZO.

The proposed 2,038 condominium units represent an extremely high density for this suburban location. The proposal also lacks sufficient integration with the surrounding community. The unit mix, which disproportionately favors smaller units (zero and one-bedroom apartments), does not align with the needs of future residents, especially families or individuals seeking larger living spaces.

**2. Unsuitability of the Site for High-Density Residential Development**

The proposed development site is surrounded by land uses that are incompatible with the construction of high-rise condominium towers. The site is bordered to the west by a large industrial area with many large distribution centres and warehouses. These types of

industrial facilities generate significant traffic, including heavy vehicles, and are generally not compatible with high-density residential living. The proximity of large-scale industrial operations raises concerns about noise, air pollution, and general safety for future residents of the condominium towers.

To the east, the area consists of low-density residential subdivisions with 1,320 detached homes, semi-detached homes, townhomes and duplexes. These neighbourhoods have been developed with a suburban character, but the introduction of high-density development on the edge of this low-density area brings challenges for both existing residents and the proposed future condominium occupants. High-density developments are better suited to urban centres, where infrastructure, public services, and amenities can support large populations.

The proposed site is entirely enclosed by the existing industrial area and residential neighbourhoods with no available sites for future transit stations or additional condo developments to build an urban centre around. In fact, the nearest major intersection is currently building a Data Centre and expanded Costco distribution centre. There is absolutely no justification to consider the site at 5850 Langstaff Road as viable high-rise condo space.

Additionally, the protected ravine area directly adjacent to the site is part of the Humber River valley. This sensitive environmental zone serves as a natural buffer and ecological corridor that should not be subjected to the pressures of high-density development. Any further urbanization of the site could have detrimental impacts on the ravine, leading to soil erosion, increased runoff, and the destruction of local flora and fauna. Such environmental concerns affect the broader community and future residents alike, making this location unsuitable for a large-scale development of this nature.

### **3. Traffic Congestion and Walkability Issues**

The Transportation Impact Study provided as part of the development proposal reveals serious concerns about the capacity of the local road network to absorb the increased traffic that will result from the construction of 2,038 residential units with 2,452 parking spaces. The study shows that several key intersections near the development site, particularly those along Highway 27 and Langstaff Road, will experience significant traffic congestion. The introduction of thousands of new vehicles into the area during peak hours will exacerbate existing traffic problems and reduce the overall quality of life for both current residents and future condo occupants.

While the report suggests road-widening as a potential solution, it is noted that this approach is not sustainable in the long term. Road widening often leads to induced demand, where the additional capacity is quickly absorbed by even more traffic, leading to greater congestion over time. Moreover, widening roads diminishes the safety and

accessibility of pedestrian and cycling infrastructure, making it harder for residents to rely on alternative forms of transportation.

The development proposal also directly mentions the lack of efficient public transit in the area. Most future residents will, therefore, be reliant on personal vehicles, further compounding the traffic problems. This is inconsistent with the City's stated goals of promoting sustainable transportation and reducing reliance on cars.

#### **4. Environmental Impacts**

The Environmental Impact Study (EIS) and Hydrogeological Investigation highlight the potential for significant environmental degradation if this project proceeds. The development site is adjacent to the Robinson Creek, a key part of the Humber River watershed, which contains sensitive valleylands, wetlands, and other critical ecosystems. The construction of high-rise towers, along with the associated infrastructure (e.g., parking garages), will greatly increase impervious surfaces, leading to greater stormwater runoff and increasing the risk of flooding and erosion.

Additionally, the slope stability along the creek's valley is already a concern, as the slopes are prone to erosion. Introducing large-scale urban development to the site will likely exacerbate these issues, further compromising the integrity of the surrounding environment. The Humber River valley is a protected natural area, and urban encroachment threatens to degrade its ecological value for both current and future residents.

#### **5. Strain on Community Services and Facilities**

The Community Services & Facilities Study is problematic, based entirely on 2021 census data. This is a period greatly impacted by the COVID 19 pandemic and is followed by record population growth across the GTA. Although it is recognized that the growth in population necessitates the need for additional housing per the Provincial Planning Statement, this site is uniquely ill-suited for the proposed purpose of high-rise condos within the existing community.

The introduction of 2,038 condo units will place an overwhelming burden on existing services in the community. For example, local schools are likely to become overcrowded, while daycare centres will face longer waitlists, reducing access to vital family services. Furthermore, parks such as Wilson Century Theatre Park and Crestlawn Park, which serve the existing population, are not equipped to accommodate the influx of new residents. These parks are relatively small and are designed to support a suburban, low-density population. Overcrowding in these public green spaces will reduce their usability and the overall quality of life for both new and existing residents. Other existing public facilities like Father E. Bulfron Community Centre may not have the capacity to meet the increased demand from the thousands of new residents, leading to reduced service availability.

## **Conclusion**

The proposed residential development at Highway 27 and Langstaff Road is unsuitable for this location. While addressing the need for additional housing is important, this site's challenges—including traffic congestion, lack of infrastructure, environmental concerns, and the strain on community services—make it a poor fit for high-density development. The location on the edge of an existing low-density residential area, adjacent to a sensitive environmental area, is better suited to low-density development than the site is already zoned for.

This project would not only place an overwhelming burden on the local infrastructure but also fail to provide adequate support and services for the thousands of new residents it seeks to attract. The future residents of this development deserve access to proper transportation, safety, community services, and a healthy environment as well as affordable housing. Approving the proposal risks compromising the quality of life for both the new residents and the existing community.

I urge the City of Vaughan to reconsider this proposal and prioritize long-term planning that reflects the needs of all residents—current and future—while safeguarding the local environment and infrastructure.

Thank you for taking these concerns into account. I hope the City will carefully weigh the negative impacts of this proposed development before making a decision.

Sincerely,

**Joe Fleming**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: November 6, 2024 Committee of the Whole - Public Meeting - The Q Towers Partnership - Files OP.21.001 + Z.21.002  
**Date:** Friday, October 25, 2024 10:09:02 AM  
**Attachments:** [image002.png](#)

---

**From:** Judy Jeffers <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>  
**Sent:** Friday, October 25, 2024 10:04 AM  
**To:** Bernie Di Vona [REDACTED]  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** November 6, 2024 Committee of the Whole - Public Meeting - The Q Towers Partnership - Files OP.21.001 + Z.21.002

Morning Bernie,

Thank-you for your comments.

Regards,

**Judy Jeffers, RPP MCIP  
Planner**

905.832.8585, ext. 8645 | [Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

---

**From:** Bernie Di Vona [REDACTED]  
**Sent:** Wednesday, October 23, 2024 3:34 PM  
**To:** Judy Jeffers <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>  
**Subject:** [External] Committee of the Whole- The Q Towers Partnership

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The Pine Valley Village Community Association supports the proposed OP Amendment as it goes to the regional official plan policy with intensification of the corridors-

appropriate, accessible and affordable housing to be achieved within existing infrastructure.

Bernie DiVona

President, Pine Valley Village Community Association

**C24.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Amendment OP.21.001  
**Date:** Monday, October 28, 2024 8:41:40 AM

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

From: Julia [REDACTED]  
Sent: Friday, October 25, 2024 8:57 PM  
To: Clerks@vaughan.ca  
Subject: [External] Amendment OP.21.001

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I am NOT partial to the construction of this building. The number of units far surpasses the infrastructure around it. It's next to impossible to pull out of my street on to fossil hill to bring the kids to school. It just doesn't work. My suggestion would be a community of single family detached homes.  
Thank you.

Julia



**Assunta Ferrante**

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**Subject:** FW: [External] RE: Applicant City Park (Hwy 27) Homes Inc. Official Plan Amendment File OP.24.014, MZO File MZP.24.001, Zoning By-Law Amendment File Z.24.031

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**From:** Mary Monaco [REDACTED]  
**Sent:** Monday, October 28, 2024 4:54 PM  
**To:** MARY MONACO [REDACTED]; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Casandra Krysko <[Casandra.Krysko@vaughan.ca](mailto:Casandra.Krysko@vaughan.ca)>  
**Cc:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Mary Monaco [REDACTED]  
**Subject:** [External] RE: Applicant City Park (Hwy 27) Homes Inc. Official Plan Amendment File OP.24.014, MZO File MZP.24.001, Zoning By-Law Amendment File Z.24.031  
**Importance:** High

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Cc to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

I would like to be notified of the decision of Council with respect to this file.

Please and thank you.  
[REDACTED]

---

**From:** MARY MONACO [REDACTED]  
**Sent:** Monday, October 28, 2024 4:52 PM  
**To:** [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca); [casandra.krysko@vaughan.ca](mailto:casandra.krysko@vaughan.ca)  
**Cc:** Mary Monaco [REDACTED]  
**Subject:** Applicant City Park (Hwy 27) Homes Inc. Official Plan Amendment File OP.24.014, MZO File MZP.24.001, Zoning By-Law Amendment File Z.24.031

Good afternoon,

We received Notice of Public Meeting re:

Applicant City Park (Hwy 27) Homes Inc.  
Official Plan Amendment File OP.24.014,  
MZO File MZP.24.001,  
Zoning By-Law Amendment File Z.24.031

Up until recently there was a proposed plan for a Canada Tire Retail on that property. Why did that plan change? Was there a change in ownership for that land?

Why would we entertain condos on that land when the infrastructure along highway 27 is not here to support it?

Why would we introduce high rise condominiums in an area that has mostly industrial buildings and is already jammed in traffic with tractor trailers?

Why would we allow high rise buildings when there are absolutely none in the area at 33 floor high and will change the face of the community?

Is there a way to communicate my concerns in writing rather than attending the meeting on November 6th in person?

Thank you

**Mary Monaco**  


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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Regarding 5850 Langstaff Road  
**Date:** Tuesday, October 29, 2024 8:22:29 AM

**C26.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 5**

---

**From:** Kristen Mizzi [REDACTED]  
**Sent:** Monday, October 28, 2024 10:23 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Regarding 5850 Langstaff Road

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

To whom it may concern,

My name is Kristen Mizzi, I am 33-years-old and I have been a resident of Woodbridge (REDACTED Martin Grove Road) my entire life. I am writing to you in regards to the high-rise condo zoning request for 5850 Langstaff Road that my parents and I received not long ago. I would like to make it known that I am against the zoning of this land and do not support this request.

While I acknowledge that change is inevitable, there have been a number of changes to Woodbridge during my time here that have not been for the better and I believe that this will also be a negative addition to our community. The growing numbers of residents and current changes in infrastructure have resulted in a dangerously high amount of traffic and speeding in the area. On almost a daily basis, there are a number of close calls of pedestrians being almost hit by cars and other vehicles passing along Martin Grove. Pedestrians must be hypervigilant crossing the roads, especially once Highway 427 was connected to Langstaff, as now people race through Martin Grove as a short cut to get there. Very recently, my mother was nearly hit by a car and I have witnessed the school crossing guards having many close calls with cars passing through the area. Additionally, especially during rush hour periods, the backup of cars along both Highway 27 as well as Martin Grove Road can be ridiculous and commute times have sky rocketed. Introducing such a vast number of future residents, especially all at the same time, and without proper changes to infrastructure to support this number of people, is just asking for trouble. The traffic will only get worse, and there's an increase in likelihood of accidents between vehicles and as well as with pedestrians. Our transit systems aren't even a viable solution since they already struggle as it is to support the community and are hard to rely on as they also get caught up in the same traffic.

Other infrastructure that would need to be addressed with such a high population increase would be our medical services. This area of Woodbridge is lucky enough to have a decent proximity to both the Mackenzie Health and William Osler Health systems however, neither are properly equipped to handle services of a population growth of this size. The current medical systems are struggling to keep up as it is, and as someone who works in healthcare, I have already seen first-hand how hard it has been for the system to keep up. Putting an additional strain of this size on both healthcare systems is not right. There is also a lack of things like family doctors in this region which means that many of these individuals would be using our walk-in services which would only drastically increase wait times further (as they can already have long wait times) and make it harder for people to seek medical care.

Another issue is that the last thing that this area needs is more shoebox sized apartments that are astronomically priced. A proposed solution to the housing crisis is to increase the supply of places to live so that the cost of housing will go down. While in theory that seems like an adequate solution, it isn't actually what is being practiced. The cost of housing has only been increasing and people like myself that would love to continue living in the communities we grew up in, are being priced out and pushed out. I have always dreamed that when I was old enough, I would have my own place in Woodbridge but this dream will not come to fruition. The average cost of a house in Woodbridge is over \$1 million and it is no longer feasible for myself and many others to find places of our own here. This is even with the already large number of condos and high-rises being built throughout Vaughan. These new condos will just contribute further to this unachievable dream and open up the area for investors to purchase and ultimately rent to us at ridiculous rates. For companies like City Park, it isn't about the people who will be living in the condos they've built but rather, it is about greed and how much money they would be able to make.

This push to turn Woodbridge and Vaughan into the next Toronto has started to ruin the charm of what made this area great.

Thank you for allowing residents the opportunity to voice our concerns about our community.

Kristen Mizzi

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 5850 Langstaff Road, Part of Lot 11, Concession8, and Part 1 on Reference Plan 65R-27642  
**Date:** Monday, October 28, 2024 12:06:43 PM

---

**From:** susan paglia [REDACTED]  
**Sent:** Monday, October 28, 2024 12:06 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 5850 Langstaff Road, Part of Lot 11, Concession8, and Part 1 on Reference Plan 65R-27642

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To Council:

Re: Plans Against 5850 Langstaff Road 3 Towers

Dear Council,

I am writing in regards to the Plans to build 3 towers at 5850 Langstaff Road under the applicant of City Park (Hwy27) Homes Inc.

I would like to introduce myself, my name is Sue Paglia and I have been a resident of Woodbridge Meadows for 30 years. My beloved father Angelo Paglia bought from Lantern Home Builder this beautiful ravine corner lot specifically for its natural beauty, privacy and stillness. I am shocked that the City of Vaughan Council would entertain the thought of damaging the wetlands, and green space so beloved by our community.

The 3 high rise towers would firstly, cause high volume traffic which already exists, secondly the air quality would be affected by excess exhaust and thirdly and most important it would contribute to the extinction of our Ontario Wetlands and Green Space which is dwindling. Another important factor in stopping the towers is the social impact it will have on our community. It is very well documented by social scientists that high density residences are a cause of increased crime that is violence, drug trafficking and prostitution. We are seeing this in Vaughan in the area of Jane and Hwy 7 already in towers that have been built there.

Having said all this I beg Council to reconsider our homes. The homes hard working Italian Immigrants who laboured and saved to live their dream in a quiet community surrounded by nature whose dream of a better future for their children is now at stake. The decision to not build the 3 towers is a decision Council will need to make, we all know what is at stake here. I trust Council will do the right thing. **STOP THE TOWERS! LEAVE OUR WETLANDS AND NATURE ALONE!**

My hope is to hear that Council will have the integrity to make the right decision and to put Wetlands and Nature over profits. **GIVE OUR WILDLIFE A HOME!**

Regards,

Sue Paglia

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Proposed zoning order file MZO.24.001  
**Date:** Tuesday, October 29, 2024 2:02:22 PM

**C28.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 5**

**From:** Kathlien Tozzi [REDACTED]  
**Sent:** Tuesday, October 29, 2024 1:46 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Proposed zoning order file MZO.24.001

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Hello,

I have received in the mail, the notice of public meeting for the proposed City Park (Hwy 27) Homes Inc request to build on Hwy 27 and Langstaff lands.

Upon review of the proposal, I would like to provide my comments:

I **do NOT agree** with the proposed building permit request by City Park Homes Inc. for these lands

- The building density with 2k new individuals will greatly impact the roads, and infrastructure
- The lands are not/cannot support the amount of NEW residents for this area
- The building are too large (height) with 26-28-32-34 storeys - the buildings should be no more than the 22-28 in height OR remove one building and increase more townhome dwellings
- Green space is removed and should be included - again remove the number of buildings to help open up the look/feel of the area
- the dwellings back onto EP - greenspace
  - what is the plans for those lands and the safety of residents if they wander/venture into that area and emergency services are required
  - what/where is road access for EMS/first responders
  - who will maintain this area for spills/ debris/garbage that overflows
- there is no inclusion for Seniors residence should be added to the area - to help diversify the resident occupancy in the area
- what are the busing services, since this is considered a highway roadway

Please also, I request an update on the councils decision.

*Thank you for your time and consideration*

*Kathlien Tozzi*



**C29.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 5**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Proposed Condo Development at Hwy 27 & Langstaff  
**Date:** Wednesday, October 30, 2024 9:47:38 AM

---

**From:** Sue Altomare [REDACTED]  
**Sent:** Wednesday, October 30, 2024 9:47 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Proposed Condo Development at Hwy 27 & Langstaff

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

I'm writing to voice my strong opposition to the three condo towers proposed for 5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27).

As a resident of the area, I strongly believe this type of development is inappropriate for our existing neighbourhood. With 2,034 residential units proposed for this area, and assuming at least 2 people live in each unit - that's over 4,000 people slated for this tiny section. The required services and infrastructure would be overwhelming for an already established community. Traffic on Highway 27 and adjacent roads is bad enough, and simply put - this area of the City can't handle that many more residents.

Condo towers of this height will block out the sun, reduce privacy, and further intensify an already built-out neighbourhood. High-density development such as this belongs in other areas of the City where high-rise development already exist, such as the Vaughan Metropolitan Centre, the surrounding area, and along major corridors such as Highway 7, where rapid bus transit and access to the subway exist today. Approving this proposal would accomplish the opposite of what councillors are aiming to do - reduce traffic congestion and manage growth responsibly - particularly adjacent to an Environmental Protection Zone.

Approving this development will negatively impact the character of our neighbourhood - the reason I chose this area of the City.

I ask for your support not to approve these condo towers, and voice your opposition to the provincial government as well not to issue a Minister's Zoning Order (MZO).



Sincerely,  
Sue Notte

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] NO to the Proposed Condo Development at Hwy 27 & Langstaff Reference Plan 65R-27642  
**Date:** Wednesday, October 30, 2024 2:04:51 PM

---

**From:** Natale R Milana [REDACTED]  
**Sent:** Wednesday, October 30, 2024 1:51 PM  
**To:** Clerks@vaughan.ca; Council@vaughan.ca; mayor@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>  
**Cc:** Lori Milana [REDACTED]  
**Subject:** [External] NO to the Proposed Condo Development at Hwy 27 & Langstaff Reference Plan 65R-27642

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Dear elected representatives for the great city of Vaughan.

I'm writing to voice my **strong opposition** to the three condo towers proposed for 5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27).

I live near Martin Grove and Hwy 27 and I strongly believe this type of development is inappropriate for our existing neighbourhood. With 2,034 residential units proposed for this area, this project would add almost 4,000 people on this section of our neighbourhood.

It is ill advised to allow condo towers of this height / size in an already built-out neighbourhood. High-density development such as this belongs in other areas of the city where high-rise development already exist, such as the Vaughan Metropolitan Centre, the surrounding area, and along major corridors such as Highway 7, where rapid bus transit and access to the subway exist today.

Approving this development will negatively impact the character of our neighbourhood, adding to local traffic, and significantly change

the character of our neighbourhood.

What should be considered are either single detached homes, semi-detached homes, or townhomes.

**I ask that you do not approve these condo towers**, and voice your opposition to the provincial government as well not to issue a Minister's Zoning Order (MZO).

Sincerely,

Natale & Lori Milana  
■ Antonia Court  
Woodbridge, Ontario  
L4H 1C9

NATALE R. MILANA  
WOODBRIDGE, ONTARIO

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Strong Opposition to Condo Towers Proposed for 5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642  
**Date:** Wednesday, October 30, 2024 4:04:57 PM

---

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

From: Sabrina Cicconi [REDACTED]  
Sent: Wednesday, October 30, 2024 4:04 PM  
To: Clerks@vaughan.ca; Council@vaughan.ca; mayor@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>  
Cc: Michael Cicconi [REDACTED]  
Subject: [External] Strong Opposition to Condo Towers Proposed for 5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642

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Good afternoon,

We are writing to voice our strong opposition to the three condo towers proposed for 5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27).

As a resident of the area, I strongly believe this type of development is inappropriate for our existing neighbourhood. With 2,034 residential units proposed for this area, and assuming at least 2 people live in each unit - that's over 4,000 people slated for this tiny section. The required services and infrastructure would be overwhelming for an already established community. Traffic on Highway 27 and adjacent roads is bad enough, and simply put - this area of the City can't handle that many more residents.

Condo towers of this height will block out the sun, reduce privacy, and further intensify an already built-out neighbourhood. High-density development such as this belongs in other areas of the City where high-rise development already exist, such as the Vaughan Metropolitan Centre, the surrounding area, and along major corridors such as Highway 7, where rapid bus transit and access to the subway exist today. Approving this proposal would accomplish the opposite of what councillors are aiming to do - reduce traffic congestion and manage growth responsibly - particularly adjacent to an Environmental Protection Zone. Approving this development will negatively impact the character of our neighbourhood - the reason I chose this area of the City.

We ask for your support not to approve these condo towers, and voice your opposition to the provincial government, as well, not to issue a Minister's Zoning Order (MZO).

Sincerely,

Sabrina and Michael Cicconi

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Condo Development West Woodbridge  
**Date:** Thursday, October 31, 2024 8:29:55 AM

**C32.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 5**

**From:** Justin [REDACTED]

**Sent:** Wednesday, October 30, 2024 5:34 PM

**To:** Clerks@vaughan.ca; Council@vaughan.ca; mayor@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>

**Subject:** [External] Condo Development West Woodbridge

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

Dear elected representatives for the great city of Vaughan,

I'm writing to voice my strong opposition to the three condo towers proposed for 5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27).

I live near Martin Grove and Hwy 27 and I strongly believe this type of development is inappropriate for our existing neighbourhood. With 2,034 residential units proposed for this area, this project would add almost 4,000 people on this section of our neighbourhood.

It is ill advised to allow condo towers of this height / size in an already built-out neighbourhood. High-density development such as this belongs in other areas of the city where high-rise development already exist, such as the Vaughan Metropolitan Centre, the surrounding area, and along major corridors such as Highway 7, where rapid bus transit and access to the subway exist today.

Approving this development will negatively impact the character of our neighbourhood, adding to local traffic, and significantly change the character of our neighbourhood.

What should be considered are either single detached homes, semi-detached homes, or townhomes.

I ask that you do not approve these condo towers, and voice your opposition to the provincial government as well not to issue a Minister's Zoning Order (MZO).

Sincerely,

Justin Murarotto

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] 5850 Langstaff Road  
**Date:** Thursday, October 31, 2024 11:30:12 PM

**C33.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 5**

**From:** Teresa [REDACTED]  
**Sent:** Thursday, October 31, 2024 9:48 PM  
**To:** Clerks@vaughan.ca; Council@vaughan.ca; mayor@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>  
**Subject:** [External] 5850 Langstaff Road

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

I'm writing to voice my strong opposition to the three condo towers proposed for 5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27).

As a resident of the area, I strongly believe this type of development is inappropriate for our existing neighbourhood. With 2,034 residential units proposed for this area, and assuming at least 2 people live in each unit - that's over 4,000 people slated for this tiny section. The required services and infrastructure would be overwhelming for an already established community. Traffic on Highway 27 and adjacent roads is bad enough, and simply put - this area of the City can't handle that many more residents.

Condo towers of this height will block out the sun, reduce privacy, and further intensify an already built-out neighbourhood. High-density development such as this belongs in other areas of the City where high-rise development already exist, such as the Vaughan Metropolitan Centre, the surrounding area, and along major corridors such as Highway 7, where rapid bus transit and access to the subway exist today. Approving this proposal would accomplish the opposite of what councillors are aiming to do - reduce traffic congestion and manage growth responsibly - particularly adjacent to an Environmental Protection Zone. Approving this development will negatively impact the character of our

neighbourhood - the reason I chose this area of the City.

I ask for your support not to approve these condo towers, and voice your opposition to the provincial government as well not to issue a Minister's Zoning Order (MZO).

Sincerely,

Get [Outlook for iOS](#)



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Proposed zoning amendment (Z.21.002) by Q Towers Limited Partnership  
**Date:** Wednesday, October 30, 2024 8:26:59 AM

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**From:** waqas shahid [REDACTED]  
**Sent:** Tuesday, October 29, 2024 8:36 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** Aisha Malik [REDACTED]  
**Subject:** [External] Proposed zoning amendment (Z.21.002) by Q Towers Limited Partnership

**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.

**Subject:** Opposition to Proposed Zoning Amendment Z.21.002 by Q Towers Limited Partnership

Dear City Council,

We, the residents of [REDACTED] Alexie Way adjacent to the southwest corner of Major Mackenzie Drive and Fossil Hill Road, strongly oppose the proposed zoning amendment (Z.21.002) by Q Towers Limited Partnership to construct a 10-story and a 5-story building, incorporating 428 residential units and commercial spaces. This development fundamentally alters the character and functionality of our community, which primarily consists of townhouses and low-rise buildings.

Our primary concerns include:

- Increased Traffic Congestion:** With a high school directly across the street, our area already experiences heavy pedestrian and vehicle traffic. The proposed high-density development will exacerbate congestion, leading to potential safety hazards for students and residents.
- Parking and Road Safety Concerns:** The influx of new residents and commercial visitors will significantly increase parking demands. Spillover parking on nearby residential streets will congest local access points and create road safety issues, especially for pedestrians and school-going children.
- Overburdened Infrastructure:** The addition of hundreds of new residents and commercial establishments will strain our local streets, which were not designed to handle such a high volume of traffic. Our community lacks the infrastructure to support this scale of development.
- Deviation from Original Neighborhood Plan:** When purchasing our homes, we were informed that the vacant lot would be developed as a low-rise commercial plaza, aligning with the aesthetics of other local plazas. The proposed high-rise structures are

inconsistent with the original plan and the character of our neighborhood.

- ☐☐☐ **Visual Disruption and Loss of Privacy:** A 10-story building will visually dominate the neighborhood, reducing privacy for current homeowners. The high-rise will disrupt natural sunlight, impacting the aesthetic appeal and overall quality of life for residents.

We urge the City Council to reject this amendment, preserving the safety, accessibility, and integrity of our community. We respectfully request that the development be reconsidered and limited to a low-rise commercial plaza in keeping with the neighborhood's existing design and infrastructure capabilities.

Thank you for considering the voices of your constituents.

Sincerely,

Waqas Shahid

Aisha Malik

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).  
**Date:** Thursday, October 31, 2024 11:29:45 PM

---

**From:** Renee Mikha [REDACTED]  
**Sent:** Thursday, October 31, 2024 8:15 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

**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.

Hi,

This is a written submission to an official plan amendment, and rezoning amendment proposal on the southwest corner of Major Mackenzie and Fossil Hill (Official Plan Amendment File OP.21.001; Zoning By-law Amendment File Z.21.002).

I am writing to express my opposition to the proposed development of a 10-storey mixed-use building and a 5-storey low-rise building at Major Mackenzie Drive and Weston Road.

I believe this project is adding risks to our community, particularly regarding congestion, the strain on local services, and the safety of our children.

First, the anticipated increase in population density will exacerbate traffic congestion in an already busy area. Major Mackenzie and Weston Road are major thoroughfares that frequently experience heavy traffic. Adding hundreds of new residents and businesses will likely lead to gridlock, making daily commutes more difficult and increasing travel times for everyone.

Moreover, this development will place an additional burden on our local services. Our schools, healthcare facilities, and recreational spaces are already operating at capacity.

The introduction of more residents without a corresponding increase in resources will diminish the quality of services available to current residents, leading to overcrowding in classrooms and longer wait times at medical facilities.

Increased traffic poses a heightened risk for pedestrians, particularly in the area of Tommy Douglas Secondary which is directly across the street from the proposed project .

The potential for accidents increases with more vehicles on the road, especially during peak hours when children are traveling to and from school.

Given these significant concerns, I urge the council to reconsider this proposal.

Our community deserves thoughtful development that prioritizes the well-being of current residents and ensures a safe, accessible environment for families not money hungry developers.

Please consider this opposition and understand we need a safe community and not stressful and tragic.

Thanks.

Renee mikha

■ Zachary Pl, Woodbridge, ON L4H 0C2

**C36.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 5**

# 5850 Langstaff Road

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City Park (Hwy 27) Homes Inc.

## **PUBLIC MEETING**

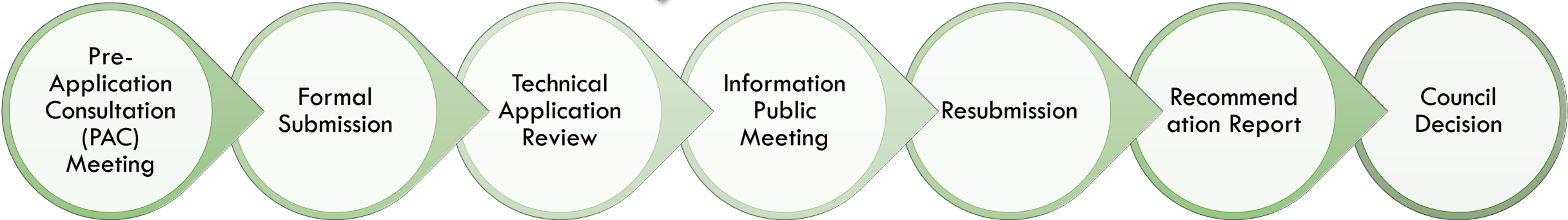
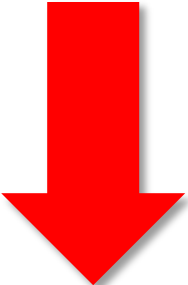
Committee of the Whole

City of Vaughan

City File Nos. MZO.24.001, OP.24.014, Z.24.031

November 6, 2024

**We are here**

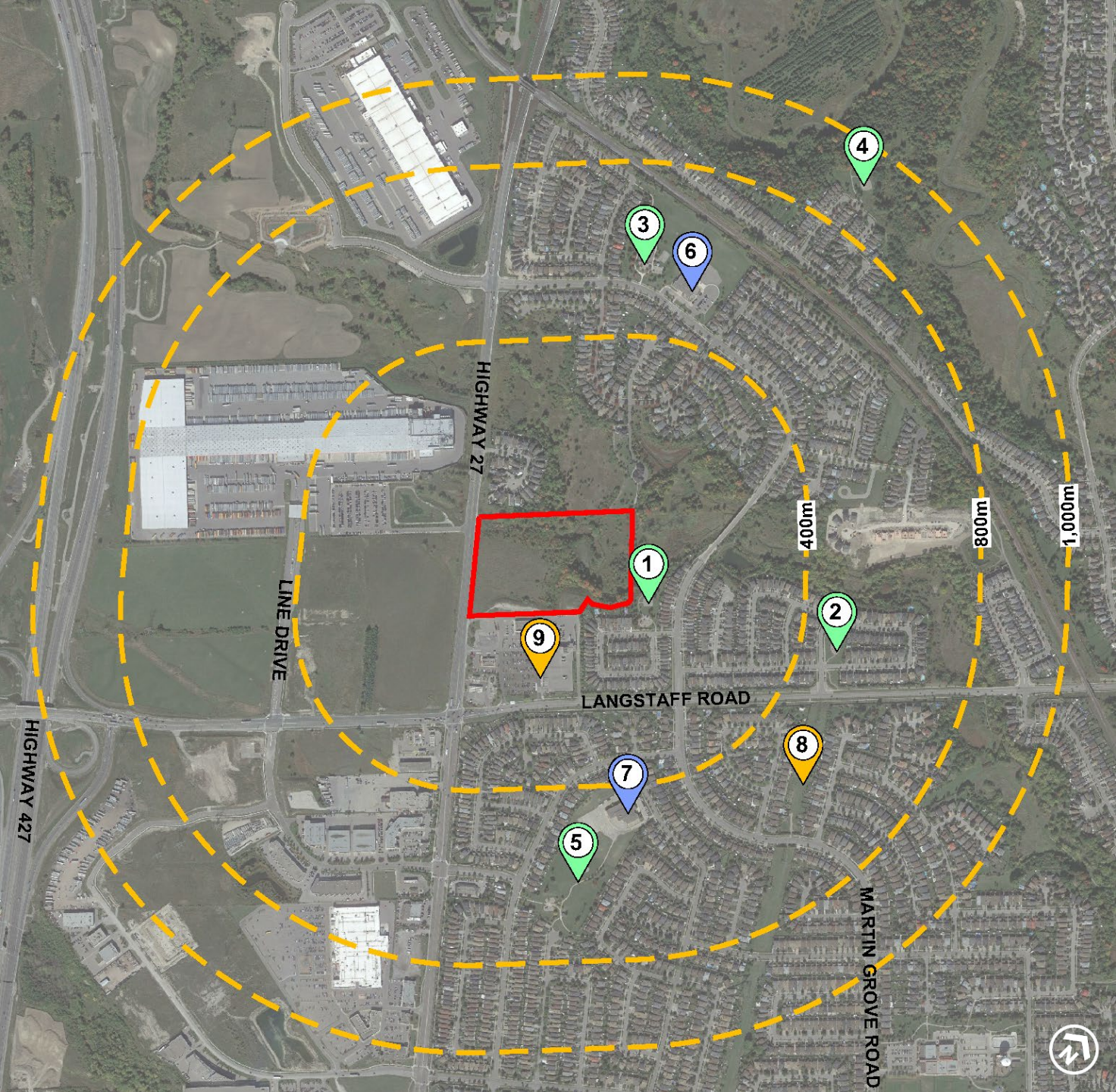


PROCESS



 SUBJECT LANDS

SITE CONTEXT

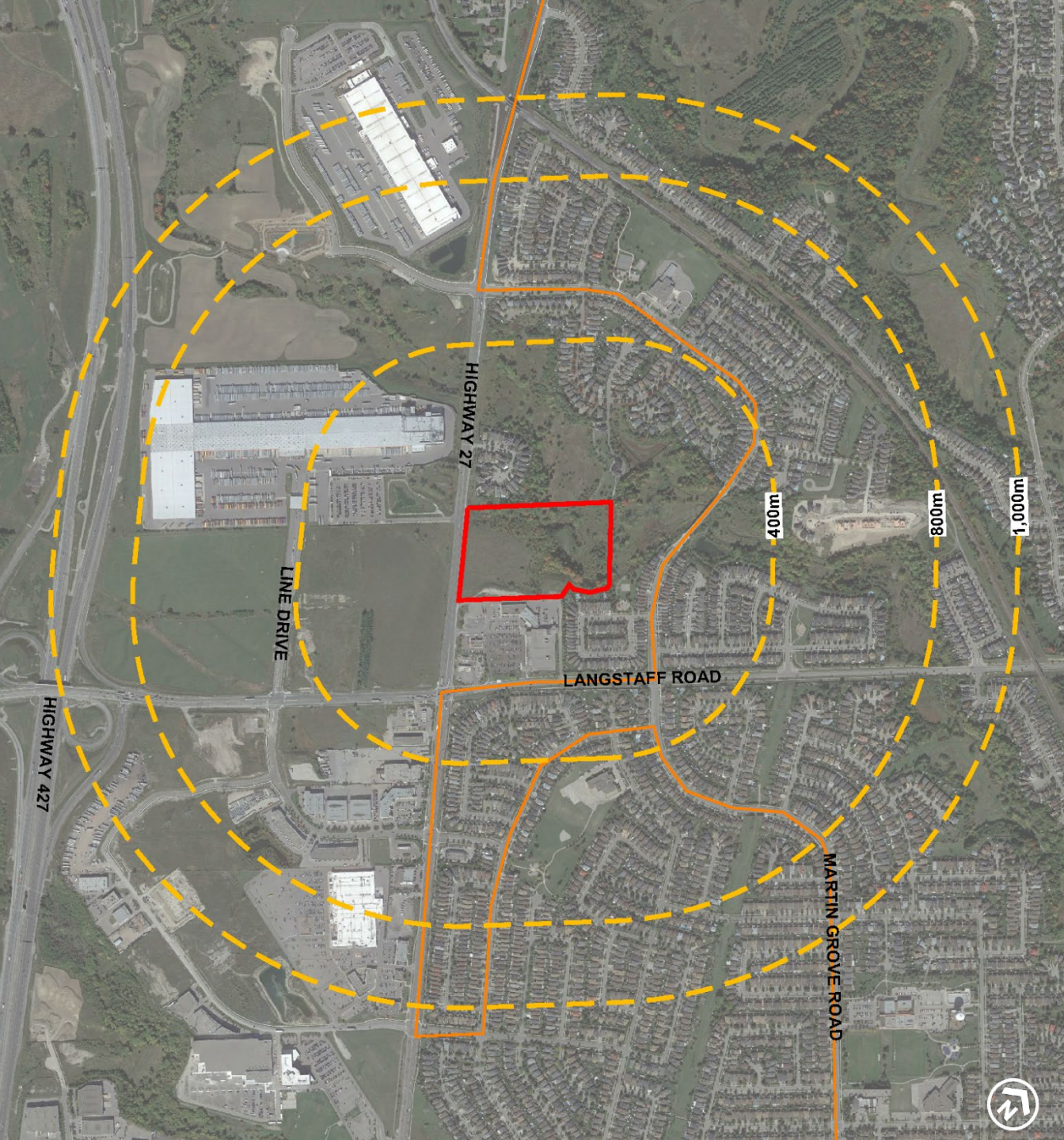


SURROUNDING DESTINATION	
1	Wilson Century Theatre Park
2	Crestlawn Park
3	McClure Meadows Park
4	Findley Park
5	Morning Star Park
6	St. Angela Merici Catholic Elementary School
7	San Marco Catholic Elementary School
8	Utility Corridor
9	Retail Plaza

 **SUBJECT LANDS**

AREA CONTEXT





 Buffer Limits (400m, 800m, 1,000m)

 YRT Route 7

 SUBJECT LANDS

AREA CONTEXT



# OVERALL SITE PLAN

Note: Roof areas not labelled as Outdoor Amenity shall be green roofs. See plans A305-308, and 310-311 for details.



