

**COUNCIL MEETING – DECEMBER 17, 2024
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item(s) No.</u>	<u>Committee</u>
<u>Distributed December 13, 2024</u>				
C1.	Elias, dated December 2, 2024.	41	15	Committee of the Whole
C2.	Adrian C. Johnson, Associum, Concorde Gate, dated December 2, 2024.	41	15	Committee of the Whole
C3.	Jean-François, dated December 2, 2024.	41	15	Committee of the Whole
C4.	Canada 1995, dated December 2, 2024	41	15	Committee of the Whole
C5.	Che Guerrero, dated December 2, 2024	41	15	Committee of the Whole
C6.	John Cutler, Kleinburg & Area Ratepayers' Association (KARA), dated December 2, 2024	41	15	Committee of the Whole
C7.	Josephine, dated December 2, 2024	41	15	Committee of the Whole
C8.	Ester Maglio, Frank Maglio, Roberta Hogan, Darryl Hogan, Erica Maglio, Giuseppe Maglio, Loucas Hogan and Sienna Maglio, Islington Avenue, Vaughan, dated December 3, 2024	41	8	Committee of the Whole
C9.	Irene Ford, dated December 3, 2024	41	16	Committee of the Whole
C10.	Laurie R., dated December 3, 2024.	41	15	Committee of the Whole
C11.	Mario Marmora, South Maple Ratepayers, dated December 3, 2024.	41	15	Committee of the Whole
C12.	Joseph, Loredana, Alessandria and Bianca Vescio, Cedarvalley Crescent, Kleinburg, dated December 2, 2024.	42	5	Committee of the Whole (Public Meeting)
C13.	Sean McDonald, dated December 2, 2024.	42	4	Committee of the Whole (Public Meeting)
C14.	Victor Chen and Shirley Wong, Rushworth Crescent, Kleinburg, dated November 27. 2024.	42	5	Committee of the Whole (Public Meeting)
C15.	Vicki Andreatchi, dated December 3, 2024.	42	4	Committee of the Whole (Public Meeting)
C16.	Michael Davis and Kathryn Watson, Rushworth Cres., Kleinburg, dated December 3, 2024.	42	5	Committee of the Whole (Public Meeting)

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Please note there may be further Communications.

**COUNCIL MEETING – DECEMBER 17, 2024
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item(s) No.</u>	<u>Committee</u>
C17. Tony Pagliuca, dated December 3, 2024.	42	4	Committee of the Whole (Public Meeting)
C18. Roland Gatti, Donbay Drive, Kleinburg, dated December 3, 2024.	42	5	Committee of the Whole (Public Meeting)
C19. Kurt Kroesen, Hampton Rd, Toronto, dated December 3, 2024.	41	15	Committee of the Whole
C20. Valentina Perrelli, dated December 3, 2024. (includes Petition).	42	2	Committee of the Whole (Public Meeting)
C21. Maria Pizzitola dated December 4, 2024.	42	2	Committee of the Whole (Public Meeting)
C22. Memorandum from the Deputy City Manager, Strategic Initiatives, dated December 17, 2024.	Adoption or Correction of Minutes		
C23. Louisa Santoro, dated December 6, 2024.	41	15	Committee of the Whole
C24. Eddy Aceti, Tracie Crt., Maple, dated December 6, 2024.	41	15	Committee of the Whole
C25. Cliff Nordal, Maple, dated December 6, 2024.	41	15	Committee of the Whole
C26. Kevin Russell, dated December 8, 2024.	41	15	Committee of the Whole
C27. Marinka Nupoort, Gosling Rd., Vaughan, dated December 8, 2024.	41	15	Committee of the Whole
C28. Claudio Cellucci, Cellucci + Pace Inc., Rowntree Dairy Rd., Woodbridge, dated December 9, 2024.	41	15	Committee of the Whole
C29. Jason Frittaion, Pikake Court, Maple, dated December 9, 2024.	44	4	Committee of the Whole
C30. Carolina, Vincent and Frank Runco, dated December 6, 2024.	41	7	Committee of the Whole
C31. Elsa Leggieri, dated December 10, 2024.	41	15	Committee of the Whole
C32. Melanie Duckett-Wilson, dated December 10, 2024.	41	15	Committee of the Whole
C33. Stacy Vuong, dated December 9, 2024.	44	4	Committee of the Whole

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**COUNCIL MEETING – DECEMBER 17, 2024
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item(s) No.</u>	<u>Committee</u>
C34. Garo Ekserci, Jarrett Crt., Vaughan, dated December 10, 2024.	44	4	Committee of the Whole
C35. Franca Porretta, Birch Hill Road, Vaughan, dated December 10, 2024.	44	6	Committee of the Whole
C36. Andre Willi, dated December 10, 2024.	41	15	Committee of the Whole
C37. Che Guerrera, dated December 11, 2024.	41	15	Committee of the Whole
C38. Robert Pizzola, dated December 11, 2024.	41	15	Committee of the Whole
C39. Adam De Luca, dated December 11, 2024.	41	15	Committee of the Whole
C40. Bob Moroz, Kilmuir Gate, Woodbridge, dated December 17, 2024.	41	15	Committee of the Whole
C41. Susan Sigrist and Mark Hubbard, dated December 12, 2024.	41	15	Committee of the Whole
C42. Joseph and Margaret Gianna, dated December 12, 2024.	41	15	Committee of the Whole
C43. Marina K., dated December 12, 2024.	41	15	Committee of the Whole
C44. Donna Rotondo, Treelawn Blvd., Kleinburg, dated December 12, 2024.	41	15	Committee of the Whole
C45. Francine and Marianna Fiordimondo, dated December 12, 2024.	41	15	Committee of the Whole
C46. Nicki Tantalo, dated December 13, 2024.	41	15	Committee of the Whole
C47. Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 13, 2024.	44	3	Committee of the Whole
C48. Sherry Draisey, dated December 13, 2024.	41	15	Committee of the Whole
Distributed December 16, 2024			
C49. Louise Brownlee and Carole Holmes, Grandmothers Act to Save the Planet (GASP), dated December 13, 2024.	41	15	Committee of the Whole
C50. Eva and Joe Petrillo, Renwick Place, Maple, dated December 14, 2024.	41	15	Committee of the Whole

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**COUNCIL MEETING – DECEMBER 17, 2024
COMMUNICATIONS**

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C51.	George Adorante, dated December 14, 2024.	41	15	Committee of the Whole
C52.	Roland Gatti, Donbay Drive, Kleinburg, dated December 15, 2024.	41	15	Committee of the Whole
C53.	Tony Malfara, dated December 15, 2024.	41	15	Committee of the Whole
C54.	Hon. Deb Schulte, Mira Vista Place, Woodbridge, dated December 16, 2024.	41	15	Committee of the Whole
C55.	Sara Bonaguro, dated December 16, 2024.	41	15	Committee of the Whole
C56.	Sharon Sommerville, 25 Sideroad, Mono, dated December 16, 2024.	41	15	Committee of the Whole
C57.	Michael A. DiMuccio, dated December 16, 2024.	41	15	Committee of the Whole
C58.	Sara Bonaguro, dated December 16, 2024.	41	15	Committee of the Whole
C59.	Marcella Di Rocco, dated December 16, 2024.	41	15	Committee of the Whole
C60.	Jean-François Obregon, Laurel Valley Court, dated December 16, 2024.	41	15	Committee of the Whole
C61.	Neil Iddon, Associum, Concorde Gate, dated December 16, 2024.	41	15	Committee of the Whole
C62.	N. Iddon, dated December 16, 2024.	41	15	Committee of the Whole
C63.	Martha Bell, Dar Share and Shirley Yung, Woodbridge Pollinator Group, dated December 16, 2024.	41	15	Committee of the Whole
C64.	Kim Bradshaw, dated December 16, 2024.	41	15	Committee of the Whole
C65.	Sandra Behlok, dated December 16, 2024.	41	15	Committee of the Whole
C66.	Natalie Ast, Overland LLP, Yonge St, Toronto, dated December 16, 2024.	41	5	Committee of the Whole & BL 249-2024
Distributed December 17, 2024				
C67.	Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 17, 2024.	44	5	Committee of the Whole

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Please note there may be further Communications.

C1
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] In support of taking back highway 407
Date: December-02-24 12:40:38 PM

From: Elias E [REDACTED] >
Sent: Monday, December 2, 2024 12:03 PM
To: Clerks@vaughan.ca
Subject: [External] In support of taking back highway 407

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

I am emailing you to declare my support for the initiative to take back highway 407. It is ridiculous that we spend tax payers money on tunnels or other highways where in fact we have a sitting highway that caters to all cities north of Toronto. I am ok with a toll highway, but must be a reasonable toll. Highway 407 must return to the public

Elias

C2
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] I support Resolution 6-15
Date: December-02-24 1:41:57 PM
Attachments: [image001.png](#)

From: Adrian Johnson <acj@associum.com>
Sent: Monday, December 2, 2024 12:45 PM
To: Clerks@vaughan.ca
Subject: [External] I support Resolution 6-15

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I wish it to be known for the record that I fully support Councillor lafrate’s resolution item 6-15 and the City of Vaughan's proposal to conduct a Feasibility Study for Hwy 407.

acj

Adrian C. Johnson
Principal



One Concorde Gate | Suite 802 | Toronto | ON | M3C 3N6
Tel: 416.867.9350 | 1.888.761.1164 | extension 226
Fax: 416.849.3312
Websites: www.associum.com

C3

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Communication - Dec. 2, 2024 Council meeting, Item 15. Endorsement of Feasibility Study for Highway 407
Date: December-02-24 1:42:07 PM

From: Jean-François Obregón [REDACTED] >
Sent: Monday, December 2, 2024 1:00 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Communication - Dec. 2, 2024 Council meeting, Item 15. Endorsement of Feasibility Study for Highway 407

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 Council,

I support the resolution from Councillors lafrate and DeFrancesca. I am asking you to vote in support of the Premier's Feasibility Study to buy back the lease on Highway 407 and ask the province to implement a 1 year pilot to subsidize tolls on Highway 407 as well as to evaluate impacts on traffic. Resolving gridlock is not going to happen by supporting the construction of Highway 413.

The city already has active transportation plans and rezoning work to allow for fourplexes, which will help to resolve gridlock. More can also be done to reduce York Region Transit fares to make this a more affordable option. All of this combined with increasing access to Highway 407 will resolve gridlock much faster than building a highway.

Sincerely,
Jean-François

[REDACTED]

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] I support resolution 6-15
Date: December-03-24 10:01:29 AM

C4
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: Canada 1995 [REDACTED]
Sent: Monday, December 02, 2024 6:11 PM
To: Clerks@vaughan.ca
Subject: [External] I support resolution 6-15

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

To Vaughan City Council,

I support counsellor Iafrate's and De Francesca's Resolution to the feasibility of buying back the 407 and subsidizing transport trucks on the highway.