STATISTIC	PROPOSAL
Total Site Area	7.94 hectares (19.62 acres)
Natural Area & Buffer	5.41 hectares (13.37 acres)
Net Developable Area	2.5 hectares (6.18 acres)
Total Gross Floor Area ('GFA')	140,370 sq m (1,510,930 sq ft)
No. of Units	2,043
No. of Studio Units	686 (12%)
No. of 1-Bedroom Units	1,225 (60%)
No. of 2-Bedroom Units	499 (24.4%)
No. of 3-Bedroom Units	78 (4%)
Density	2.08 FSI
No. of Parking Spaces	2,286
No. of Bicycle Parking Spaces	1,472
Amenity Areas	20,231 sq m (217,764.7 sq ft)

(ENLARGED)  
SITE PLAN



RENDERING



*View of Building A podium, along Highway 27*



*View of proposal along Highway 27*

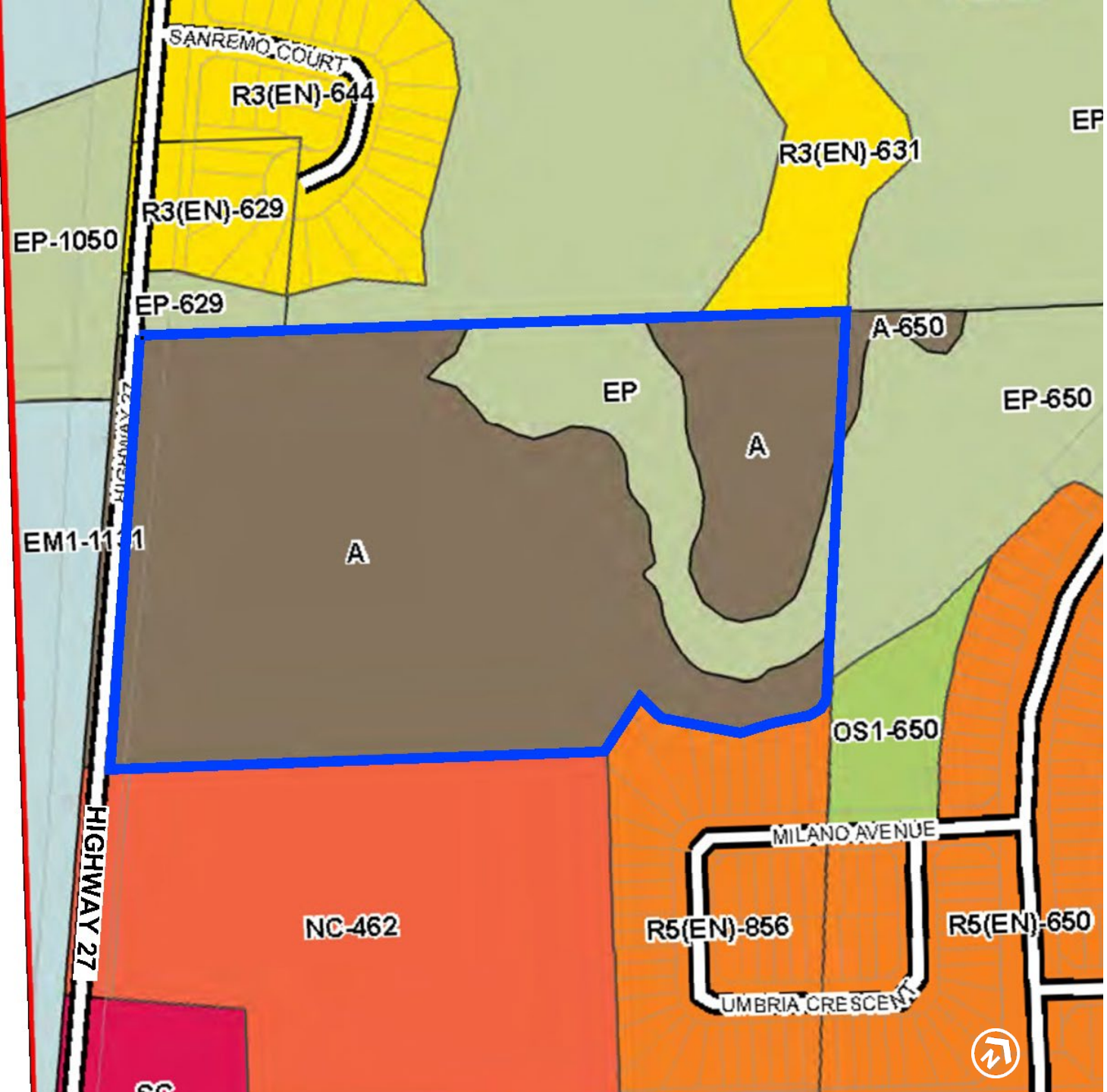
RENDERINGS



- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use

**SUBJECT LANDS**

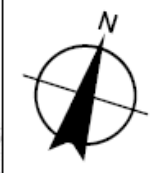
# VAUGHAN OFFICIAL PLAN



Conservation, OpenSpace and Agricultural Zones	Residential Zones	Commercial Zones
A(Agriculture Zone)	R 1(First Residential Zone)	GC(General Commercial Zone)
OS1(Public Open Space Zone)	R2(Second Residential Zone)	NC(Neighbourhood Commercial Zone)
OS2(Private Open Space Zones)	R3(Third Residential Zone)	CC(Convenience Commercial Zone)
EP(Environmental Protection Zone)	R4(Fourth Residential Zone)	SC(Service Commercial Zone)
<b>Vaughan Metropolitan Centre Zones</b>	R5(Fifth Residential Zone)	<b>Mixed-Use Zones</b>
V1(Station Precinct Zone)	RT(Townhouse Zone)	LMU(Low-Rise Mixed-Use Zone)
V2(South Precinct Zone)	RT1(Townhouse Residential)	MMU(Mid-Rise Mixed-Use Zone)
V3(Neighbourhood Precinct Zone)	RT2(Townhouse Residential)	HMU(High-Rise Mixed-Use Zone)
V4(Employment Precinct Zone)	RM1(Multiple Residential Zone 1)	GMU(General Mixed-Use Zone)
	RM2(Multiple Residential Zone 2)	
	RM3(Multiple Residential Zone 3)	
	RE(Estate Residential Zone)	

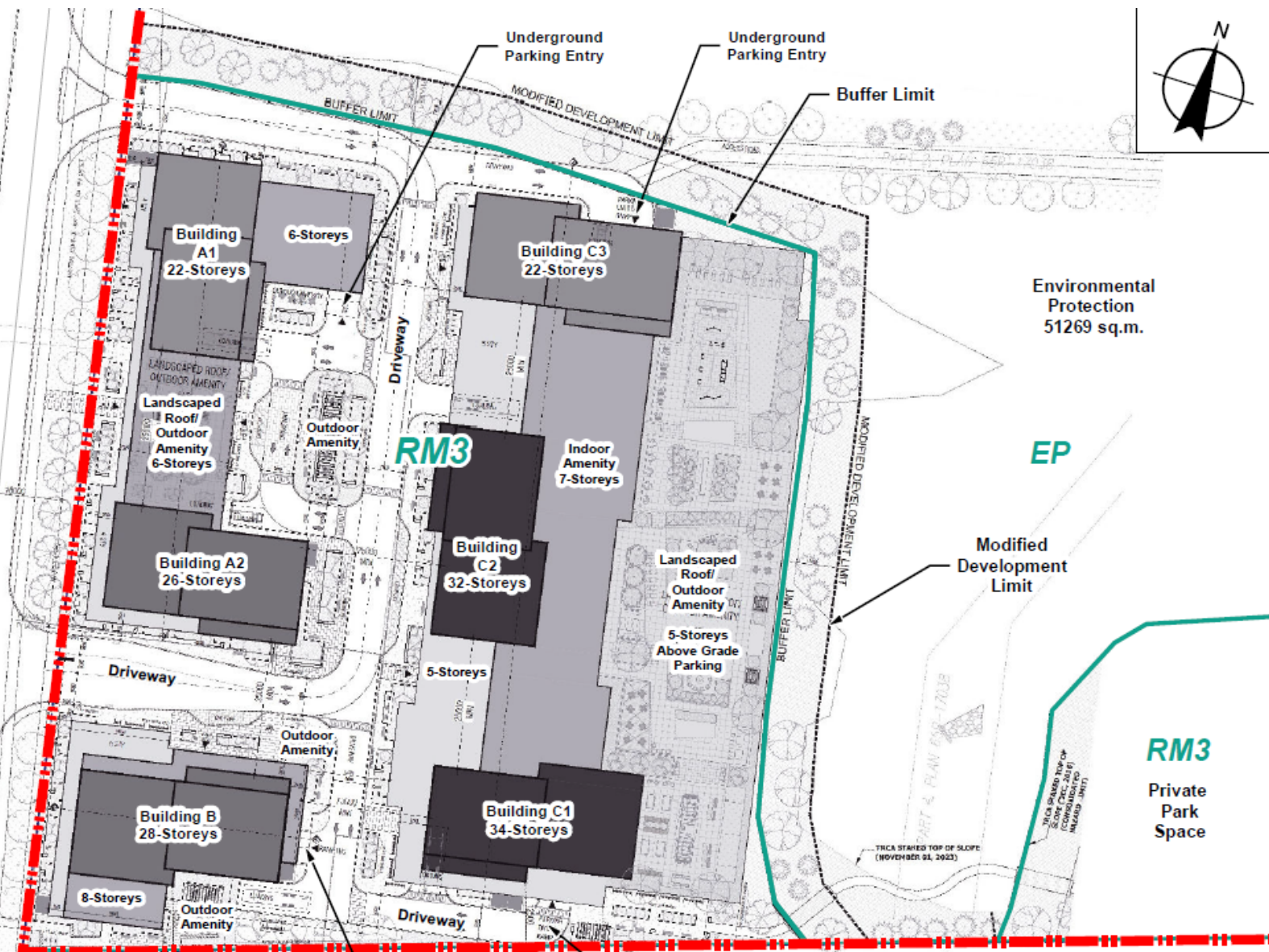
 **SUBJECT LANDS**

# ZONING



HIGHWAY 27

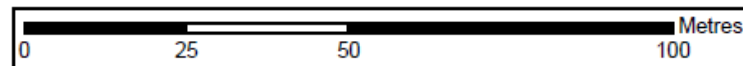
Proposed Signalized Intersection



Subject Lands

Zoning By-Law 001-2021

EP, Environmental Protection Zone  
RM3, Multiple Unit Residential Zone



# PROPOSED ZONING



**C37.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 5**

*Sent via email: clerks@vaughan.ca*

Vaughan City Hall  
Clerks Department  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

*RE: Application No. OP.24.014; Application by City Park (Hwy 27) Homes Inc. proposing to build high-rise residential towers on Part Lot 11, Con. 8. 5850 Langstaff Road.*

Deal Council:

---

We are writing as residents of Umbria Crescent, Vaughan, Ontario to express our views regarding the proposed application made by City Park (Hwy 27) Homes Inc. under Application No. OP.24.014 proposing to build high-rise residential towers on Part Lot 11, Con. 8. 5850 Langstaff Road.

We wish to express our strong opposition to the proposed development in our neighbourhood and community. We believe this proposed project would have a determinantal impact on the community.

We respectfully request that this letter be used for a Communication on the Agenda for the public meeting that is to take place on November 6<sup>th</sup> at 7:00 pm regarding this application.

First, the proposed development is simply too large for the area. The increase in population (potentially 5,000-10,000 new residents) would put a crippling strain on an already overburdened infrastructure in the area. Since the extension of Hwy 427, traffic volume, in and or around, Hwy 27 and Langstaff Road has become unsafe with increased accidents involving motor vehicles and pedestrians. Moreover, at its current construction, the intersection of Hwy 27 and Langstaff is already non-pedestrian friendly. Building several high-rise towers near this intersection would put the members of the public at significant risk for injury and/or death. The proposed development seeks to build several buildings with only the support of one main artery roadway, that being Hwy 27. The increase of vehicular traffic in the area would be staggering and crippling to the traffic flow. When looking at the cluster of condos being built in the area of Hwy 400 and Hwy 7, they are supported by several main roadways, i.e. Hwy 7, Hwy 400, Weston Road, Jane Street, etc.; this is not the case for the Applicant's proposal and fails to take this into account.

Second, the proposal is unprecedented for the area. The area is surrounded by commercial, industrial and residential homes. There are no residential towers in the surrounding. The development would drastically alter the aesthetics of our area, replacing the existing greenery and open spaces with monolithic, high-density housing complexes.

Third, crime rates would rise in the area. A perfect example of the correlation of rising crime rates and condominium buildings is to examine the condo developments, in and around, the area of Hwy 7 and the Hwy 400 area. There have been countless York Regional Police news reports of carjackings,

assaults, and robberies as a result of the influx of buildings and people in the area. There is a significant risk of the same happening if the application is approved.

Finally, we are deeply concerned about the impact this development would have on property values in the surrounding area. The towering buildings would encroach on several homes on Umbria Crescent and Milano Avenue, blocking views, casting shadows, and increasing noise pollution in the area. The values of these homes, including ours, would plummet at the expense of a builder's motive for financial gain without consideration to its neighbouring residents.

In conclusion, we strongly urge you to consider the public's dismay for this proposal. The proposal has garnered significant attention as evidenced by a petition started by a local resident. A link is attached below for your consideration:

[https://www.change.org/p/stop-high-rise-condo-development-at-5850-langstaff-road-woodbridge-on?source\\_location=search](https://www.change.org/p/stop-high-rise-condo-development-at-5850-langstaff-road-woodbridge-on?source_location=search)

All of which is respectfully submitted,

David Tomovski and Diana Tomovski (residents of Umbria Cres.)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Application No. OP.24.014 - Written Correspondence to form a Communication on the Agenda for Nov. 6th public meeting  
**Date:** Friday, November 1, 2024 1:59:07 PM  
**Attachments:** [Letter to the Clerk's office - re App. No. O.P.24.014 -.pdf](#)

---

**From:** David Tomovski <david@wolfkimelman.com>  
**Sent:** Friday, November 1, 2024 1:53 PM  
**To:** Clerks@vaughan.ca  
**Cc:** [REDACTED] Casandra Krysko <Casandra.Krysko@vaughan.ca>  
**Subject:** [External] Application No. OP.24.014 - Written Correspondence to form a Communication on the Agenda for Nov. 6th public meeting

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

Good afternoon,

Please see attached written correspondence regarding Application No. OP.24.014 (proposed development on Part Lot 11, Con. 8. 5850 Langstaff Road).

We kindly ask that the attached be used in consideration during the public meeting to be held on Nov. 6<sup>th</sup> at 7:00 pm.

Thank you,

**DAVID TOMOVSKI, J.D.**  
**Wolf-Kimelman Barristers & Solicitors**

1396 Eglinton Avenue West | Toronto, Ontario, CANADA M6C 2E4  
Phone: (416) 365-1211 x 224 | Fax: (416) 365-1218 | [www.wolfkimelman.com](http://www.wolfkimelman.com)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Re: The Q Towers Limited Partnership Development Application No. 19t-21V001  
**Date:** Monday, November 4, 2024 8:30:29 AM

---

**From:** Nicole GRISOLIA [REDACTED]  
**Sent:** Monday, November 4, 2024 6:46 AM  
**To:** Clerks@vaughan.ca; Jeffers@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; mayor@vaughan.ca  
**Subject:** [External] Re: The Q Towers Limited Partnership Development Application No. 19t-21V001

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**Mayor of Vaughan and Members of Council**  
Vaughan City Hall  
2141 Major Mackenzie Drive,  
Vaughan, Ontario L6A 1T1

**Attention:** Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

**Re: The Q Towers Limited Partnership**  
Application No. 19t-21V001  
Official Plan Amendment File OP.21.001  
Zoning By-law Amendment File Z.21.002  
RELATED APPLICATIONS: 19T-21V001 AND DA.21.001

*This is to confirm my strong objection to the subject application. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighbourhoods, encourage responsible growth and respect the natural environment.*

*While I am, as I know many of my fellow residents are, sensitive to ensuring there continues to be sufficient inventory of homes available within Vaughan, it is also fair to say that our Ward has contributed greatly to our municipality. Our community has no objection to development that adheres to respectful and compatible design & intensification, which the aforementioned application does not. Further, considering the broader volume of*

*homes that continue to be developed within Vaughan, this will more than adequately deliver inventory over & above Provincial requirements.*

*Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well-aligned proposal that includes respectful compatibility with the existing community.*

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

*Yours truly,*  
**Steve and Nicole Grisolia**  
■ **Via Borghese street**  
**Vaughan Ontario**

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] The Q Towers Limited Partnership Proposal  
**Date:** Monday, November 4, 2024 8:31:16 AM

**C39.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

**From:** Joe Collura [REDACTED]  
**Sent:** Sunday, November 3, 2024 6:38 PM  
**To:** Dev Services <DevServices@vaughan.ca>; Clerks@vaughan.ca; Jeffers@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; mayor@vaughan.ca  
**Subject:** [External] The Q Towers Limited Partnership Proposal

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**Mayor of Vaughan and Members of Council**

Vaughan City Hall  
2141 Major Mackenzie Drive,  
Vaughan, Ontario L6A 1T1

**Attention:** Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

**Re: The Q Towers Limited Partnership**

Application No. 19t-21V001  
Official Plan Amendment File OP.21.001  
Zoning By-law Amendment File Z.21.002  
RELATED APPLICATIONS: 19T-21V001 AND DA.21.001

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

While I am, as I know many of my fellow residents are, sensitive to ensuring there continues to be sufficient inventory of homes available within Vaughan, it is also fair to say that our Ward has contributed greatly to our municipality. Our community has no objection to development that adheres to respectful and compatible design & intensification, which the aforementioned application does not. Further, considering the broader volume of homes that continue to be developed within Vaughan, this will more than adequately deliver inventory over & above Provincial requirements. T

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well-aligned proposal that includes respectful compatibility with the existing community.

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

Yours truly,

**Joe Collura**

 **Via Borghese**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Objection to Development Southwest corner of Major Mackenzie Drive and Fossil Hill Road  
**Date:** Monday, November 4, 2024 9:10:27 AM

---

**From:** S SHAH [REDACTED]  
**Sent:** Monday, November 4, 2024 9:10 AM  
**To:** Dev Services <DevServices@vaughan.ca>; Clerks@vaughan.ca; Jeffers@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; mayor@vaughan.ca  
**Subject:** [External] Objection to Development Southwest corner of Major Mackenzie Drive and Fossil Hill Road

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Hello,

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

*While I am, as I know many of my fellow residents are, sensitive to ensuring there continues to be sufficient inventory of homes available within Vaughan, it is also fair to say that our Ward has contributed greatly to our municipality. Our community has no objection to development that adheres to respectful and compatible design & intensification, which the aforementioned application does not. Further, considering the broader volume of homes that continue to be developed within Vaughan, this will more than adequately deliver inventory over & above Provincial requirements. T*

*Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well-aligned proposal that includes respectful compatibility with the existing community.*

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

*We expect active support from elected official this time around and not support developers.*

Sushil Shah  
[REDACTED] Gambit Avenue  
Woodbridge, ON L4H 0Y6



**C41.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Major Mackenzie Drive and Fossil Hill Road - Objection  
**Date:** Monday, November 4, 2024 10:25:30 AM  
**Attachments:** [Schedule A.docx](#)

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**From:** Olga Bilik-Lima [REDACTED]  
**Sent:** Monday, November 4, 2024 10:24 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Major Mackenzie Drive and Fossil Hill Road - Objection

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November 4, 2024

VIA EMAIL: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Sir/Madam:

**Re: Official Plan Amendment File OP.21.001**  
**Zoning By-law Amendment File Z.21.002**  
**Meeting Date: November 6, 2024 – 7pm**

I am writing to express my concerns regarding the proposed condominium development at the southwest corner of Major Mackenzie Drive and Fossil Hill Road.

I have also attached at **Schedule “A”** a list of questions to documents submitted for the proposal, I wish to be addressed.

I strongly object to the proposed development.

In a statement to the media, Mayor Steven Del Duca said “*Vaughan has always been a*

*destination of choice that people dream of calling home and where future generations wish to raise their families, start businesses and enjoy an unrivalled quality of life”.*

Mayor Steven Del Duca was correct, Vaughan is a destination of choice that young families called home, a city that is widely recognized as family-oriented, attracting young families who value safety, community, and a balanced lifestyle. This proposed condominium will deviate from what the City of Vaughan is known for, and the development of these condominiums will create chaos and uncertainty for the families that have already invested in the city and have developed roots to this community.

The City of Vaughan and any developer who wishes to develop in the City of Vaughan should prioritize developments that foster community cohesion, provide adequate recreational spaces, and support the growth of families in a healthy environment. An 11-storey mixed-use building does not belong in this residential area. The city ought to reject any amendment to the zoning by-law's.

Under sperate cover, a joint objection letter from many families in the community has been submitted. The letter signed by more than 100 individuals' with a 750 meter radius objects to the proposed condominium. This proposed condominium negatively effects each and one of them and their young families, who have already invested in the City of Vaughan.

I urge the city council to reconsider this proposal and prioritize the safety and well-being of our community.

Yours truly,

Olga Bilik-Lima

## Schedule “A”

1. Have all scope of documents and findings relating the proposed build been shared?
2. Are there any documents or reports that have not been made available to the City by the Owner and/or Q Towers Limited?
3. Is there a test that Q Towers Limited must meet to be successful in the City's approval of the By-Law as it relates VOP 2010?
4. Letter of Reliance – July 29, 2024 to the City of Vaughan and Letter of Reliance – July 29, 2024 to the Regional Municipality of York.
  - This letters and enclosure thereto specifies that AiMs Environmental has obtained liability insurance as it relates to their Report. In the Certificate AiMs Environmental specifies that it will not provide written notice if the policy has been cancelled prior to expiry. **Why? The City and Region should be given notice if the insurance is cancelled.**
5. Environmental Reports – AiMs Environmental Report - AR125-24 dated July 2024
  - Will the City of Vaughan be obtaining a critique report or are they satisfied in the findings and data contained in the AiMs Environmental Report?
  - Has the City reviewed the data contained therein? Are they satisfied with the findings?
  - Are there any recent pollution studies in the area available?
  - Have any actual studies been conducted with respect to increase of motor vehicles?
  - The proposed build is across from Tommy Douglas Secondary School and approximately 5 elementary schools are within a 2km radius. How will the construction noise impact children?
  - How will commercial trucks navigate the school areas? How will the damages be dealt with?

6. Letter from Sigmund Soudack & Associates dated May 6, 2024

- Is there a Scope of Documents that was used by Mr. Soudack to make such a conclusion? How was Mr. Soudack able to certify his statement?

C42.

Communication

CW(PM) – November 6, 2024

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] File: Z.24.019, OP.24.007  
**Date:** Monday, November 4, 2024 8:36:18 AM

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**From:** Silvana Valente [REDACTED]  
**Sent:** Friday, November 1, 2024 5:38 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] File: Z.24.019, OP.24.007

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Dear sir,

We'd like to express that this application is too dense for this area. We are not opposed to development but having 4 towers of 35 stores each is a lot for this area, plus additional low rise buildings.

We are concerned for the traffic on highway 7. Already it is very congested. This would add a high volume to the roads.

Please consider lower number of floors for each tower.

We hope that this project will be adjusted for this area.

Regards,

Silvana Valente

[REDACTED] Angelina Ave, Woodbridge, ON

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] FW: Re. Committee of the Whole Wednesday November 6 at 7:00pm - Agenda Item 3.5  
**Date:** Monday, November 4, 2024 11:45:50 AM  
**Attachments:** [image001.png](#)  
[Vaughan Depot City Park Letter1 - LL1.pdf](#)

---

**From:** Bird, Darryl <Darryl.Bird@wsp.com>  
**Sent:** Monday, November 4, 2024 11:44 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] FW: Re. Committee of the Whole Wednesday November 6 at 7:00pm - Agenda Item 3.5

**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.

My apologies. Please use the attached written comments vs what I provided earlier.

Regards,



**Darryl Bird, MCIP, RPP**  
Senior Director of Operations  
Planning, Transportation & Infrastructure  
(He/Him)

T+ 1 289-982-4351  
M+ 1 647-289-4461

WSP Canada Inc.  
150 Commerce Valley Drive West  
Thornhill, ON  
L3T 7Z3 Canada

[wsp.com](http://wsp.com)

---

**From:** Bird, Darryl  
**Sent:** November 4, 2024 11:16 AM  
**To:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
**Cc:** Luigi Loberti <[lloberti@costco.com](mailto:lloberti@costco.com)>; Margaret McCulla ([mmcculla@costco.com](mailto:mmcculla@costco.com))  
<[mmcculla@costco.com](mailto:mmcculla@costco.com)>  
**Subject:** Re. Committee of the Whole Wednesday November 6 at 7:00pm - Agenda Item 3.5

Good morning,

On behalf of Costco Wholesale Canada Ltd., I am sharing written comments regarding agenda item 3.5 for the Committee of the Whole (Public Meeting) on November 6<sup>th</sup> at 7pm.

This agenda item is in regard to:

CITY PARK (HWY 27) HOMES INC. MINISTER'S ZONING ORDER FILE MZO.24.001 5850  
LANGSTAFF ROAD VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD

I have also submitted the on-line request form to speak to the matter.

I would appreciate if confirmation of receipt of these written comments can be provided.

Regards,



**Darryl Bird, MCIP, RPP**  
Senior Director of Operations  
Planning, Transportation & Infrastructure  
(He/Him)

T+ 1 289-982-4351  
M+ 1 647-289-4461

WSP Canada Inc.  
150 Commerce Valley Drive West  
Thornhill, ON  
L3T 7Z3 Canada

[wsp.com](http://wsp.com)

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Via email

November 1, 2024

Mayor and Members of Council  
City of Vaughan  
Vaughan City Hall, Level 100  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Dear Sirs/Mesdames:

**Re: City Park (Hwy 27) Homes Inc. Proposed OP.24.014, Z.24.031  
5850 Langstaff Road Vicinity of Highway 27 and Langstaff Road  
Committee of the Whole Meeting – November 6, 2024  
Agenda Item 3.5**

Costco Canada wishes to bring to Council's attention its serious concerns with the above-noted applications by City Park (Hwy 27) Homes Inc. The proposal would facilitate the development of six high rise towers on 3 podiums in very close proximity to the West Vaughan Employment Area where Costco owns and operates a large distribution centre and commissary serving its warehouse membership clubs across Canada.

Costco's planning, transportation and noise consultants have reviewed the applicant's supporting studies (reviews attached) and have identified omissions which make it clear that it is premature for the City and the Province to consider these applications until further review is undertaken.

We urge Council to defer consideration of the City Park applications until the issues raised in this submission have been comprehensively considered in light of the potential adverse implications not only for Costco but also the other large employers in the West Vaughan Employment Area.

Yours truly,

A handwritten signature in blue ink, appearing to read "Louie Loberti".

Louie Loberti, Development Director  
Costco Wholesale Canada Ltd.



Cc: Margaret McCulla, AVP and Corporate Counsel, Costco Wholesale Corporation  
Eric Orren, VP Real Estate Development, Costco Wholesale Corporation  
Christine Lasley, Director Real Estate Development, Costco Wholesale Corporation  
Mike Shaw, Manager, Vaughan Depot, Costco Wholesale Canada Ltd.  
Darryl Bird, WSP  
Roslyn Houser, Goodmans  
Margaret Breigman, BA Group  
Mark Levkoe, Valcoustics



## MEMO

**TO:** Louie Loberti  
**FROM:** Darryl Bird  
**SUBJECT:** Proposed OP.24.014, Z.24.031 in the City of Vaughan  
**DATE:** November 4, 2024

---

The Costco Vaughan Distribution Centre and Commissary (“Costco DC”) began operation in November 2016, and is located at 50, 55, 90, 100 and 111 Line Drive in the City of Vaughan. The site is bounded by Langstaff Road to the South, Highway 27 to the east, and the Highway 427 and Hydro Corridor to the west. This facility is comprised of three main functions. The eastern portion includes a commissary, where par-baked goods are manufactured for distribution to Costco’s warehouse membership clubs across Canada, the United States, and Mexico. The central portion includes the warehouse shipping and receiving facility where goods are received for distribution to Costco’s 35 warehouse membership clubs throughout Ontario. The western portion includes the E-commerce facility, where goods only available for purchase on-line, are received then distributed to Costco members and warehouse membership clubs across Canada. The facility was initially planned in 2 phases, with an E-commerce expansion opening in 2020. The current gross floor area of the Costco DC and Commissary is 80,919 m<sup>2</sup> with 253 dock doors and 487 trailer parking spaces.

In recognition of the growth of Costco’s existing operation, and future anticipated growth, Costco has purchased a further 13.9 hectares of adjacent employment land. A Zoning By-law Amendment application was approved in April 2024, and an accompanying site plan application is in process seeking a building expansion of 45,622 m<sup>2</sup>, with an additional 77 dock doors and 387 trailer parking spaces. Costco’s municipal planning application processes have included technical review from York Region, the City of Vaughan, Ministry of Transportation, Toronto and Region Conservation Authority, and other interested agencies and utility providers. Pre-development site works started on the expansion in August 2024, with building construction scheduled to start in Spring 2025, with a target opening in early 2026.

This memo comments on the application that has been submitted to the City of Vaughan by City Park (Hwy 27) Homes Inc., for Official Plan Amendment (OP.24.014), and Zoning By-law Amendment (Z.24.031), to permit a high-rise residential development with a total gross floor area of 140,370 m<sup>2</sup>, consisting of 6 towers on 3 podium structures ranging in height from 22 to 34 storeys, and including 2,043 residential units. The site is located at 5850 Langstaff Road in close proximity to the Costco DC.

The Costco DC site is located within the West Vaughan Employment Area Secondary Plan (WVEASP). The WVEASP recognizes that this area “*provides a distinct product within the context of the employment areas in Vaughan and across the GTA,*” that “*the new Highway 427 Corridor provides an additional supply of large sites with excellent highway access,*” and that within the City of Vaughan “*only the WVEA can accommodate both the prestige development and a significant supply of lands for land-intensive industrial, manufacturing and warehousing uses that require large parcels, excellent transportation facilities and relatively lower land costs.*” When Costco outgrew its former distribution in the City of Brampton, they were attracted to this new employment area in the City of Vaughan that was created specifically created to accommodate uses



such as large space expansive distribution centres and manufacturing facilities with excellent transportation links. The WVEASP has also attracted other major employers such as the Home Depot and Fedex Distribution Centres, and adjacent to Costco's DC, Microsoft.

We have reviewed the Planning Justification Report, by Glen Schnarr & Associates Inc., dated September 2024, and note that aside from acknowledging that there is an established Employment Area immediately to the west of Highway 27 in the area context review, there is no overview of Provincial, Regional and City policies regarding employment areas. In particular, policies regarding the protection of employment areas to ensure their long-term viability, protection from encroaching sensitive uses, or mitigative strategies for land use compatibility based on the height and form of the residential proposal are not considered. Further technical analysis and mitigation is required by the proponent, to assess potential impacts and proposed on-site mitigation strategies to the operations of the existing and future businesses.

We are concerned that the additional height and form of the proposed residential buildings will raise land use compatibility issues for the current and future uses within the WVEASP. In review of select documents included in support of the application, we believe that a more fulsome technical review is required that more comprehensively considers the implications of the proposed additional height and form being sought on adjacent employment uses like the Costco DC.

Sincerely,

A handwritten signature in black ink that reads "Darryl Bird". The signature is written in a cursive, flowing style.

Darryl Bird, M.Pl., MCIP, RPP  
Senior Director Operations, Planning, WSP

cc. Margaret McCulla, AVP and Corporate Council, Costco Wholesale Corporation  
Eric Orren, VP Real Estate Development, Costco Wholesale Corporation  
Christine Lasley, Director Real Estate Development, Costco Wholesale Corporation  
Louie Loberti, Director Real Estate, Costco Wholesale Corporation  
Mike Shaw, Manager, Vaughan Depot, Costco Wholesale Corporation  
Roslyn Houser, Goodmans LLP  
Mark Levkoe, Valcoustics Canada Ltd.  
Margaret Briegmann, BA Consulting Group LTD

November 4, 2024

Costco Wholesale Canada Ltd.  
415 W Hunt Club Road  
Ottawa, On  
K2E 1C5

Attention: Louie Loberti  
[lloberti@costco.com](mailto:lloberti@costco.com)

**VIA E-MAIL**

**Re: Costco Depot  
Peer Review  
Environmental Noise Feasibility Study – Proposed Residential Development  
5850 Highway 27  
Vaughan, Ontario  
VCL File: 114-155-710**

Valcoustics Canada Ltd. (VCL) was retained to review the “*Environmental Noise Feasibility Study, Proposed Residential Development, Highway 27 & Langstaff Road, Vaughan, Ontario*” prepared by HGC Engineering dated September 10, 2024 (herein referred to as the HGC Study).

The HGC Study was prepared in support of a proposed residential development to be located to the southeast of the Costco Depot, on the opposite (east) side of Highway 27. The developer has submitted an application to the City of Vaughan for an Official Plan Amendment (OPA), and Zoning By-law Amendment (ZBA), to permit a proposed development that includes six towers in three residential buildings (designated Buildings A, B and C). Building A includes two towers (26 and 22 storeys high) atop a six-storey podium; Building B is a 28-storey tower; and Building C is three towers (22, 32 and 34 storeys high) atop a six storey podium.

The Costco Depot (“Costco”) is located within the West Vaughan Employment Area (WVEA) along with other existing and future employment uses. Costco is registered on the Environmental Activity and Sector Registry (EASR), in accordance with the requirements of the Environmental Protection Act (EPA). As part of the registration, Costco is required to comply with noise limits at existing off-site noise sensitive uses.

## **REVIEW OF HGC STUDY**

The HGC Study is deficient in several ways and cannot be relied upon to conclude compliance with the applicable noise limits or conclude that land use compatibility can be achieved between the new proposed development and Costco. The major deficiencies include:

- The HGC Study indicates that Costco would be a Class II industry under the Ministry of Environment, Conservation and Parks (MECP) D-Series Guidelines. The D-Series Guidelines indicate there should be a minimum separation distance of 70 m between sensitive uses and Class II facilities. The HGC Study shows that the proposed development is within this minimum separation distance and thus, does not comply with the D-Series Guidelines.

- Notwithstanding the above, the HGC Study provides no assessment of sound levels from Costco at the proposed site and thus, provides no conclusive evidence that the proposed development can be made compatible with the Costco operations, despite being located within the minimum separation distance of the D-Series Guidelines.
- The conclusions of compatibility with Costco are based on a review of our Environmental Noise Impact Study, dated February 16, 2023 prepared as part of an expansion to the Costco facility. The HGC Study concludes there will be compliance with the applicable noise limits because our (the VCL) Study showed compliance from Costco at the existing residential dwellings to the north (which are at a similar setback distance to Costco). They further state that confirmation of the conclusions can be provided at a later stage of the planning approval process. There are several major issues with this approach:
  - It is correct that Costco is compliant with the applicable sound level limits at the existing dwellings to the east, located off San Remo Court. However, these existing residential uses are significantly different than the proposed uses. The existing dwellings are all single-family homes (no higher than 3-storeys) and as part of the initial construction of the Costco facility, Costco made a significant effort and investment to ensure compliance with the MECP noise limits at the surrounding existing land uses by installing perimeter sound barriers around the depot, up to 4.0 m high. The sound barriers were designed, and are sufficient, to provide acoustical screening for the existing low-rise dwellings.
  - The subject development proposes six residential towers up to 34 storeys in height. The existing sound barriers are not high enough to interrupt the line-of-sight between the noise sources at Costco and the windows on the residential buildings. Thus, the sound barriers will provide no acoustical benefit for the proposed residential development and compliance with the sound level limits at these new buildings is highly unlikely.
  - The Noise Report proposes to confirm the conclusions of compliance at a later stage of the approvals process. The noise guidelines are very clear that the onus to ensure compatibility is on the proponent of a new noise sensitive use. However, once a site is zoned to permit noise sensitive uses (i.e. residential), it becomes noise sensitive in an acoustic assessment (even if the site is vacant). Thus, it is not appropriate to delay a more detailed assessment of Costco until after the re-zoning as suggested in the HGC Study.

## **CONCLUSIONS**

The HGC Study prepared in support of the proposed development is deficient in its assessment of Costco and prematurely concludes there will be land use compatibility with Costco. Given the operations and design of the Costco Facility, it is unlikely that the proposed development will be in compliance with the applicable sound level limits as it is currently proposed.

A proper environmental noise study including an assessment of sound levels and any mitigation that may be required to meet the applicable sound level limits must be done prior to any change in zoning of the proposed residential site.

The HGC Study has not properly studied the implications to the current and future uses in the adjacent employment area. Many of the adjacent uses are obliged to have and maintain environmental approvals, which include noise related requirements that must be updated on a periodic basis. Updated applications must take account of new sensitive development that has been approved in the interim. Thus, the approval of this proposed development could result in significant impact to Costco.

Given the deficiencies identified above, at the least, the HGC Study should be critically and carefully reviewed. It would be premature for Council to formulate its position on this application until there has been a comprehensive examination of the potential impacts on the current and planned development in the WVEA, including Costco's major distribution centre.

Yours truly,

**VALCOUSTICS CANADA LTD.**

Per:    
**Mark Levkoe, P.Eng.**

cc: Margaret McCulla [Mmcculla@costco.com](mailto:Mmcculla@costco.com)  
Eric Orren [eorren@costco.com](mailto:eorren@costco.com);  
Christine Lasley [clasley@costco.com](mailto:clasley@costco.com);  
Morgan Nestegard [mnestegard@costco.com](mailto:mnestegard@costco.com);  
Roslyn Houser [rhouser@goodmans.ca](mailto:rhouser@goodmans.ca);  
George Kaai [gkaai@costco.com](mailto:gkaai@costco.com);  
Bird, Darryl [Darryl.Bird@wsp.com](mailto:Darryl.Bird@wsp.com).

ML\sk  
5 - Costco Depot Letter #1 - Peer Review of HGC Report V2\_0



November 4, 2024

Louie Loberti  
Costco Wholesale Canada Ltd.  
415 Hunt Club road  
Ottawa, ON  
K2E 1C5

**RE: TECHNICAL REVIEW OF PROPOSED RESIDENTIAL DEVELOPMENT  
COSTCO VAUGHAN DEPOT, ONTARIO**

Dear Mr.Loberti,

BA Group is retained by Costco to provide transportation consulting services in relation to the existing Costco Vaughan Distribution Centre and Commissary (referred to herein as Costco depot) located on a site municipally known as 50, 55, 90, 100 and 111 Line Drive, in the City of Vaughan. We have reviewed a number of materials related to development of Block 59 of the West Vaughan Employment Area (WVEA) Secondary Plan, and have prepared materials related to the original application for the existing depot and E-commerce expansion opened in 2020, as well as a further expansion which is currently in the site plan application stage with a target opening in 2026.

This letter summarizes the findings of our technical review of the report prepared for a property located on the east side of Highway 27, in close proximity to the Costco depot: *Transportation Impact Study, Proposed Residential Development, Highway 27 and Langstaff Road, prepared by Nextrans Consulting Engineers, dated September, 2024* (referred to herein as the Nextrans report). Our technical comments on the Nextrans report are summarized as follows:

Analysis Methodology

- The development concept plan includes a total of 2,043 residential dwelling units to be constructed in two phases. The proposed parking supply includes a total of 2,259 parking spaces, with effective ratios of 1.0 space/unit for residents and 0.20 spaces/unit for visitors. **Notwithstanding Zoning By-law provisions that may apply, the proposed parking rate is relatively high for new development in the City of Vaughan.**
- The future background traffic estimates adopted in the Nextrans report include allowances for development of Block 59 and the proposed Costco expansion based on relatively low weekday morning and afternoon truck and employee volumes in the street peak hour. The Costco peak hour of operation occurs off-peak (before the weekday morning street peak hour). **The impact of site traffic on the Costco depot access points has not been assessed for the peak operating hours.**
- Site traffic generation is based on ITE rates for "Multifamily Housing (High-Rise) General Urban/Suburban, Not Close to Rail Transit". Notwithstanding that MTO typically refers to ITE data, these rates are low given the high parking supply and existing site context. The reported auto driver mode share would suggest a vehicle trip generation rate in the range of 0.38 vehicle trips/unit (based on a typical person trip rate 0.50 person trips/ unit observed in the GTHA and auto driver mode share of 76%), compared to 0.27 vehicle trips/unit based on ITE and adopted in the Nextrans report. **Based on the total number of units proposed, the vehicle trip generation may be underestimated by approximately 200 trips in the weekday morning peak hour.**

## Traffic Operations Analysis

- Key intersections are capacity constrained in the development horizon. No mitigation measures are recommended. The Nextrans report includes general statements that it is “not the responsibility of the developers to mitigate these global and background operational issues” and the City and Region “must invest in public transit”. **The Costco truck access via the Line Drive/Langstaff Road intersection operates over theoretical capacity in the development horizon. The Costco employee driveway connection to Highway 27 is not included in the analysis scope. These gateway access points and related operational issues should be specifically addressed.**
- Site access is proposed via a right-in/right-out driveway connection to Highway 27 and a signalized driveway connection to Highway 27. **A functional road design drawing is required to illustrate driveway alignment on either side of Highway 27 and to demonstrate how the existing centre left turn lane will be modified on Highway 27. This work is required in order to confirm if adequate storage lengths are accommodated for the site during the street peak hour and the Costco depot during the peak hour of operator (in a back-to-back configuration).**

## Summary

- **Further analysis of the Costco access points is required, including the gateway Costco truck access via the Line Drive/Langstaff Road intersection and the employee driveway connection to Highway 27.** Although TIS guidelines do not typically suggest analysis of private driveways for neighbouring properties, the analysis scope should be expanded to include the Costco access points in this instance given the depot is a significant operator with peak operating hours that are not reflected in analysis.
- **A functional design is required to confirm the feasibility of implementing back-to-back left turn lanes on Highway 27.** The proposed configuration would likely necessitate reconfiguration of the existing centre left turn lane and construction of a centre median, which will have a direct impact on the operations of the Costco employee driveway connection to Highway 27.

\* \* \* \* \*

We trust that the enclosed summary meets your needs at this time. Please do not hesitate to contact the undersigned with any questions.

Sincerely,

**BA Consulting Group Ltd.**



Margaret Briegmann, P.Eng., Consulting Engineer  
Principal

cc: Margaret McCulla, AVP and Corporate Council, Costco Wholesale Corporation  
Eric Orren, VP Real Estate Development, Costco Wholesale Corporation  
Christine Lasley, Director Real Estate Development, Costco Wholesale Corporation  
Louie Loberti, Director Real Estate, Costco Wholesale Corporation  
Mike Shaw, Manager, Vaughan Depot, Costco Wholesale Corporation  
Roslyn Houser, Goodmans LLP





**C44.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 5**

**DATE:** November 4, 2024  
**TO:** Mayor and Members of Council  
**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management  
**RE:** **COMMUNICATION – Committee of the Whole (Public Meeting),  
November 6, 2024**

**Item #5**

**CITY PARK (HWY 27) HOMES INC.  
MINISTER’S ZONING ORDER FILE MZO.24.001  
5850 LANGSTAFF ROAD  
VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

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**Recommendation**

1. THAT Recommendation 1. be replaced with the following:

“That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.014 and Z.24.031 (City Park (Hwy 27) Homes Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.”

**Background**

A request for a Municipally-Supported Minister’s Zoning Order (the ‘Request’) was submitted to the City on October 3, 2024, by City Park (Hwy 27) Homes Inc. The Request was circulated to internal departments and external agencies for review on October 7, 2024, and a Notice of Public Meeting was sent out on October 11, 2024.

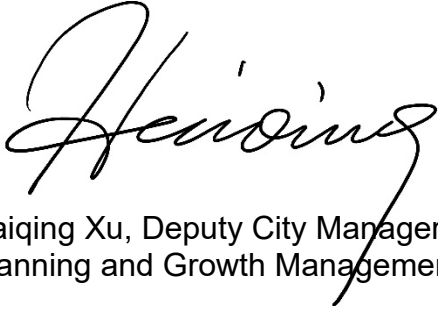
On October 28, 2024, City Park Group requested that their request for a Municipally-Supported Minister’s Zoning Order be converted to Applications for Official Plan Amendment and Zoning By-law Amendment under the *Planning Act* (the ‘Applications’). City Park Group’s letter making this request is attached hereto to this Communication as Attachment 1. The proposed development of a high-rise residential development with a total Gross Floor Area of 140,370 m<sup>2</sup> that consists of three (3) buildings ranging from 22-34 storeys in height, a Floor Space Index of 2.08 times the area of the lot, and a total of 2,043 residential units, remains unchanged. Since the requirements to process a request for a Municipally-Supported Minister’s Zoning Order and the Applications are the same and a revised Notice of Public Meeting has been sent to all specified persons and public bodies, as defined by the *Planning Act*, as well as the Minister of Municipal Affairs and Housing on November 4, 2024, who have a statutory right to appeal the decision of Council on the Applications to the Ontario Land Tribunal, the consideration of the Applications at the November 6, 2024, Public Meeting will now constitute a

statutory public meeting under Sections 17(15) and 34(12) of the *Planning Act*. The revised Notice of Public Meeting is attached hereto to this Communication as Attachment 2.

**Prepared By**

For more information, contact Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Attachments**

1. City Park Group – Request to convert Minister’s Zoning Order to Official Plan and Zoning By-law Amendment Applications.
2. Revised Public Meeting Notice.



**Monday, October 28, 2024**

**Attention: Haiqing Xu  
City of Vaughan  
2141 Major Mackenzie Drive W  
Vaughan, Ontario  
L6A 1T1**

**Re: 5850 Langstaff Road – MZO.24.001, OP.24.014 & Z.24.031  
Ministry Zoning Order Conversion Request**

Hello Haiqing,

We are writing to formally request that our Ministry Zoning Order request located at 5850 Langstaff Road be converted to a standard Official Plan and Zoning By-Law Amendment application.

Please let me know if you require any further materials to support this request.

Sincerely,

***Giancarlo Pennino, Development Planner  
City Park (Hwy 27) Homes Inc.***



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

## REVISED NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.24.014  
 Zoning By-law Amendment File Z.24.031

**DATE OF MEETING:** Wednesday, November 6, 2024

**TIME:** 7:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

### PARTICIPATION

The City of Vaughan is open for in-person attendance at public meetings. You may speak at the meeting in person, at which time you will be requested to fill out a Request to Speak Form.

Electronic participation is also [available](#). To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to the Office of the City Clerk at [clerks@vaughan.ca](mailto:clerks@vaughan.ca) **no later than NOON on the last business day before the meeting.**

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

City of Vaughan  
 Office of the City Clerk  
 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

<b>APPLICANT:</b>	City Park (Hwy 27) Homes Inc.
<b>DESCRIPTION OF SUBJECT LAND:</b>	5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27) (Attachment 1)
<b>WARD:</b>	2
<b>PURPOSE OF THE APPLICATIONS:</b>	The Owner seeks to permit the development of a High-Rise Residential Development with a total Gross Floor Area (GFA) of 140,370 m <sup>2</sup> that consists of three (3) buildings ranging from 22 to 34 storeys in height and 2,043 residential units. The Owner is no longer seeking a Minister's Zoning Order.
<b>RELATED APPLICATION:</b>	N/A

**PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS**

## IMPORTANT INFORMATION

**TO OBTAIN MORE INFORMATION:** To obtain additional information on these applications please contact Casandra Krysko, Senior Planner, at [Casandra.Krysko@vaughan.ca](mailto:Casandra.Krysko@vaughan.ca) or 905-832-8585, ext. 8003. Requests for additional information can also be submitted by email to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

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

### **PUBLIC CONSULTATION:**

The City of Vaughan is open for in-person attendance at public meetings. You may speak at the meeting in person, at which time you will be requested to fill out a Request to Speak Form.

Electronic participation is also available. To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to the Office of the City Clerk at [clerks@vaughan.ca](mailto:clerks@vaughan.ca) **no later than NOON on the last business day before the meeting.**

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**THE DEADLINE TO REGISTER ELECTRONICALLY TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

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

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

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

### **ONTARIO LAND TRIBUNAL (OLT):**

Pursuant to section 17(24) of the *Planning Act*, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which an official plan amendment would apply, the Minister, the appropriate approval authority, and a person or public body that made the request to amend the official plan, has a statutory right to appeal an official plan amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, public body, or registered owner of any land to which the official plan amendment would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of the proposed official plan amendment.

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-

law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the public body and registered owner of any land to which the zoning by-law would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, then the specified person, public body, or registered owner of any land to which the plan would apply, may not be entitled to appeal the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

#### **ADDITIONAL STATEMENTS PURSUANT TO O.REG 543/06.**

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

#### **ADDITIONAL STATEMENTS PURSUANT TO O.REG 545/06.**

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

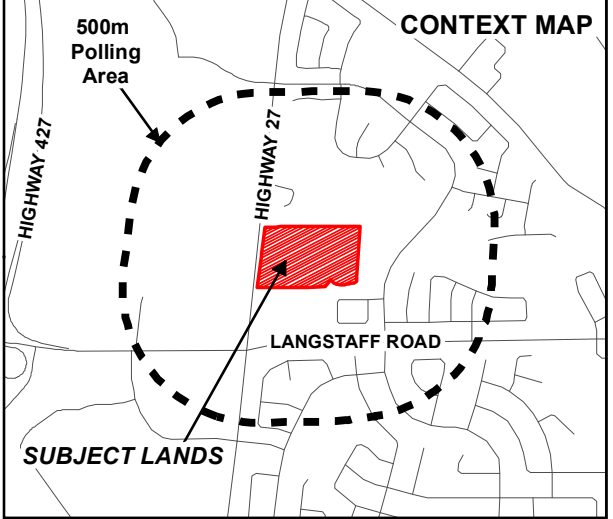
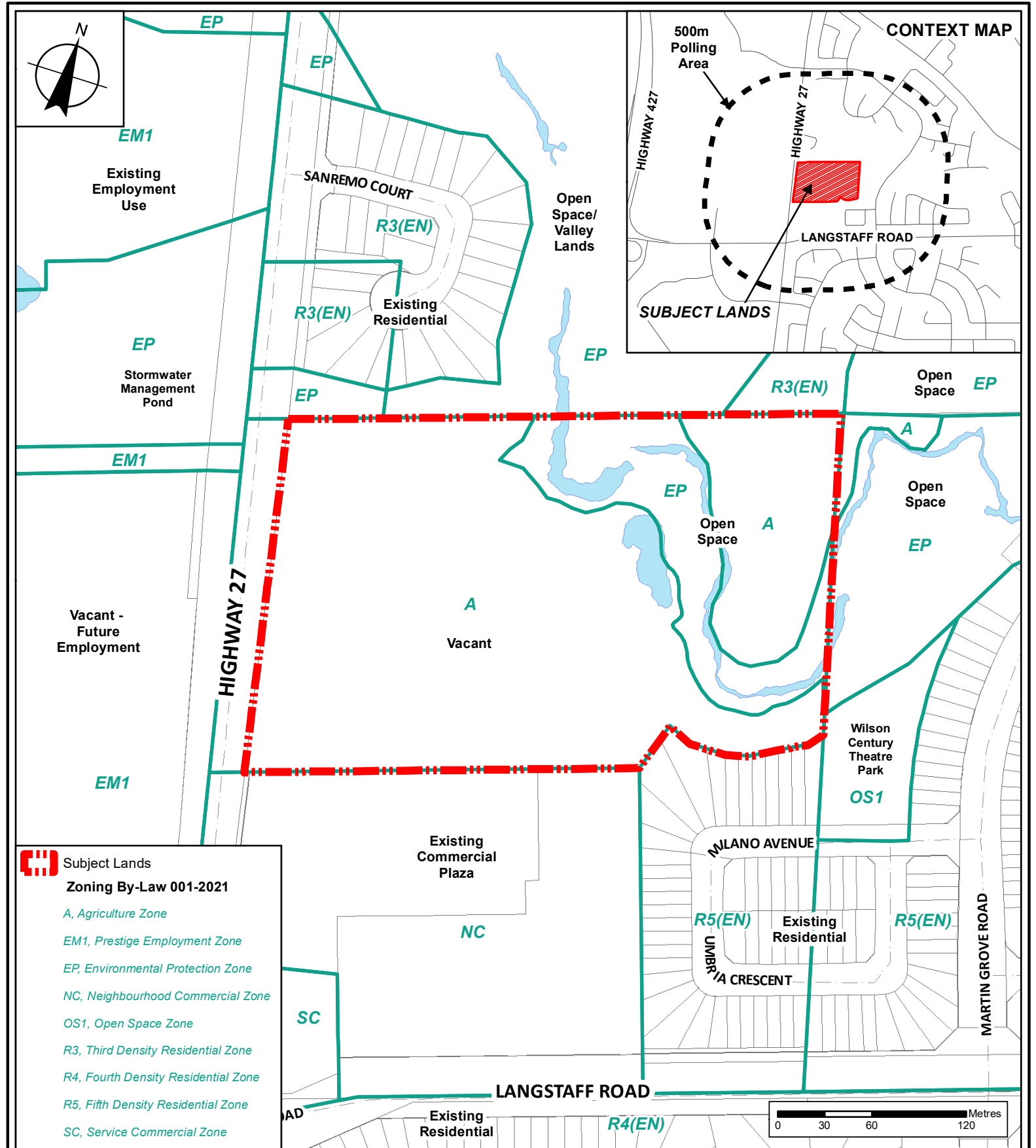
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit <https://olt.gov.on.ca/>.

**NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS:** In accordance with Ontario Regulation(s) 543/06 and/or 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

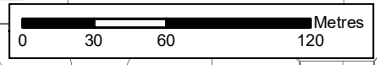
In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice under the *Planning Act* and shall make a copy of the notice available for examination by them.

**DATE OF PUBLIC NOTICE:** October 11, 2024, REVISED NOVEMBER 4<sup>th</sup> 2024.

**HAIQING XU, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT**



-  Subject Lands
- Zoning By-Law 001-2021**
- A, Agriculture Zone*
- EM1, Prestige Employment Zone*
- EP, Environmental Protection Zone*
- NC, Neighbourhood Commercial Zone*
- OS1, Open Space Zone*
- R3, Third Density Residential Zone*
- R4, Fourth Density Residential Zone*
- R5, Fifth Density Residential Zone*
- SC, Service Commercial Zone*



# Context and Location Map

**LOCATION:** 5850 Langstaff Road  
 Part 1, 65R-27642  
 Part of Lot 11, Concession 8

**APPLICANT:**  
 City Park (Hwy 27) Homes Inc.

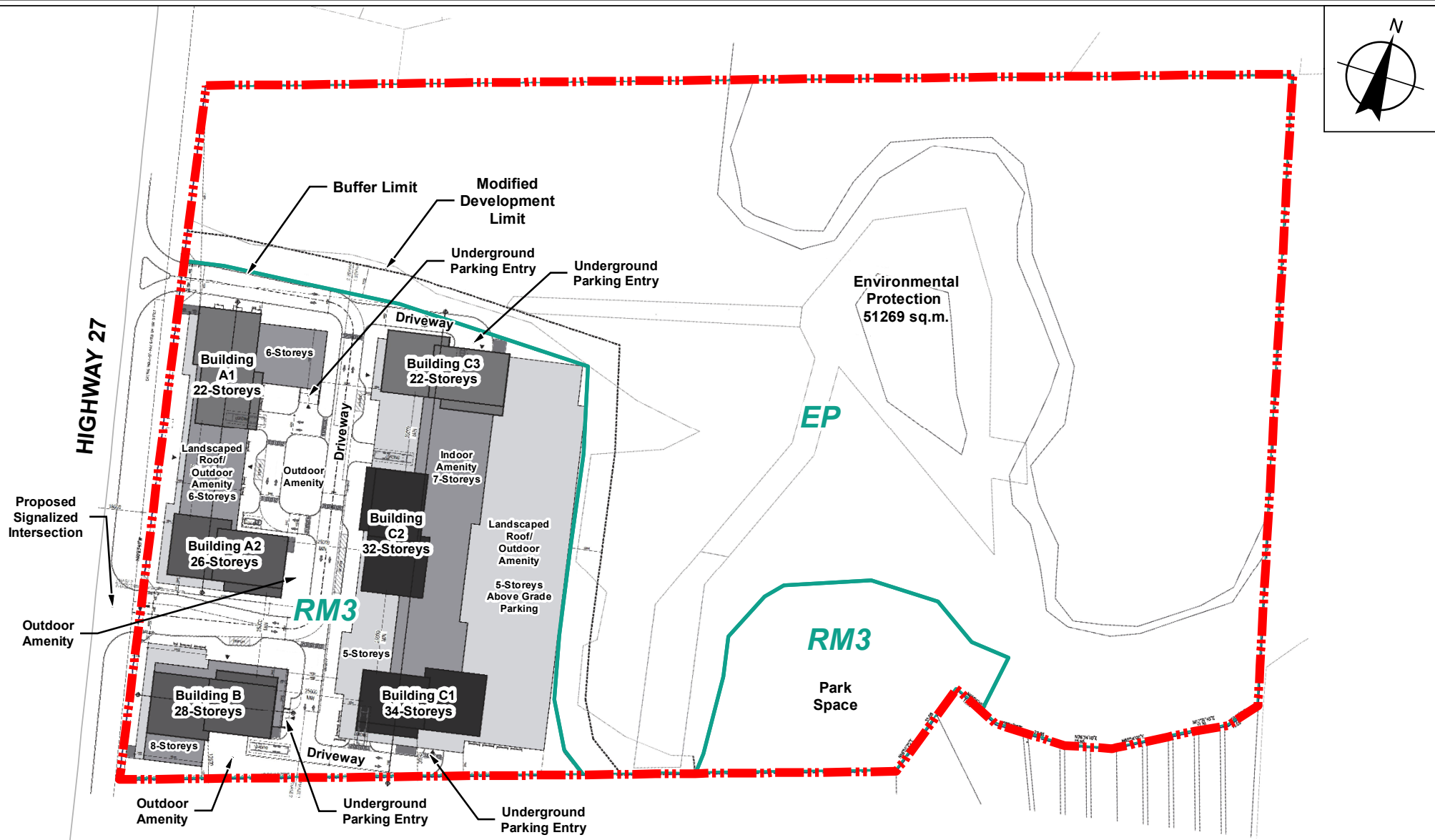
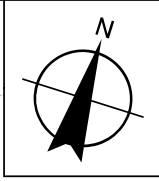


# Attachment

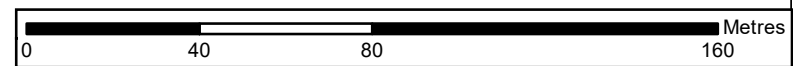
**FILES:** OP.24.014,  
 Z.24.031

**DATE:**  
 November 6, 2024





 Subject Lands      **Zoning By-Law 001-2021**      *RM3, Multiple Unit Residential Zone*  
*EP, Environmental Protection Zone*



# Conceptual Site Plan and Proposed Zoning

**LOCATION:** 5850 Langstaff Road  
 Part 1, 65R-27642 Part of Lot 11, Concession 8  
**APPLICANT:** City Park (Hwy 27) Homes Inc.



# Attachment

**FILES:** OP.24.014,  
 Z.24.031  
**DATE:**  
 November 6, 2024

# 2



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Notice Of Public Meeting - File OP.21.001, Zoning FileZ.21.002, Electronic Participation Request  
**Date:** Monday, November 4, 2024 12:31:42 PM

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**From:** Altaf Ahmed [REDACTED]  
**Sent:** Monday, November 04, 2024 12:18 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Lucy Cardile <Lucy.Cardile@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>  
**Subject:** [External] Notice Of Public Meeting - File OP.21.001, Zoning FileZ.21.002, Electronic Participation Request

**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.

Meeting Time: 7:00 pm  
Date: Nov 06, 2024  
@ Vaughan City Hall

Please pre Register me for electronic participation.

**We Residents of Vaughan, strongly opposed building permits between our townhouses, it is detrimental to our neighborhood, families, city of vaughan, and for our new generations.**

We residents of Vaughan strongly oppose high Rises in our residential Area, where only Houses are populated and planned.  
City and MAYOR needs to work for the welfare of the city and not for the benefits of the high rise builders.

If there are judiciary panels / news forums, where we can raise our voices against such city detrimental decisions, Please do include the Vaughan community members in there.

Kind regards,

Altaf Ahmed

■ Sibella Way, Woodbridge, ON L4H 3B7

|

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] The Q Towers Limited Partnership File: OP.21.001 - Public Hearing Nov 6th.  
**Date:** Monday, November 4, 2024 3:19:19 PM  
**Attachments:** [Q Towers Nov 6 2024 Letter.pdf](#)

---

**From:** Sorochinsky, Tim <tim.sorochinsky@aecom.com>  
**Sent:** Monday, November 4, 2024 2:59 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; mayor@vaughan.ca; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Dev Services <DevServices@vaughan.ca>; Clerks@vaughan.ca; Jeffers@vaughan.ca; DevelopmentPlanning@vaughan.ca  
**Subject:** [External] The Q Towers Limited Partnership File: OP.21.001 - Public Hearing Nov 6th.

**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.

All,

See attached comments from the Millwood-Woodend Rate Payers Association regarding the above noted Application.

Thanks,

Tim Sorochinsky  
President, Millwood-Woodend Ratepayer Association

## **Millwood-Woodend Rate Payers Association**

**Public Hearing**

**November 6<sup>th</sup>, 2024**

**Applicant: The Q Towers Limited Partnership**

**File: OP.21.001**

**Zoning By-law Amendment: Z.21.002**

**Related Applications: 19T-21V001,**

---

Attention: Mayor Del Duca, Councillor Rosanna Defrancesca, Haiqing Xu, Judy Jeffers, devservices@vaughan.ca, clerks@vaughan.ca, developmentplanning@vaughan.ca.

I am not available to provide a deputation at the Public Hearing for the above noted item, but would like to relate our input to this application.

The residents of the Millwood-Woodend Ratepayers Association are opposed to this proposed application on the basis that it is incompatible with VOP2010 and is grossly out of scale and context to the surrounding low rise community.

The premise of VOP 2010 is to create higher density nodes such as at the intersection of Major Mackenzie and Weston Road, with densities and building heights decreasing as you move away from the intersection. The Q Towers site is currently zoned to provide a maximum height of 4 storeys, with a maximum Floor Space Index, or FSI of 1.5. We fully expect that Q Towers will comply with zoning already planned for their site. Q Towers current proposal of one 9 storey building and one 5 storey building with a combined 428 storeys is not even close to this.

In addition to excessive building heights and density, we have a number of concerns with this application:

- The development will increase traffic congestion in the area and will be particularly harmful to the residences along the quiet residential street Siebela Way, and all of the adjacent neighbours who use Fossil Hill. They would need to content with traffic from 428 residential units and multiple commercial units turning into the site from their street.

- The development will impact vehicle and pedestrian safety. This is particularly worrisome given the high volume of pedestrian (student) traffic walking to the schools on the north side of Major Mackenzie.
- The proposed development is not compatible with the surrounding area, which has a maximum of 2 storey heights to the west and south, and 3 storeys to the east.
- Considering the broader volume of residential units that continue to be developed within Vaughan as part of other development applications (particularly in the VMC, and to a lesser extent at the intersection of Major Mackenzie Dr and Weston Road), this will more than adequately deliver inventory over & above Provincial requirements. Higher density is not needed at Major Mackenzie and Fossil Hill.
- Adjacent roads cannot handle surface parking.
- The height and massing of the Development creates a negative visual impact and will create shadowing and privacy issues for existing dwellings in the area.

This type of development is better suited at the community nodes identified in VOP 2010 or at the Vaughan Metropolitan Centre.

Our community has no objection to development that adheres to respectful and compatible design & intensification. We note that the previous application in 2021 included 393 residential units, while the current proposal proposes 428 residential units. Clearly our community's concern regarding density which was communicated in 2021, has been ignored.

There has already been a lot of work associated with establishing the Official Plan for the area, and I don't see any strong justification as to why this particular site should not be bound by VOP2010. Ideally we would support a lower density and height townhouse complex, or a retail layout similar to what was originally proposed in 2008. We adamantly insist that the applicant comply with the

maximum 4 storey designation per the VOP2010 for this area. We would expect to have both Council's and the City's support on our position.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association

**C47.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 6**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Re: The Q Towers Limited Partnership  
**Date:** Tuesday, November 5, 2024 8:16:46 AM

---

**From:** leo.verrilli leo.verrilli [REDACTED]  
**Sent:** Monday, November 4, 2024 7:34 PM  
**To:** Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Dev Services <DevServices@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; mayor@vaughan.ca; Jeffers@vaughan.ca  
**Subject:** [External] Re: The Q Towers Limited Partnership

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

Good Evening With regards to the below application:

Application No. 19t-21V001  
Official Plan Amendment File OP.21.001  
Zoning By-law Amendment File Z.21.002  
RELATED APPLICATIONS: 19T-21V001 AND DA.21.001

This is to confirm my strong objection to the subject application. The proposal demonstrates a disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighbourhoods, encourage responsible growth and respect the natural environment.

While I am sensitive to ensuring there continues to be sufficient inventory of homes available within Vaughan, it is also fair to say that our Ward has contributed greatly to our municipality. Our community has no objection to development that adheres to respectful and compatible design & intensification, which the aforementioned application does not. Further, considering the broader volume of homes that continue to be developed within Vaughan, this will more than adequately deliver inventory over & above Provincial requirements. T

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well-aligned proposal that includes respectful compatibility with the existing community.

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

Regards

Leo Verrilli



C48.

Communication

CW(PM) – November 6, 2024

Item No. 6

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Q Towers Limited Partnership  
**Date:** Tuesday, November 5, 2024 8:16:53 AM

---

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

From: Kim Alfonso [REDACTED]  
Sent: Monday, November 4, 2024 8:04 PM  
To: Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
Cc: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
Subject: [External] Q Towers Limited Partnership

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

Dear Ms. DeFrancescasa,

I am writing to express my vehement opposition to the proposed official plan amendment OP.21.001 and zoning by-law amendment Z.21.002 put forward by The Q Towers Limited Partnership.

I am a resident of Ward 3, living on Allegranza Ave, just north of the proposed development. I do not think a 10-storey building is at all appropriate for this neighbourhood. Currently, there are no buildings of this size in the area, so it would look severely out of place. Additionally, adding over 400 residential units to this area will result in increased traffic congestion on a major road that is already backed up during rush hour. That is a significant increase in the number of cars on a road that is already gridlocked. It would be a total eyesore that could have a negative impact on property values in the area.

I also question the safety of adding so many units, both residential and commercial, given the proximity of this lot to multiple schools. In addition to Tommy Douglas Secondary School across the street, there are young children walking to school to Guardian Angels Catholic Elementary School and Johnny Lombardi Public School. There is already a lot of traffic on Lawford Road with so many schools in such close proximity, and this will only make things worse. We literally just had a study of the traffic patterns on Lawford Road due to concerns about safety, speeding, and congestion. Why would you think it's a good idea to add more of this? Obviously if this development goes ahead, there will be even more people driving to the schools at drop-off and pickup.

I sincerely hope that council will not approve this application. Residents do not want this and it does not make sense with the characteristics of the neighbourhood.

Thank you for your consideration,

Kim Alfonso  
[REDACTED] Allegranza Ave

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Opposition to Official Plan Amendment File OP.21.001  
**Date:** Tuesday, November 5, 2024 8:17:29 AM

---

**From:** Andrew Scott [REDACTED]  
**Sent:** Monday, November 4, 2024 10:44 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Opposition to Official Plan Amendment File OP.21.001

**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.

Ref: Official Plan Amendment File OP.21.001 and Zoning By-law Amendment File Z.21.002.

Dear Vaughan City Council,

I am writing to express my opposition to the proposed development by The Q Towers Limited Partnership at the southwest corner of Major Mackenzie Drive and Fossil Hill Road. The owner wishes to build a 10-storey mixed-use building and a 5-storey low-rise building with a total of 486 residential units plus 451 square meters for commercial use.

My family as well as my neighbours are opposed to this development for a number of reasons.

The proposed development does not fit with the existing character to the neighbourhood as most homes and business are 2 to 3 stories tall.

Traffic is already congested due to on-street parking and parents dropping-off and picking-up their children that attend Tommy Douglas High School located across the street as well as other schools in the area.

Based on the developer's current plan all cars entering and exiting the new development will need to use Sibella Way. During the morning and afternoon rush hour Sibella Way becomes a single lane at times due to on street parking and passenger pickup and drop-off. This is both frustrating and dangerous for drivers and pedestrians including children that walk to school and older adults.

Adding another 468 families to our neighbourhood is not going to help with traffic congestion especially when you consider that most families have at least one or two cars. This increase in cars will also add more air pollution negatively impacting people's health and quality of life.

We are not opposed to developing the parcel of land at Major Mackenzie Drive and Fossil Hill Road but it must fit the character of the neighbourhood. For us that means either leaving it as a green space or building homes and businesses that are no more than two to three stories tall, not a 5-storey and 10-storey building.

Thank you for considering our position in this matter.

Sincerely,

Andrew and Maria Scott

■ Sibella Way,

Woodbridge, ON

■

■



**C50.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 6**

**Committee of the Whole (Public Meeting)**

**November 6, 2024**

**RE:**

**Item 6 THE Q TOWERS LIMITED PARTNERSHIP OFFICIAL PLAN  
AMENDMENT FILE OP.21.001 ZONING BY-LAW AMENDMENT FILE  
Z.21.002 PART OF LOT 20, CONCESSION 6 VICINITY OF MAJOR  
MACKENZIE DRIVE AND FOSSIL HILL ROAD**

The Office of the City Clerk has received a petition from Waqas Shahid of Alexie Way, Vaughan, on behalf of concerned citizens of the Vellore Village Community.

The total number of signatures on the petition is: 115

Their concerns are outlined in the ***attached letter***.

Included with the petition is video footage, which the residents describe as, ***“footage that illustrates the severe congestion and safety risks currently present in our neighborhood, especially near the local high school during peak hours. These videos provide firsthand evidence of the traffic issues that would only worsen with the proposed development.”***

A copy of the entire petition document, containing a total of 8 pages, and video footage, is on file in the Office of the City Clerk.

October 30th, 2024  
City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Subject: Opposition to Proposed Zoning Amendment Z.21.002 by Q Towers Limited Partnership

Dear City Council,

We, the undersigned residents of the neighborhood surrounding the southwest corner of Major Mackenzie Drive and Fossil Hill Road, are united in our opposition to the proposed zoning amendment (Z.21.002) by Q Towers Limited Partnership to construct a 10-story and a 5-story building, incorporating 428 residential units and commercial spaces. This development fundamentally alters the character and functionality of our community, which consists of townhouses, low-rise buildings, and other residential homes such as detached and semi-detached homes.

Our primary concerns include:

1. Overwhelmed Infrastructure and Traffic Congestion:

Our neighborhood, already experiencing significant traffic congestion, will be severely impacted by this high-density development. With 11 elementary schools and 2 secondary schools within a 2 km radius, including Tommy Douglas Secondary School directly across from the proposed site, there are currently over 7,950 students in the area. Traffic is often at a standstill from 7:30 AM to 11:00 AM and again from 2:00 PM to 6:00 PM. Adding hundreds of new residents will exacerbate congestion, heightening safety risks for students and residents alike.

2. Parking and Road Safety Issues:

The influx of new residents and commercial visitors will drastically increase parking demands, likely spilling over into nearby residential streets. This would congest local access points and create safety issues, particularly for pedestrians and school-going children.

3. Strain on Community Infrastructure:

The current infrastructure is not designed to support a large-scale development of this nature. The addition of hundreds of new residents and commercial spaces will place a strain on our local streets and public services, impacting the accessibility and functionality of our neighborhood.

4. Deviation from Original Neighborhood Plan:

When purchasing our homes, we were informed that this vacant lot would be developed as a low-rise commercial plaza, aligning with the aesthetics of other local plazas. The proposed high-rise structures are inconsistent with this original plan and the established character of our neighborhood.

5. Visual Disruption and Loss of Privacy:

The proposed 10-story building will visually dominate the neighborhood, reducing privacy for surrounding homeowners and disrupting the neighborhood's character. The high-rise structure will stand in stark contrast to our residential homes, diminishing natural sunlight and impacting the aesthetic appeal and quality of life in the area.

We urge the City Council to reject this amendment to preserve the safety, accessibility, and integrity of our neighborhood. We respectfully request that the development be reconsidered as a low-rise commercial plaza, ensuring it aligns with the neighborhood's original plan and infrastructure capabilities.

Thank you for considering the voices of your constituents on this crucial matter.

Regards,

Supporting Resident's names, email and addresses below

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Official Plan Amendment File OP. 21.001; Zoning By-law Amendment File Z.21.002  
**Date:** Tuesday, November 5, 2024 11:19:01 AM

---

**From:** Marian Marcante [REDACTED]  
**Sent:** Tuesday, November 5, 2024 11:10 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment File OP. 21.001; Zoning By-law Amendment File Z.21.002

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Re: Official Plan Amendment File OP. 21.001; Zoning By-law Amendment File Z.21.002

My name is Marian Marcante, and I am writing to you on behalf of Domenic and Erminia Rubino at [REDACTED] Sibella Way. We have received the notice of the proposal by The Q Towers Limited Partnership for the land development of the southwest corner of Major Mackenzie Drive and Fossil Hill Road.

We are extremely disappointed that this developer has not addressed the concerns outlined in response to their previous proposal. The re-submission is just as aggressive as the last one, which is frustrating to see that time and energy by our council is being wasted on reviewing this again.

This design proposes an overwhelmingly excessive number of units. The singular access to and from Sibella Way is not practical and suggests either inexperience on the part of the designer or a lack of effort in research into this area. If the designer would show the driveways on the south side of Sibella Way on the site plan, it would be glaringly obvious that this access cannot work on a low volume road.

The massing model better displays the extent of the design as far exceeding the capacity of the property. This design is not suited to the site and requires it to be scaled down extensively to be able to work in this community. We ask the committee to reject this proposal and only entertain further review when it is scaled back considerably with more thought and care in its design.

# SW CORNER OF MAJOR MACKENZIE DR & FOSSIL HILL RD

## THE Q TOWERS LIMITED PARTNERSHIP

C52.

Communication

CW(PM) – November 6, 2024

Item No. 6



**PUBLIC MEETING  
NOVEMBER 6, 2024**

**KFA ARCHITECTS & HUMPHRIES PLANNING GROUP INC.**

**OP.21.001 & Z.21.002**



# SITE LOCATION & AREA CONTEXT

**Legal Description:**

Part of Lot 20, Concession 6

**Location:**

SW corner of Major Mackenzie Drive & Fossil Hill Road

**Site Area:**

1.14 hectares (2.81 acres)

**Lot Frontage:**

126.41 m – Major Mackenzie Drive  
54.83 m – Fossil Hill Drive  
135.34 m – Sibella Way

**Existing Uses:**

The Subject Site is vacant.



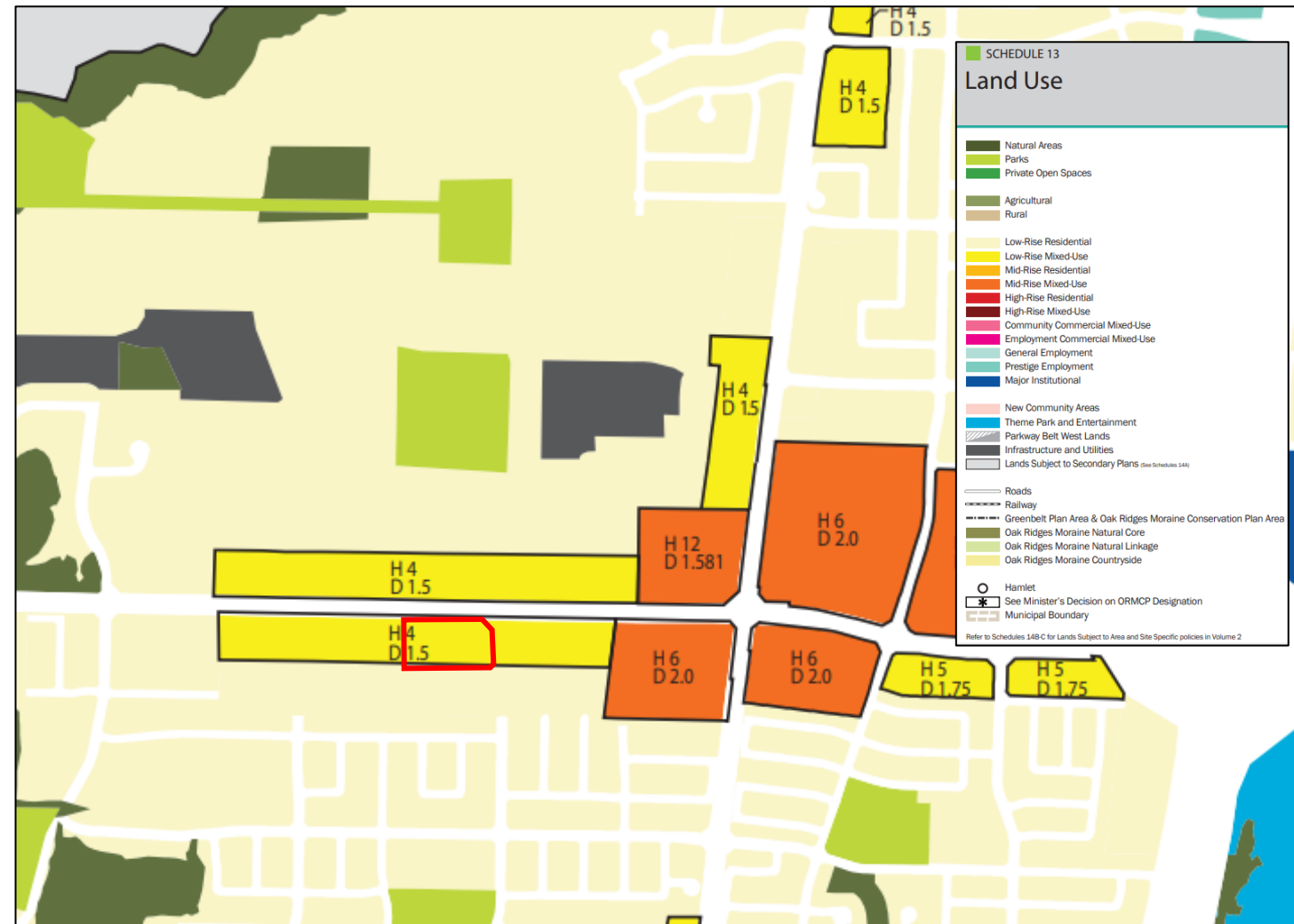
— Subject Site    ★ Bus stop

Figure 2: Context Map (Google Earth, 2024)

# POLICY FRAMEWORK

## City of Vaughan Official Plan (2010)

- Subject Site is designated “Low-Rise Mixed Use” area, per Schedule 13 – Land Use.
- “Low-Rise Mixed Use” designation permits the following:
  - Townhouses,
  - Stacked Townhouses
  - Low-Rise Buildings; and
  - Public and Private Institutional Buildings
- The Subject Site is permitted a maximum building height of 4 storeys and maximum FSI of 1.5 times the area of the lot.
- The Subject OPA intends to redesignate the Subject Site to “Mid-Rise Mixed Use”, to permit a maximum height of 12 storeys and FSI of 3.84 times the area of the lot.