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External]
Date: December-03-24 10:01:50 AM

C5
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: Che Guerrero <[\[REDACTED\]](#)>
Sent: Monday, December 02, 2024 6:26 PM
To: Clerks@vaughan.ca
Subject: [External]

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I support the feasibility study

C6

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Dec 3 COW (1pm) re Item 15 " Highway 407 Feasibility " Resolution
Date: December-03-24 10:02:02 AM

From: John CUTLER <[REDACTED]>
Sent: Monday, December 2, 2024 6:45 PM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; JOHN CUTLER [REDACTED]
Subject: [External] Dec 3 COW (1pm) re Item 15 " Highway 407 Feasibility " Resolution

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K.A.R.A. (Kleinburg and Area Ratepayers' Association) supports the resolution brought forward by Councillor lafrate and Councillor DeFrancesca for Vaughan Council support of a request to the provincial government to consider a feasibility study to buy back the highway and or a pilot program to divert truck traffic to Hywy 407. Further study and investigation of viable alternatives makes sense before fully commitment to a very expensive and disruptive Hywy 413 undertaking.

John Cutler
President / Kleinburg & Area Ratepayers' Association

C7
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] I SUPPORT RESOLUTION 6-15
Date: December-03-24 10:02:21 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

From: Josephine Sanguedolce <josephine.sanguedolce@desjardins.com>
Sent: Monday, December 2, 2024 9:57 PM
To: Clerks@vaughan.ca
Subject: [External] I SUPPORT RESOLUTION 6-15

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To Vaughan City Council,

I support counsellor lafrate's and De Francesca's Resolution to the feasibility of buying back the 407 and subsidizing transport trucks on the highway.

Regards,

Josephine

Insurance Representative

josephine.sanguedolce@desjardins.com

-
To learn more about how the **AJUSTO PROGRAM** works, please visit the [Ajusto page on Desjardins.com](#) or review [Frequently Asked Questions](#)
-

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Sandra Behlok
Agent
Providing Insurance and Financial Services

sandra.behlok@desjardins.com
sandrabelok.ca

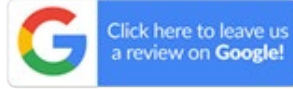
Sandra Behlok Ins Agency Ltd
15-4370 Steeles Ave W
Woodbridge, ON L4L 4Y4

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From: [Adelina Bellisario](mailto:Adelina.Bellisario)
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Council Meeting - Dec 3 - 1:00pm - 4 Way Stop on Islington Ave -Treelawn Blvd and Bell Court
Date: December-03-24 10:02:52 AM

From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: Tuesday, December 3, 2024 9:19 AM
To: Clerks@vaughan.ca
Subject: Fwd: [External] Council Meeting - Dec 3 - 1:00pm - 4 Way Stop on Islington Ave -Treelawn Blvd and Bell Court

Marilyn lafrate
Councillor, Ward 1
Maple & Kleinburg

Begin forwarded message:

From: E Knox <[REDACTED]>
Date: December 3, 2024 at 8:49:08 AM EST
To: Council@vaughan.ca
Subject: [External] Council Meeting - Dec 3 - 1:00pm - 4 Way Stop on Islington Ave -Treelawn Blvd and Bell Court

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 would like to support the all way stop on Islington Ave, Treelawn Blvd and Bell Court.

I live on the corner of these intersections and see first hand all the near misses the risk our children are in trying to cross the street.

As we sit on the porch, we witness many vehicles speeding by especially while school buses are picking up or dropping off our precious students. We have more children moving into the neighbourhood especially on Bell Court and Islington Ave and it is very dangerous for the children to cross the streets at this intersections.

Especially in the warm months, we find it difficult sitting on the veranda watching while school buses are picking up or dropping off the children

because of the conduct of the drivers trying move through islington ave and around the buses.

As vehicles come southbound off from Highway 27 and onto Islington, there is no control on the speed even though the speed limits are 40 km and as our residents are driving out Treelawn Blvd and Bell Court, they are in risk of their car being hit. There have been many near misses that we have witnessed by the data in the traffic study.

When vehicles come northbound, once they move from Nashville and go over the speed bump, some of the drivers accelerate and speed to the Hwy 27 although we have our "slow down signs" and the "40 km signs" present.

Having the 4 way stop sign at that intersection, the drivers will know that they have to stop again and it will slow the traffic down as well as bring more safety to our residents especially our children.

As I understand that the traffic study does not indicate the volume of traffic may warrant this 4 way stop, it is important to understand that there have been many incidents that a person can be injured by the speeding vehicles which was outside the traffic study timing.

It is also important to point out that a year ago, approx 100 residents from Treelawn Blvd, Islington Ave and Bell Court gathered together to discuss another issue and the 4 way stop was suggested to slow down the traffic as a Speed bump was not possible because it would impact our emergency services.

Unfortunately I became aware of our concern being presented at today's council meeting this past Thursday Nov 28 and was only able to go back to some of our residents to ask for their comments and support. I believe if I had more time to go back these residents, more would provide their support.

Please consider this request for a 4 way stop as it is important for the safety of our neighbourhood, our residents and especially our children.

Thank you
Ester Maglio
Frank Maglio
and
Roberta Hogan
Darryl Hogan
Erica Maglio
Giuseppe Maglio
for the safety of our children
Loucas Hogan and Sienna Maglio
10640 Islington Avenue

C9
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 16

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Deny Motion by Jackson
Date: December-03-24 10:03:19 AM
Attachments: [favicon.ico](#)
[DM LJ MR - 1061 Major Mac Community Church.pdf](#)

From: Irene Ford <[REDACTED]>
Sent: Tuesday, December 3, 2024 9:49 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Comments <comments@auditor.on.ca>; Ombudsman On Info <info@ombudsman.on.ca>; Martha Greenberg <martha.greenberg@ontario.ca>; Minister <minister.mah@ontario.ca>; Kevin Shapiro <Kevin.Shapiro@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Vince Musacchio <Vince.Musacchio@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Principle's Integrity <postoffice@principlesintegrity.org>; Erin Mahoney <Erin.Mahoney@york.ca>; info@trca.ca
Subject: [External] Deny Motion by Jackson

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Vaughan Council,

If staff wanted delegated authority to circumvent and apply the Planning Act retroactively then they should have brought a staff report forward requesting this.

Motions from Council members should never be supported to grant site specific special permissions to a particular site. It does not matter if it is a church or not. Sadly for me Jackson's personal interest and keen awareness only creates greater scrutiny of the charity involved in the fundraising for this church as well as landownership. Worse the fact that she is aware of the development application being resubmitted November 13, 2024 suggests coordinated action from the landowner or other actors to make this request. Why else would she be aware of a site specific development application?

There is no information from staff about the status of the application? Complete, conformity other? Site specific decisions should not be made in the absence of professional unbiased staff opinion. I do not have faith in Mr. Xu's unbiased professional planning opinion given his continual disregard for provincial plans (Greenbelt, ORM - Block 41, 141 Malloy), York Region's Official plan and phasing of infrastructure master

plans.

This is adjacent to the \$70M investment of public money into the Carrville Community Center that has already warranted the attention of Vaughan's Auditor. It is on the Oak Ridges Moraine (ORM) within the settlement land use designation and subject to the policies of the ORM Conservation Plan and Act.

This is not the first and unlikely not the last motion that Jackson will bring forward for site specific land use permissions. It is not an appropriate use of her office and should be viewed with great scrutiny.

Regards,
Irene Ford

CONSTRUCTION AUDIT OF
CARRVILLE COMMUNITY CENTRE,
LIBRARY AND DISTRICT PARK:
[PHASE 1 - Audit Committee - September
19, 2022](#)
pub-vaughan.escibemeetings.com

<https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=187899>

C10
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 407
Date: December-03-24 12:14:29 PM

From: Laurie R [REDACTED] >
Sent: Tuesday, December 3, 2024 11:31 AM
To: Clerks@vaughan.ca
Subject: [External] 407

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Hello,

I support feasibility studies that provide options to reduce traffic congestion and show the financial and environmental impact, of each option.

C11

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Item 15 on todays Council Agenda
Date: December-03-24 1:52:01 PM

From: M M <[REDACTED]>
Sent: Tuesday, December 3, 2024 12:56 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: southmapleratepayers@gmail.com
Subject: [External] Item 15 on todays Council Agenda

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Good Afternoon,

I am in favour of the Members Resolution being presented today before council for approval, Item #15 of todays Agenda.

Thank you,

Mario Marmora
VP, South Mapleratepayers
southmapleratepayers@gmail.com

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Letter of Notice Opposing the Proposed Development
Date: December-03-24 8:25:11 PM

From: Joseph V <[REDACTED]>
Sent: Monday, December 2, 2024 3:27 PM
To: Clerks@vaughan.ca
Cc: Lore <[REDACTED]>; 2 Alessandria <[REDACTED]>; Bianca Vescio <[REDACTED]>
Subject: [External] Letter of Notice Opposing the Proposed Development

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 City Council,

We, the undersigned residents of [REDACTED] Cedarvalley Crescent in Kleinburg are writing to express our strong opposition to the proposed development of two 11 to 14-storey residential condominium towers on the land municipally known as 89 and 99 Nashville Road, Kleinburg.

We are deeply concerned about this prospective amendment to the current zoning bylaws within the Kleinburg-Nashville Heritage Conservation District. This property is currently designated for low rise mixed use, nothing close to the magnitude of this application.

We trust City Council will consider the significant consequences of this proposed development and ultimately prevent this project from moving forward.

Issues

1. Scale and Density: Two 11 to 14 storey buildings are dramatically out of scale with the existing structures in our neighborhood which consist almost exclusively of single-family homes and low-rise buildings, under 3 storeys. The subject lands are within the Heritage District which dictates up to 2 ½ storey structures. This drastic increase in height will not only alter the character of our community, but also set a concerning precedent for future developments in an area that is simply not designed or equipped to accommodate high density. The proposed development would be 4 to 6 times the maximum height planned for this area. It is clear that the sheer size of this proposed development is considerably inappropriate for the area and community overall.

2. Traffic, Safety & Security: The proposed development will undoubtedly increase traffic in the area, exacerbating the congestion on an already busy, Nashville Road. We already

experience significant traffic and congestion at various hours of the day at this intersection. The steep grade of Nashville Road at this site is also of significant concern from a safety perspective. This is at the intersection of Highway 27 which includes heavy volumes of traffic at higher speeds and is reduced to a single lane near the intersection of Nashville Road.

Concerns also surround the ability for emergency vehicles to access and service the area effectively. The current infrastructure is clearly ill-equipped to handle any additional volume, as this is likely to lead to more accidents and longer emergency response times. Therefore, the consequences of increased traffic coupled with the need for ease of access for emergency services makes this an inappropriate location for this high-density project from a safety standpoint. There is also an Assisted Living Facility, Villa Colombo, located just south of the proposed site which requires frequent emergency service access.

The area is not well serviced by public transit requiring that residents have their own vehicles exasperating the traffic issues we are already experiencing at this intersection.

3. Environmental Impact: There is no doubt that the construction and operation of such a massive building will have a substantial environmental impact, including increased noise and light pollution and reduced air quality. Our community has a deep appreciation and respect for its environment and natural areas, and this development threatens these precious resources.