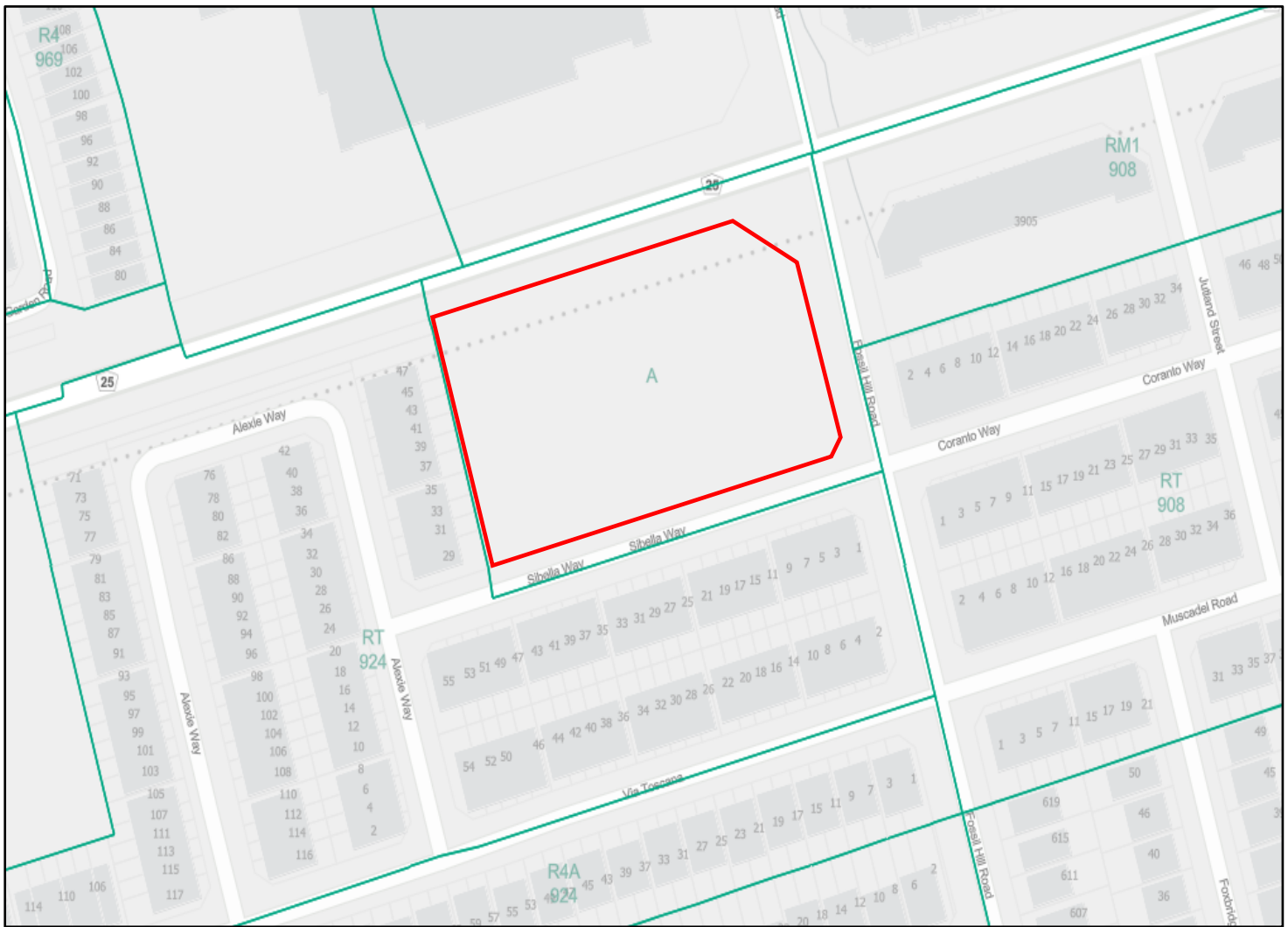
Subject Site —

Figure 5: Schedule 13 – Land Use, City of Vaughan OP (2010)

# POLICY FRAMEWORK

## City of Vaughan Zoning By-law 1-21

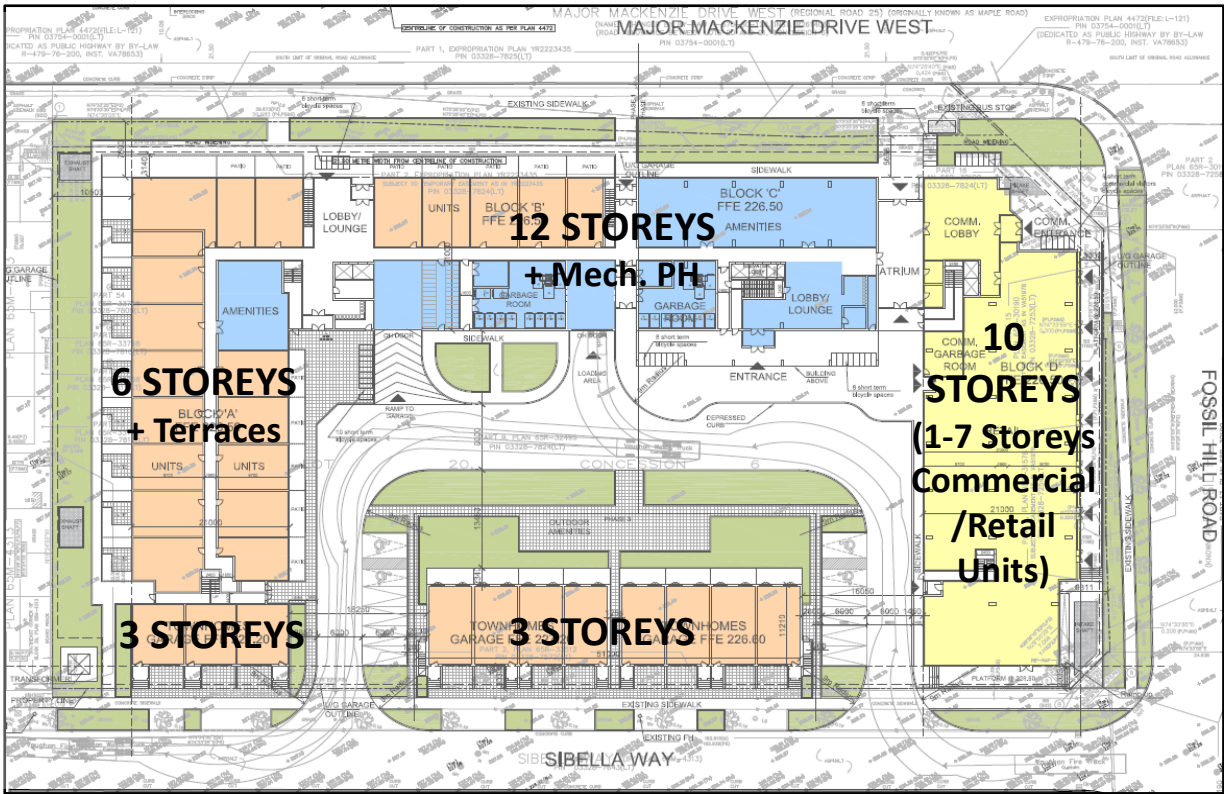
- Per communication with staff, as Zoning By-law 001-2021 is now in effect, applications that have been transitioned are to have the development implemented under Zoning By-law 001-2021.
- An amendment to By-law 1-88 is no longer required.
- The Subject ZBA Application intends to rezone the Subject Site to 'RM2 – Multiple Unit Residential' Zone, to permit the proposed development, with site specific exceptions.



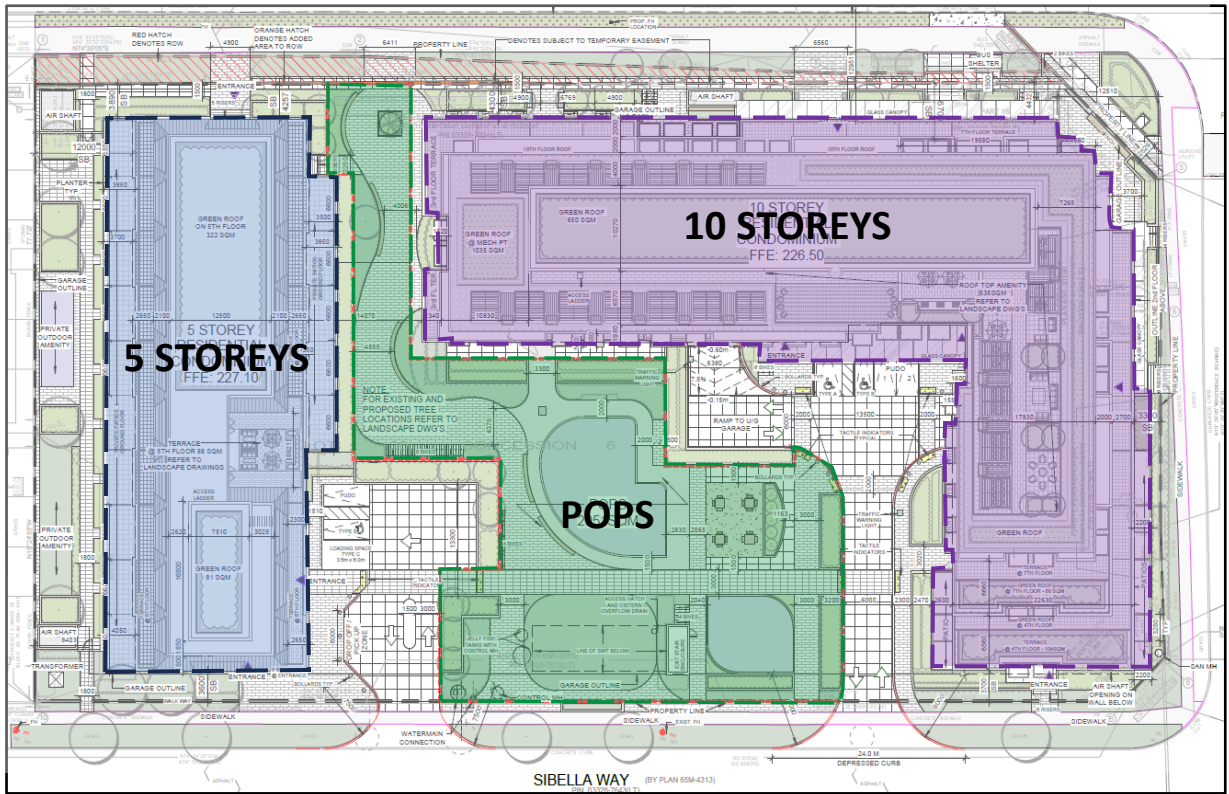
Subject Site ———

Figure 6: City of Vaughan Zoning By-law 1-21

# INITIAL VS. CURRENT SITE PLAN

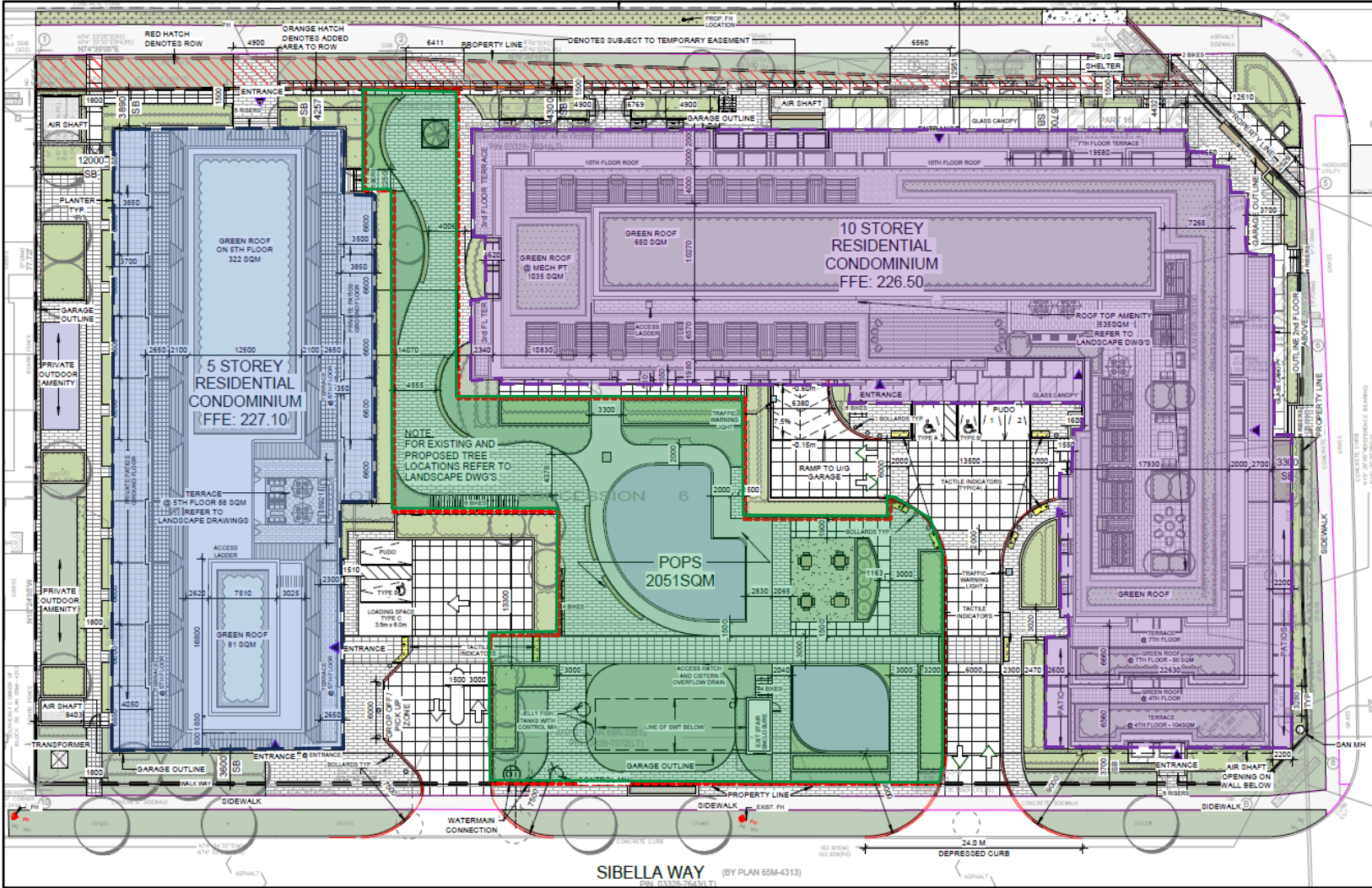


**December 2021** – Mixed-use building featuring 6 to 12-storey podium components & 11 freehold townhomes



**July 2024** – 5 & 10-storey residential condominium buildings (commercial at ground floor of 10-storey building)

# DEVELOPMENT SUMMARY



5-storey Building
  10-storey Building
  POPs

## Development Summary

	PREVIOUS	CURRENT
<b>Total Site Area (gross)</b>	10,644.20 sq.m	10,644.20 sq.m
<b>Lot Coverage</b>	46%	35%
<b>Total GFA</b>	39,705.30 sq.m	30,370.0 sq.m
Residential:	31,851.0 sq.m	23,363.0 sq.m
Retail:	996.10 sq.m	0 sq.m
Commercial:	6,858.20 sq.m	451.0 sq.m
<b>Total FSI</b>	3.84	2.94
<b>Total Units</b>	393	428
<b>Total Amenity Area</b>	6,534.20 sq.m	4,292.0 sq.m
<b>Building Height</b>	3-12 storeys	5 & 10 storeys
<b>Soft Landscaped Area</b>	14%	16.4%

# PARKING/LOADING

## PREVIOUS (2021)

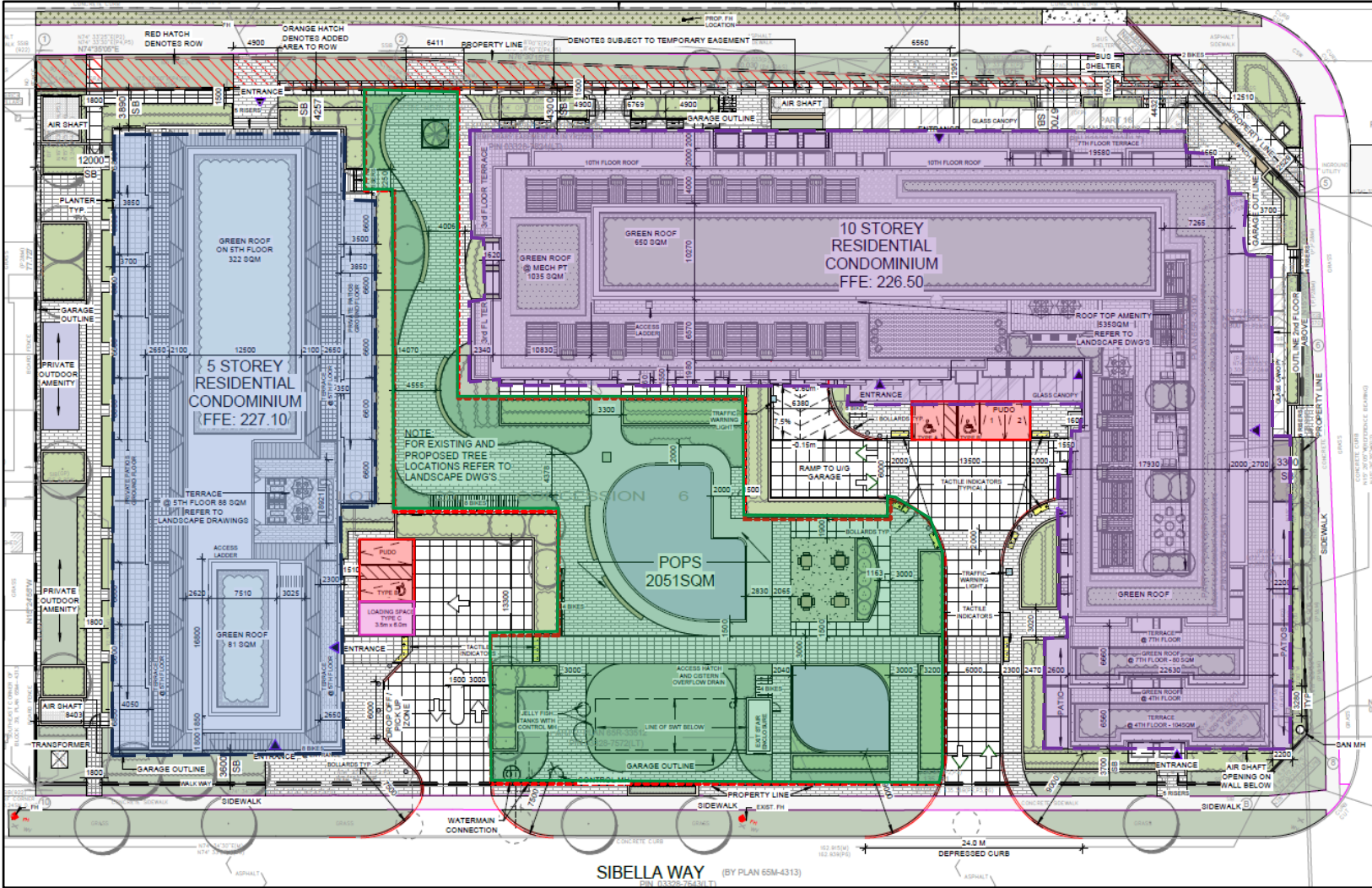
### Parking Statistics

<b>Vehicular Parking</b>	<b>879 spaces</b>
At Grade:	12 spaces
P1 Level:	273 spaces
P2 Level:	294 spaces
P3 Level:	300 spaces
<b>Accessible Parking</b>	<b>31 spaces</b>
<b>Bicycle Parking</b>	<b>370 spaces</b>
Short term:	52 spaces
Long term:	318 spaces

## CURRENT (2024)

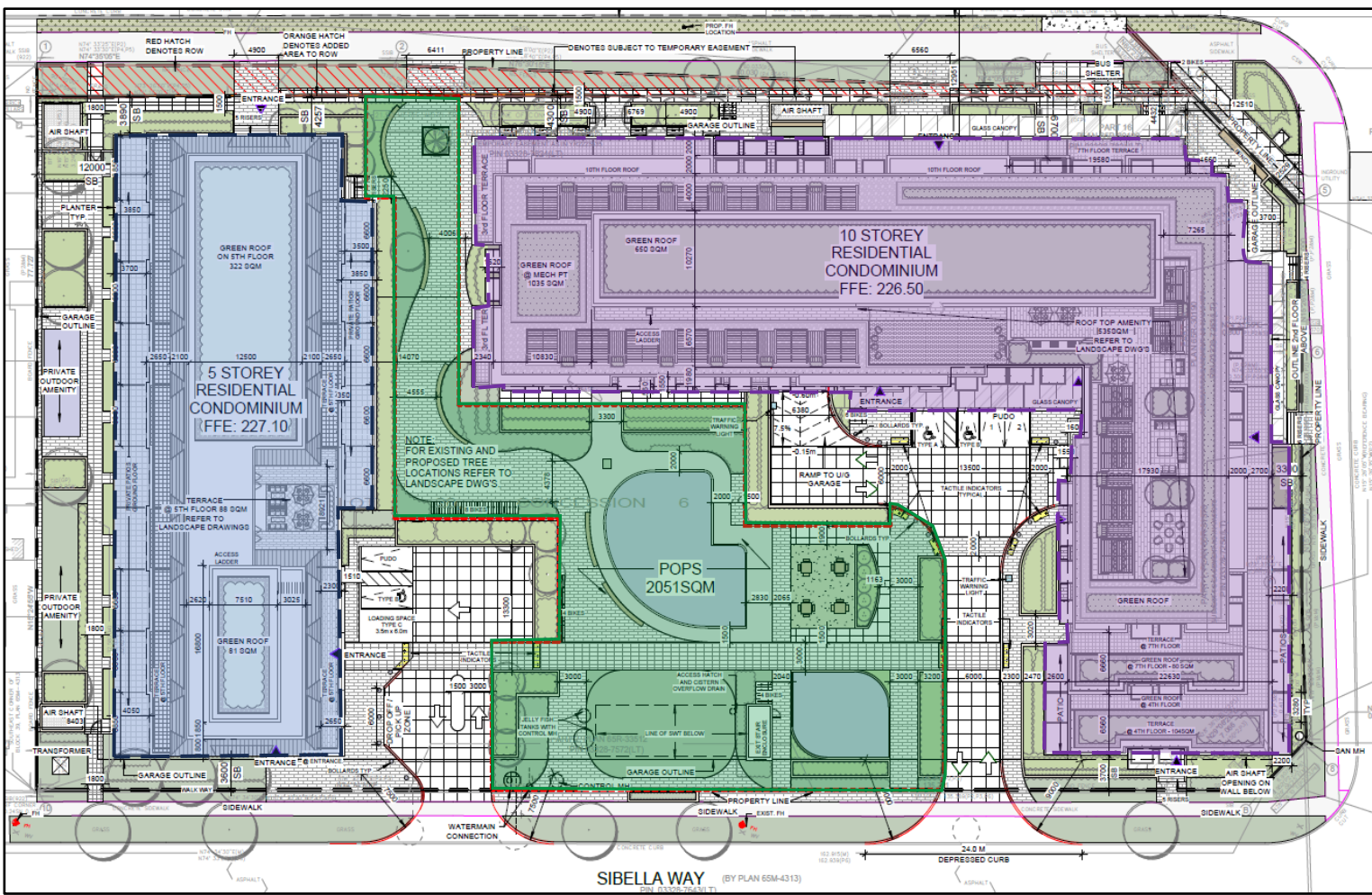
### Parking Statistics

<b>Parking Ratios</b>	
Residential	1.14 spaces/unit
Visitor	0.21 spaces/unit
Commercial	8 spaces/100sqm
<b>Vehicular Parking</b>	<b>609 spaces</b>
At Grade (short-term):	3 spaces
P1 Level:	239 spaces
P2 Level:	248 spaces
P3 Level:	119 spaces
<b>Accessible Parking</b>	<b>23 spaces</b>
<b>Bicycle Parking</b>	<b>306 spaces</b>
Short term:	64 spaces
Long term:	242 spaces



Surface Parking Space
  Loading Space

# UNIT BREAKDOWN



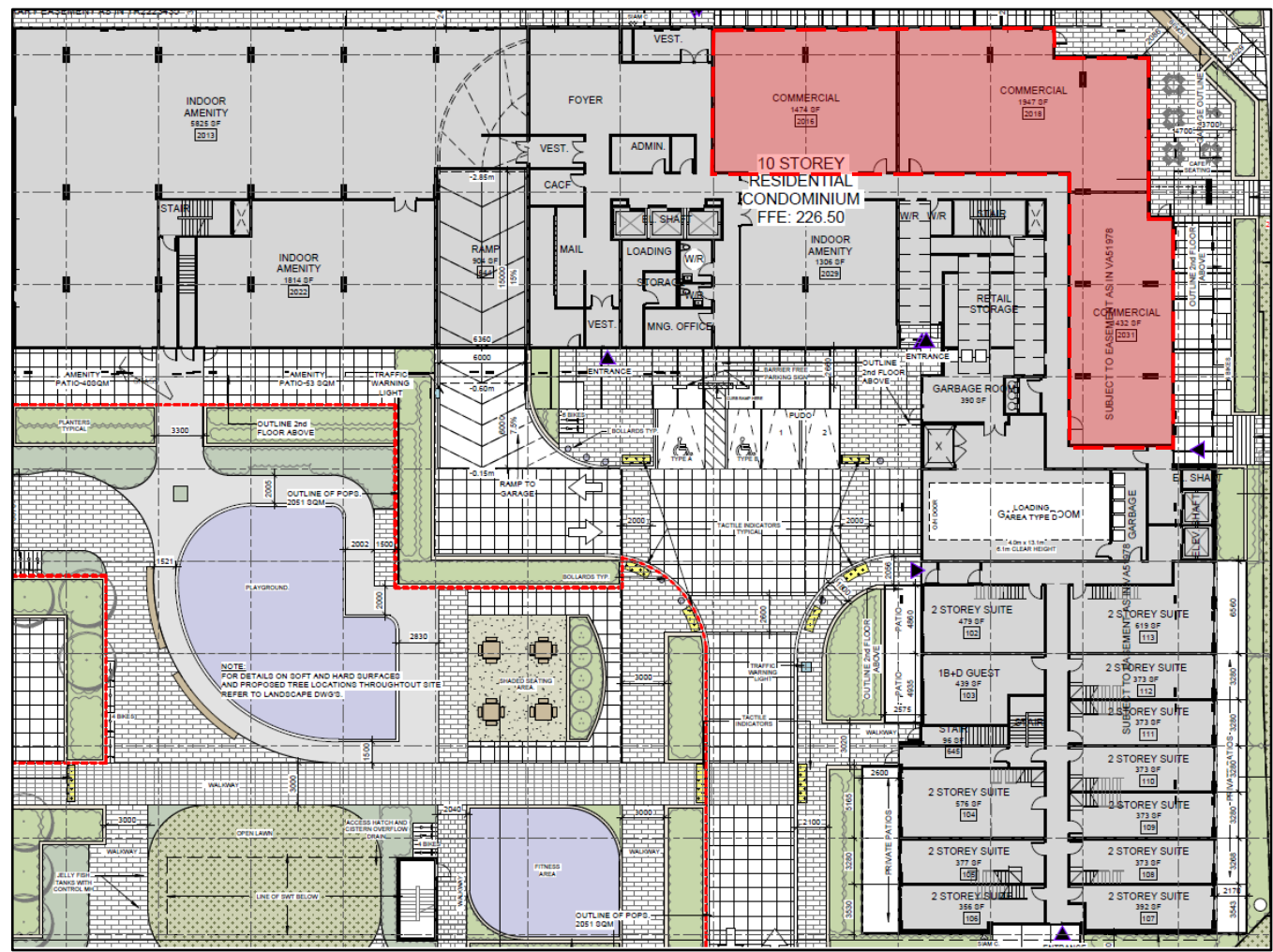
## PREVIOUS (2021)

Unit Breakdown	Unit Mix
<b>Total Residential Units</b>	<b>393 units</b>
<b>Mid-Rise Building</b>	<b>382 Units</b>
Studio	6 units
1 Bedroom	83 units
1 Bedroom + Den	185 units
2 Bedroom	75 units
2 Bedroom + Den	20 units
3 Bedroom	13 units
<b>Townhouse Dwellings</b>	<b>11</b>
3 Bedroom	11

## CURRENT (2024)

Unit Breakdown	Unit Mix
<b>Total Residential Units</b>	<b>428 units</b>
Studio	43 units
1 Bedroom	96 units
1 Bedroom + Den	131 units
2 Bedroom	91 units
2 Bedroom + Den	60 units
3 Bedroom	6 units
3 Bedroom + Den	1 unit

# 10-STOREY BUILDING - COMMERCIAL SPACE

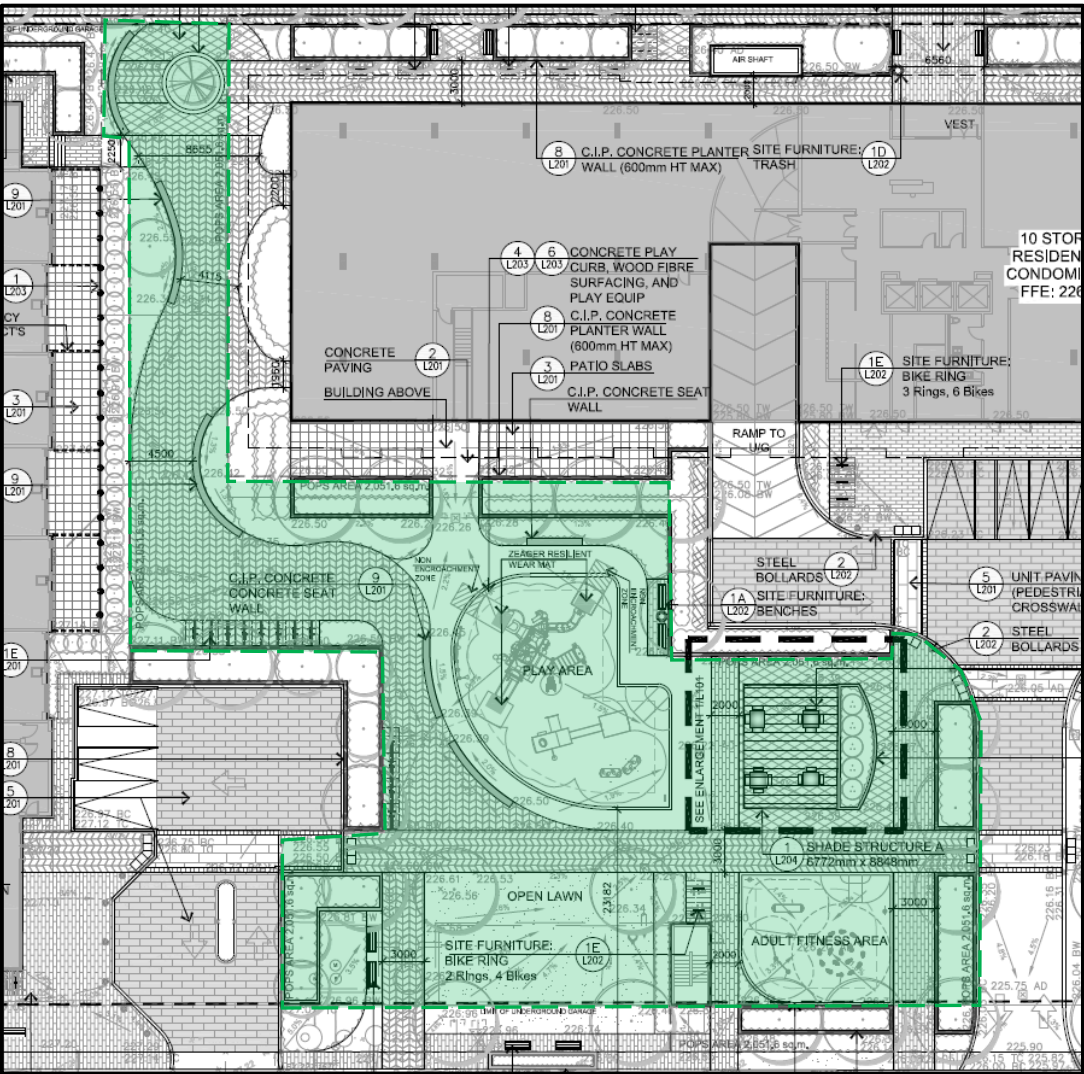


Ground Floor

 Commercial Space



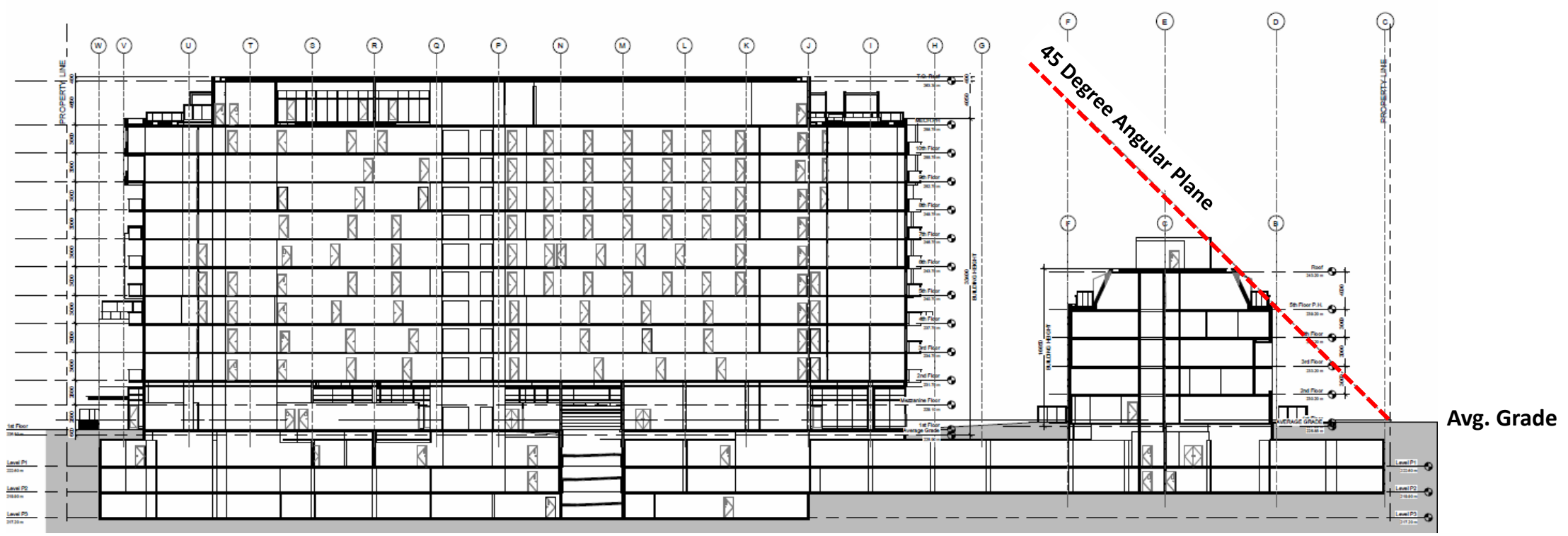
# PRIVATELY OWNED PUBLIC SPACE



## POPS Includes:

- Play Area
- Adult Fitness Area
- Various site furnishing such as benches, seating, bike rings

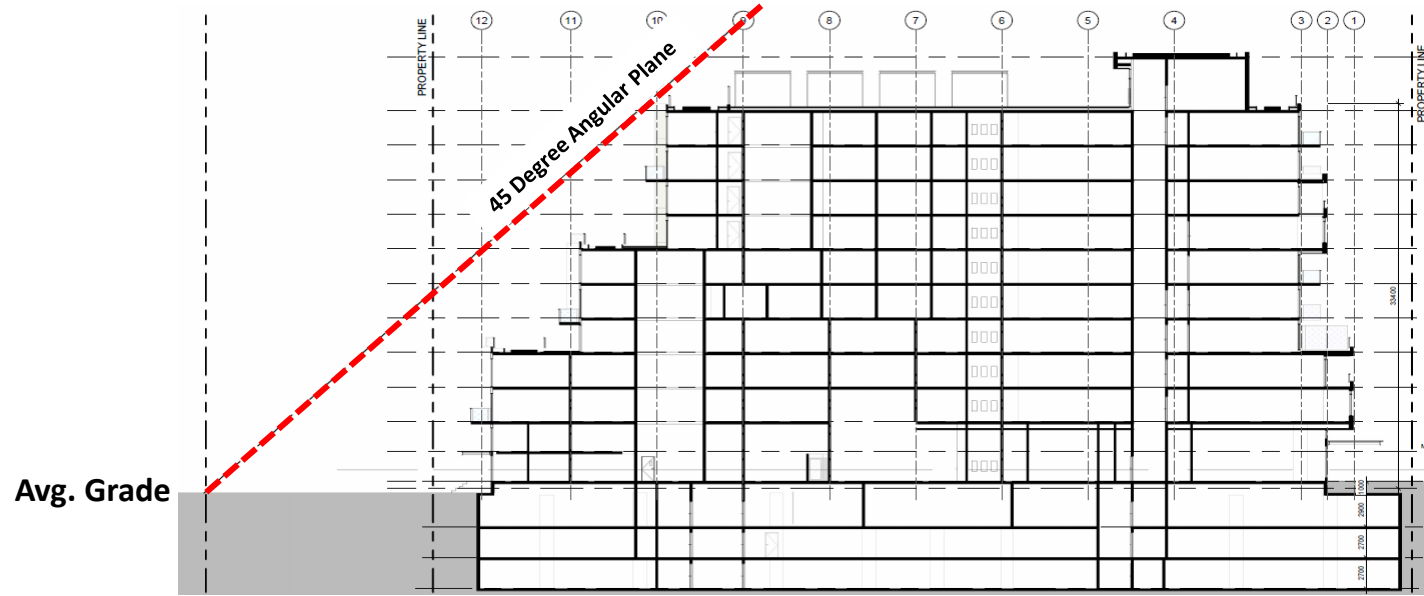
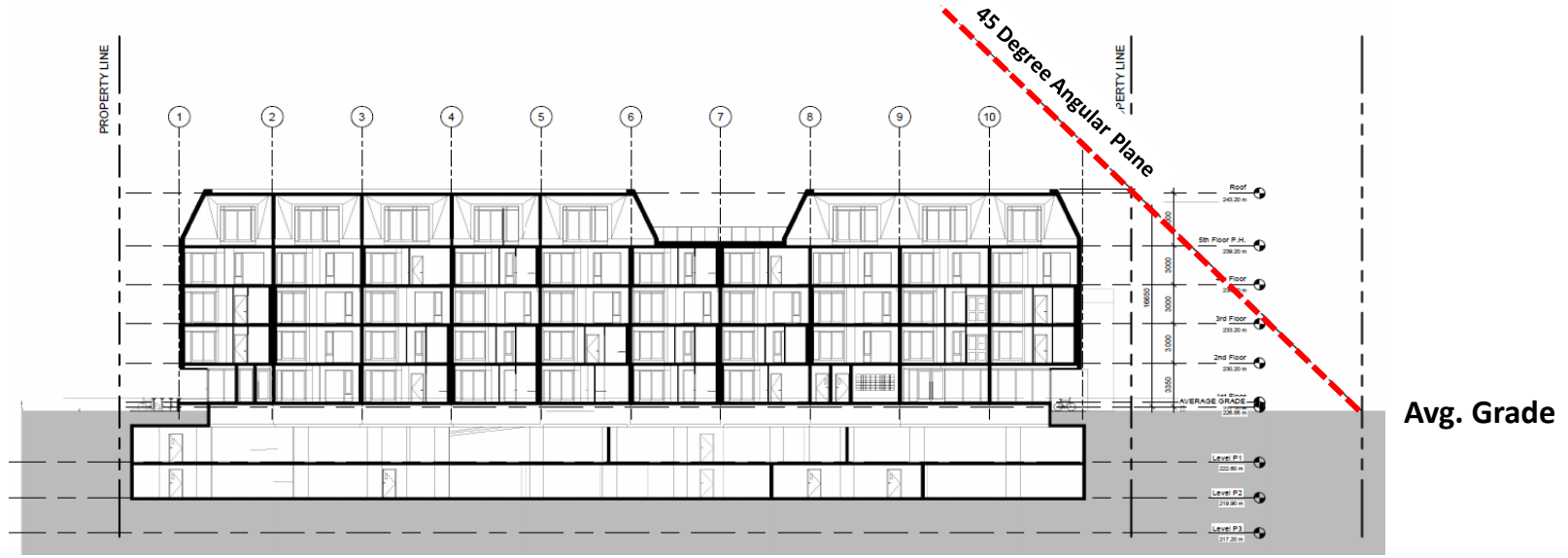
# BUILDING SECTIONS



North Section

# BUILDING SECTIONS

West Section



East Section

# RENDERINGS

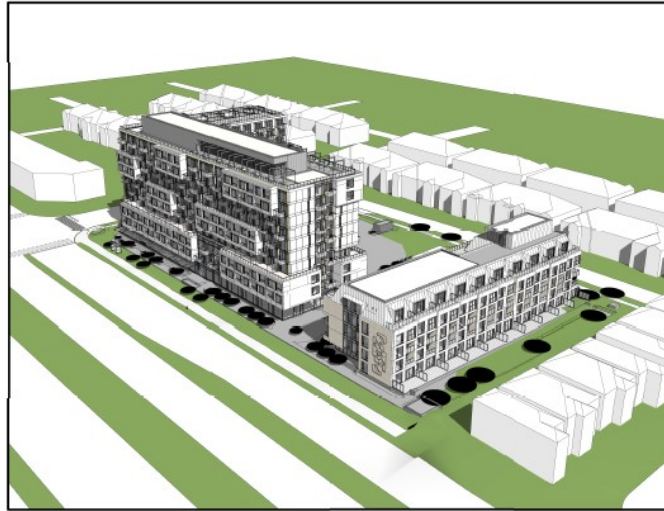


10-storey building

5-storey building



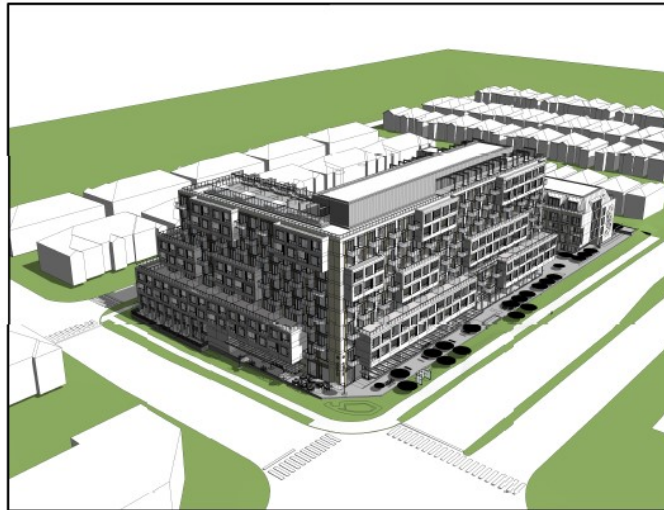
# 3D PERSPECTIVES



North-West View



South-East View



North-East View



South-East View

## **STUDIES COMPLETED**

- **Planning Justification Report**, prepared by HPGI, dated December 2020;
- **Community Services & Facilities Study**, prepared by HPGI, dated December 2020;
- **Urban Design Brief**, prepared by KFA Architects + Planners Inc., dated May 2023;
- **Sun/Shadow Study**, prepared by KFA Architects + Planners Inc., dated July 4, 2024;
- **Pedestrian Wind Comfort Assessment**, prepared by RWDI, dated June 5, 2023;
- **Stormwater Management & Water Balance Report**, prepared by WSP, dated July 4, 2024;
- **Functional Servicing Report**, prepared by WSP, dated July 4, 2024;
- **Noise & Vibration Report**, prepared by WSP, dated December 16, 2020;
- **Transportation Mobility Study Update** , prepared by WSP, dated May 15, 2023;
- **Transportation Mobility Study Addendum Letter**, prepared by WSP, dated June 5, 2024;
- **Hydrogeological Investigation**, prepared by Forward Engineering, dated September 2, 2020;
- **Phase 1 ESA Update**, prepared by AiMS Environmental, dated July 26, 2024;
- **Geotechnical Investigation & Soils Report**, prepared by Forward Engineering, dated August 21, 2020;

**THANK YOU**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)  
**Subject:** FW: [External] Concerns and Objections Regarding Proposed Condo Development (Major Mackenzie and Fossil Hill)  
**Date:** Tuesday, November 5, 2024 11:41:33 AM

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**From:** Jsam O'Neill [REDACTED]  
**Sent:** Tuesday, November 5, 2024 11:41 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Concerns and Objections Regarding Proposed Condo Development (Major Mackenzie and Fossil Hill)

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Dear Members of the Vaughan City Council,

*Re: The Q Towers Limited Partnership  
Application No. 19-21V001  
Official Plan Amendment File OP.21.001  
Zoning By-law Amendment File Z.21.002  
RELATED APPLICATIONS: 19T-21 V001 AND DA.21.001*

I am writing to express my strong opposition to the proposed 11-storey mixed use condominium and 5-storey condominium development planned for Major Mackenzie and Fossil Hill in Vaughan. While I understand the demand for housing, this location is not suited for a high-density project of this magnitude. I urge the Council to reconsider this project in light of the numerous adverse impacts it could have on our community.

### **Traffic and Safety Concerns**

The area already experiences high traffic volumes, especially during peak hours. This development would add hundreds of residents and vehicles to already congested roads, leading to worsened traffic, increased noise levels, and added air pollution. More traffic also increases the risk of accidents, particularly in areas frequented by schoolchildren, seniors, and other pedestrians. Emergency response times may be adversely impacted, putting residents at further risk. There is a school directly across the street from this proposed building and many elementary schools just down the street. Are there any



assessments on these issues?

### **Environmental Impact**

The addition of this structure could have negative environmental consequences, particularly in terms of increased pollution, reduced green space, and the strain on local water and waste management systems. Urban developments of this scale often contribute to heat islands, increased runoff, and the loss of local flora and fauna, which alters the natural landscape and reduces biodiversity. For a community striving toward sustainability, such impacts could be detrimental. According to the recent proposed plan, the builders have positioned a hydro transformer along the backyard. I have young children, and I am concerned about the potential health and noise impacts this may pose. Are there any assessments on these issues?

### **Increased Pressure on Local Infrastructure and Services**

The local infrastructure, including roadways, water supply, sewage systems, and waste disposal, is already strained. Public services such as schools, parks, community centers, and transit facilities may become overwhelmed by the added demand, impacting current residents' access to these essential services. Additionally, parking in this area is already limited, and the increased demand could lead to overflow onto residential streets, affecting both traffic flow and the availability of parking for existing residents. Are there any assessments on these issues?

### **Incompatibility with Community Character**

The proposed structure is out of scale with the existing residential character of the neighbourhood, which is primarily low- and mid-rise buildings. Such a large building risks disrupting the aesthetic appeal and cohesion of the area, diminishing the quality of life for current residents. Furthermore, approving this development may set a precedent for similar future projects, further changing the neighbourhood's character in a way that does not reflect the wishes of its residents.

### **Decreased Property Values and Quality of Life**

The construction of a high-rise development in a predominantly residential area can often result in decreased property values, as well as potential disruption to everyday life during the construction phase, with noise, dust, and heavy machinery affecting neighboring homes. The long-term impact could be a decline in community pride and cohesion as the unique attributes of the neighbourhood are overshadowed by large-scale, impersonal developments.

### **Deviation from Original Neighbourhood Plan**

When we purchased these homes, we were informed that the vacant lot would be developed into a low-rise commercial plaza, consistent with the design of other local plazas. The current proposal, however, does not align with the original plan or the character of our neighbourhood.

### **Visual Disruption and Loss of Privacy:**

A 10-story building will visually dominate the neighborhood, reducing privacy for current homeowners. This building would overlook our homes and backyards - where my children play outside. Where are the considerations for their safety, privacy and enjoyment. Not to mention the disruption this would cause. The high-rise will also disrupt natural sunlight, impacting the aesthetic appeal and overall quality of life for residents.

### **Potential structural and environmental impacts**

The construction of a new building, especially a building of this size near existing homes can have several potential immediate and long term structural and environmental impacts which includes:

- **Soil Movement and Foundation Shifts:** Excavation for deep foundations can cause soil movement, potentially leading to ground shifts that affect the stability of nearby homes. This can result in foundation settling or shifting, which may cause cracks in walls, ceilings, and floors.
- **Vibration Damage:** Heavy machinery and equipment used for digging and construction generate strong vibrations. These vibrations can impact nearby homes, especially if they are close to the construction site, potentially causing structural stress and minor damages such as cracked drywall, windows, or door frames.
- **Undermining Existing Foundations:** If excavation is not managed carefully, it can undermine the foundations of nearby structures. This may weaken the integrity of these foundations over time.
- **Drainage and Water Table Disruptions:** Excavation can alter the natural water table and drainage patterns, which may lead to water pooling or changes in groundwater flow. This can result in issues such as basement flooding, increased humidity, or even erosion beneath existing homes.
- **Airborne Dust and Debris:** Construction activities produce significant dust and airborne particles, which can settle on nearby homes, affecting air quality, causing respiratory issues, and potentially contaminating HVAC systems. Prolonged exposure can also affect the exterior finishes of nearby buildings.
- **Utility Disruptions and Risks:** The process of digging near existing structures may

risk disrupting underground utilities such as gas, water, and sewage lines. This can lead to service interruptions, and in some cases, leaks or contamination that require immediate attention

While we acknowledge the need for more housing, I respectfully urge the City Council to reconsider the location and scale of this project and seek alternatives that align with the community's needs and values and to avoid harming established neighbourhoods.

Have assessments been completed on the above issues?

Thank you for considering the perspectives of the community, and I hope that our concerns will be taken into account.

Sincerely,

Justin & Samantha O'Neill

■ Alexie Way

# Public Meeting: 3131 Highway 7 West

C54.  
Communication  
CW(PM) – November 6, 2024  
Item No. 1

ITEM 3.1: COMMITTEE OF THE WHOLE  
NOVEMBER 6, 2024, 7:00 P.M.  
ZONING BY-LAW AMENDMENT, OFFICIAL PLAN AMENDMENT,  
DRAFT PLAN OF SUBDIVISION APPLICATIONS

# TORONTO

WZMH

 BOUSFIELDS INC.  
PLANNING | DESIGN | ENGAGEMENT

 BA Group

# PROJECT TIMELINE

**JULY 27, 2023**

DESIGN REVIEW  
PANEL

**AUGUST 14, 2024**

FORMAL SUBMISSION  
(ZBA, OPA, DPOS)

**NOVEMBER 6, 2024**

PUBLIC  
MEETING

**JULY 7, 2023**

PRE-APPLICATION  
CONSULTATION

**JUNE 7, 2024**

PRE-APPLICATION  
SUBMISSION

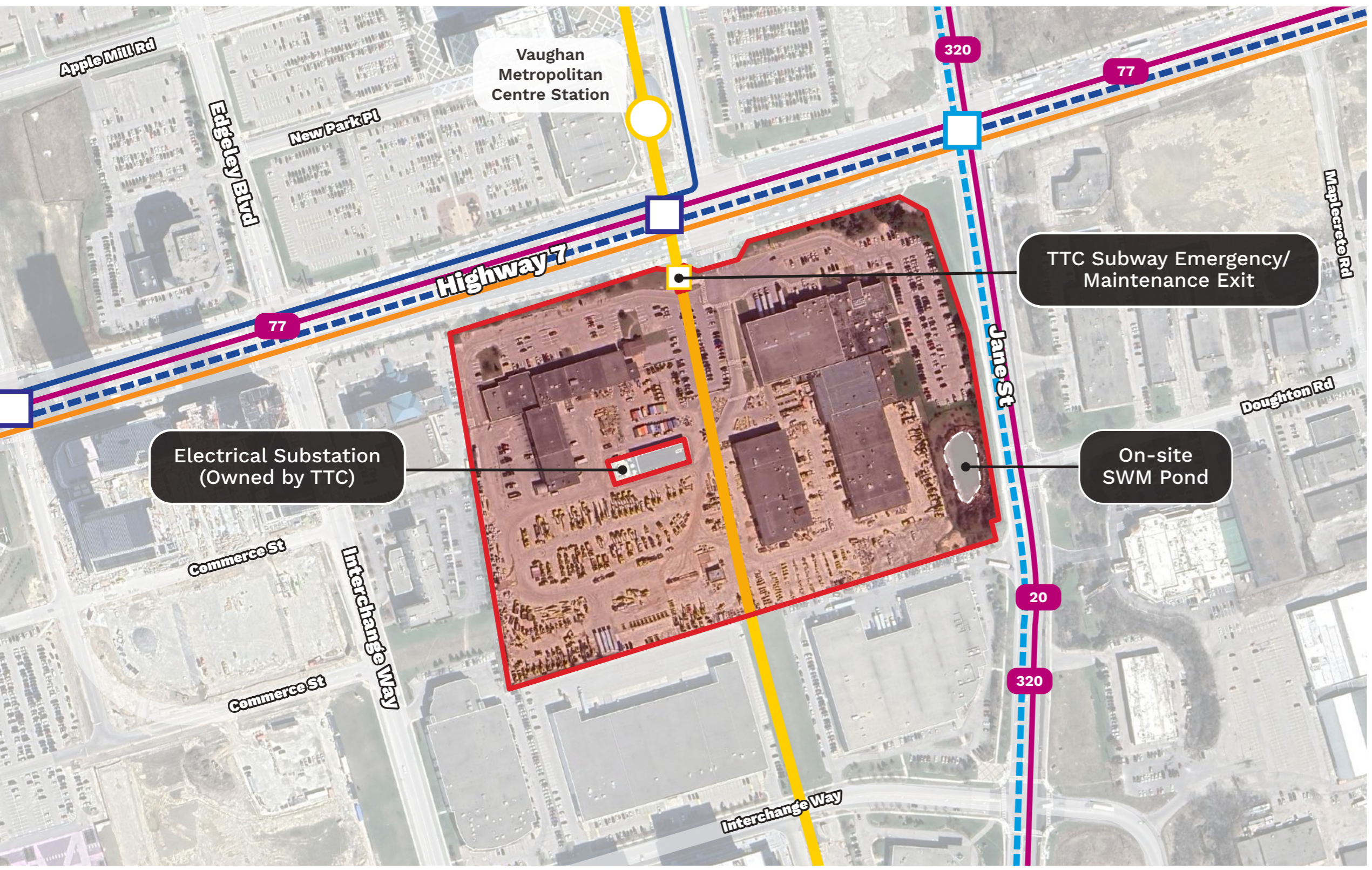
**SEPTEMBER 13, 2024**

NOTICE OF COMPLETE  
APPLICATION

**EARLY 2025**

TARGETED  
APPROVAL

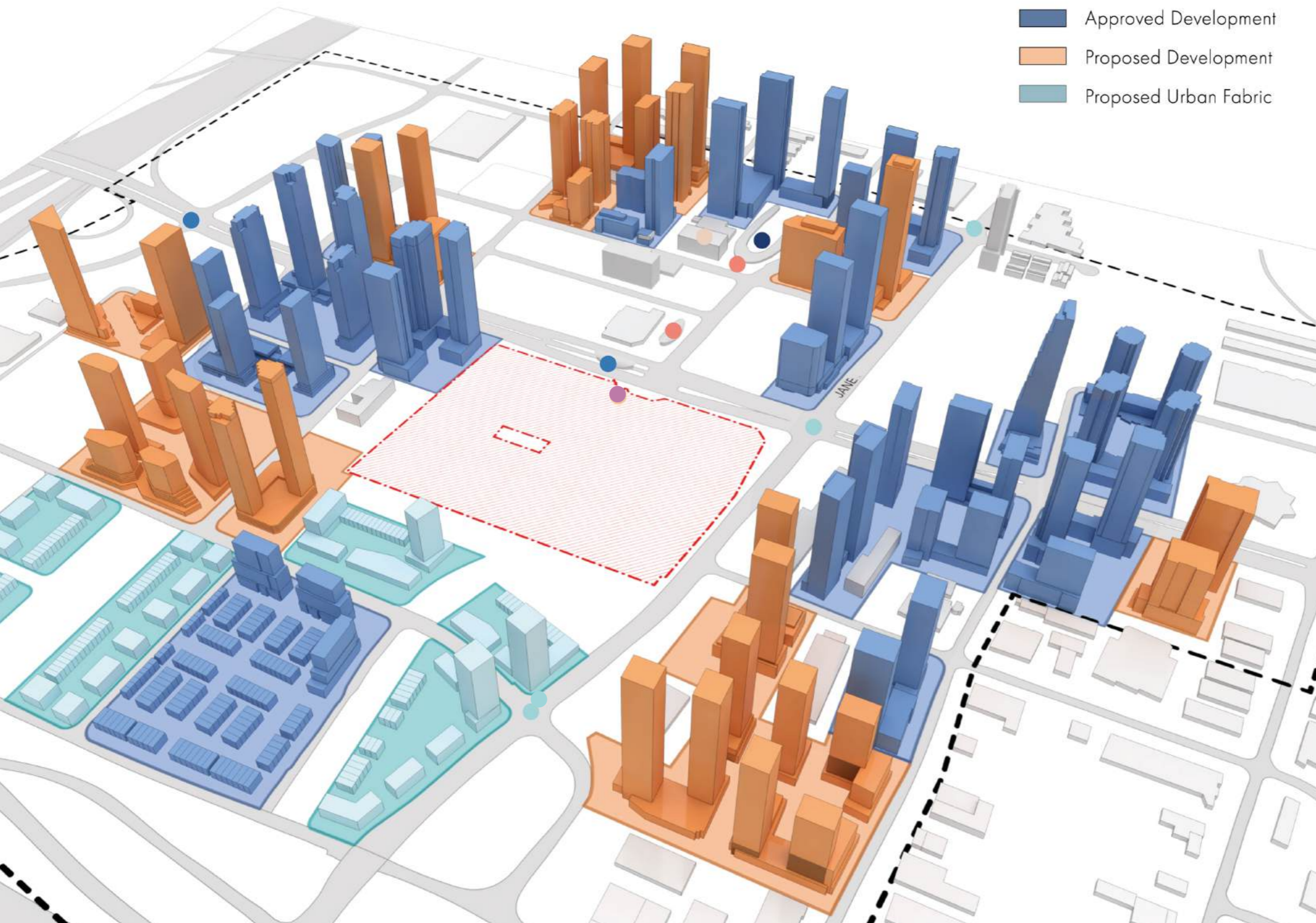
# SUBJECT SITE



## LEGEND

- Subject Site
- TTC Line 1 (Yonge/University)
- Planned TTC VMC Station Subway Entrance
- Potential Highway 7 Rapidway Station
- Highway 7 Rapidway
- Planned Jane Street Rapidway Station
- Planned Jane Street Rapidway
- Viva Orange Bus Route
- ZUM 501 Bus Route
- YRT Bus Routes

# EMERGING CONTEXT



- Approved Development
- Proposed Development
- Proposed Urban Fabric

## KEY PLAN



## LEGEND

- Subway Station
- Future Subway Station
- Highway 7 Rapidway Stations
- Potential Jane Street Rapidway Stations
- Bus Station
- Community Centre
- VMC Boundary
- Subject Property

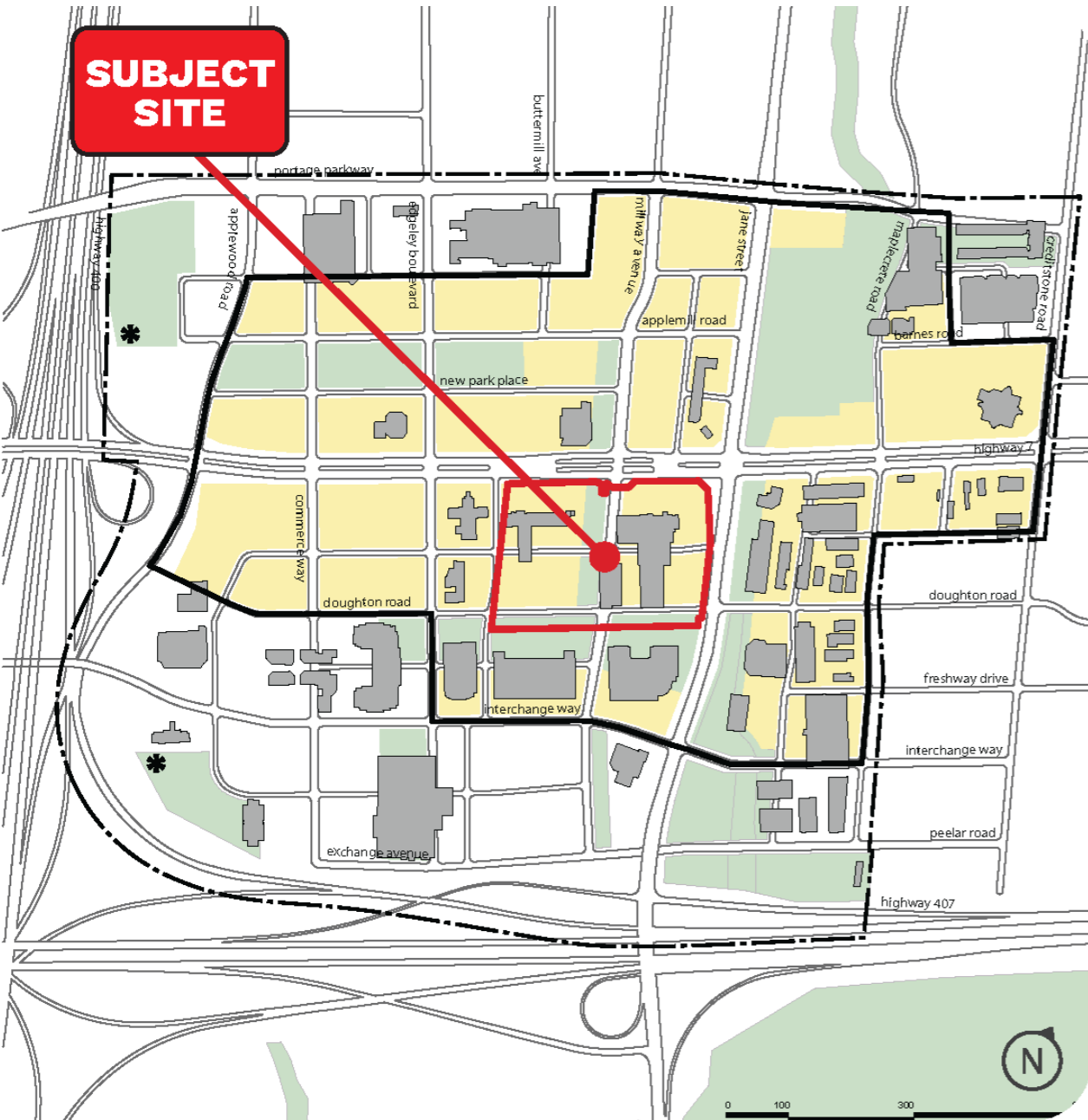
# POLICY AND REGULATORY CONTEXT

## VAUGHAN METROPOLITAN CENTRE

- Vaughan's Downtown – highest density node in the City
- VMC Major Transit Station Area – minimum 400 residents and jobs combined per hectare (Vaughan Official Plan)
- Land use planning coordinated with investments in transit

## EXCEPTIONAL TRANSIT CONNECTIVITY

- Most significant transit hub in York Region
- VMC Subway Station – planned direct access from site
- Highway 7 BRT interchange directly north
- Regional connectivity



VMC SECONDARY PLAN SCHEDULE A





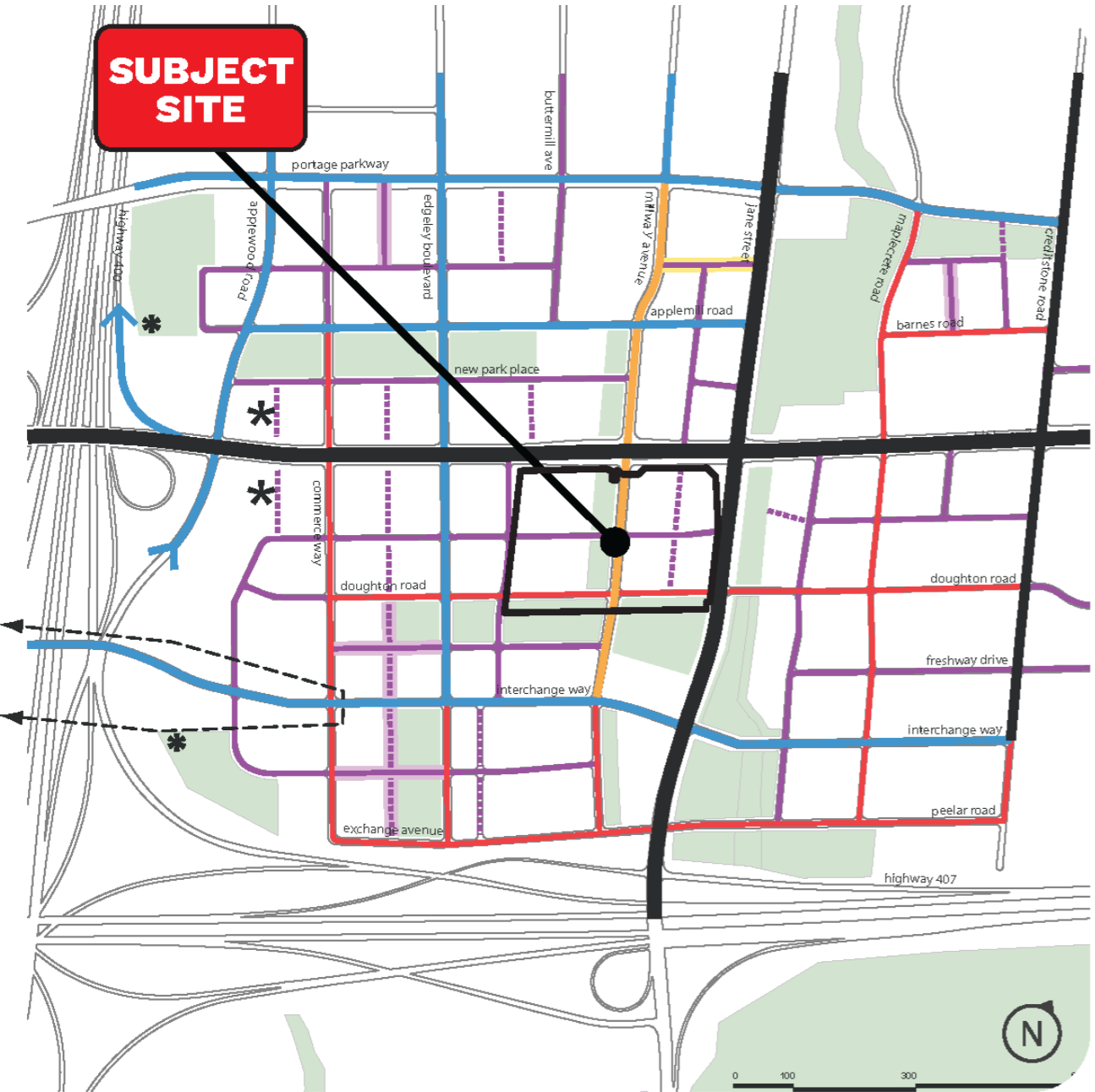
# POLICY AND REGULATORY CONTEXT

## PUBLIC REALM

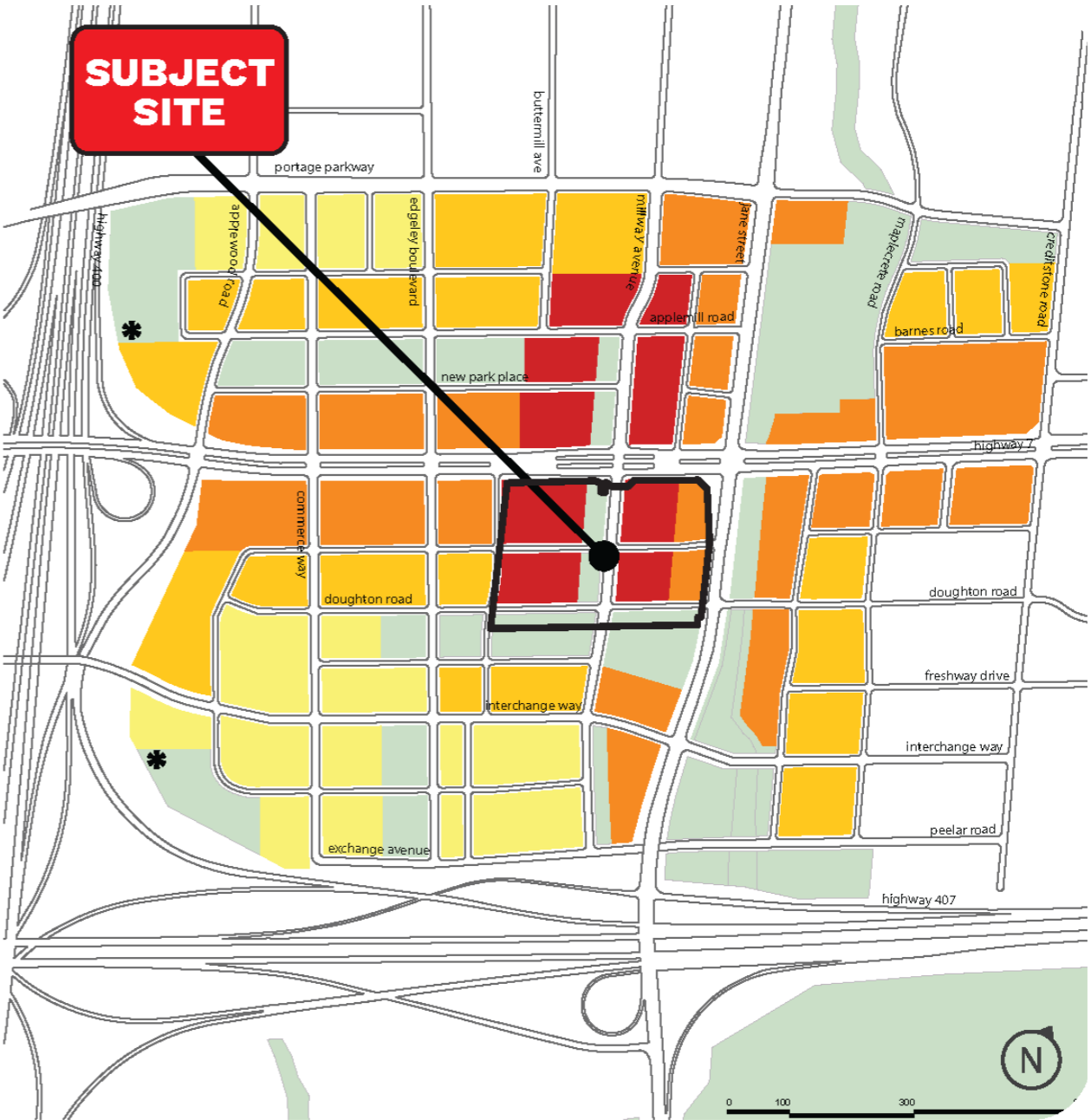
- New public streets and pedestrian/cycling connections
- Parks and open space network
- Direction on public realm

## URBAN STRUCTURE

- Greatest density and height focused around transit
- Mixture of uses and built form typologies – residential, office, retail
- Emphasis on activity at ground floor



VMC SECONDARY PLAN SCHEDULE C

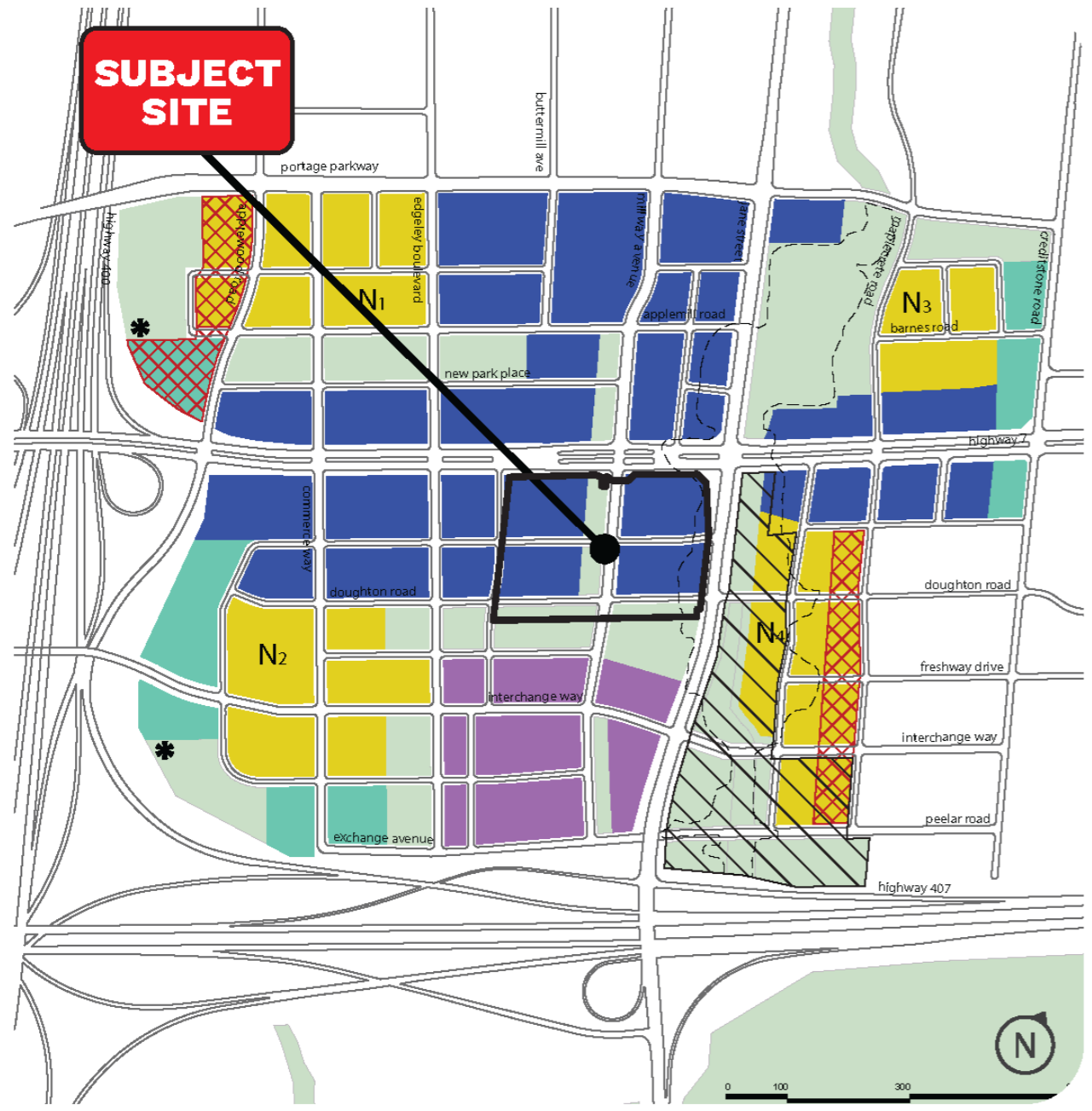


VMC SECONDARY PLAN SCHEDULE I

# POLICY AND REGULATORY CONTEXT

## LAND USE PRECINCTS

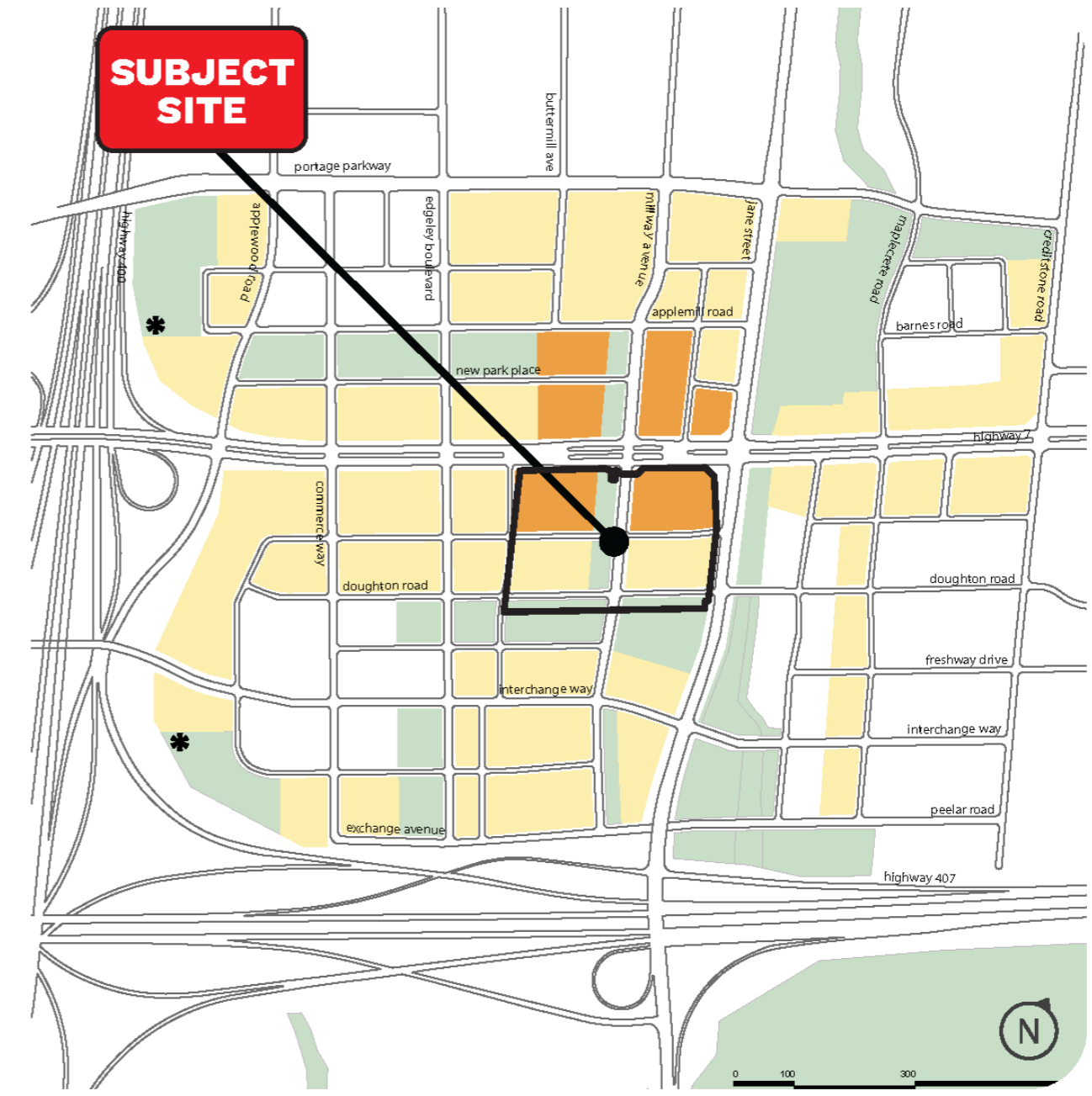
- Station Precinct - broad mix of uses with concentration of non-res uses around subway station
- Major Parks and Open Space - Millway Linear Park and "central park" blocks