4. Infrastructure Strain: Our local infrastructure, including water, sewage, garbage removal and transportation, is not designed to support a high-density development of this magnitude/scale. The strain on these systems could lead to service disruptions and costly upgrades that taxpayers will ultimately bear. The additional pollution created by 557 units and associated vehicles cannot be underestimated.

In conclusion, this application is completely inconsistent with the planning principal of compatibility. There is nothing of this nature within the community of Kleinburg or within our clearly designated Heritage Village.

We respectfully urge the City Council to deny this request for bylaw amendment and seek alternative solutions that align with the existing zoning bylaws and the character of our community. We believe in thoughtful, sustainable development that enhances our city without compromising the wellbeing of its longstanding residents.

Thank you very much for your attention to our concerns. We hope the Council will act in the best interest of our community and reject the proposed development in its entirety.

Sincerely,
Joseph Vescio
Loredana Vescio
Alessandria Vescio
Bianca Vescio

C13
Communication
Council – December 17, 2024
CW(PM) – Report No. 42 Item No. 4

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Fwd: Email for 11339 Albion Vaughan
Date: December-03-24 8:25:38 PM

From: Sean McDonald [REDACTED]
Sent: Monday, December 2, 2024 3:31 PM
To: Clerks@vaughan.ca
Subject: [External] Fwd: Email for 11339 Albion Vaughan

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

From: Sean McDonald <[REDACTED]>
Date: Mon, Dec 2, 2024, 10:44 a.m.
Subject: Email for 11339 Albion Vaughan
To: Marilyn.iafrate@vaughan.ca <Marilyn.iafrate@vaughan.ca>, Mayor@vaughan.ca <Mayor@vaughan.ca>

Mon 02/12/2024

Dear City of Vaughan Council,

I am writing to express my opposition to the rezoning application for 11339 Albion Vaughan Road (Official Plan Amendment File OP.24.008 and Zoning By-law Amendment File Z.24.020), item 4.4 on the December 3, 2024 agenda of the Committee of the Whole (Public Meeting).

Considering the Town of Caledon has declared a Road Safety Emergency on October 8, 2024 - it is critical that neighbouring municipalities respect this and stop approving truck intensive development until resident safety can be guaranteed.

Road safety is a major concern in the area where this property is. This property's proposed entrance/exit for the additional 111 trucks is right on

a bend in the road which impacts visibility and movement of traffic. The vast majority of truck traffic will be exiting the property and travelling south on Albion Vaughan Road and turning left at the Highway 50 intersection which is quite close by. Traffic during rush hour is extremely heavy and there is always a long line of traffic waiting in the left turn lane to go south on Highway 50. Trucks from this driveway would be turning directly into this long line of traffic and creating more congestion and increasing the danger on this road. This is not acceptable and not what this community needs. We need less trucks on our roads, not more.

This property has been operating as an illegal truck yard on agricultural land. Alterations to the property have already been done illegally. If Vaughan approves this rezoning, this sends the message to all others with agricultural land in the area that they don't need to follow the zoning laws. They can simply do whatever they want with their land, make large sums of money by using the land illegally & only submit a rezoning application after receiving a notice or cease-and-desist, if they want to. This approach encourages complete disregard of the laws and cannot be tolerated.

Rezoning applications should only be considered on lands that are currently in compliance with their intended uses - only then can the proper studies be done, submitted and reviewed and the application can be properly evaluated and a decision made.

The rezoning application paperwork mentions that there is a need for more truck container storage in the area. That is absolutely false and baseless. There is absolutely no need for any further truck or truck container storage in this area and for certain it's not needed approximately 500 meters away from a residential area in Caledon. The impact to residential neighbours is completely absent in this rezoning application. Just because the residents are on the Caledon side, does not mean they don't exist. The impact to them needs to be considered.

The town's report on this rezoning indicates in Attachment 4, several additional zoning amendments that would be needed, even within the Employment Lands zoning that is being requested (allowing a further public truck fueling facility, truck sales, 60% of the land be used for truck storage instead of the usual 30%, height of storage be 4 m instead of the usual 3m, allow truck storage in the front yard when this isn't usually permitted, and allowing truck storage between the front of the property and the existing building when this isn't usually permitted). For a property that was already being used illegally, the City should not be considering

additional amendments to employment lands zoning. This further encourages illegal land use on other properties.

The Existing Official Plan in the Z.24.020 application indicates the land is Agriculture in Schedule 13, Vaughan Official Plan 2010, Volume 1, and being located in Natural Areas and Countryside in Schedule 1 - Urban Structure of VOP 2010, Volume 1. I don't understand how a truck yard can fit into this Existing Official Plan.

Lastly, I want to reiterate that City of Vaughan should only be considering rezoning applications on lands that are currently in compliance with their intended use. This community does not need further truck storage facilities or more trucks on our roads. The safety of our communities must take precedence! We will be paying close attention to how City of Vaughan votes on this rezoning application - it will show how the City of Vaughan will consider (or not consider) their neighbours and whether City of Vaughan will take meaningful action to discourage illegal land use, or whether they will encourage it. I hope we can count on City of Vaughan to uphold their zoning laws.

Sincerely,

C14

Communication

Council – December 17, 2024

CW(PM) – Report No. 42 Item No. 5

Victor Chen and Shirley Wong

Rushworth Crescent, [REDACTED]

Kleinburg, Ontario [REDACTED]

Email: [REDACTED]

Tel: [REDACTED]

November 27, 2024

Honourable Mayor, Council and City of Vaughan Planners
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Re: 89 and 99 Nashville Road, Kleinburg (the "Properties")
Applicants: Christopher Zeppa c/o 2133904 Ontario Inc.
Official Plan Amendment File OP.24.013 & Zoning By-law Amendment File Z.24.030

We reside at [REDACTED] Rushworth Crescent, Kleinburg, and have been Kleinburg residents for 18 years.

We vehemently oppose the above-mentioned Application. It is in flagrant violation of the Kleinburg-Nashville Heritage Conservation District Plan, zoning By-laws and the Vaughan Official Plan.

Our concerns are as follows:

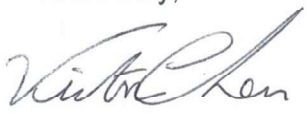
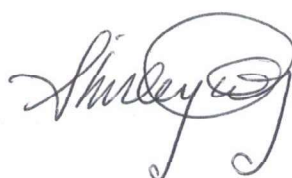
- i) the Properties are located within the Kleinburg-Nashville Heritage Conservation District, but the proposed height, scale, design and composition of the project are in flagrant violation of the KNHCD Plan which stipulates 2 ½-storey structures, a heritage appearance, etc.
- ii) Access to Nashville Road by car and commercial traffic from 557 units would make the congestion on an already busy road even worse. Proximity to Hwy #27 and the steep grade of Nashville Road will exacerbate safety concerns for drivers, pedestrians and cyclists and negatively impact traffic flow issues.
- iii) The proposed buildings would tower over adjacent residential and commercial properties to the east, north and west of the site.
- iv) The site is at a key gateway entrance to the village and as such should reflect the heritage tone and character of Kleinburg - this project fails that test.
- v) The subject lands are currently designated as "natural areas" and "low rise mixed-use" which is a radical departure from the requested amendments.

It is the City of Vaughan's duty and responsibility to enforce and uphold, to the fullest extent possible, the well-established Official Plan and Heritage Plan for the area.

Approval of this proposal would set a dangerous and irreversible precedent for future development on Nashville Road, in the village core, that will threaten the unique character of the Village of Kleinburg.

We respectfully submit that this Application should be denied.

Yours truly,

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] ITEM 4.4 ON DECEMBER 3, 2024 agenda of the Committee of the Whole (Public Meeting) - 11339 Albion Vaughan Road (Official Plan Amendment File OP.24.008 and Zoning By-law Amendment File Z.24.020)
Date: December-03-24 8:27:53 PM
Importance: High

From: Vicki Andreacchi <[REDACTED]>
Sent: Tuesday, December 3, 2024 10:01 AM
To: Clerks@vaughan.ca; Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>
Subject: [External] ITEM 4.4 ON DECEMBER 3, 2024 agenda of the Committee of the Whole (Public Meeting) - 11339 Albion Vaughan Road (Official Plan Amendment File OP.24.008 and Zoning By-law Amendment File Z.24.020)
Importance: High

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

Dear City of Vaughan Council,

I am writing to express my opposition to the rezoning application for 11339 Albion Vaughan Road (Official Plan Amendment File OP.24.008 and Zoning By-law Amendment File Z.24.020), item 4.4 on the December 3, 2024 agenda of the Committee of the Whole (Public Meeting).

Considering the Town of Caledon has declared a Road Safety Emergency on October 8, 2024 - it is critical that neighbouring municipalities respect this and stop approving truck intensive development until resident safety can be guaranteed. Road safety is a major concern in the area where this property is. This property's proposed entrance/exit for the additional 111 trucks is right on a bend in the road which impacts visibility and movement of traffic. The vast majority of truck traffic will be exiting the property and travelling south on Albion Vaughan Road and turning left at the Highway 50 intersection which is quite close by. Traffic during rush hour is extremely heavy and there is always a long line of traffic waiting in the left turn lane to go south on Highway 50. Trucks from this driveway would be turning directly into this long line of traffic and creating more congestion and increasing the danger on this road. This is not acceptable and not what this community needs. We need less trucks on our roads, not more.

This property has been operating as an illegal truck yard on agricultural land. Alterations to the property have already been done illegally. If Vaughan approves this rezoning, this sends the message to all others with agricultural land in the area that they don't need to follow the zoning laws. They can simply do whatever they want with their land, make large sums of money by using the land

illegally & only submit a rezoning application after receiving a notice or cease-and-desist, if they want to. This approach encourages complete disregard of the laws and cannot be tolerated.

Rezoning applications should only be considered on lands that are currently in compliance with their intended uses - only then can the proper studies be done, submitted and reviewed and the application can be properly evaluated and a decision made.

The rezoning application paperwork mentions that there is a need for more truck container storage in the area. That is absolutely false and baseless. There is absolutely no need for any further truck or truck container storage in this area and for certain it's not needed approximately 500 meters away from a residential area in Caledon. The impact to residential neighbours is completely absent in this rezoning application. Just because the residents are on the Caledon side, does not mean they don't exist. The impact to them needs to be considered.

The town's report on this rezoning indicates in Attachment 4, several additional zoning amendments that would be needed, even within the Employment Lands zoning that is being requested (allowing a further public truck fueling facility, truck sales, 60% of the land be used for truck storage instead of the usual 30%, height of storage be 4 m instead of the usual 3m, allow truck storage in the front yard when this isn't usually permitted, and allowing truck storage between the front of the property and the existing building when this isn't usually permitted). For a property that was already being used illegally, the City should not be considering additional amendments to employment lands zoning. This further encourages illegal land use on other properties.

The Existing Official Plan in the Z.24.020 application indicates the land is Agriculture in Schedule 13, Vaughan Official Plan 2010, Volume 1, and being located in Natural Areas and Countryside in Schedule 1 - Urban Structure of VOP 2010, Volume 1. I don't understand how a truck yard can fit into this Existing Official Plan.