VMC SECONDARY PLAN SCHEDULE F

## OFFICE USES REQUIRED

- 15% of planned total GFA as office uses on northern blocks



VMC SECONDARY PLAN SCHEDULE G

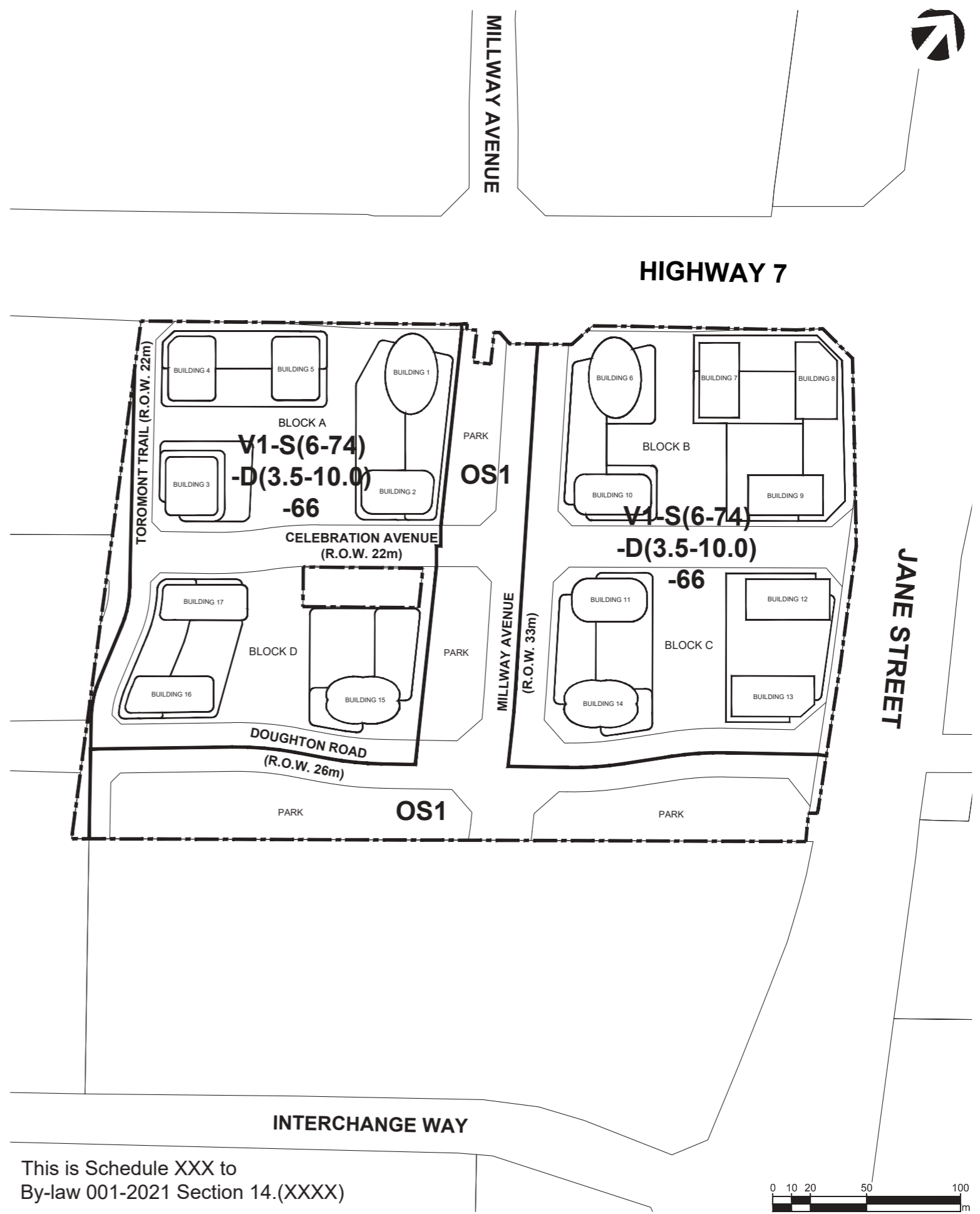
# REQUIRED AMENDMENTS

## OFFICIAL PLAN AMENDMENT

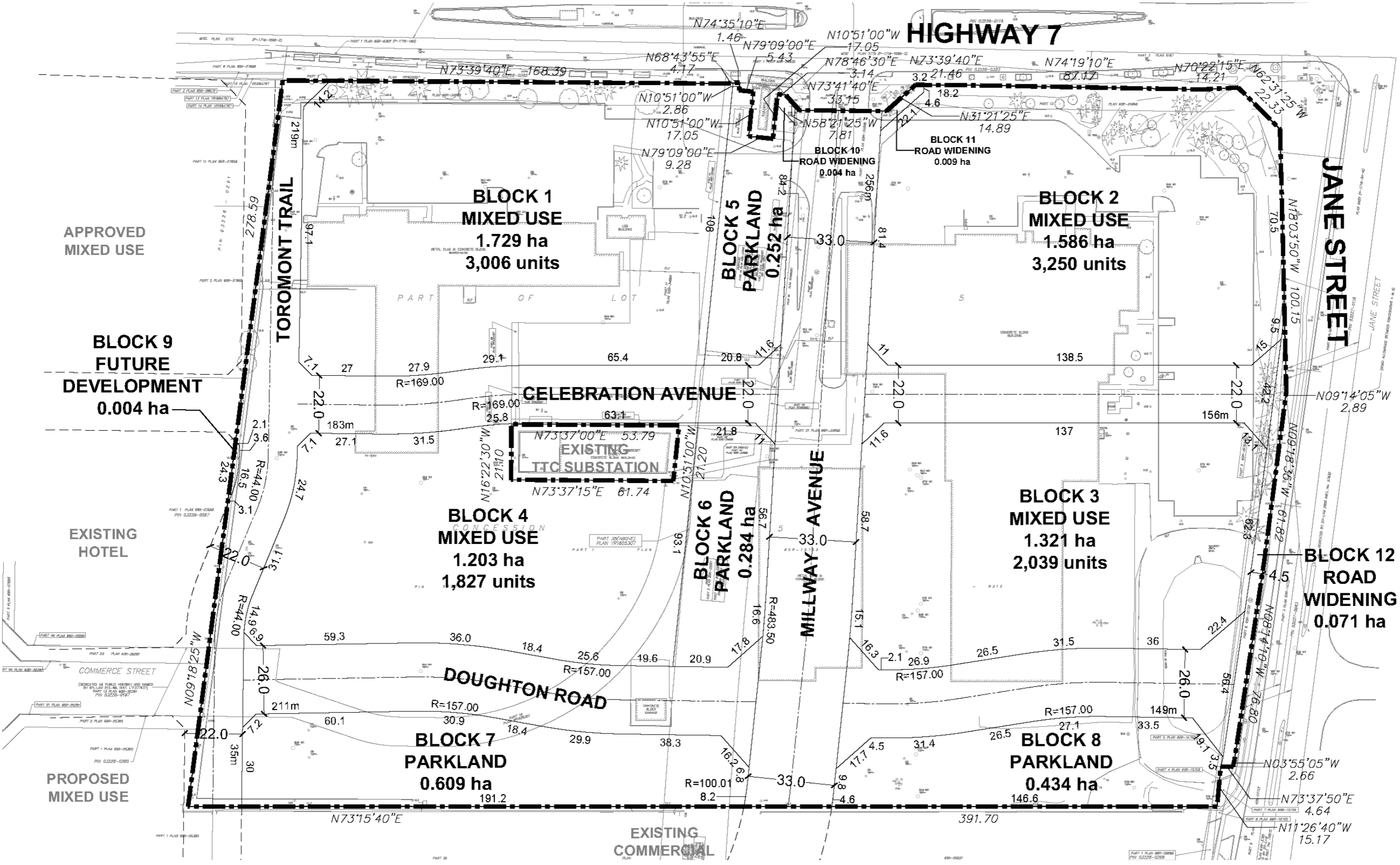
- Height and density
- Podium heights
- Tower floorplates
- Office space GFA


## ZONING BY-LAW AMENDMENT

- Height and density
- Office space GFA
- Performance standards related to: building setbacks, tower step-backs, ground floor building heights, tower floorplates, parking, bicycle parking, and loading, etc.



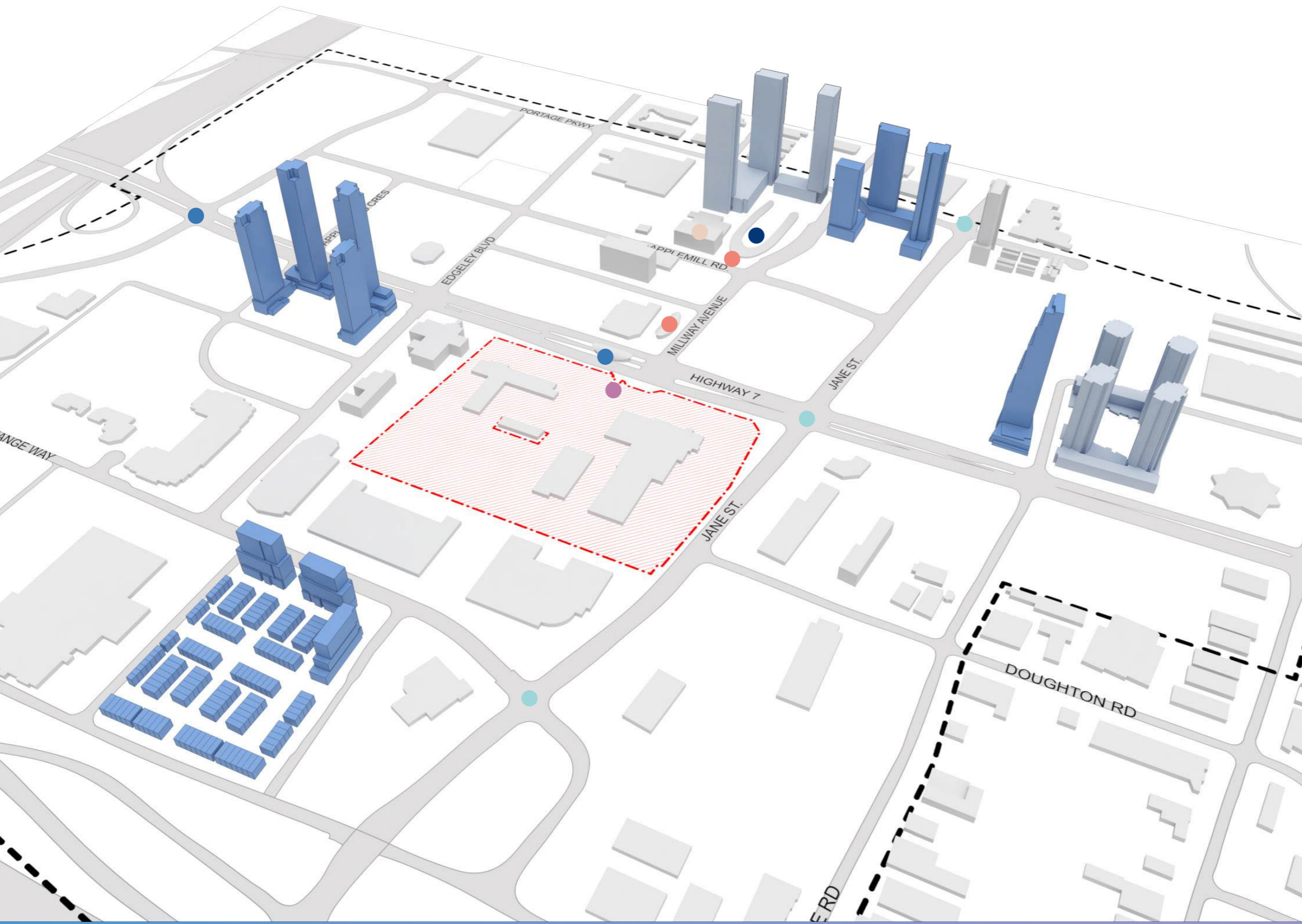
# DRAFT PLAN OF SUBDIVISION



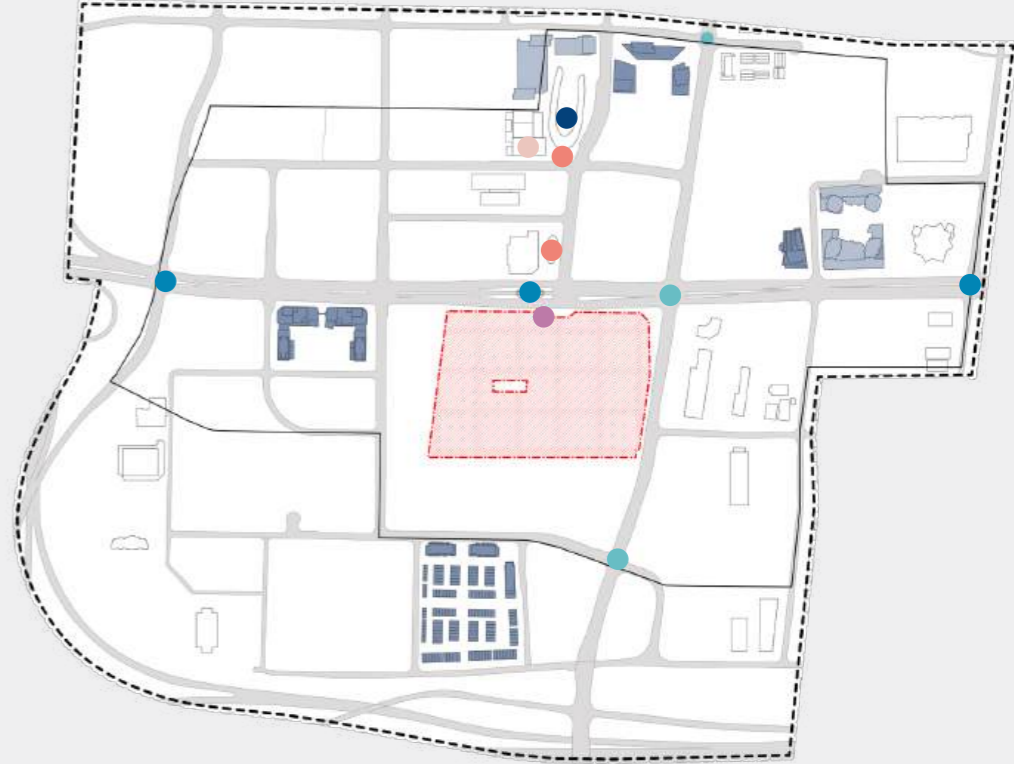


Given the context of the subject site, the proposed amendments and draft plan are appropriate and desirable and represent good planning.

# EXISTING CONTEXT



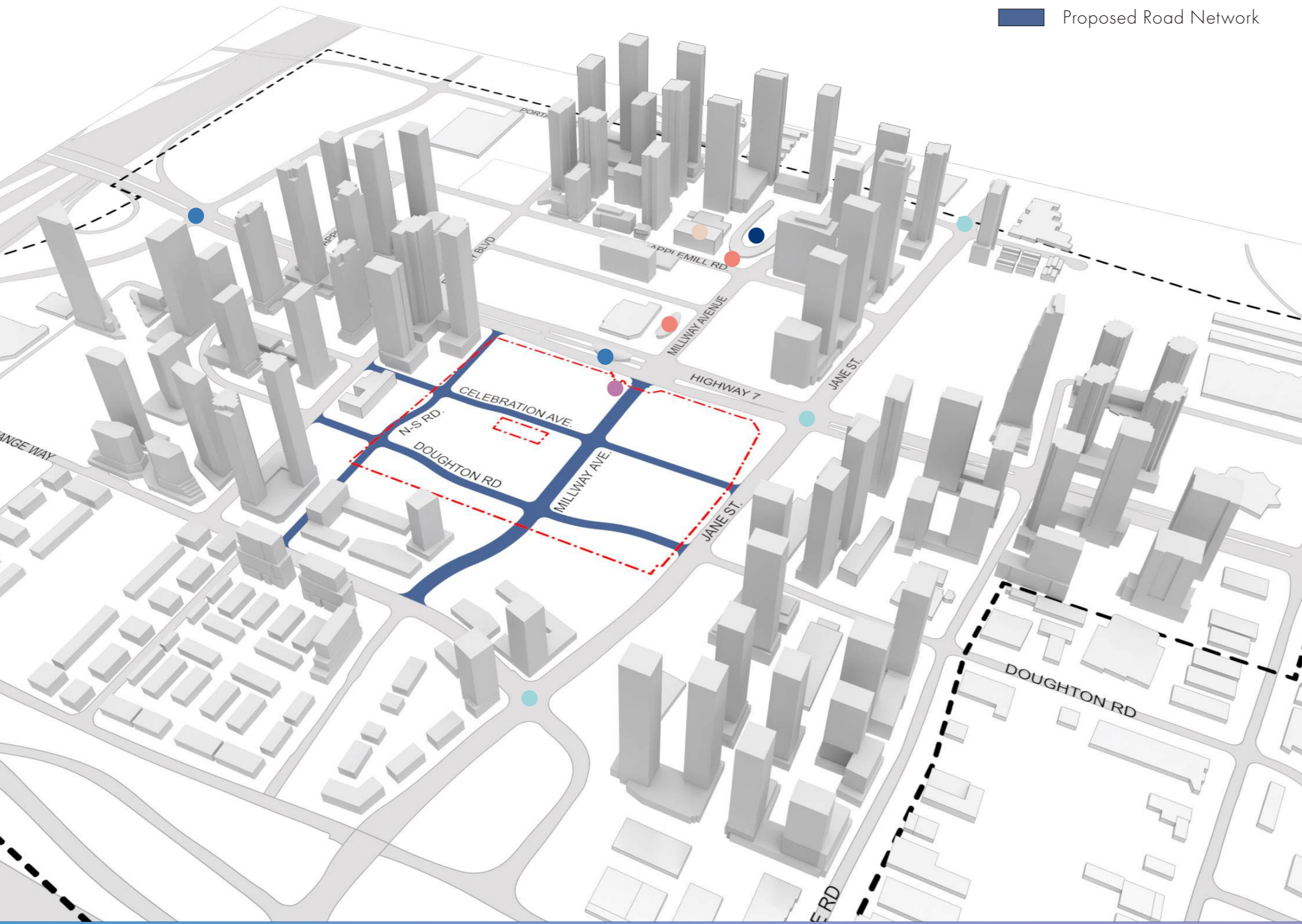
## KEY PLAN



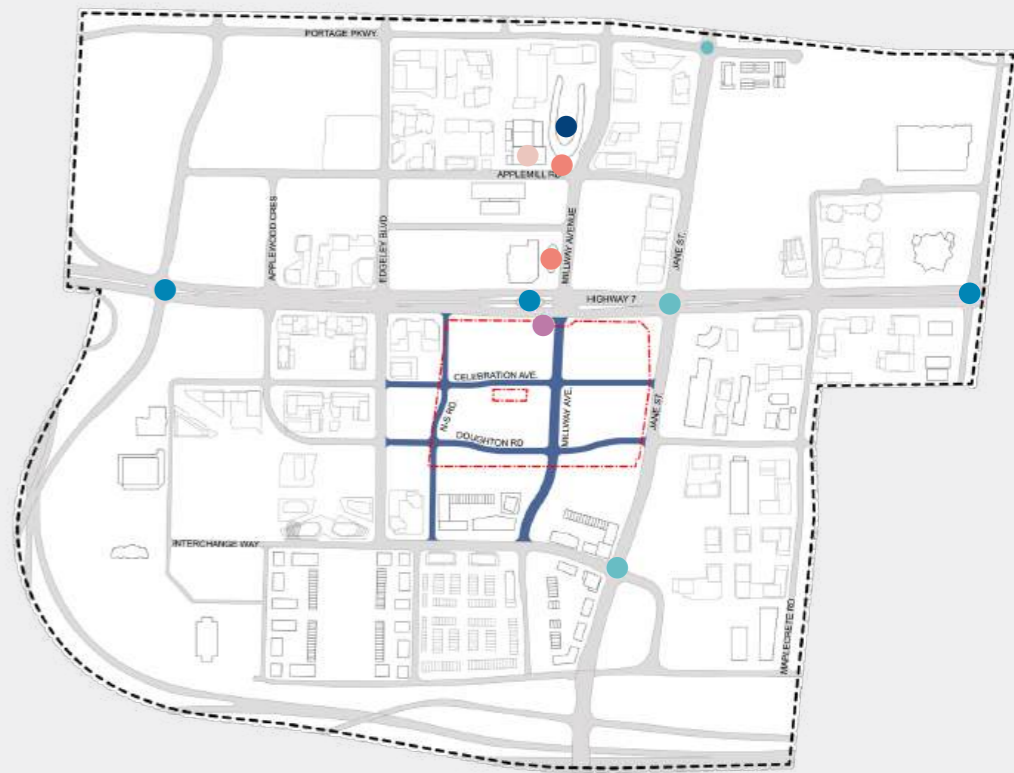
## LEGEND

- Subway Station
- Future Subway Station
- Highway 7 Rapidway Stations
- Potential Jane Street Rapidway Stations
- Bus Station
- Community Centre
- VMC Boundary
- Urban Growth Centre Boundary
- .-.- Subject Property

# PROPOSED ROAD NETWORK



## KEY PLAN

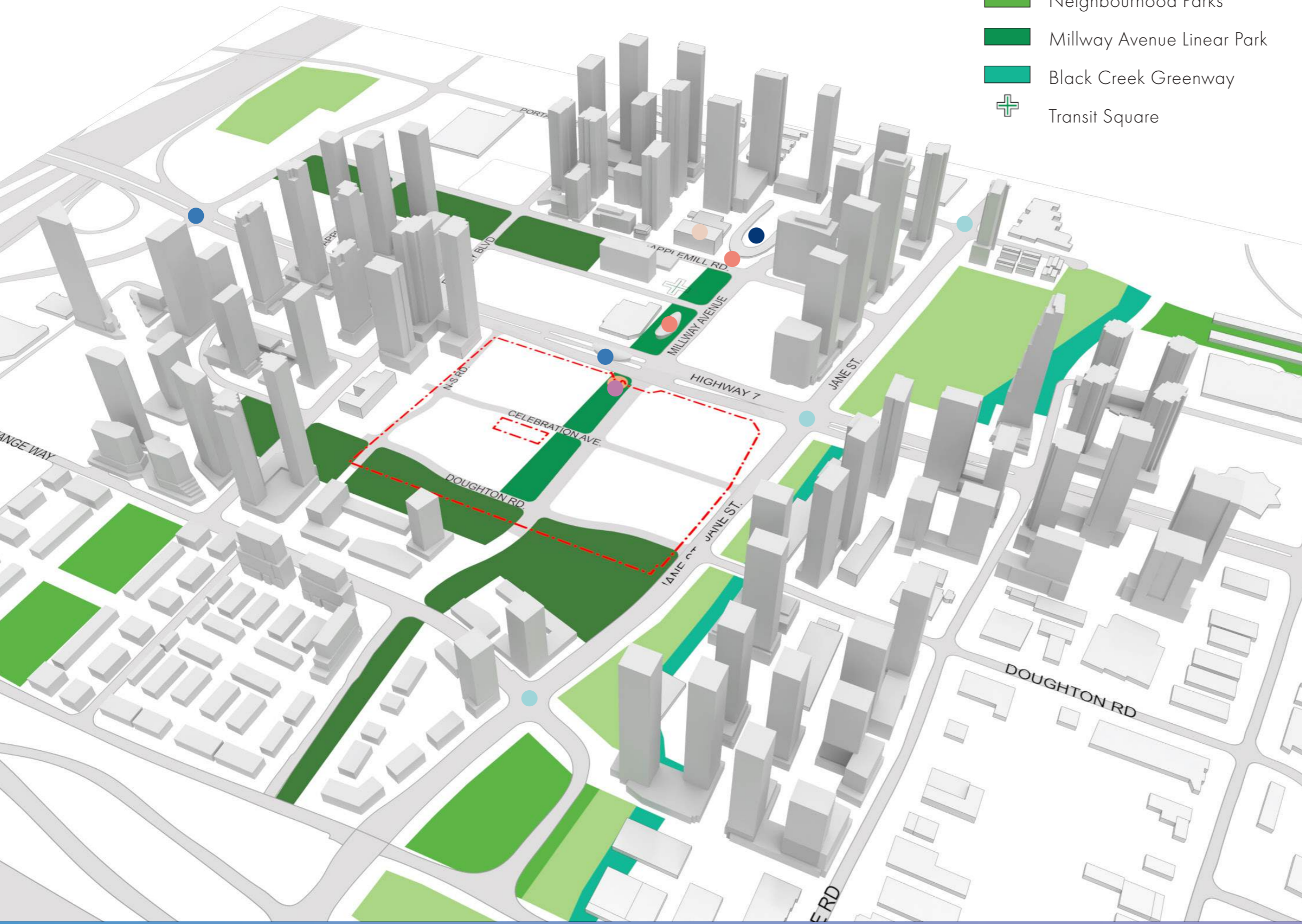


## LEGEND

- Subway Station
- Future Subway Station
- Highway 7 Rapidway Stations
- Potential Jane Street Rapidway Stations
- Bus Station
- Community Centre
- VMC Boundary
- Urban Growth Centre Boundary
- Subject Property

# GREEN SPACE

- Environmental Open Spaces
- Urban Parks
- Neighbourhood Parks
- Millway Avenue Linear Park
- Black Creek Greenway
- + Transit Square



## KEY PLAN

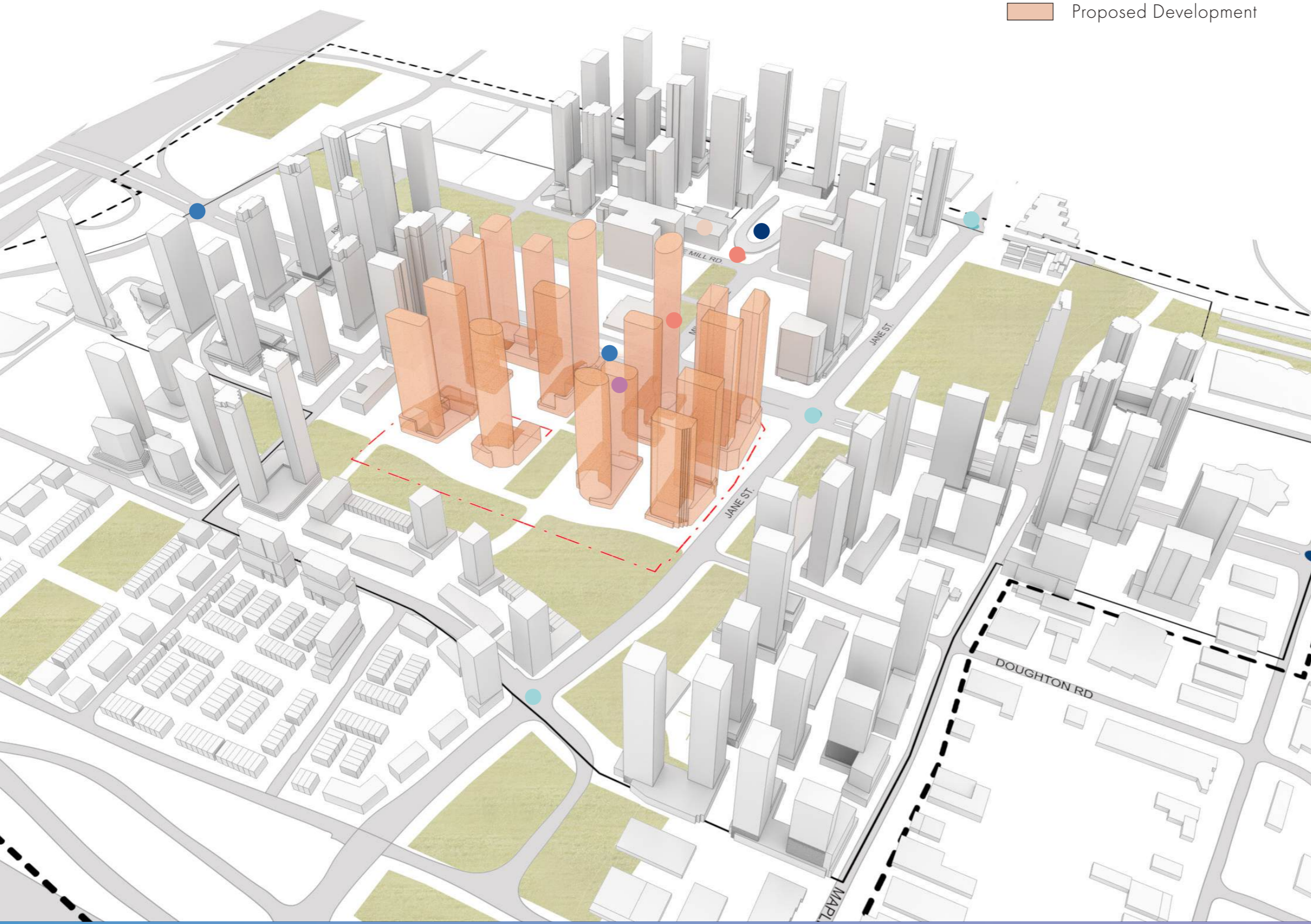


## LEGEND

- Subway Station
- Future Subway Station
- Highway 7 Rapidway Stations
- Potential Jane Street Rapidway Stations
- Bus Station
- Community Centre
- VMC Boundary
- Urban Growth Centre Boundary
- Subject Property



# COMPLETING THE VMC: THE HEART OF THE COMMUNITY



🕒 **KEY PLAN**

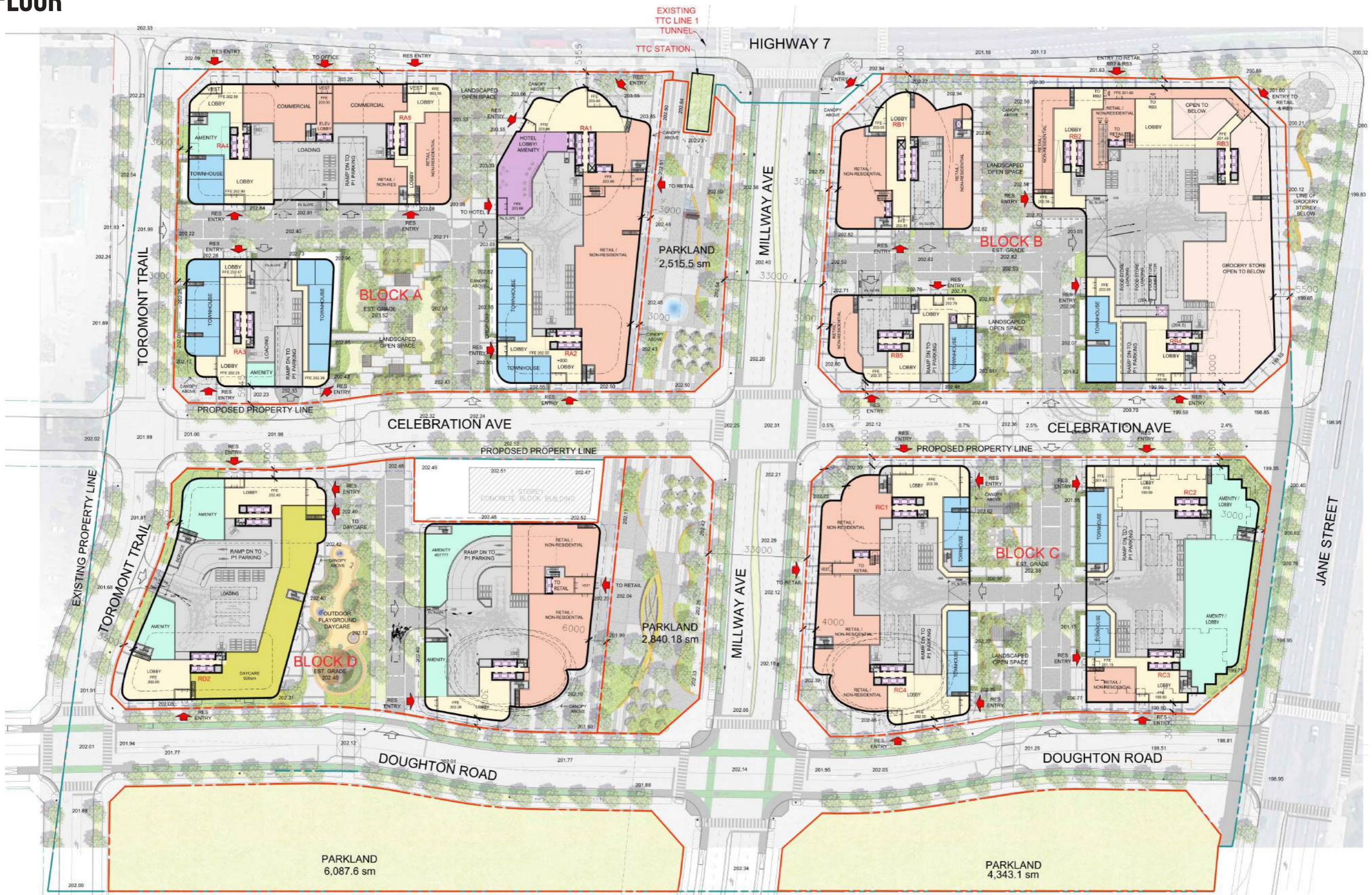
## LEGEND

- Subway Station
- Future Subway Station
- Highway 7 Rapidway Stations
- Potential Jane Street Rapidway Stations
- Bus Station
- Community Centre
- VMC Boundary
- Urban Growth Centre Boundary
- Subject Property

# MASTERPLAN



# GROUND FLOOR



VIEW OF PROPOSED MASTER PLAN FROM SOUTH



VIEW OF PROPOSED MILLWAY LINEAR PARK FROM SOUTH





VIEW OF PROPOSED MILLWAY ST EXTENSION AND LINEAR PARK FROM NORTH



**VIEW OF PROPOSED MILLWAY ST EXTENSION AND LINEAR PARK FROM SOUTH**

COURTYARD VIEW OF PROPOSED DAYCARE AND OUTDOOR PLAYGROUND FROM SOUTH





RESIDENTIAL COURTYARD VIEW FROM SOUTH



**VIEW OF PROPOSED MASTER PLAN FROM NORTH AT HIGHWAY 7**



# PROJECT STATISTICS

## 1 Total GFA – (RES+NON-RES)

871,734sm

## 2 Site Area

gross site area - 105,854.27sm

site area (gross site - parkland area) = 90,073.62

## 3 Total overall Density (GFA/site area)

9.68 FSI

## 4 Units

Total overall units: 10,231 units

## 5 Parkland

Total Parkland: 15,786sm (15%)