Lastly, I want to reiterate that City of Vaughan should only be considering rezoning applications on lands that are currently in compliance with their intended use. This community does not need further truck storage facilities or more trucks on our roads. The safety of our communities must take precedence! We will be paying close attention to how City of Vaughan votes on this rezoning application - it will show how the City of Vaughan will consider (or not consider) their neighbours and whether City of Vaughan will take meaningful action to discourage illegal land use, or whether they will encourage it. I hope we can count on City of Vaughan to uphold their zoning laws.

Sincerely

Resident that is substantially concerned of the unsafe, harmful and adverse effect this will have on all residents of our town.

Honourable Mayor, Council and City of Vaughan Planners
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

December 3, 2024

C16

Communication

Council – December 17, 2024

CW(PM) – Report No. 42 Item No. 5

**Re: 89 and 99 Nashville Road, Kleinburg (the “Properties”)
Applicants: Christopher Zeppa c/o 2133904 Ontario Inc.
Official Plan Amendment OP.24.013 & Zoning By-law Amendment File Z.24.030**

We reside at [REDACTED] Rushworth Cres., Kleinburg, and have been Kleinburg residents since 1978.

We vehemently oppose the above-mentioned Application. It is in flagrant violation of the Kleinburg-Nashville Heritage Conservation District Plan, zoning By-laws and the Vaughan Official Plan.

Our concerns are as follows:

- i) the Properties are located within the Kleinburg-Nashville Heritage Conservation District, but the proposed height, scale, design and composition of the project are in flagrant violation of the KNHCD Plan which stipulates 2 ½-storey structures, a heritage appearance, etc.
- ii) Access to Nashville Road by car and commercial traffic from 557 units would make the congestion on an already busy road even worse. Proximity to Hwy #27 and the vertical/horizontal curvature of Nashville Road will exacerbate safety concerns for drivers, pedestrians and cyclists and negatively impact traffic flow issues.
- iii) The proposed buildings would tower over adjacent residential and commercial properties to the east, north and west of the site, blocking viewscales for residents and the tourists that frequent Kleinburg.
- iv) The site is a key gateway entrance to the village, as instructed by the Kleinburg Streetscape Study.
- v) The subject lands are currently designated in VOP as “natural areas” and “low rise mixed-use” which is a radical departure from the requested amendments.

It is the City of Vaughan’s duty and responsibility to enforce and uphold, to the fullest extent possible, the well-established Official Plan, Transportation Master Plan, Kleinburg Streetscape Master Plan and Heritage Plan for the area.

Approval of this proposal would set a dangerous and irreversible precedent for future development on Nashville Road, in the village core, that will threaten the unique character of the Village of Kleinburg.

We respectfully submit that this Application should be denied.

Yours truly,

Michael Davis and Kathryn Watson
[REDACTED] Rushworth Cres.
Kleinburg, ON.

C17

Communication

Council – December 17, 2024

CW(PM) – Report No. 42 Item No. 4

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] FW: Illegal Truck Yards
Date: December-03-24 8:30:17 PM
Attachments: [Document1.docx](#)

From: Tony Pagliuca <tony@titanmechanical.ca>
Sent: Tuesday, December 3, 2024 2:03 PM
To: Clerks@vaughan.ca
Cc: mayor@vaughan.ca
Subject: [External] FW: Illegal Truck Yards

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Good Afternoon,

I am a resident along this road located at 12525 Albion Vaughan Rd. (approx. 1-2KM from this yard) and in full agreement with the objections made on the attached document. These truck yards should not be allowed in such close proximity to residential areas and on a road ill equipped to handle the traffic.

Sincerely,

Tony Pagliuca
Resident

Dear City of Vaughan Council,

I am writing to express my opposition to the rezoning application for 11339 Albion Vaughan Road (Official Plan Amendment File OP.24.008 and Zoning By-law Amendment File Z.24.020), item 4.4 on the December 3, 2024 agenda of the Committee of the Whole (Public Meeting).

Considering the Town of Caledon has declared a Road Safety Emergency on October 8, 2024 - it is critical that neighbouring municipalities respect this and stop approving truck intensive development until resident safety can be guaranteed.

Road safety is a major concern in the area where this property is. This property's proposed entrance/exit for the additional 111 trucks is right on a bend in the road which impacts visibility and movement of traffic. The vast majority of truck traffic will be exiting the property and travelling south on Albion Vaughan Road and turning left at the Highway 50 intersection which is quite close by. Traffic during rush hour is extremely heavy and there is always a long line of traffic waiting in the left turn lane to go south on Highway 50. Trucks from this driveway would be turning directly into this long line of traffic and creating more congestion and increasing the danger on this road. This is not acceptable and not what this community needs. We need less trucks on our roads, not more.

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The town's report on this rezoning indicates in Attachment 4, several additional zoning amendments that would be needed, even within the Employment Lands zoning that is being requested (allowing a further public truck fueling facility, truck sales, 60% of the land be used for truck storage instead of the usual 30%, height of storage be 4 m instead of the usual 3m, allow truck storage in the front yard when this isn't usually permitted, and allowing truck storage between the front of the property and the existing building when this isn't usually permitted). For a property that was already being used illegally, the City should not be considering additional amendments to employment lands zoning. This further encourages illegal land use on other properties.

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Lastly, I want to reiterate that City of Vaughan should only be considering rezoning applications on lands that are currently in compliance with their intended use. This community does not need further truck storage facilities or more trucks on our roads. The safety of our communities must take precedence! We will be paying close attention to how City of Vaughan votes on this rezoning application - it will show how the City of Vaughan will consider (or not consider) their neighbours and whether City of Vaughan will take meaningful action to discourage illegal land use, or whether they will encourage it. I hope we can count on City of Vaughan to uphold their zoning laws.

Sincerely,

**C18
Communication
Council – December 17, 2024
CW(PM) – Report No. 42 Item No. 5**

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 89-99 Nashville Rd
Date: December-03-24 8:30:21 PM

From: roland gatti <[REDACTED]>
Sent: Tuesday, December 3, 2024 4:24 PM
To: Clerks@vaughan.ca
Subject: [External] 89-99 Nashville Rd

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November 26, 2024

Honourable Mayor, Council and City of Vaughan Planners
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Re: 89 and 99 Nashville Road, Kleinburg (the “Properties”)

Applicants: Christopher Zeppa c/o 2133904 Ontario Inc.

Official Plan Amendment File OP.24.013 & Zoning By-law Amendment File Z.24.030

We reside at [REDACTED] Donbay Drive, Kleinburg, and have been Kleinburg residents for 35 years.

We vehemently oppose the above-mentioned Application. It is in flagrant violation of the Kleinburg-Nashville Heritage Conservation District Plan, zoning By-laws and the Vaughan Official Plan.

Our concerns are as follows:

- i. the Properties are located within the Kleinburg-Nashville Heritage Conservation District, but the proposed height, scale, design and composition of the project are in flagrant violation of the KNHCD Plan which stipulates 2 ½-storey structures, a heritage appearance, etc.

- ii. Access to Nashville Road by car and commercial traffic from 557 units would make the congestion on an already busy road even worse. Proximity to Hwy #27 and the vertical/horizontal curvature of Nashville Road will exacerbate safety concerns for drivers, pedestrians and cyclists and negatively impact traffic flow issues.

- iii. The proposed buildings would tower over adjacent residential and commercial properties to the east, north and west of the site, blocking viewscales for residents and the tourists that frequent Kleinburg.

- iv. The site is a key gateway entrance to the village, as instructed by the Kleinburg Streetscape Study.

- v. The subject lands are currently designated in VOP as “natural areas” and “low rise mixed-use” which is a radical departure from the requested amendments.

It is the City of Vaughan’s duty and responsibility to enforce and uphold, to the fullest extent possible, the well-established Official Plan, Transportation Master Plan, Kleinburg Streetscape Master Plan and Heritage Plan for the area.

Approval of this proposal would set a dangerous and irreversible precedent for future development on Nashville Road, in the village core, that will threaten the unique character of the Village of Kleinburg.

We respectfully submit that this Application should be denied.

Yours truly,

Roland Gatti

C19

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Resolution re: Highway 407 - Support
Date: December-04-24 8:38:56 AM

From: [REDACTED]
Sent: Tuesday, December 3, 2024 5:36 PM
To: Clerks@vaughan.ca
Subject: [External] Resolution re: Highway 407 - Support

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 support the resolution of Councillor Marilyn Iafrate as follows:

I will be bringing forward resolution at next week's Committee of the Whole (1) Meeting on **Tuesday December 3, 2024 at 1:00 p.m.** whereby I am supporting the Premier's Feasibility Study to buy back Highway 407 **and asking that the province implement a one year pilot program that will subsidize or eliminate tolls dedicated truck lanes on Highway 407 and evaluate the impact on traffic congestion** and efficiency

Regards

Kurt Kroesen

[REDACTED] Hampton Rd, Toronto, ON

[REDACTED]
Phone: [REDACTED]

Email: [REDACTED]



C20

Communication

Council – December 17, 2024

CW(PM) – Report No. 42 Item No. 2

Council Meeting

December 17, 2024

RE: Report No. 42, Item 2 Committee of the Whole (Public Meeting)

**2081447 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.17.012
ZONING BY-LAW AMENDMENT FILE Z.17.033 10489 ISLINGTON
AVENUE VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

The Office of the City Clerk has received a petition from Valentina Perrelli, on behalf of citizens.

The total number of signatures on the petition is: 6

Petition outlined as follows:

“This letter is in support of the approval of the Official Plan and Zoning for 10489 Islington Ave. Kleinburg, ON.

I have received the public meeting notice and have reviewed the project and I am fully in support for this project”.

A copy of the entire petition document, containing a total of 7 pages is on file in the Office of the City Clerk.

C21

Communication

Council – December 17, 2024

CW(PM) – Report No. 42 Item No. 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] 2081447 Ontario inc
Date: December-04-24 4:18:49 PM

From: MARIA PIZZITOLA [REDACTED]
Sent: Wednesday, December 4, 2024 4:12 PM
To: Clerks@vaughan.ca
Subject: [External] 2081447 Ontario inc

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

Re: applicant #: DA.17.071
10489 Islington Ave. (Ambience)

Good afternoon,

I was unable to attend last night's committee of adjustment regarding the above noted property. I am the neighbouring property owner on Kellam St.

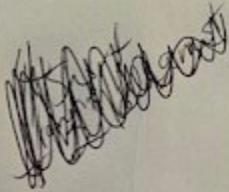
In light of the material presented by one of the speakers, see below:
(attachment 7 : zoning bylaws proposed site specific exemptions)
It's obvious that they are deficient in many categories and no revisions were made.

I am not objecting to development. I am simply asking for some adherence to bylaw requirements. A commercial property of the current magnitude if approved will set precedence to future developers leaving the village strained and depleted of its charm.

Attachment 7
Proposed Site-Specific Exceptions to Zoning By-law 001-2021

Table 1

	Zoning By-law 001-2021 Standards	KMS Main Street Mixed-Use – Kleinburg Zone Requirements	Proposed Exceptions to the KMS Main Street Mixed-Use – Kleinburg Zone Requirements	
a.	Minimum Front Yard Setback (Islington Avenue)	2 m	1.65 m	(-)
b.	Minimum Interior Yard	1.8 m	0.2 m (South Lot Line)	(-)
c.	Minimum Exterior Yard (Kellam Street)	4.5 m	0.7 m	(-)
d.	Maximum Lot Coverage	30%	45.6%	(-)
e.	Maximum Encroachment of Stairs and Planter Boxes	1.8 m (Front Yard)	0 m (Exceeds the Property Line of the Subject Lands and may require an encroachment agreement)	(-)
f.	Maximum Building Height	9.5 m	10.62 m	(-)
g.	Minimum Landscape Strip Width Abutting a Residential Zone	3 m (Interior Side Lot Line and Rear Lot Line)	0 m (Interior Side Lot Line and Rear Lot Line)	(-)
h.	Minimum Required Landscaping	10%	0%	(-)
i.	Minimum Amenity Area	8 m ² /unit @ 5 units = 40 m ²	0 m ² /unit @ 5 units = 0 m ² <i>no amenity space</i>	(-)
j.	Minimum Contiguous Outdoor Amenity Area	One (1) contiguous amenity area with 55 m ²	No contiguous amenity area, 0 m ²	(-)
k.	Minimum Parking Space Size	2.7 m x 6 m	2.6 m x 5.7 m	(-)

Zoning By-law 001-2021 Standards	KMS Main Street Mixed-Use – Kleinburg Zone Requirements	Proposed Exceptions to the KMS Main Street Mixed-Use – Kleinburg Zone Requirements
I. Minimum Number of Parking Spaces	i) <u>Retail/Commercial</u> 249.98 m ² @ 2.7 spaces/100m ² of GFA = 7 spaces ii) <u>Residential Visitor</u> 5 units @ 0.2 spaces/unit = 1 space iii) <u>Office</u> 87.29 m ² @ 1.8 spaces/100m ² of GFA = 2 spaces iv) <u>Residential</u> 5 units @ 1 space unit = 5 spaces Total = 15 parking spaces 	i) <u>Retail/Commercial</u> 249.98 m ² @ 1 spaces/100m ² of GFA = 3 spaces (Two (2) of the Retail/Commercial parking spaces are located within the loading area and shall not be used during the waste collection time.) ii) <u>Residential Visitor *</u> 5 units @ 0.4 Spaces/unit = 2 visitor spaces iii) <u>Office *</u> 87.29 m ² @ 1.8 spaces/100m ² of GFA = 2 spaces iv) <u>Residential *</u> 1 spaces/unit @ 1 space unit = 5 spaces * Note: The Office, Residential Uses, and Residential Visitors are providing the required parking spaces and no exceptions are required for these uses. Total = 10 parking spaces

	Zoning By-law 001-2021 Standards	KMS Main Street Mixed-Use – Kleinburg Zone Requirements	Proposed Exceptions to the KMS Main Street Mixed-Use – Kleinburg Zone Requirements
m.	Maximum Number of Compact Parking Spaces (2.4 m Width x 4.8 m Length)	10% (1 space)	20% (2 spaces) <i>not over 5 spaces</i>

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.



C22

Communication

Council – December 17, 2024

ADOPTION OR CORRECTION OF MINUTES

DATE: December 17, 2024

TO: Mayor and Members of Council

FROM: Michael Genova, Deputy City Manager, Strategic Initiatives

RE: COMMUNICATION – Council – December 17, 2024

ADOPTION OR CORRECTION OF MINUTES

Correction to Item 22, Report No. 39 of the Committee of the Whole

Recommendation

1. That the Council minutes of November 19, 2024, be amended to reflect a revision to Item 22, Report No. 39, as follows:

“4. That the comments of Daniel Segal, Segal Construction, West Lynn Avenue, Toronto, be received.”

Background

Following the Council meeting of November 19, 2024, staff discovered an administrative error in Report No. 39 of the Committee of the Whole meeting of November 12, 2024. Staff inadvertently omitted the receipt of a deputation by Daniel Segal with respect to Item 22: DEVELOPMENT CHARGES REDUCTION OPTIONS – RESPONSE TO MEMBER’S RESOLUTION.

It is recommended that the Council minutes of November 19, 2024 be amended to include this omission, and correct the error.

For more information, contact Todd Coles, City Clerk, ext. 8281

Respectfully submitted by

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

Michael Genova
Deputy City Manager, Strategic Initiatives

C23

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Committee of the Whole ITEM #15
Date: December-06-24 10:36:24 AM

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

From: Louisa Santoro [REDACTED]
Sent: Friday, December 6, 2024 10:35 AM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; Minister of Transportation Correspondence <minister.mto@ontario.ca>
Subject: [External] Committee of the Whole ITEM #15

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 All, I am writing today to tell you as a resident of Kleinburg, (City of Vaughan), I support moving trucks onto HWY #407 from HWY #7 and ALL other Regional Roads. I do support the Provincial Government's study to TAKE BACK HWY #407.

I also support the Province to implement a one year pilot program that will subsidize or eliminate tolls for dedicated truck lanes on HWY #407 and evaluate the impact on traffic congestion and efficiency.

I DO NOT support HWY #413!!

Thank you

Louisa Santoro
Kleinburg Resident

Sent from my iPhone

C24

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] moving trucks to hwy407
Date: December-06-24 10:59:06 AM

From: Eddy Aceti [REDACTED]
Sent: Friday, December 6, 2024 10:59 AM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; mayor@vaughan.ca
Subject: [External] moving trucks to hwy407

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.

Yes I support moving trucks to hwy407 & the provincial government taking back the 407.

The city should also restrict industrial traffic from residential areas.

Eddy Aceti, Maple resident

[REDACTED] Tracie Crt

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Re: Support for Vaughan's Resolutions regarding use of the 407
Date: December-06-24 11:14:58 AM

From: Cliff Nordal [REDACTED]
Sent: Friday, December 6, 2024 11:14 AM
To: Clerks@vaughan.ca
Cc: minister.mto@ontario.ca; Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Re: Support for Vaughan's Resolutions regarding use of the 407

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 support the resolution to use the 407 for designated truck traffic. I suggest this be limited to 1-2 designated lanes only so that the 407 does not become a de facto truck highway. This support is for the purpose of not building the proposed highway 413

I also support the resolution for a Provincial study to determine the feasibility and cost of taking back the ownership of the 407. Part of the study should identify payment options, including retaining tolls so that the cost does not all fall to individual Ontario taxpayers in income taxes or special tax levies.

Cliff Nordal, Resident
Maple, ON

C26

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Marilyn Iafrate's resolution re the use of highway #407
Date: December-09-24 8:17:40 AM

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

From: Kevin Russell [REDACTED]
Sent: Sunday, December 8, 2024 9:59 PM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca
Subject: [External] Marilyn Iafrate's resolution re the use of highway #407

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

I am writing to express my support for the resolution to allow for subsidizing of tolls for transport trucks on highway 407. Highway 407 is dramatically under-utilized and truck traffic should be allowed to use the 407 at no charge effective immediately. It is not an exaggeration to state that the traffic congestion in the GTA is at a crisis level. Commute times for many GTA commuters are ridiculously long and the environmental damage caused by thousands of vehicles, especially diesel trucks, idling in traffic jams every day on highway 401 is undoubtedly extensive. Given the immediate concerns and the lack of a viable alternative it so puzzling as to why it hasn't happened already. It is the obvious solution and the benefits to both traffic congestion and the environment would be immediate.

Kevin Russell

Mobile: [REDACTED]

C27

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Re: Committee of the Whole (1) Dec 3, 2024 Item #15
Date: December-09-24 8:19:45 AM

From: Marinka Nupoort [REDACTED]
Sent: Saturday, December 7, 2024 6:28 PM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca
Subject: [External] Re: Committee of the Whole (1) Dec 3, 2024 Item #15

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.

As a very concerned York Region citizen I am in complete support of the idea of a provincial feasibility study to take back Hwy 407 and implement a program to subsidize or preferably eliminate tolls for dedicated truck lanes on Hwy 407.

After recently returning from Europe I cannot understand that Canada, and particularly Ontario, has not supported enough public transit for it's population but instead supported the "almighty" car to the detriment of its citizens.

Marinka Nupoort
[REDACTED] Gosling Rd
Vaughan, ON

C28

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] In support of moving trucks to Hwy 407
Date: December-09-24 8:49:09 AM

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

From: Claudio Cellucci <claudio.cellucci@cplusp.ca>
Sent: Monday, December 9, 2024 8:49 AM
To: Clerks@vaughan.ca
Subject: [External] In support of moving trucks to Hwy 407

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.

Find this email in support of this motion.

Claudio Cellucci

Claudio Cellucci, Principal
Cellucci + Pace Inc.
510 Rowntree Dairy Rd, Suite 3c
Woodbridge, Ontario
L4L 8H2
Office: 416.855.2260
Mobile: 416.301.9085
claudio.cellucci@cplusp.ca
www.cplusp.ca

Dear Vaughan City Council,

I am writing to express my, and my community's, full support for the city staff's recommendation to refuse the application by 3300 Rutherford Development Inc. to amend the Vaughan Official Plan (VOP) and Zoning By-Laws. As detailed in the staff report, this application is inconsistent with the 2024 Provincial Planning Statement (PPS), incompatible with the existing plans for up to 8-storey intensification under the 2010 Vaughan Official Plan, and fails to fully recognize the impacts of already-planned development through the Vaughan Mills Secondary Plan (VMSP).

We are particularly encouraged by the staff's statement that the development is "incompatible with the surrounding land uses, would represent ad hoc intensification, and represents poor planning." We hope that this key observation resonates with you as it highlights the core concerns of our community, which is deeply invested in seeing thoughtful, sustainable growth.

Additionally, we wish to underscore that this development runs counter to the policies outlined in the York Region Official Plan (YROP). Specifically, Policy 2.3.2 emphasizes comprehensive community planning, while Policy 4.4.1 stresses the importance of aligning intensification with the regional hierarchy for sustainable land use. The developer acknowledges the site is designated as a local corridor—the lowest tier for intensification—but is pushing for high-rise development that the region has not planned for. Since July 1, 2024 elements of the YROP relating to Vaughan have now been deemed to constitute an official plan of the City of Vaughan. It is crucial that these considerations be fully incorporated into the decision-making process.

Beyond the technical analysis from city staff, we want to bring to your attention the very real, on-the-ground concerns of our community members:

1. **Traffic and Safety:** Regardless of any Transportation Impact Study provided by the developer, we experience daily traffic congestion that compromises safety and negatively impacts our health and quality of life. There are no concrete transportation plans from Vaughan, York Region, or the Ministry of Transportation to accommodate the demands of this development. Many of you campaigned on reducing traffic, and we trust you will keep that pledge by opposing overdevelopment that only exacerbates the problem.
2. **Lack of Infrastructure and Amenities:** There is an urgent lack of infrastructure to support this level of intensification. There is no grocery store within walking distance, the local school board is concerned about accommodating this unplanned growth in schools, and the required parkland should not be compromised for cash-in-lieu payments, especially when the city guideline is being so egregiously unmet.
3. **Impact of Construction:** The scale of construction required for this development would be disruptive for many years, significantly affecting traffic, air quality, noise levels, and overall quality of life. Moreover, given the current state of the condo market and uncertainty around whether this project addresses housing demand appropriately through a very low persons per unit (which would effect the developer's ability to properly fund and complete this project according to their desired timeline), the prolonged construction period would likely worsen these conditions for local residents.