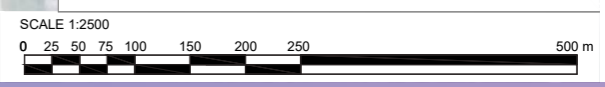


THANK YOU

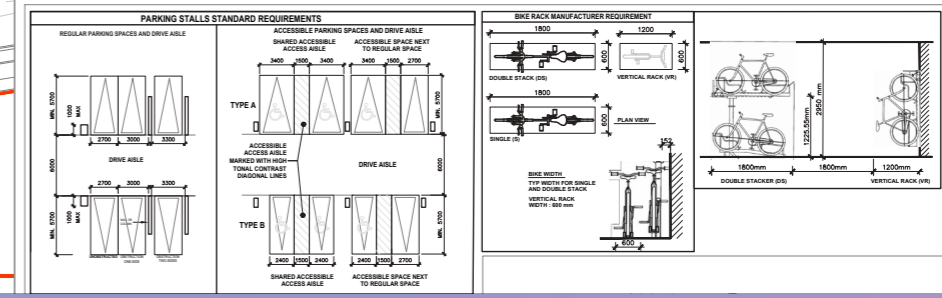
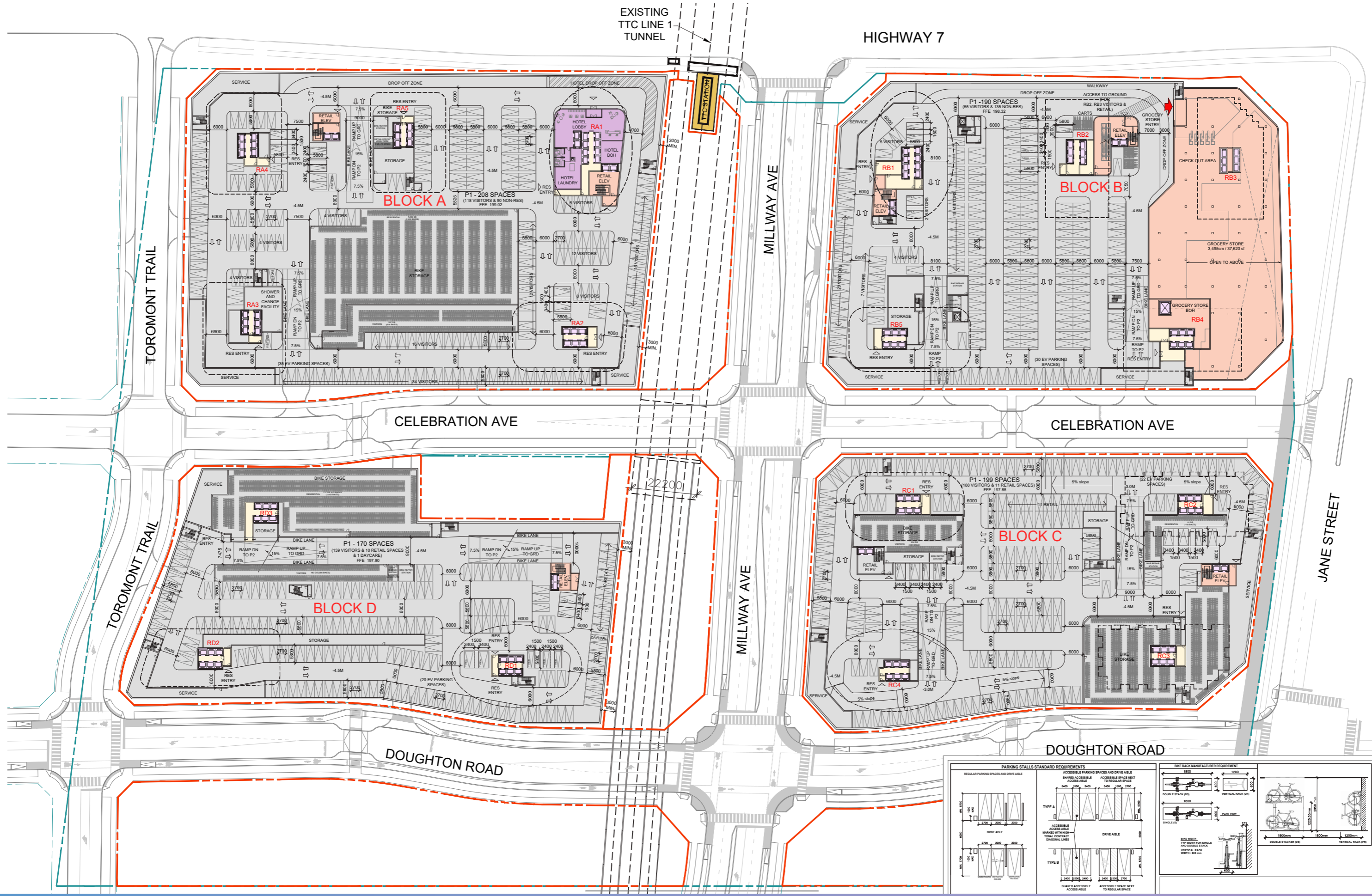
# CONTEXT PLAN



- CONTEXT PLAN - 400m - 800 - AERIAL
- SUBJECT SITE
  - 400m-800m RADIUS
  - EXISTING BUILDING
  - APPROVED BUT NOT YET BUILT
  - UNDER CONSTRUCTION BUILDING
  - PROPOSED BUILDING
  - SMARTVMC BUS TERMINAL
  - HIGHWAY 7 RAPIDWAY STOP
  - VCM TTC STATION
  - YRT BUS ROUTE
  - HIGHWAY 7 RAPIDWAY
  - TTC LINE 1
  - EXISTING BIKE LANE
  - PROPOSED BIKE LANE
  - EXISTING PARK
  - PLANNED PARK
  - EXISTING ENVIRONMENTAL OPEN SPACE
  - PLANNED ENVIRONMENTAL OPEN SPACE



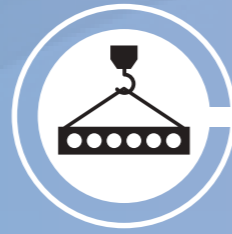
# P1 PLAN





**DRIVING FORWARD TOGETHER**

**IS A LONG-TERM** resident of Vaughan who has contributed to its economic prosperity through the manufacturing and distribution of construction equipment



**THE FUTURE** development will densify and contribute to Vaughan as a sustainable transit-oriented community



**CONSIDERED** "centre ice" of the Vaughan Metropolitan Centre (VMC)



# TOROMONT



**SEEKING BEST VALUE** for land redevelopment as funds will contribute to wages and pensions of employees

**HAS A VISION** to complete the VMC through land development, contributing to roads, parkland, pedestrian and cycling networks



**ASPIRES** to stay in Vaughan once development is underway



**OWNERSHIP** in the design of a vibrant and balanced mixed-use development, versus leaving it to developers



# Statutory Public Meeting

C55.  
Communication  
CW(PM) – November 6, 2024  
Item No. 3

**PEM (Weston) Limited Partnership**

**Official Plan Amendment & Zoning By-law Amendment**

**3790 Highway 7**

City Files: OP.24.009, Z.24.021



November 6, 2024

# Location & Context

- **Address:** 3790 Highway 7
- **Location:** North-West corner of Weston Road and Highway 7
- **Lot Area:** 1.45 hectares

 **Subject Lands** 3790 Highway 7

- ① 7887 Weston Road
- ② 7520, 7540, 7560 Weston Road
- ③ 3899, 3901 Highway 7
- ④ 177 Whitmore Road
- ⑤ Part Lot 5, Concession 5, Parts 1-7 RP 65R-23151
- ⑥ 137 Chrislea Road



# Preliminary Site Plan

- **3 towers**
  - 43-storeys (Tower B – Fronting New Public Road)
  - 45-storeys (Tower A – Fronting Highway 7)
  - 45-storeys (Tower C – Fronting Weston)
- **6-Storey Podiums**
- **1,700m<sup>2</sup> POPS (Identified in Green)**
- **20m wide public right-of-way along the west side of the property and future 20m wide public right-of-way and private road (temporary) along the north side.**

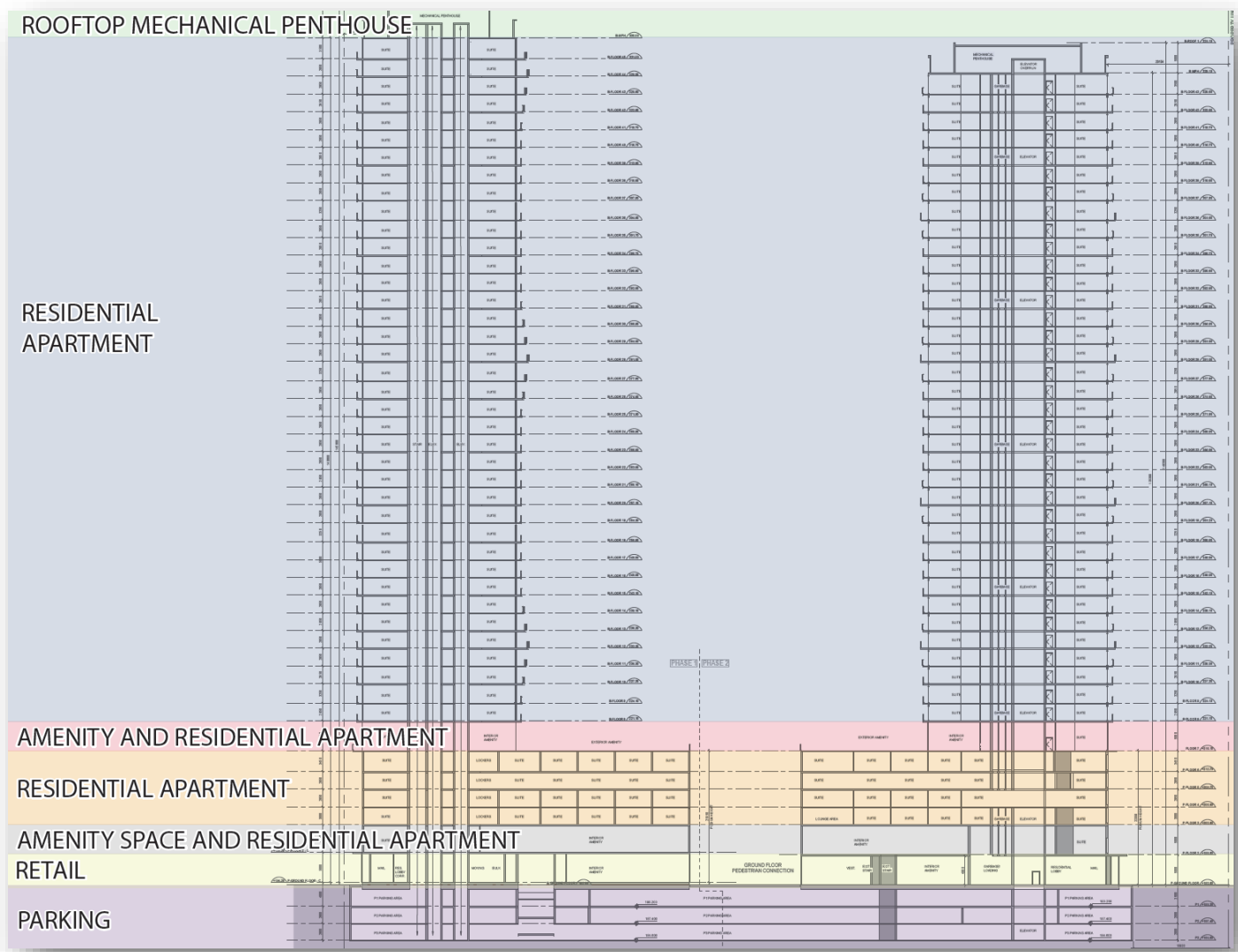


# Preliminary Site Plan Statistics

Site Statistics	Proposed
Gross Site Area:	14,662 m <sup>2</sup>
FSI :	9.5 Net 7.5 Gross
Residential GFA:	105,435 m <sup>2</sup>
Non-Residential GFA:	938 m <sup>2</sup>
Total GFA:	106,372 m <sup>2</sup>
Residential Units:	1,621
Amenity Space:	6,507 m <sup>2</sup>
Public Park (POPS)	1700 m <sup>2</sup>
Vehicle Parking Spaces:	740 spaces
Bicycle Parking:	978 spaces



# Building Sections - Uses



# Conceptual Building Renderings



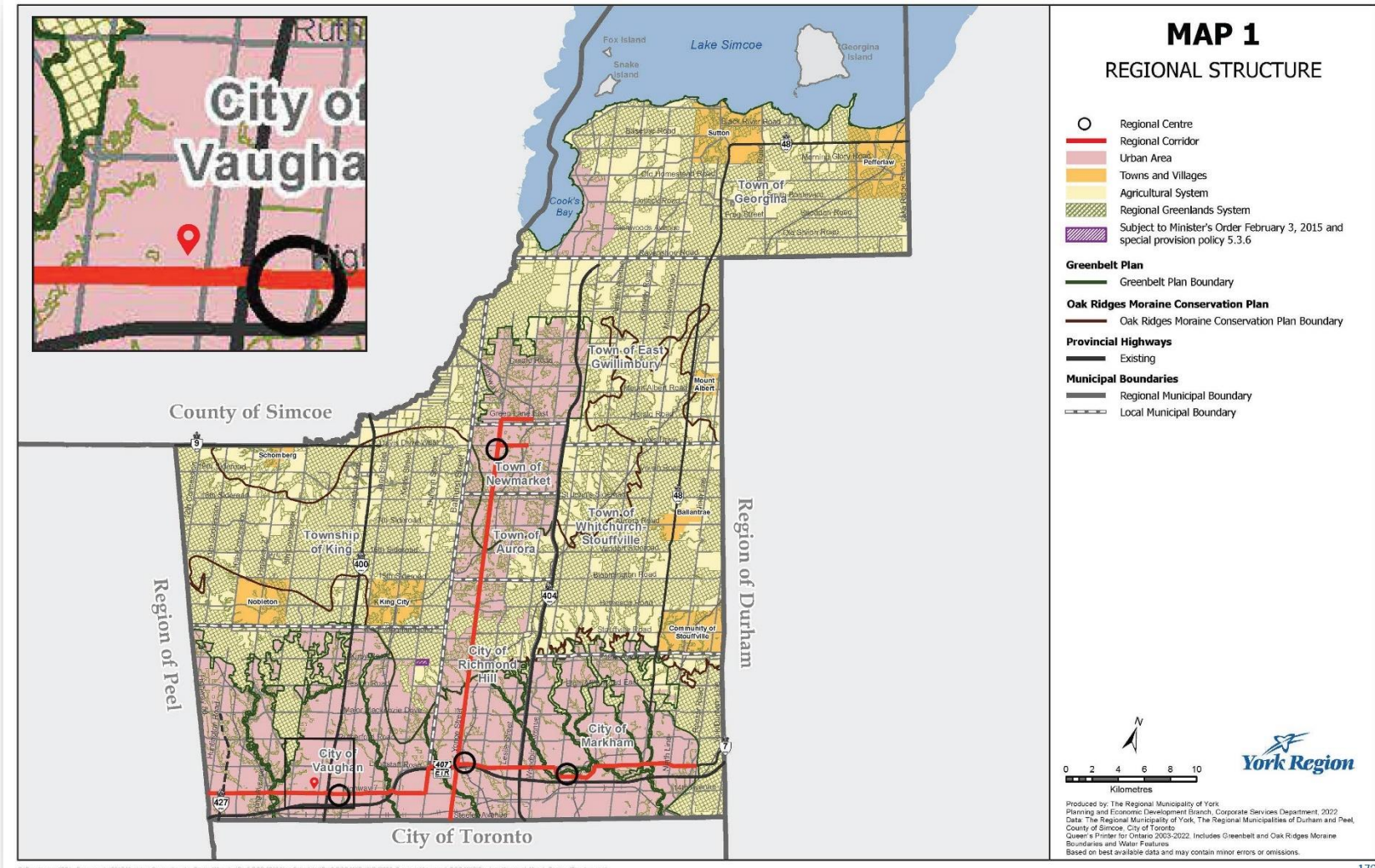
South East Façade View Looking North West



North Façade View Looking South West

# Existing Official Plan Designation

- York Region Official Plan: Community Area



# Existing Official Plan Designation

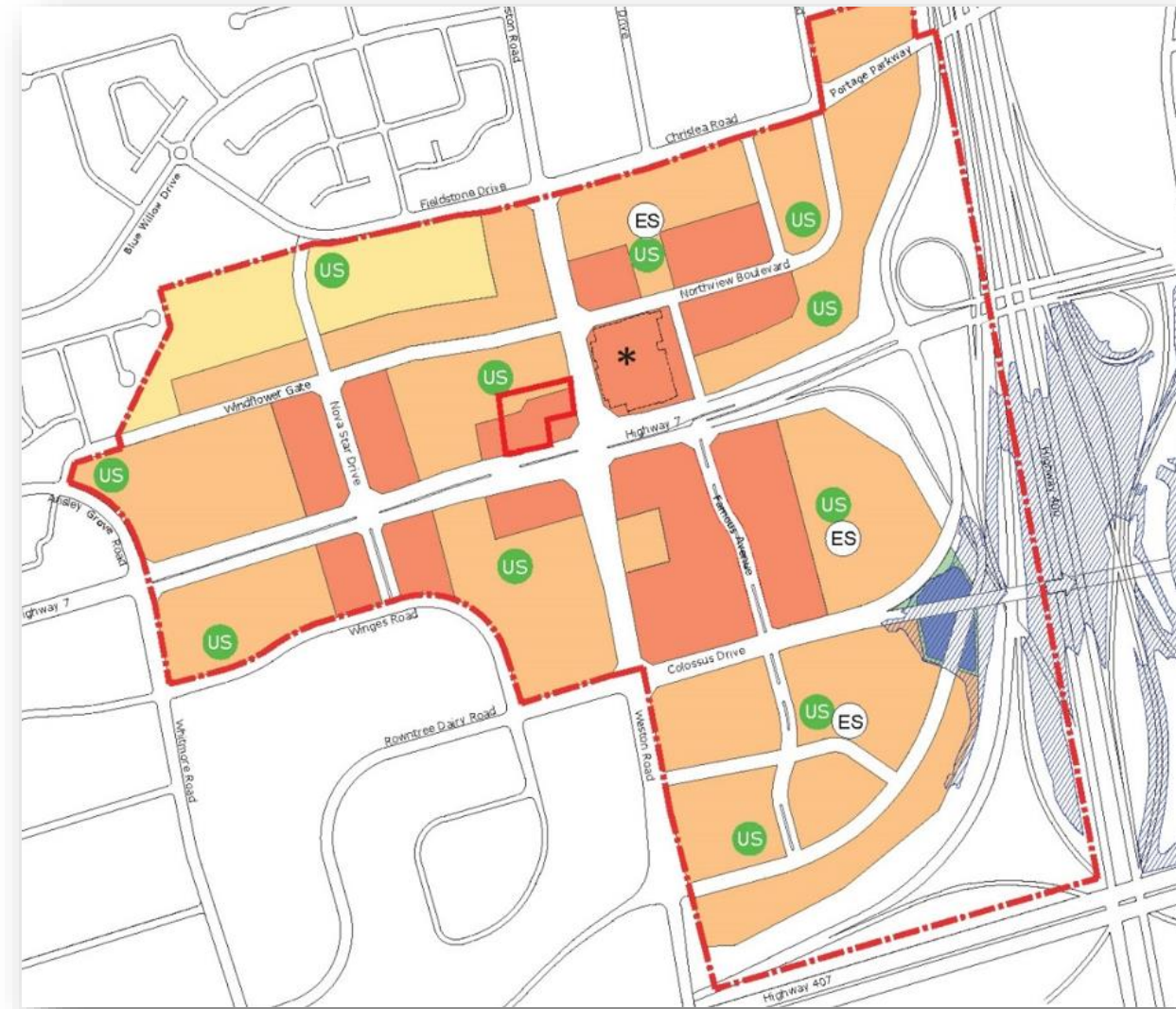
- **Vaughan OP:** *Primary Centres and High-Rise Mixed-Use*





# Proposed Secondary Plan Designation

- **Draft Weston 7 Secondary Plan:**
  - *Mixed Use I and II*










# Proposed Secondary Plan Designation

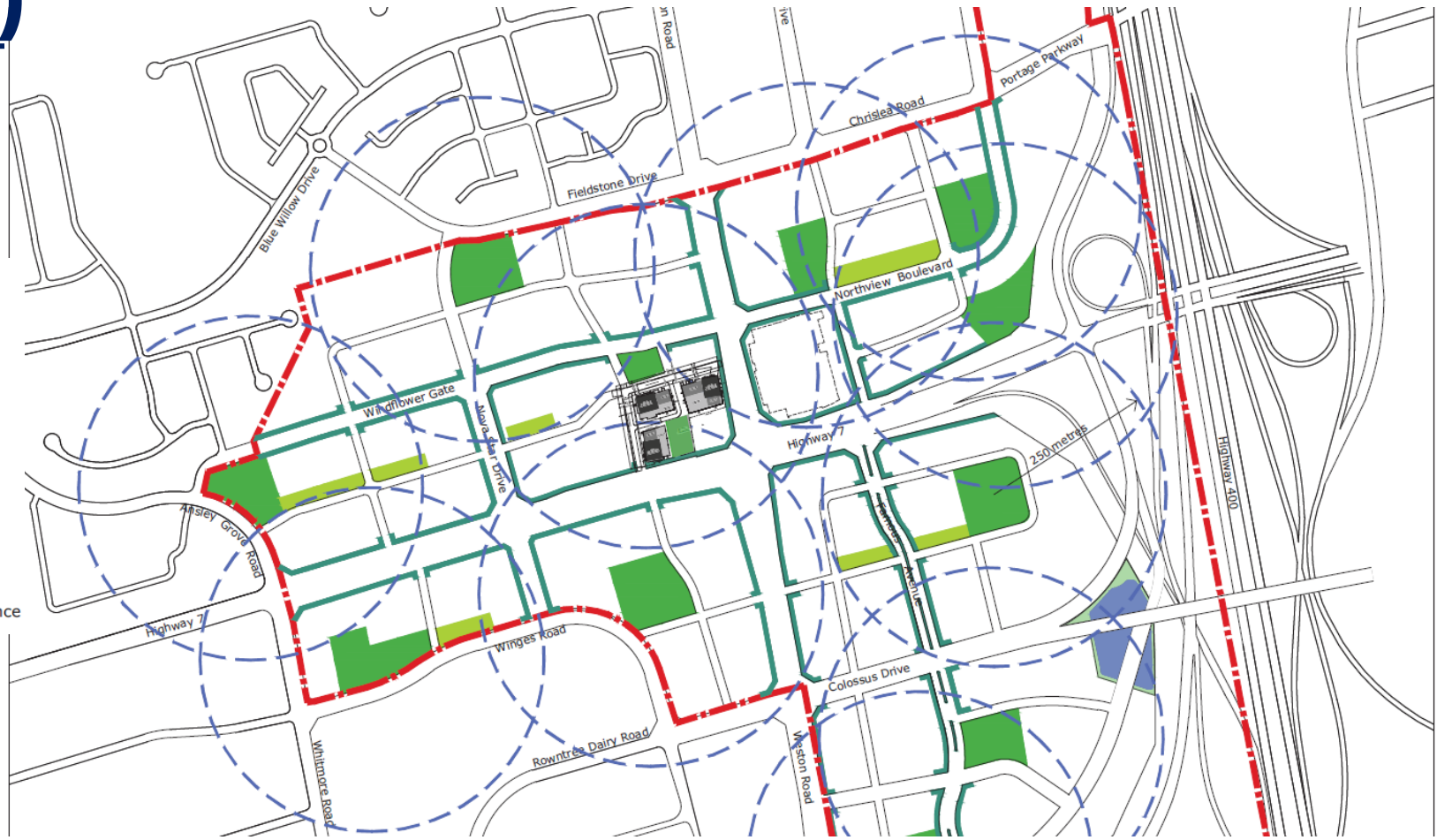
- **Draft Weston 7 Secondary Plan:**
  - *High Rise I and II*



# Proposed Secondary Plan – Schedule 3 (modified)

## Legend

-  Secondary Plan Area
-  Urban Squares
-  Promenades
-  Enhanced Urban Streetscape
-  Standard Urban Streetscape
-  Existing Stormwater Management Pond
-  250m Radius, 2-3 Minute Walking Distance



# Existing Zoning

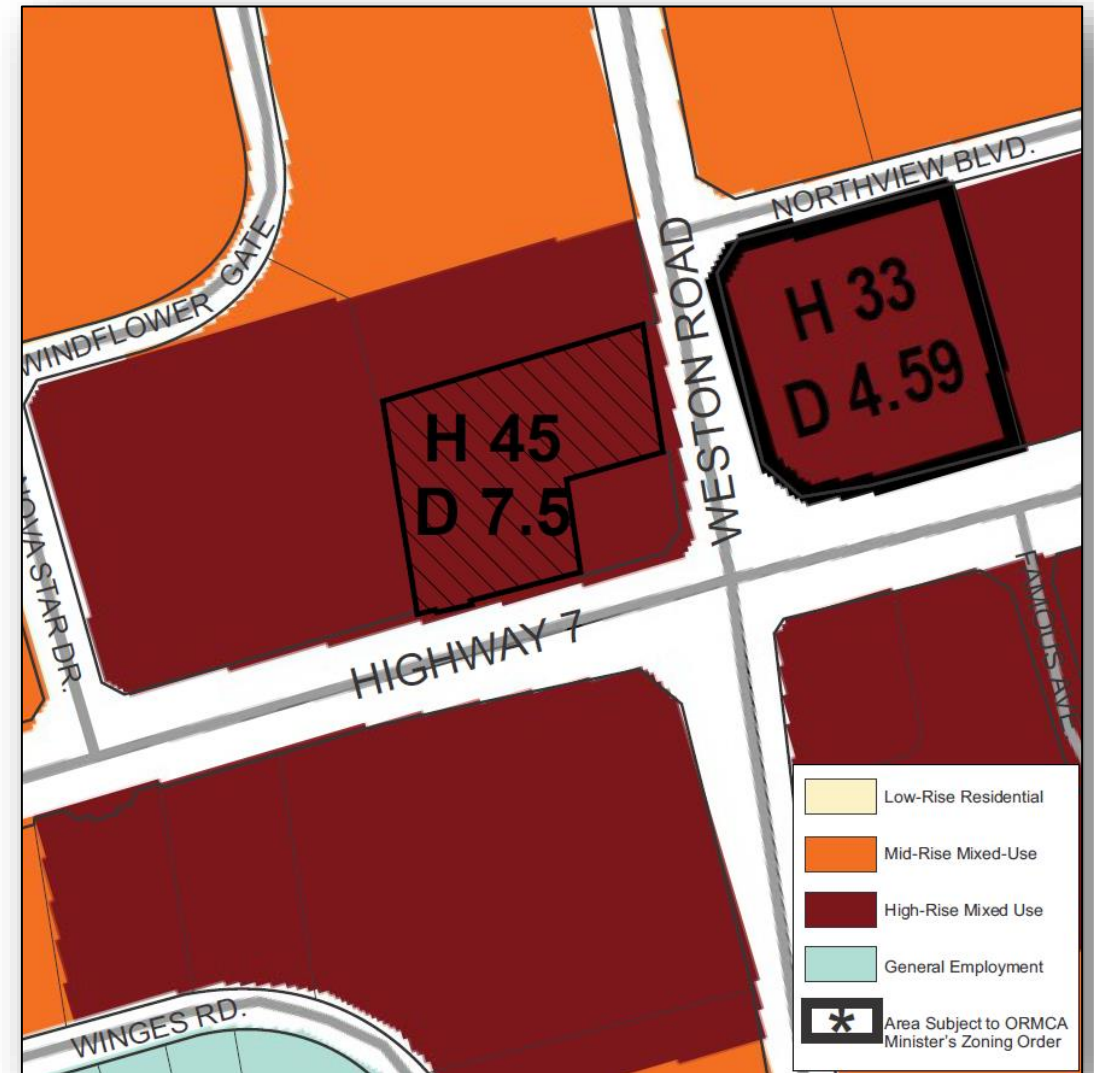
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- **Zoning By-law 001-2021**
  - GMU General Mixed-Use Exception 50



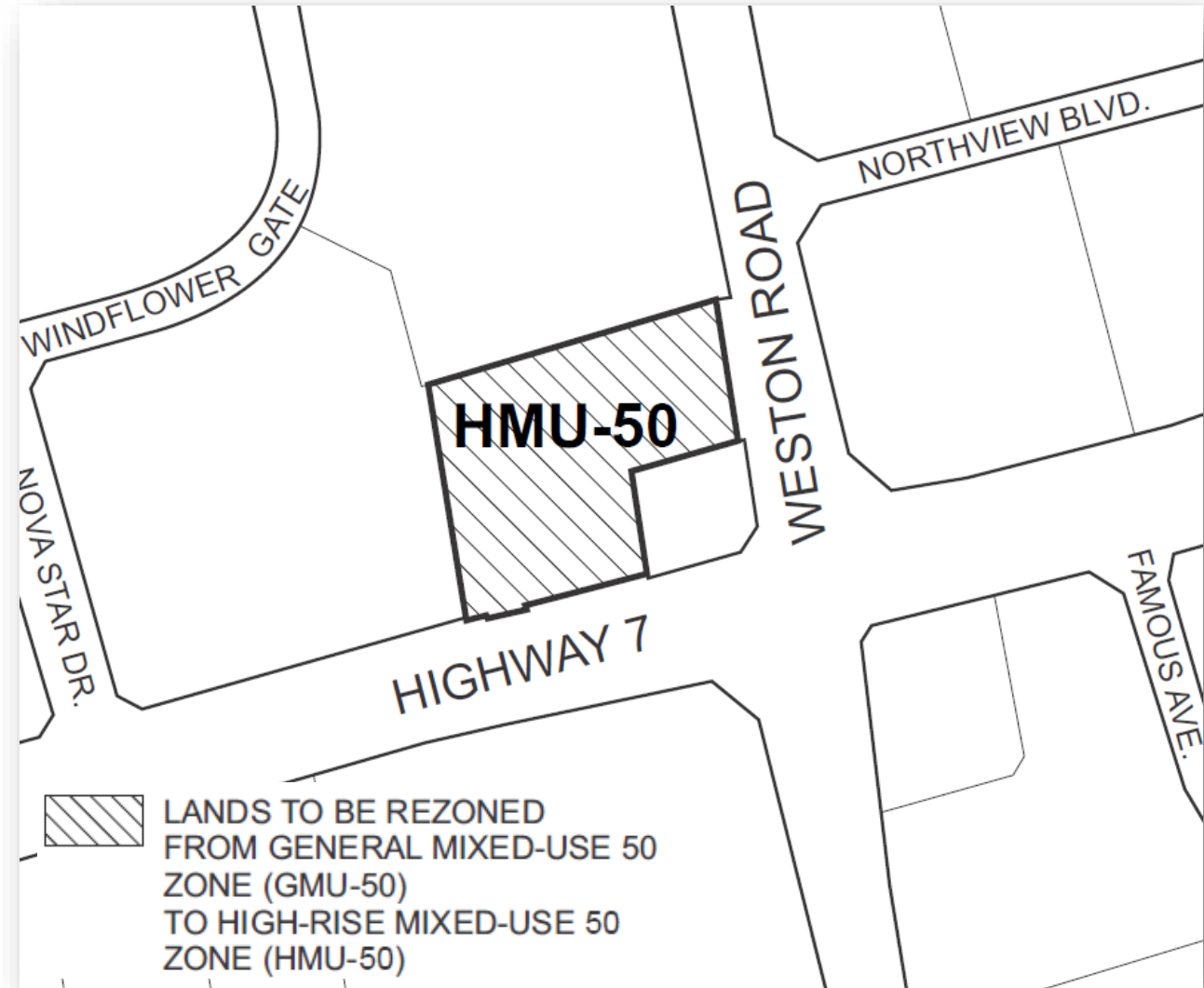
# Proposed Official Plan Amendment

- **Proposed Height and Density:** 45 Storeys and 7.5 FSI
- OPA to revise the maximum permitted height/densities on the Subject Lands as well as permit the proposed ZBA prior to the approval of the Weston 7 Secondary Plan.



# Proposed Zoning By-law Amendment

- **Zoning By-law 001-2021**
  - General Mixed-Use 50 Zone (GMU-50) to
  - High-Rise Mixed-Use 50 Zone (HMU 50)

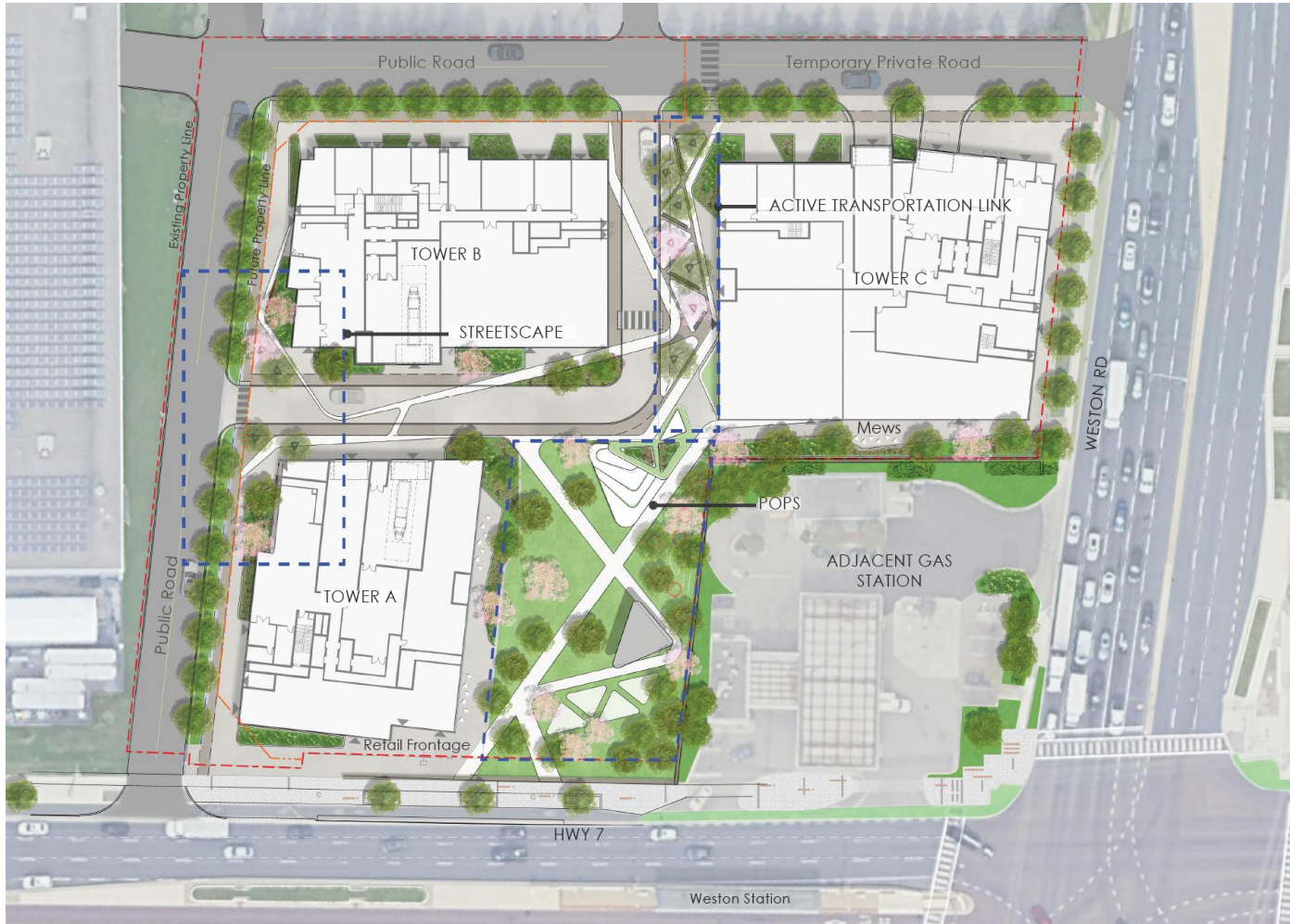


# Supporting Materials

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- Urban Design Brief, KLM Planning Partners Inc.
- Community Services and Facilities Impact Study, KLM Planning Partners Inc.
- Sustainability Metrics, KLM Planning Partners Inc.
- Sustainability Metrics Summary Letter, KLM Planning Partners Inc.
- Landscape Concept, Nak Designs
- Noise and Vibration Feasibility Study, HGC Engineering
- Shadow Impact Study, Quadrangle Architects Limited
- Transportation Mobility Plan, TYLin
- Architectural Set, Quadrangle Architects Limited
- Draft Plan of Subdivision, KLM Planning Partners Inc.
- Aerial Orthophotograph, KLM Planning Partners Inc
- Legal Survey Plan, R-PE Surveying
- Arborist Report, Kuntz Forestry Consulting Inc.
- Landscape Cost Estimate, Nak Designs
- Landscape Plans, Nak Designs
- Landscape Presentation, Nak Designs
- Land Use Compatibility Air Quality Study Gradient Wind Engineers
- Phase One Environmental Site Assessment Update, DS Consultants
- Phase Two Environmental Site Assessment, DS Consultants
- Geotechnical/Soils Report, DS Consultants
- Hydrogeological Report, DS Consultants
- Site Screening Questionnaire and Environmental Certification, KLM Planning Partners Inc.
- Waste Collection Standards

# Landscape Plan



Landscape Inspiration Images



# Questions and Comments

---

**Ryan Mino-Leahan**, BURPI, MCIP, RPP

Partner

KLM Planning Partners Inc.

[RMino@klmplanning.com](mailto:RMino@klmplanning.com)

905.669.4055



64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

**C56.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 4**

File: P-2632

November 5, 2024

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Hon. Mayor Del Duca and Members of Council**

**Re: Committee of the Whole (Public Meeting), Wednesday November 6, 2024**  
**Agenda Item 3.4**  
**Frank Micoli C/O 1315955 Ontario Inc.**  
**Official Plan Amendment File OP.24.007, Zoning By-Law Amendment File Z.24.019**  
**132, 144, 154 And 166 Woodstream Boulevard, Vicinity of Martin Grove Road and Highway 7**  
**City of Vaughan, Region of York**

KLM Planning Partners Inc. is the land use planning consultant representing 716051 Ontario Limited & 1214420 Ontario Limited (“**Client**”). Our client owns a series of landholdings at the southeast corner of the intersection of Martin Grove Road and Highway 7, known municipally as 5555, 5585, 5597 and 5601 Highway 7, 7731, 7685,7635,7625 Martin Grove Road, and 211 Woodstream Boulevard in the City of Vaughan (the “**City**”), Region of York (the “**Region**”) (the “**Subject Lands**”). A map identifying the location of the Subject Lands is attached herein.

We are writing in response to Item 3.4 on the Committee of the Whole (Public Meeting) on Wednesday November 6, 2024. The proposed Official Plan Amendment and Zoning By-law Amendment Applications are considering the development of lands to the east of our client’s lands with four (4) 35-storey residential apartment buildings.

We have only recently become aware of these applications and are still reviewing the submitted materials, as they relate to the future development potential of our client’s lands. We also wish to advise Committee that we have been in communication on several occasions with the Owner of these applications and their consulting team regarding their proposal to ensure that appropriate coordination between our sites and the surrounding community is occurring.

We respectfully request notice of any future reports and/or public meetings and consultations regarding the proposed applications, and that we receive notice of any decision of City Council.

Please do not hesitate to contact the undersigned if there are any questions or concerns of if you require any additional information.