We implore you to:

- **Listen to our concerns** — We care deeply about the future of this community. We are so committed that we are in the process of organizing a ratepayers association. Please continue to engage with us and hear our feedback.
- **Follow the advice of city staff** — We urge you to refuse to approve this application.
- **Champion on our behalf** — We ask that you fight for our community at the Ontario Land Tribunal (OLT) and at the bargaining table with the developer. We need you.

We are encouraged by the city staff's recommendation, and we remain hopeful that you will take decisive action to ensure that development in our community is responsible, sustainable, and in the best interest of all residents.

Thank you for your attention to this matter. We look forward to your support in safeguarding the future of our community.

Sincerely,

Jason Frittaion

Resident of Pikake Court, Maple

C30
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 7

December 6, 2024

TO:

Mayor Steven Del Duca, mayor@vaughan.ca

Local and Regional Councillor Mario G. Racco, mariog.racco@vaughan.ca

Councillor Chris Ainsworth, chris.ainsworth@vaughan.ca

Heritage Specialist Katrina Guy, katrina.guy@vaughan.ca

RE: Proposed Heritage Designation 8733 Keele Street

I wish to express my concern with the way the proposed designation of 8733 Keele Street has been handled. Despite having provided the City Clerk with a letter (sent by email AND a hard copy hand-delivered to the clerk on Sept 30) expressing our objections to the proposed designation, it appears that city councillors were not provided with a copy of this letter.

I spoke with Heritage Specialist Katrina Guy to discuss my concerns. She explained the differences between a listed property and a designated one. I, and my parents who are the owners of the property, are still opposed to the designation and wish for the property to remain listed. I have outlined the reasons for our objection in the above-mentioned letter, which I have attached.

We respectfully request that all review the contents of the attached letter of objection before reaching a decision regarding our family home.

Kind Regards,



Carolina Runco (owner)



Vincent Runco (owner)



Frank Runco

Sept 29, 2024

Re: Notice of Intent to Designate 8733 Keele Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

I am writing this letter to formally object to the above-mentioned notice to designate 8733 Keele Street. My family purchased this property in 1982. At that time, the house was in a state of disrepair and was basically abandoned. The basement was a crawl space with clearly rotting timbers serving as a support for the first floor. It would not have been long before this house would be torn down as was the case for the original Keffer house just behind the property, and the many neighbouring Victorian homes that were along Keele Street.

Instead, my family invested several hundred thousand dollars, (easily double the value of the house at the time) to restore the interior and exterior of the house. We did our best to research old photos to reproduce the trim and preserve many of the features. We put in a new foundation ensuring that the house would be structurally sound for many years to come. In doing so, we voluntarily consulted with Heritage Vaughan. It was only then that the Heritage Committee seemed to take notice of the property. At the time we objected to the property being designated and we see no reason to alter that objection.

While we realize that the property does have historical significance, the fact remains that the house would have been reduced to rubble had it not been for my family. In addition, this property is of great personal significance to my family. It has been our home for over 40 years and my parents live there to this day.

The only reason this beautiful home exists for the community to appreciate and admire is because of the great time and expense that my family has invested and continues to invest. As such, I believe that we have the right to decide whether it should receive designation.

A designation of this property would be tantamount to an infringement of our rights as homeowners and an infringement of our right to privacy. We respectfully request that you reconsider your intention to designate this property.

Sincerely

Frank Runco

C31

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Committee of the Whole (1) Dec 3, 2024 Item #15
Date: December-10-24 8:28:17 AM

From: Elsa Leggieri [REDACTED]
Sent: Tuesday, December 10, 2024 8:08 AM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca
Subject: [External] Committee of the Whole (1) Dec 3, 2024 Item #15

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I completely support Councillor Marilyn Iafrate and Councillor DeFrancesca efforts regarding the Member's Resolution to recommend to Council to support a provincial feasibility study to take back Hwy 407.

I think asking the province to implement a one year pilot program that will subsidize or eliminate tolls for dedicated truck lanes on Highway 407 and evaluate the impact on traffic congestion and efficiency is a timely and practical path forward.

Elsa Leggieri
Resident, Ward 1

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] ENDORSEMENT OF FEASIBILITY ASSESSMENT AND PILOT FOR HIGHWAY 407
Date: December-10-24 7:53:33 PM

From: M DW [REDACTED]
Sent: Tuesday, December 10, 2024 7:52 PM
To: Clerks@vaughan.ca; premier@ontario.ca; minister.MTO@ontario.ca; Prabmeet.Sarkaria@pc.ola.org; stephen.lecce@pc.ola.org; Gallagher-Murphy, Dawn <dawn.gallaghermurphy@pc.ola.org>
Subject: [External] ENDORSEMENT OF FEASIBILITY ASSESSMENT AND PILOT FOR HIGHWAY 407

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 Councillors and City Clerk, Premier, Honourable Ministers and MPPs,

I am writing to you as a resident of York Region to **urge you to support Councillors Iafrate and DeFrancesca's resolution at the December 17, 2024, City of Vaughan Council Meeting. The resolution, approved at the Committee of the Whole on December 3, calls on the Province to conduct a feasibility study to buy back the Highway 407 lease, as the Premier has acknowledged, and to implement a one-year pilot program to subsidize or eliminate tolls on Highway 407.**

This pilot would give commercial vehicles affordable or free access to the underused Highway 407, even if that be decided at night, reducing travel time and costs for businesses and consumers while easing congestion on Highway 401, Highway 7, and nearby regional roads such as Steeles, Rutherford, and Major Mackenzie Drive. The pilot will also allow the Province to evaluate how toll reductions impact traffic flow and efficiency.

This is a critical step toward addressing congestion and supporting

economic efficiency in the GTHA. I strongly encourage your support.

In summary, I am asking City Councillors and the Ontario government to support the **Feasibility Study for Highway 407** put forward by Councillors Iafrate and DeFrancesca.

Sincerely,
Melanie Duckett-Wilson



C33

Communication

Council – December 17, 2024

CW(2) – Report No. 44 Item No. 4

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] With regards to #4 - 3300 Rutherford Rd.
Date: December-11-24 8:38:24 AM

From: S C [REDACTED]
Sent: Monday, December 9, 2024 10:31 PM
To: Clerks@vaughan.ca
Subject: [External] With regards to #4 - 3300 Rutherford Rd.

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Dear Margaret Holyday,

I'm writing about my concerns with regards to "#4 - 3300 Rutherford Rd." development.

Traffic within our area is constantly busy, even during the weekends and outside of rush hour. The increase in population and roads would not be sustainable.

Our residential area comprises of townhouses and semi's. The addition of the proposed building would impact a number of things for the community, such as:

- Natural sunlight - the towers will block out natural sunlight for homes in the community.
- Noise pollution - this would increase during construction.
- Air quality - Our air quality would decrease. The amount construction dust and dirt would impact our community's health. We would not be able to open our windows, participate in day-to-day activities such as taking walks, walking our pets, or children playing outside in the near by parks. Our community is a small and tight-knit area. We would experience the negative effects.
- The houses right across from 3300 Rutherford Road have families. I have seen children playing outside when they are able. The construction would rob them of this.
- Traffic - Would increase even more. It is currently already extremely congested.

Our community is an activity community. We have residences of all ages enjoying their lives here everyday - even in bad weather. The construction will negatively impact

everyone.

I hope my concerns will be heard and taken into account.

Thank you for your time,

Stacy Vuong



From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 3300 Rutherford
Date: December-11-24 8:38:40 AM
Attachments: [3300Rutherford_Refusal.docx](#)

C34
Communication
Council – December 17, 2024
CW(2) – Report No. 44 Item No. 4

From: Garo Ekserci [REDACTED]
Sent: Tuesday, December 10, 2024 8:05 AM
To: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] 3300 Rutherford

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

Please find attached my brief comments regarding the 3300 Rutherford agenda item.

Garo Ekserci
Jarrett Crt.

City of Vaughan
Office of the City Clerk and Council

RE:
3300 Rutherford Developments Inc.

As a resident in the affected area, I strongly urge that the City of Vaughan attend the Ontario Land Tribunal hearing and do everything and anything it can possibly do fight the proposed development in its current form.

A development of this scale adjacent to the existing housing will be catastrophic to the current residents. As the report recommending refusal indicates it is simply not appropriate on many levels. As a resident I can only say this type of development is going to deteriorate the quality of life for everyone in this neighbourhood. Living in an established community, we should not have to have these monstrous building erected in our backyards or have to endure the years of construction related disturbances (noise, dust, etc..) that this project will bring.

Your attention to this matter is critical to preserving the integrity and quality of life in our neighborhood. We trust you will act in the best interest of your constituents.

Thank you for your consideration.

Franca Porretta
Birch Hill Road

On Mon, 3 Jun 2024 at 12:58, Francesca Mancuso <[REDACTED]>
wrote:

Good Day Councilor Volpentesta and Council Members

I am writing to express my strong concerns regarding the Hartman and Islington Avenue Development application (OP.19.011 & Z.19.033 File: DA.21.014).

As previously mentioned, the applicant has repeatedly disregarded the TRCA's 10-meter setback requirement on the Humber River greenspace, a critical watershed area. This encroachment is unacceptable and should be firmly opposed by Vaughan councilors and planning staff.

The revised application also lacks critical information and seems to exceed the permitted floor space index, raising more concerns for the community. Existing townhouses behind the proposed site will be significantly affected.

Additionally, the proposal to demolish five residential houses to build 74 townhouses on a 6.7-meter-wide dead-end avenue, with buildings exceeding 14 meters in height, will significantly impact traffic, noise, and overall quality of life in our neighborhood. The increasing population without a comprehensive feasibility study of the Islington Avenue corridor has led to unmanageable issues, and further development will exacerbate these problems.

Many of us have **repeatedly directed the council to commission an independent study (lead by outsourced experts) of the Islington Avenue Corridor**, within this one-kilometer stretch of roadway from Islington Ave and Willis to Islington Ave and Langstaff. We are **requesting this motion to conduct an Islington Avenue Corridor Study be done immediately by Councilor Volpentesta** and **voted favorably** by other members of council. The motion should also include a Holding provision while the study is being conducted of this 1KM stretch of roadway, **to ensure this is done in a timely manner**. We ask once again, what steps are required by the people, your constituents to ensure this motion is presented to Council? We have made numerous attempts to have this motion heard. The study should include, but not be limited to, the current number of homes, the pressure from intensification applications (both

approved and pending), and factors such as traffic, noise, lighting, and community impact. The study should ultimately provide **a clear answer on how much this one-kilometer stretch can handle.**

As an FYI, the previous Islington Avenue **Corridor study has already surpassed what the experts at that time said this stretch of road could handle.** If we are not listening to those experts, not willing to ask new experts, and not considering the TRCA's concerns, **who are we relying on to direct us?** In my opinion, there is no one.

As residents, **we expect our elected officials** to protect our community's interests. We pay property taxes, vote, and elect our councilors and mayor to safeguard us against such adverse impacts. It is extremely disappointing and frustrating to have elected council members who, in my opinion, do not listen too, or who choose to ignore their taxpayers and voters.

Please consider these matters seriously before making any final decisions. The well-being of our neighborhood is at stake, and **we trust you will act in our best interest.**

Thank you for your attention to this matter.

Franca Porretta



C36

Communication

Council – December 17, 2024.

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Endorsement of Feasibility Study for Highway 407
Date: December-11-24 8:42:05 AM

From: Andre Willi <andre@strategicbenefits.ca>
Sent: Tuesday, December 10, 2024 9:32 PM
To: Clerks@vaughan.ca
Cc: michael.tiboloco@pc.ola.org; premier@ontario.ca; minister.MTO@ontario.ca; Prabmeet.Sarkaria@pc.ola.org; Mario Ferri <Mario.Ferri@vaughan.ca>
Subject: [External] Endorsement of Feasibility Study for Highway 407

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 Councillors and City Clerk, I am writing to you as a resident of the City of Vaughan residing in Vaughan.

I am once again asking you to support Councillor lafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors lafrate and DeFrancesca.

Thank you for your support.

Thank you,
Andre



Andre Willi
Strategic Benefits
15 - 4370 Steeles Avenue West
Vaughan, ON. L4L 4Y4
Office:
Office: 905-850-5267
Cell: 416-917-6117
Fax: 905-850-6137
Website: strategicbenefits.ca

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Fwd: ENDORSEMENT OF FEASIBILITY ASSESSMENT AND PILOT FOR HIGHWAY 407
Date: December-11-24 9:56:15 AM

From: Che Guerrero [REDACTED]
Sent: Wednesday, December 11, 2024 9:55 AM
To: Clerks@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; premier@ontario.ca; minister.MTO@ontario.ca; Prabmeet.Sarkaria@pc.ola.org; michael.tiboloco@pc.ola.org; stephen.lecce@pc.ola.org
Subject: [External] Fwd: ENDORSEMENT OF FEASIBILITY ASSESSMENT AND PILOT FOR HIGHWAY 407

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 Councillors and City Clerk, I am writing to you as a resident of the City of Vaughan residing in Vaughan/kleinburg/king.

I am once again asking you to support Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. The anticipated shift of commercial vehicles to Highway 407 will ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles,

Rutherford and Major Mackenzie Drive. Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors Lafrate and DeFrancesca.

Thank you for your support.

Thank you,
Che Guerrera, resident and business owner in Vaughan

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Support the Premier's Feasibility Study for Highway 407
Date: December-11-24 9:38:40 PM

From: ROBERT PIZZOLA [REDACTED]
Sent: Wednesday, December 11, 2024 7:14 PM
To: Clerks@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>
Cc: premier@ontario.ca; minister.mto@ontario.ca; Prabmeet.Sarkaria@pc.ola.org; michael.tibolloco@pc.ola.org; stephen.lecce@pc.ola.org
Subject: [External] Support the Premier's Feasibility Study for Highway 407

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Dear Councillors and City Clerk, I am writing to you as a resident of the City of Vaughan residing in Vaughan

I am asking you to support Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. The anticipated shift of commercial vehicles to Highway 407 will ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive. Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors lafrate and DeFrancesca.

Please, please...it's time to do something constructive about traffic congestion. Thank you for your support.

Thank you,
Robert Pizzola
Woodbridge, ON

C39

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Highway 407 Pilot
Date: December-11-24 9:38:46 PM

From: Adam De Luca [REDACTED]
Sent: Wednesday, December 11, 2024 7:38 PM
To: Clerks@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; premier@ontario.ca; minister.MTO@ontario.ca; Prabmeet.Sarkaria@pc.ola.org
Subject: [External] Highway 407 Pilot

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Dear Mr. Premier, Councillors and Clerks,

I am emailing you to voice my support for, and ask that you too support Councillor Iafrate and DeFrancesca's Highway 407 Feasibility Study resolution, at the upcoming December 17, 2024 Council Meeting.

The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. The anticipated shift of commercial vehicles to Highway 407 will ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive.

This resolution, provides an opportunity to fix long existing congestion and transportation issues that have plagued the GTA, by using existing infrastructure and resources, and only provides a benefit for the City of Vaughan. As we know, public servants owe a fiduciary duty to the members of the public that they serve - not just the ones they like. I trust you will do the right thing.

Thank you for your support.

Adam

--

Adam De Luca, BA, JD

Tel.: [REDACTED]

Email: [REDACTED]

C40

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] RE: ITEM 6-15 FEASIBILITY STUDY FOR HIGHWAY 407
Date: December-11-24 9:39:16 PM

From: Bob Moroz <[REDACTED]>
Sent: Wednesday, December 11, 2024 8:22 PM
To: Clerks@vaughan.ca
Cc: Mario Ferri <Mario.Ferri@vaughan.ca>; premier@ontario.ca; minister.MTO@ontario.ca; Prabmeet.Sarkaria@pc.ola.org; michael.tibolloco@pc.ola.org; stephen.lecce@pc.ola.org
Subject: [External] RE: ITEM 6-15 FEASIBILITY STUDY FOR HIGHWAY 407

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 Councillors and City Clerk,

I am writing to you as a resident of the City of Vaughan residing in Woodbridge.

I am asking you to support Councillors Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024, Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024, is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged.

This pilot provides commercial vehicles with immediate low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. The anticipated shift of commercial vehicles to Highway 407 will ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive. Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors Iafrate and DeFrancesca.

Please feel free to contact me should you require more information.

Thank you.

Best regards,

Bob Moroz

█ Kilmuir Gate

Woodbridge, ON █

█

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Dec 17, 2024 Report #41, Item 15
Date: December-12-24 1:54:57 PM

C41
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: Susan Sigrist [REDACTED]
Sent: Thursday, December 12, 2024 1:53 PM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca
Subject: [External] Dec 17, 2024 Report #41, Item 15

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I SUPPORT MOVING TRUCKS ONTO HWY #407 FROM
HWY #7 (AND ALL OTHER REGIONAL ROADS).
I SUPPORT THE PROVINCIAL GOVERNMENT'S STUDY TO
TAKE BACK HWY #407.

Background

SEND YOUR EMAIL OF SUPPORT TO:

clerks@vaughan.ca refer to: Council - Dec 17, 2024 Report #41, Item 15
CC: premier@ontario.ca (Premier Doug Ford)
CC: minister.mto@ontario.ca([Transportation](#) Minister Sarkaria)

Councillor DeFrancesca and I have brought forward a Member's Resolution recommending Council support a provincial feasibility study to take back Hwy 407.

We are also asking the province to implement a one year pilot program that will subsidize or eliminate tolls for dedicated truck lanes on Highway 407 and evaluate the impact on traffic congestion and efficiency.

On December 17, 2024, Council will vote to hopefully ratify the resolution which will then be sent to the province and all other municipalities along the route of Hwy #407 asking for their endorsement as well.

Regards,
Susan Sigrist
Mark Hubbard

Ward 1 Vaughan

Sent from my iPhone

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Moving Trucks onto HWY #407 from HWY #7 and The Provincial Government Study to Take Back HWY #407
Date: December-12-24 2:34:48 PM

From: Joe Gianna [REDACTED]
Sent: Thursday, December 12, 2024 2:18 PM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca
Subject: [External] Moving Trucks onto HWY #407 from HWY #7 and The Provincial Government Study to Take Back HWY #407

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:

Please be advised that we fully support Moving trucks to #407 from Hwy #7 and The Provincial Government Study to Take Back Hwy #407.

Yours Truly.

Joseph and Margaret Gianna.

C43
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] 407
Date: December-12-24 2:34:59 PM

From: Marina K [REDACTED]
Sent: Thursday, December 12, 2024 2:12 PM
To: Clerks@vaughan.ca
Subject: [External] 407

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We support taking back 407!

Get [Outlook for Android](#)

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Study to Support the Province's Take-Back of Hwy. #407
Date: December-12-24 3:38:53 PM

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

From: ROTONDO [REDACTED]
Sent: Thursday, December 12, 2024 3:03 PM
To: Clerks@vaughan.ca
Subject: [External] Study to Support the Province's Take-Back of Hwy. #407

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Hello,

I wish to add my comments to support a study that would examine the feasibility and costs for the Province to take back Highway 407.

This highway is hugely under-used and is too costly to utilize on a regular basis.

I also support more truck usage on this highway to relieve the traffic, congestion and safety issues on many of our roads such as Highway #7, Steeles Avenue, etc.

However, while I agree with lower costs for these trucks, I do not agree with "free usage" as many of these trucks and trailers haul goods for huge, highly-profitable corporations. The little tax payer should not always be on the hook to subsidize these companies... large businesses should realize the time and cost-saving incentives that the 407 would provide.

Thank you,
Donna Rotondo
[REDACTED] Treelawn Blvd.
Kleinburg, Ontario
[REDACTED]

C45

Communication

Council – December 17, 2024

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Council - Dec 17, 2024 Report #41, Item 15
Date: December-12-24 4:10:11 PM

From: Franky Fiordimondo [REDACTED]
Sent: Thursday, December 12, 2024 4:09 PM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca
Subject: [External] Council - Dec 17, 2024 Report #41, Item 15

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I am in support of the feasibility study and pilot program to take back HWY 407 and eliminate tolls for trucks.

Francine Fiordimondo
Marianna Fiordimondo



Virus-free www.avg.com

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] council dec 17, 2024 reoirr 41 item 15
Date: December-13-24 9:19:15 AM

C46
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: nicki t [REDACTED]
Sent: Friday, December 13, 2024 9:18 AM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca
Subject: [External] council dec 17, 2024 reoirr 41 item 15

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 husband and I agree with this proposal to get trucks off the regional roads and look to buy back the 407. You might want to look into getting trucks off Hwy 400 and 401 also.

Regards
Nicki Tantalo



C47

Communication

Council – December 17, 2024

CW(2) – Report No. 44 Item No. 3

DATE: December 13, 2024

TO: Mayor and Members of Council

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

RE: Communication – Council December 17, 2024

Report #44, Item #3

MARTIN GROVE ROAD AND HIGHWAY 7 – SPECIAL AREA
UPDATE

Recommendation

1. THAT Attachment #2 of Report #44, Item #3, Special Area Location Map be replaced with Attachment #2 attached hereto to this communication.