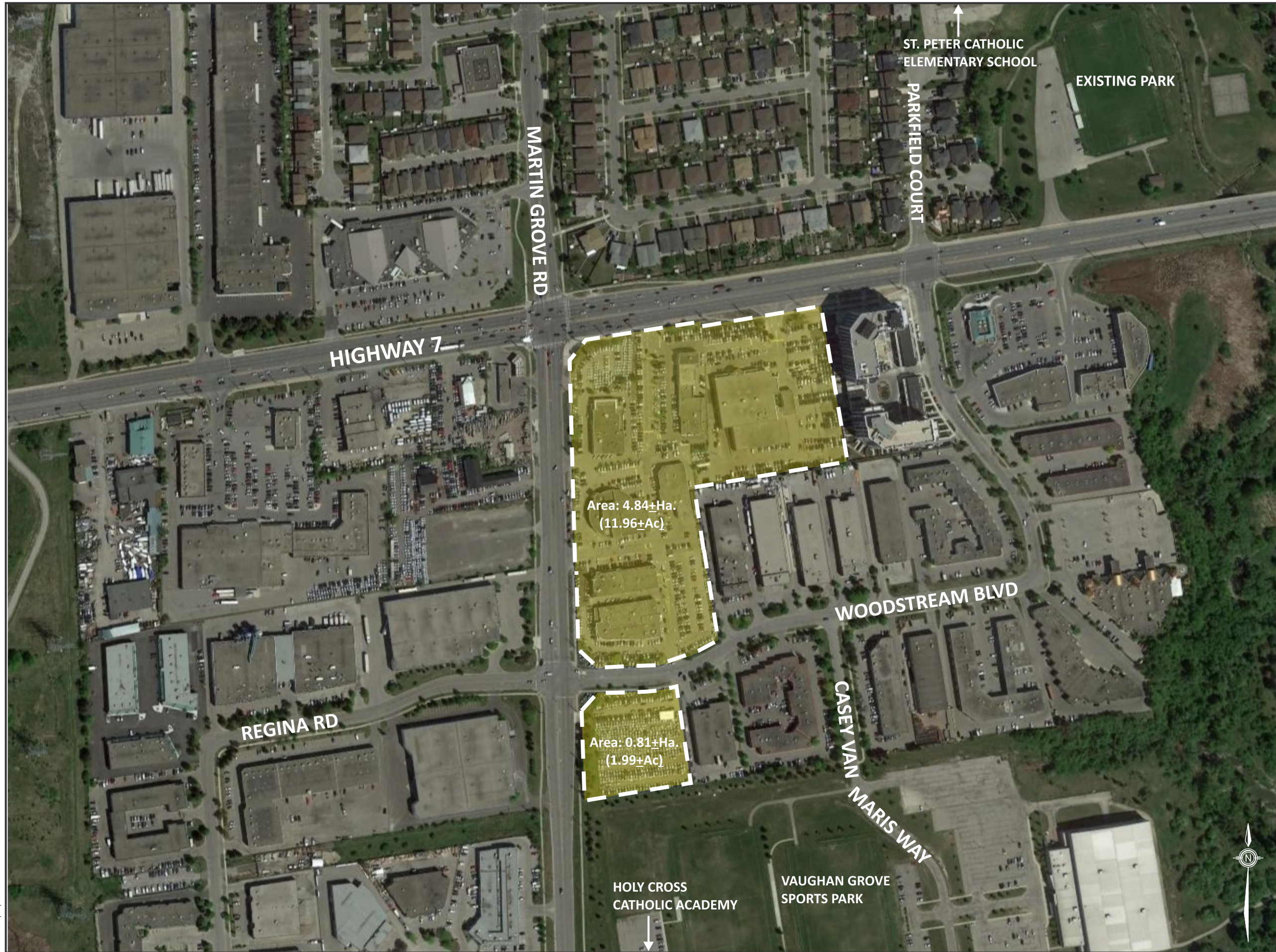
Yours truly,  
**KLM PLANNING PARTNERS INC.**

Ryan Mino BURPI, MCIP, RPP  
Partner

Tim Schilling, BES, MCIP, RPP  
Senior Planner

cc. Client

# Location Map



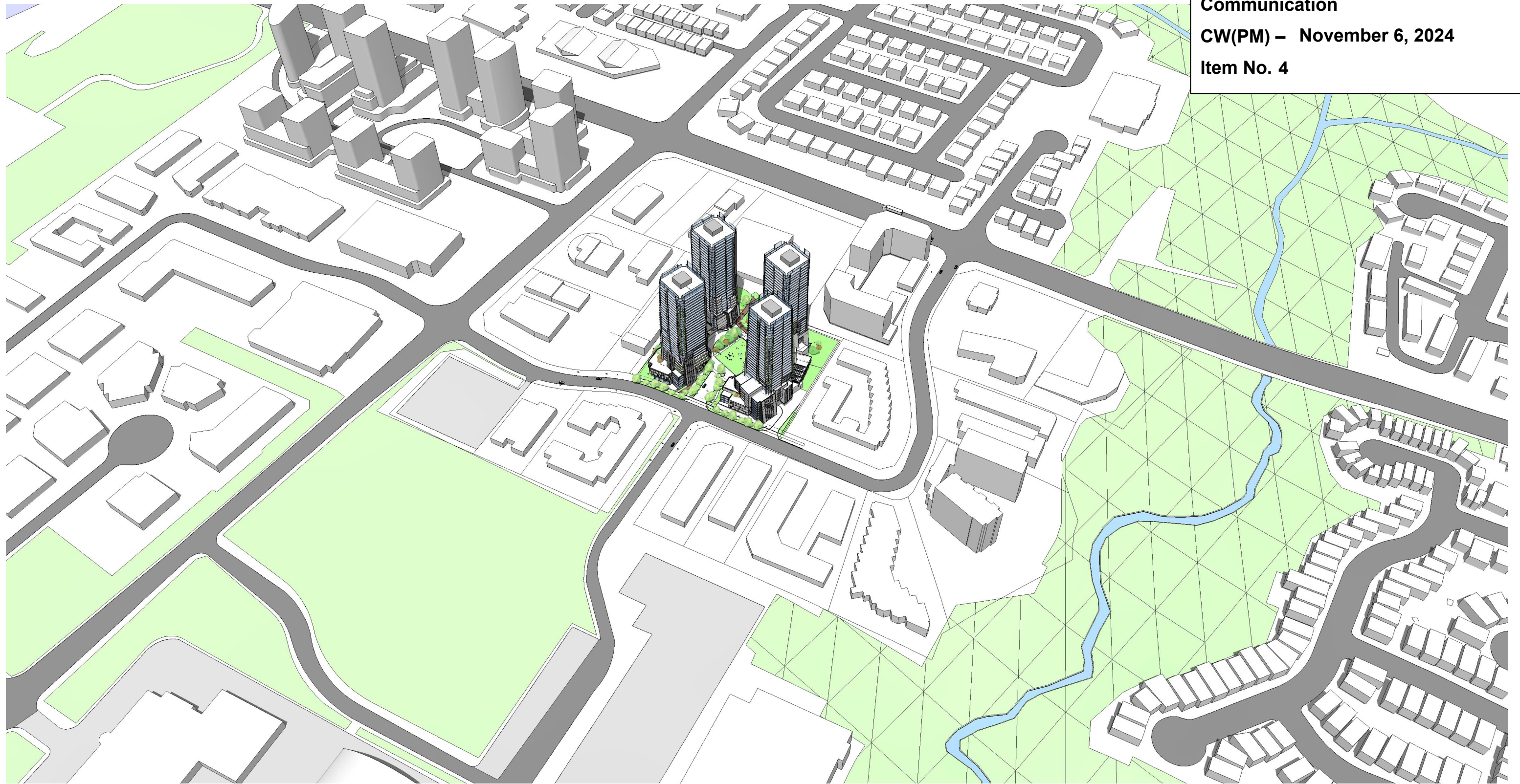
## LEGEND

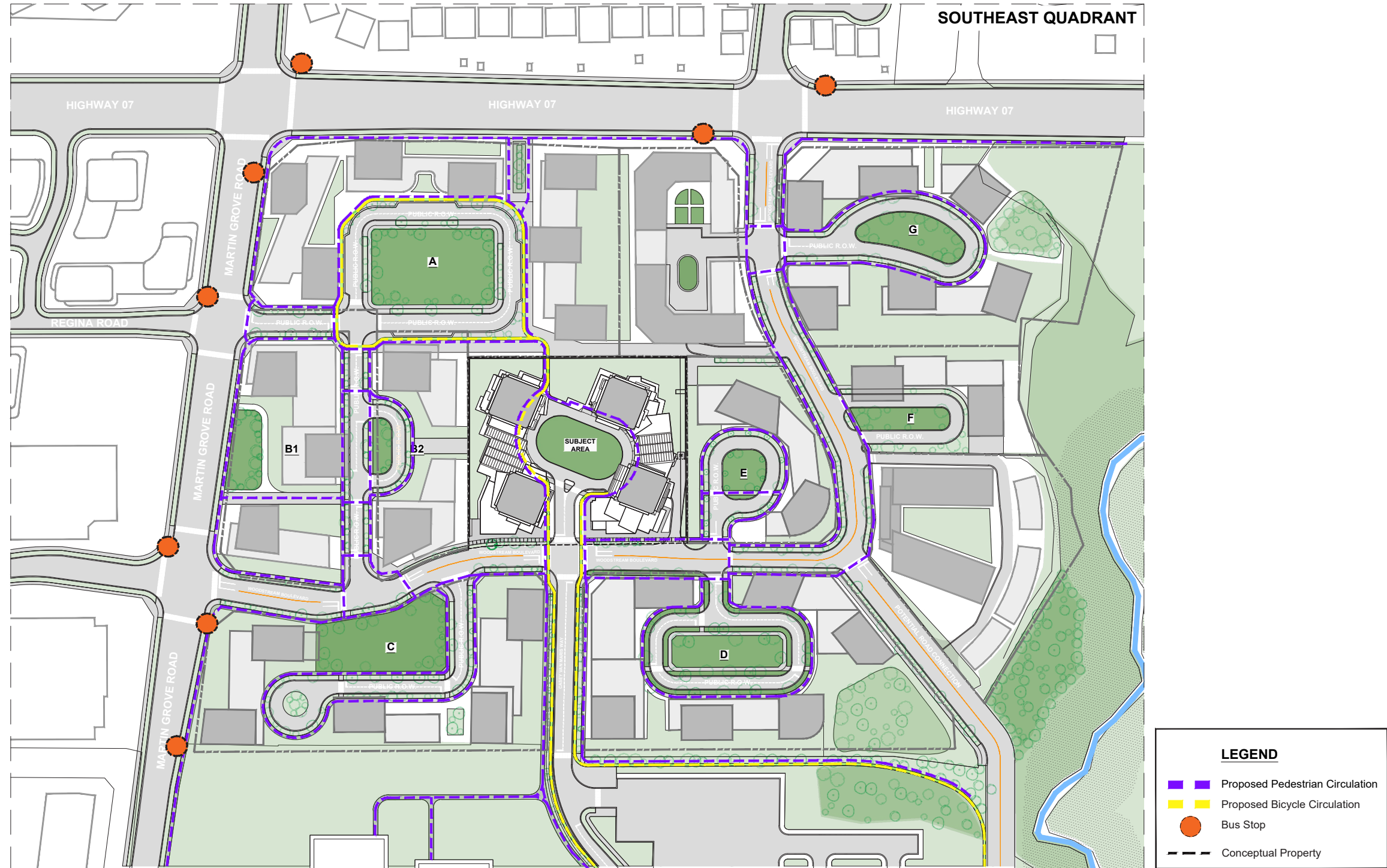
 Subject Lands



JANUARY 30, 2024

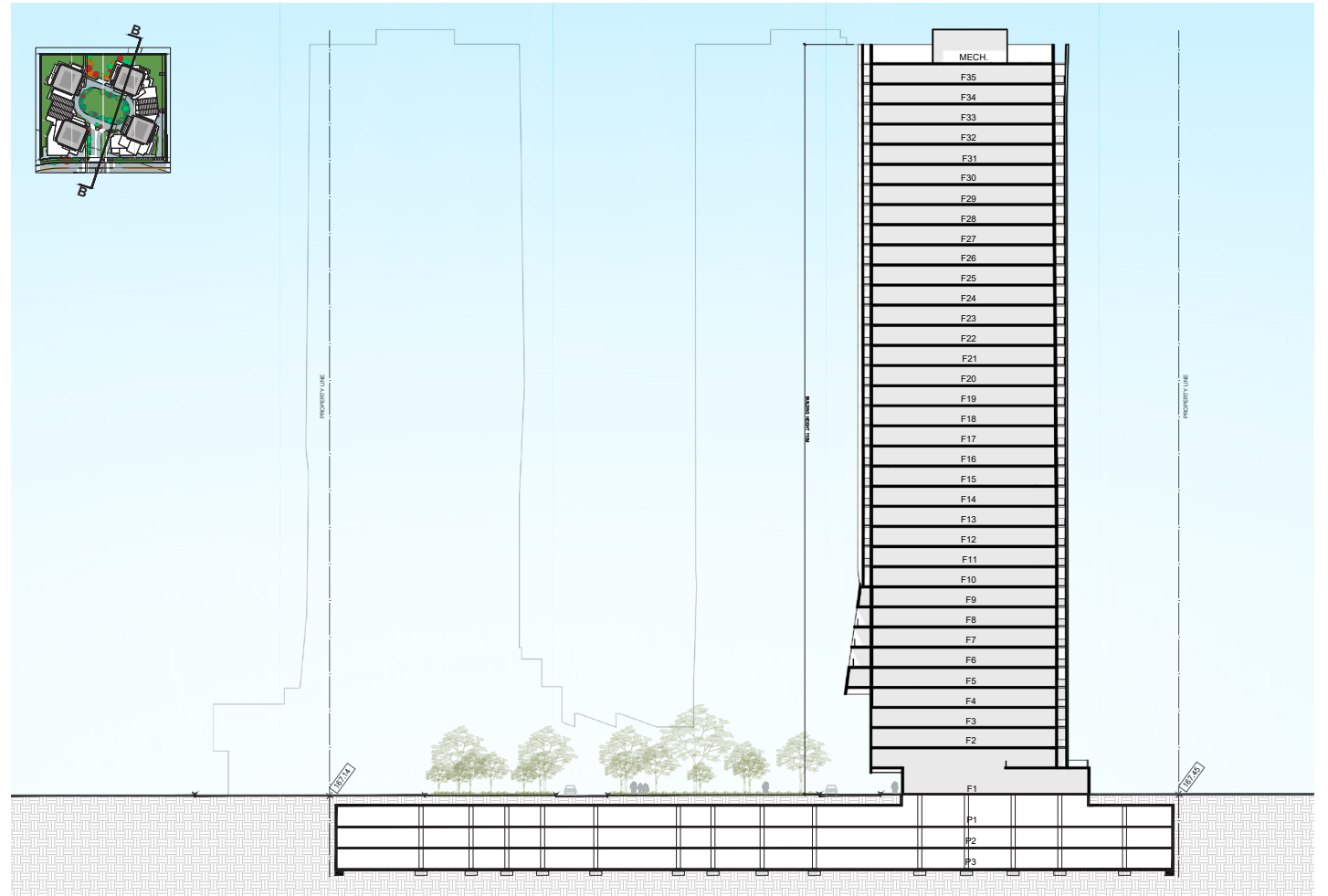
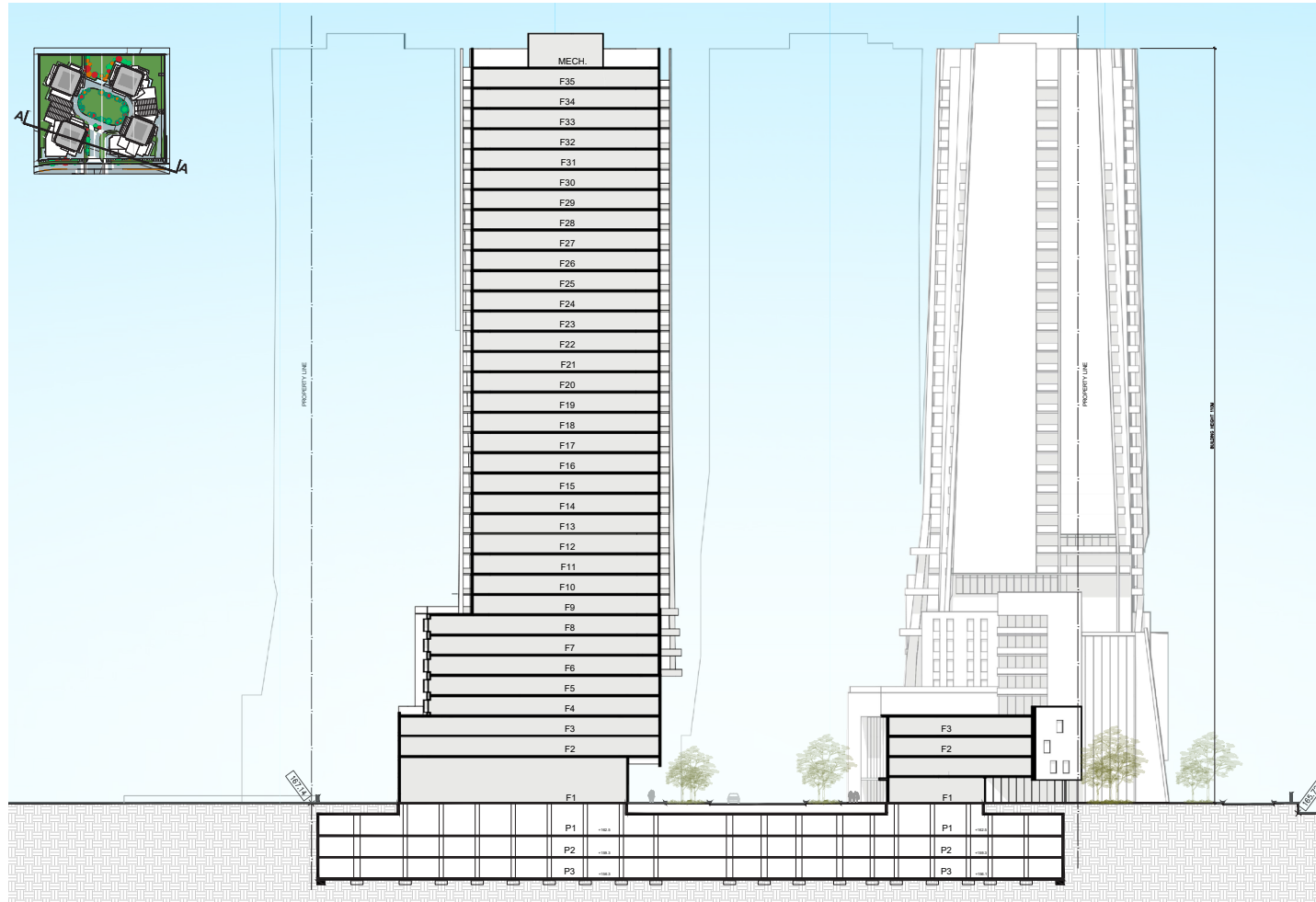
**C57.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 4**















**MICHAEL TIBOLLO**  
MPP - Vaughan–Woodbridge



**Constituency Office**  
Unit 3 - 5100 Rutherford Road  
Woodbridge, Ontario, L4H 2J2  
☎ 905-893-4428  
☎ 905-893-4537  
✉ Michael.TibolloCO@pc.ola.org

November 5, 2024

Dear Committee:

Re: OP.24.014 and Z.24.031 (5850 Langstaff Rd.)  
5850 Langstaff Rd, Woodbridge, ON L4H 0B2  
Plan & Lot Num: Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27

**C58.**  
**Communication**  
**CW(PM) – November 6, 2024**  
**Item No. 5**

As the Member of Provincial Parliament for Vaughan-Woodbridge, I am writing to bring to your attention the concerns raised by residents of the Highway 27 and Langstaff Rd. area.

While provincial legislation permits intensification, it is required that any such development aligns with the existing uses and that adequate amenities are in place to support the change.

It is my understanding that there is an application to the Committee of the Whole seeking development of high-rise condos with 2,038 units and up to 34 floors. It is important to remind the committee that while Provincial legislation permits intensification, it is required that any such development aligns with the existing uses and that adequate amenities are in place to support the change.

Upon visiting the site, it is clear to me that this type of proposed intensification does not align with the spirit of the legislation. In fact, the developer's proposal clearly states, "given the Subject Lands are not located within a major transit station area, the provision of affordable housing units is not a legislative requirement".

I would like to highlight the following concerns:

1. The local residents are opposed to the intensification.
2. There is no adequate public transit available in the area.

In addition to these issues, there are several other concerns previously outlined by the residents of the surrounding area which have been submitted for consideration.

The residents are very concerned that they may be faced with the consequences of this type of intensification application. I urge you to carefully consider both the current proposal and any potential future applications and ensure this community is safeguarded. It is critical that sufficient conditions are imposed to ensure proper development planning occurs while preserving the integrity of this area.

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read "Michael Tibollo".


Michael A. Tibollo  
MPP Vaughan-Woodbridge

---

**Opposition to MZO for Condo Development at 5850 Langstaff Road**

---

From Joe Fleming [REDACTED]  
Date Tue 10/22/2024 11:26 AM  
To Tiboloco, Michael <michael.tiboloco@pc.ola.org>

 2 attachments (4 MB)  
5850 Langstaff Existing Conditions.pdf; 5850 Langstaff Site Plan.pdf;

**CAUTION:** External message.

Dear Minister Tibollo,

I am reaching out to you for your support on the matter of opposition to a recent development proposal for high-rise condos at Hwy 27 and Langstaff road. The 2,038 unit proposed development up to 34 floors with underground parking and 5 floor above ground parking structure on the edge of a protected ravine is completely inappropriate for the upper west corner of West Woodbridge.

The developer is currently seeking the City's endorsement for a MZO from the Province. This application is a prime example of a developer acting in bad faith trying to push a development through that is not in the best interest of the greater community.

In fact, the developer's proposal clearly states "given the Subject Lands are not located within a Major Transit Station Area, the provision of affordable housing units is not a legislative requirement". The proposal also contradicts itself, stating that MZO intake thresholds are for "transit-oriented communities"

In February 2023 you supported the West Woodbridge community when you voiced your concerns to the City Council regarding a Pine Grove development proposal stating that while provincial legislation permits intensification it is required that such development aligns with existing uses and adequate amenities are in place to support the change.

I hope that we can count on your support against this proposal for high-rise condos in the protected Humber River Valley at the Nov 6th public hearing on the matter, both to recommend that the City not endorse the MZO and that the application or any application like it proceed no further.

Thank you for your time,

Sincerely,  
Joe Fleming  
[REDACTED] Milano Avenue  
Woodbridge

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**Existing Conditions** **Figure 2**

5850 Langstaff Road City of Vaughan,  
Region of York

**Legend**

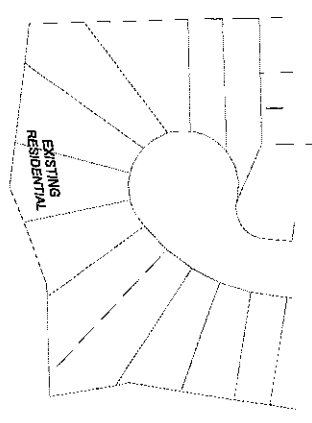
- Subject Property
- EL C Communities
- Engineered Channel
- Drainage Feature (Beacon 2017)
- Watercourse (MNR 2023)
- Drainage Outlet
- Stormwater Outlet
- Amphibian Survey Stations

ELC Code	Description
BL01	Mineral Open Bluff
<b>Cultural Communities</b>	
ANT	Anthropogenic
GM01	Mineral Cultural Meadow
GM02-1	Dry-Moist Old Field Meadow
GM02-2	Mineral Cultural Thicket
<b>Forest Communities</b>	
FO01	Dry-Fresh Coniferous Forest
FO04	Dry-Fresh Deciduous Forest
FO05	Dry-Fresh Sugar Maple Deciduous Forest
FO07-3	Fresh-Moist willow Lowland Deciduous Forest
<b>Wetland Communities</b>	
MA02	Mineral Meadow Marsh
MA02	Mineral Shallow Marsh
MA03-1	Detrital Mineral Shallow Marsh
SAF-3	Duckweed Floating-Leaved Shallow Aquatic

**BEACON** Project: 223181  
 ENVIRONMENTAL Last Revised: May 2024  
 Client: City Park (Hwy 27) Prepared by: BD  
 Homes Inc. Checked by: DRK

North arrow pointing up, scale bar from 0 to 60 m, and north-south coordinates: N 1:1,825 0 30 60 m

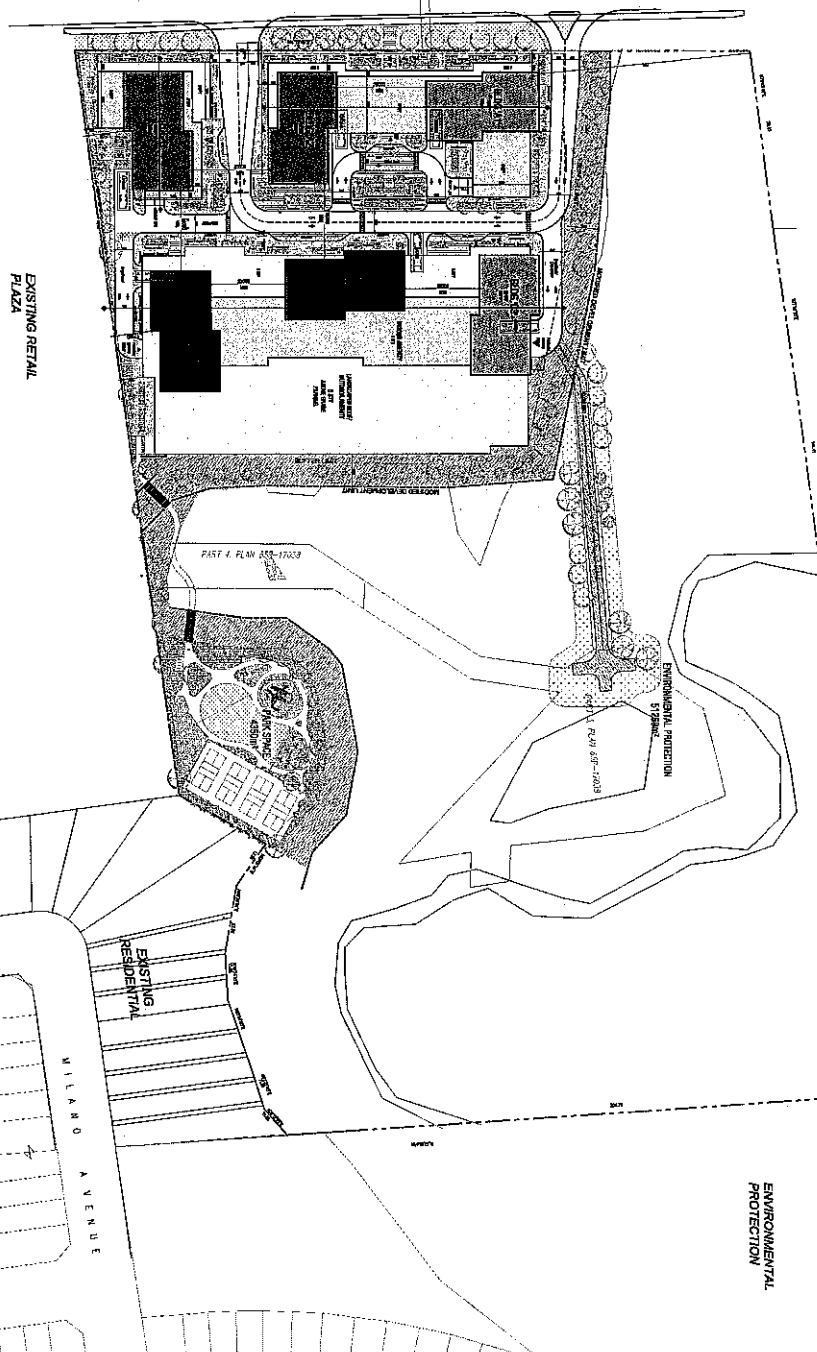
Copyright information: Certified Information licensed under the Open Government License - Ontario (Information) / s32s1g1p1 / 755 York Region (423)



EXISTING COSTCO  
DISTRIBUTION  
CENTRE

EXISTING  
EMPLOYMENT

HIGHWAY 27



THE DRAWING IS AN INSTRUMENT OF SERVICE, IT IS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO. I HAVE REVIEWED THE DRAWING AND I AM SURE THAT IT ACCURATELY REPRESENTS THE INFORMATION PROVIDED TO ME BY THE CLIENT AND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT AND THE REGULATIONS MADE THEREUNDER. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, AND I AM NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING. I AM NOT PROVIDING ANY ADVICE OR OPINION ON ANY MATTER OTHER THAN THAT SPECIFICALLY REQUESTED BY THE CLIENT. I AM NOT PROVIDING ANY SERVICE IN ANY OTHER PROVINCE OR COUNTRY. I AM NOT PROVIDING ANY SERVICE TO ANY OTHER PARTY. I AM NOT PROVIDING ANY SERVICE TO ANY OTHER PARTY. I AM NOT PROVIDING ANY SERVICE TO ANY OTHER PARTY.

Scale: 1:500  
 Date: 2023-08-15  
 Project: Hwy 27 and Longstaff  
 Client: [Redacted]  
 Designer: [Redacted]  
 Checker: [Redacted]  
 Title: SITE PLAN

North Arrow  
 1:500  
 A102  
 UNIVERSAL SCALE FOR A 100

 Outlook

---

**Michael Tibollo, MPP Website Contact**

---

From Michael Tibollo, MPP <wordpress@michaeltibollompp.ca>

Date Wed 10/23/2024 9:28 PM

To Tiboloco, Michael <michael.tiboloco@pc.ola.org>

! CAUTION: External message.

Rose

Malfa  


L4H 1K5

Subject: Request for Support in Opposing MZO for Apartment Complexes

Dear Michael Tibollo

We are deeply concerned about this matter. I called your office yesterday and was told it was the first he heard of this matter.

We need your help. If you expect our votes in the upcoming elections, you need to support our cause. This is conservation land. There is no in line with any existing residential built on Highway 27. Also, lack of Municipal services and impact on traffic flows. There are many more issues here. Can we count on you?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

Request for Support in Opposing MZO for Apartment Complexes

---

From Geatano Suppa [REDACTED]

Date Fri 10/25/2024 7:39 AM

To Tibolloco, Michael <michael.tibolloco@pc.ola.org>; Calandra, Paul <paul.calandra@pc.ola.org>

Cc [REDACTED]

**!** CAUTION: External message.

Dear Mr. Tibollo, I hope this message finds you well. I am writing to express my concerns, along with my neighbours, regarding the Minister's Zoning Order (MZO) being sought from the Ontario Ministry of Municipal Affairs for the construction of four apartment complexes in our community.

Considering there will likely be a spring election, your support in this manner is greatly appreciated. We trust that you will hear your constituents and work for and with us. It would be highly unlikely that you would receive the full support of a great, great number of us in the next election if this application goes through

As local residents, we are deeply worried about the impact this large-scale development will have on our neighbourhood which backs onto conservation lands. The approval process seems to have bypassed the regular channels of consultation, leaving many of us feeling unheard in a matter that will significantly affect our quality of life. We are concerned about increased traffic, strain on local infrastructure, and the long-term environmental implications of such a project. No other similar development exists on Hwy 27. I understand the importance of addressing housing needs, but I believe that this development, as currently proposed, is not in the best interest of our community. I am reaching out to ask for your support in **opposing the MZO** and advocating for a more transparent, community-based planning process that respects the voices of local residents. Among these arguments, is also the lack of infrastructure around this development to support such a great influx of residents. With that increased population often brings increased crime rates. In addition, have you considered the environmental impacts on the area.

Your support on this issue would mean a great deal to me and many others in the community who share these concerns and we would like to meet with you to discuss further. Thank you for your attention to this matter. I look forward to hearing from you.

Sincerely,

Rosy Suppa

[REDACTED] Sanremo Court  
[REDACTED]

---

Request for Support in Opposing MZO for Apartment Complexes

---

From Serena Suppa [REDACTED]

Date Fri 11/1/2024 7:04 PM

To Tiboloco, Michael <michael.tiboloco@pc.ola.org>; paul.calamdra@pc.ola.org <paul.calamdra@pc.ola.org>

**! CAUTION:** External message.

Dear Mr. Tibollo, I hope this message finds you well. I am writing to express my concerns, along with my neighbours, regarding the Minister's Zoning Order (MZO) being sought from the Ontario Ministry of Municipal Affairs for the construction of four apartment complexes in our community.

Considering there will likely be a spring election, your support in this manner is greatly appreciated. We trust that you will hear your constituents and work for and with us. It would be highly unlikely that you would receive the full support of a great, great number of us in the next election if this application goes through

As local residents, we are deeply worried about the impact this large-scale development will have on our neighbourhood which backs onto conservation lands. The approval process seems to have bypassed the regular channels of consultation, leaving many of us feeling unheard in a matter that will significantly affect our quality of life. We are concerned about increased traffic, strain on local infrastructure, and the long-term environmental implications of such a project. No other similar development exists on Hwy 27. I understand the importance of addressing housing needs, but I believe that this development, as currently proposed, is not in the best interest of our community. I am reaching out to ask for your support in **opposing the MZO** and advocating for a more transparent, community-based planning process that respects the voices of local residents. Among these arguments, is also the lack of infrastructure around this development to support such a great influx of residents. With that increased population often brings increased crime rates. In addition, have you considered the environmental impacts on the area.

Your support on this issue would mean a great deal to me and many others in the community who share these concerns and we would like to meet with you to discuss further. Thank you for your attention to this matter. I look forward to hearing from you.

Sincerely,  
Serena Suppa  
[REDACTED] Sanremo Court  
[REDACTED]

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**Fw: MZO Sought by City Park Hwy 27 Homes Inc.**

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From A. S [REDACTED]  
Date Mon 11/4/2024 9:29 AM  
To Tiboloco, Michael <michael.tiboloco@pc.ola.org>

**! CAUTION:** External message.

Dear Mr. Tibollo,

As one of your constituents, I share with you my concerns below regarding the above application and request your assistance to oppose this application to build six high rise residential buildings, on a piece of environmentally sensitive property in an area not meant for this type of development, for the reasons outlined.

The application for the zoning and official plan amendments required and MZO support is being heard by Vaughan City Council this week on Nov 6, 2024 and we request your assistance in opposing this application at both the local and Provincial level.

I look forward to hearing back from you.

Regards,  
Alfonso Scarpa

----- Forwarded Message -----

From: A. S [REDACTED]  
To: doug.fordco@pc.ola.org <doug.fordco@pc.ola.org>; Paul.Calandra@pc.ola.org <paul.calandra@pc.ola.org>  
Sent: Sunday, November 3, 2024 at 07:12:39 PM EST  
Subject: MZO Sought by City Park Hwy 27 Homes Inc.

**Subject: Opposition to Minister's Zoning Order Application Sought By City Park (HWY 27) Homes Inc for Six High Rises on Highway 27 near Langstaff, in Woodbridge**

Dear Premier and Minister Calandra,

I am writing to express my strong opposition to the Minister's Zoning Order (MZO) application seeking to construct six high rise resident buildings on agricultural and environmentally sensitive property located at the corner of Highway 27 in Langstaff in Woodbridge, Ontario. I urge you and your party to oppose this proposal, as it raises numerous concerns that would have a significant negative impact on our community.

First, the proposed development site is located in a Conservation Area that backs onto Rainbow Creek. This sensitive environmental setting is ill-suited for such high-density construction, as it would disrupt the natural habitat and compromise our commitment to conservation. This area has been carefully protected for years by the Toronto Conservation Authority and introducing a development of this scale would run counter to these efforts and impact the water table on this land.

Furthermore, the application fails to address Ontario Planning Law requirements, especially in relation to infrastructure adequacy. The surrounding area simply does not have the necessary infrastructure to support an influx of new residents in such a concentrated space. Additionally, there are currently no similar high-rise or large apartment buildings along Highway 27, meaning that the proposed construction would be incongruent with the established character of the area.

Traffic congestion is another major concern. The area around Highway 27 is already heavily trafficked, especially after the recent construction of the Costco and FedEx warehouses across the street which have brought large tractor trailers into the area continuous basis in the area. The Microsoft building currently being build will add further congestion. Adding six high rises would only exacerbate this issue, making it increasingly difficult for residents to move about. Local roads and intersections are already stretched to capacity, and further development would be untenable without extensive—and costly—upgrades to transportation infrastructure, including schools in the area and public transportation which currently is non existent.

Although the construction of affordable housing is one of your government's mandates, these units would likely not fit that criteria.

Finally, this development would have serious implications for the property values of nearby residential homes and in particular my street Sanremo Court which backs onto these conservation lands. Residents have worked hard to build their lives in this area, and the introduction of high-rise buildings would detract from the suburban feel, making the community more congested and potentially lowering property values.

In light of these concerns, I respectfully ask that you and your party oppose this MZO application and work to ensure that it is denied. This development is not in the best interest of our community, and I believe that your priorities should continue to be the conservation of natural spaces, adherence to existing planning laws, and the protection of the quality of life for current residents.

Thank you for considering our community's concerns, and I appreciate your efforts to represent us on this critical issue.

I look forward to hearing back from you,

Sincerely,

Alfonso Scarpa

Sanremo Court, Woodbridge Ontario L4H1K5

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**C59.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 6**

**DATE:** November 6, 2024

**TO:** Mayor and Members of Council

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

**RE: COMMUNICATION – Committee of the Whole (Public Meeting),  
November 6, 2024**

**Item 6, Report 38**

**The Q Towers Limited Partnership  
Official Plan Amendment File OP.21.001  
Zoning By-law Amendment File Z.21.002  
Part of Lot 20, Concession 6  
Vicinity of Major Mackenzie Drive and Fossil Hill Road**

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**Recommendation**

1. THAT Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 in the Committee of the Whole (Public Meeting) report be replaced with the attached Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88.

**Background**

The incorrect Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 was inadvertently included in the Committee of the Whole (Public Meeting) report ('Report') and the correct Attachment 10 is attached to replace the version currently in the Report.

For more information, contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645

Respectfully submitted by

A handwritten signature in black ink, appearing to read "Haiqing Xu".

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Attachment**

1. Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 - Table 1

**Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88****Table 1**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
a.	Minimum Lot Area	67 m <sup>2</sup> / unit	24 m <sup>2</sup> / unit
b.	Minimum Front Yard	7.5 m	2.9 m (Major Mackenzie Drive)
c.	Minimum Rear Yard	7.5 m	3 m (Sibella Way)
d.	Minimum Exterior Yard	7.5 m	3.6 m (Fossil Hill Road)
e.	Minimum Setback from the Front Lot Line and the Exterior Lot Line to the Building Below the Finished Grade	1.8 m	0.6 m (Major Mackenzie Drive and Fossil Hill Road)
f.	Maximum Permitted Encroachment (Porches)	1.8 m	3 m (Fossil Hill Road)
g.	Permitted Use	<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Day Nursery</li> </ul>	Permit the following additional uses within the 10-story Mixed-Use Residential-Commercial Building: <ul style="list-style-type: none"> <li>- Retail Store</li> </ul>
h.	Minimum Parking Requirements	Residential 1.5 spaces / unit x 428 units = 642 spaces  Visitor 0.25 spaces / unit x 428 units = 107 spaces	Residential 1 spaces / unit x 428 units = 428 spaces  Visitor 0.20 spaces / unit x 482 units = 86 spaces

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
		Total Residential Parking Required = 749 spaces	Total Residential Parking Proposed = 514 spaces
i.	Minimum Amenity Area	270 One Bedroom Units x 20 m <sup>2</sup> /unit = 5,400 m <sup>2</sup>  151 Two Bedroom Units x 55 m <sup>2</sup> /unit = 8,305 m <sup>2</sup>  7 Three Bedroom Units x 90 m <sup>2</sup> /unit = 630 m <sup>2</sup>  Total required amenity area = 14,335 m <sup>2</sup>	Provide a total amenity area of 4,286 m <sup>2</sup>

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.