Background

On December 10, 2024 Item 3 (Martin Grove Road and Highway 7 – Special Area Update) from the Committee of the Whole (2) meeting was discussed. Below is a link to the agenda where the Report can be reviewed for background information:

[Committee of the Whole \(2\) – December 10, 2024 \(escrimeetings.com\)](https://www.escrimeetings.com)

The Committee of the Whole recommendation for Item 3 from CW(2) December 10, 2024 is as follows:

3. **MARTIN GROVE ROAD AND HIGHWAY 7 – SPECIAL AREA UPDATE**

The Committee of the Whole recommends:

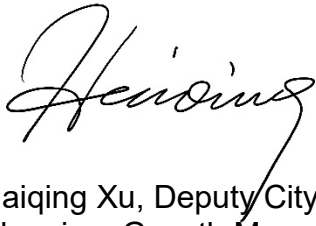
1. That the revised study area boundary be amended to exclude 77-87 Woodstream Blvd;
2. That staff bring forward an updated map (Attachment 2: Special Area Location Map) for approval at the Council meeting of December 17, 2024;
3. That the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 10, 2024, be approved;
4. That the following communications be received:

- C1. Alex Lusty, Davies Howe LLP, Adelaide Street West, Toronto, dated December 6, 2024;
- C2. Maurizio Rogato, Blackthorn Development Corporation, Kleinburg, dated December 6, 2024
- C9. Philip J. Stewart, Pound & Stewart Associates Limited, Renfrew Drive, Markham, dated December 9, 2024; and
- C10. Ryan Guetter and Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated December 9, 2024

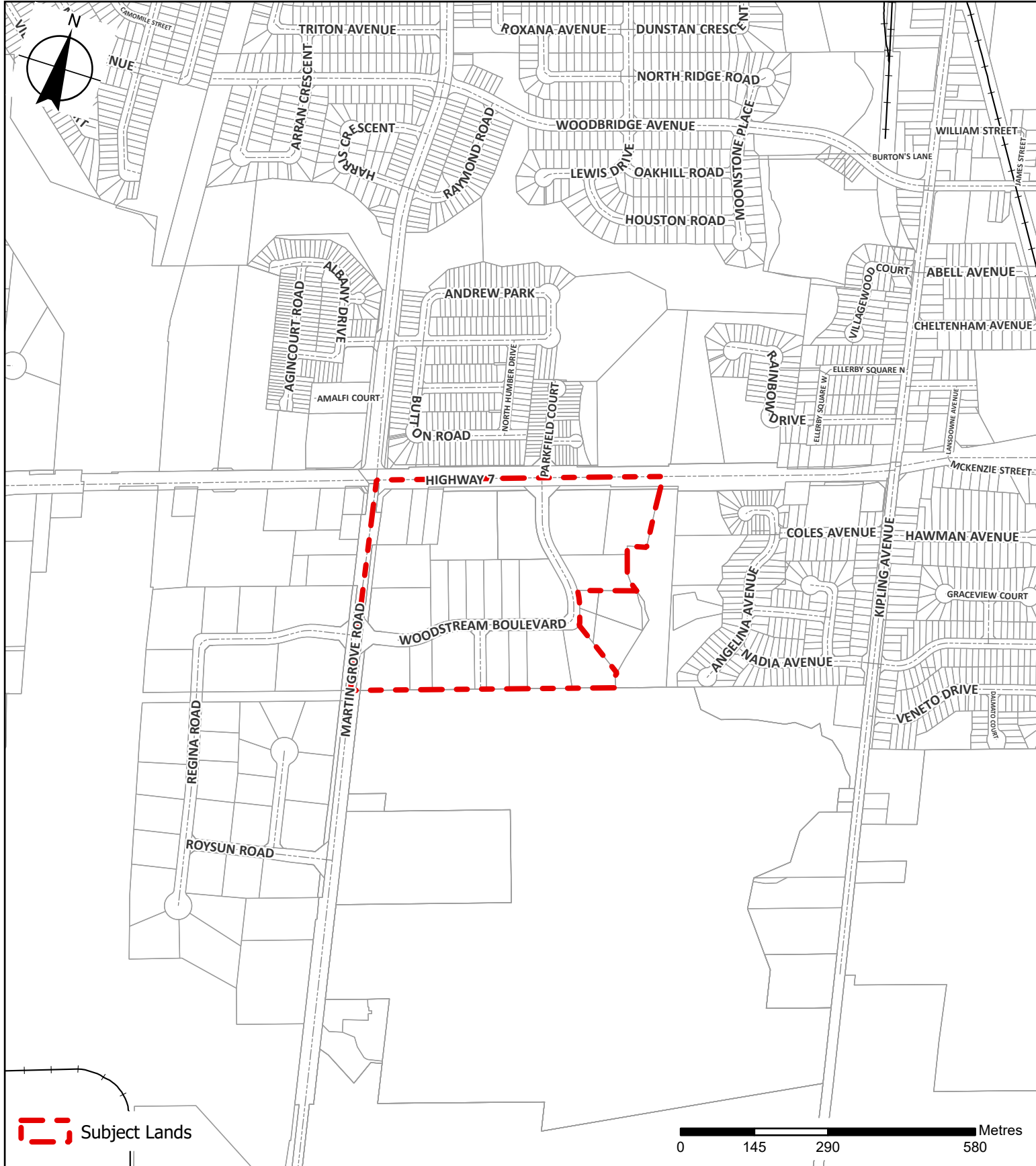
Attachment


- 1. Attachment 2: Special Area Location Map - Revised

Respectfully submitted by

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

Haiqing Xu, Deputy City Manager,
Planning, Growth Management and Housing Delivery



 Subject Lands

0 145 290 580 Metres

Special Area

LOCATION:
Highway 7 and Martin Grove Special Area



Attachment

DATE:
December 12, 2024

2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting
Date: December-13-24 12:45:05 PM

From: [REDACTED]
Sent: Friday, December 13, 2024 12:45 PM
To: Clerks@vaughan.ca
Cc: minister.mto@Ontario.ca; stephen.lecce@ola.org
Subject: [External] Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting

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I am asking you to support Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting.

The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency, and CO2 reduction.**

It is hard for me to imagine any politician in the GTA area not recognizing the citizen voting popularity for whichever politician gets credit in first step in improving traffic congestion by making more use of the 407.

The pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. The anticipated shift of commercial vehicles to Highway 407 will ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive.

Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

It would rather surprise me if the Ontario government couldn't get Federal funding for a such a one

year Pilot Program for truck fees for the 407.

In summary, I am asking Vaughan City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors Iafrate and DeFrancesca.

Thank you for your support.

Sherry Draisey
Laskay

C49.
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] support for Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting
Date: December-16-24 8:40:16 AM
Attachments: [gasp_frn_logo.png](#)
[GASP_briefing_info.png](#)

From: Louise Brownlee [REDACTED]
Sent: Friday, December 13, 2024 3:16 PM
To: Clerks@vaughan.ca; premier@ontario.ca; minister.MTO@ontario.ca; Prabmeet.Sarkaria@pc.ola.org; michael.tiboloco@pc.ola.org; stephen.lecce@pc.ola.org
Cc: Carole Holmes [REDACTED]
Subject: [External] support for Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 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.

Friday, December 13, 2024

On behalf of Grand(m)others Act To Save The Planet (GASP) we urge you to support the resolution, passed at the Committee of the Whole meeting on December 3, 2024, asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407.

It's great to see that the resolution goes further and asked the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.

This pilot provides commercial vehicles with immediate low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs.

GASP fully supports a more efficient use of Highway 407 to ease congestion for vehicles on the GTA roads. This is a key issue for everyone.

Sincerely,

Louise Brownlee and Carole Holmes
GASP Co-chairs

Website GASP4change.org
Email info@gasp4change.org

Instagram [GASP4Change](#)
Facebook [GASP Grandmothers Act to Save the Planet](#)
Twitter [Gasp4Change](#)

C50

Communication

Council – December 17, 2024.

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Report #41, Item 15
Date: December-16-24 8:40:28 AM

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

From: Eva Petrillo <[REDACTED]>
Sent: Saturday, December 14, 2024 11:40 AM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca; marilyn@vaughan.ca
Subject: [External] Report #41, Item 15

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We are writing to let you know that we support moving heavy trucks from regional roads to HWY 407; and that we also support the Provincial Government's study to take back the 407.

Eva and Joe Petrillo
[REDACTED] Renwick Place
Maple, Ontario
[REDACTED]

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Re: Council - Dec 17, 2024 Report #41, Item 15
Date: December-16-24 8:40:36 AM

From: [REDACTED]
Sent: Saturday, December 14, 2024 3:29 PM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca
Subject: [External] Re: Council - Dec 17, 2024 Report #41, Item 15

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BRING HWY 407 HOME!

Cudos and thank you to Councillors DeFrancesca and lafrate for bringing forward a resolution recommending Council support a provincial feasibility study to take back Hwy 407. It has been too long that this transportation route has been in underused and too expensive for most to use. I applaud their efforts to creativity find ways to reduce congestion and more efficiently use this transportation resource in the heart of our community.

Please pass along my support for the proposal they have put forth that asks the province to implement a one year pilot program that will subsidize or eliminate tolls for dedicated truck lanes on Highway 407 and to evaluate the impact on traffic congestion and efficiency.

I also support, any initiative for the Provincial Government to Study to take back Hwy #407 to allow more Ontarians to take advantage of this Hwy Route for their travels.

I look forward to our Vaughan Council's positive ratification of the resolution on Dec. 17 beginning a process that will hopefully start to **'Bring Hwy 407 Home'**.

Kindest regards,

George Adorante
Maple Resident

C52

Communication

Council – December 17, 2024.

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Hwy 407
Date: December-16-24 8:40:52 AM

From: roland gatti [REDACTED]

Sent: Sunday, December 15, 2024 7:44 AM

To: Clerks@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; premier@ontario.ca; minister.MTO@ontario.ca; Prabmeet.Sarkaria@pc.ola.org; michael.tiboloco@pc.ola.org; stephen.lecce@pc.ola.org

Subject: [External] Hwy 407

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 Councillors and City Clerk, I am writing to you as a resident of the City of Vaughan residing in Vaughan/kleinburg/king.

I am once again asking you to support Councillor lafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. The anticipated shift of commercial vehicles to Highway 407 will ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive. Moving forward with a feasibility

assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors Iafrate and DeFrancesca.

Thank you for your support.

Thank you,

Roland Gatti

■ Donbay Drive, Kleinburg

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Council Meeting Tuesday December 17, 2024 - ENDORSEMENT OF HWY 407 FEASIBILITY ASSESSMENT AND PILOT PROGRAM
Date: December-16-24 8:41:06 AM

From: Tony Malfara <[REDACTED]>
Sent: Sunday, December 15, 2024 9:41 AM
To: Clerks@vaughan.ca
Subject: [External] Council Meeting Tuesday December 17, 2024 - ENDORSEMENT OF HWY 407 FEASIBILITY ASSESSMENT AND PILOT PROGRAM

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 Clerk, I am writing to you as a resident of the City of Vaughan residing in Kleinburg.

I am once again asking that Vaughan Councillors support Councillor lafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. As you would have seen in the recent published report commissioned by the Residential and Civil Construction Alliance of Ontario (RCCAO) and the Ontario Road Builder's Association (ORBA), the study titled "Impact of Congestion in the GTHA and Ontario" reveals congestion is estimated to be costing Ontario \$56 billion in 2024. The anticipated shift of commercial vehicles to Highway 407 would **IMMEDIATELY** ease the tremendous congestion and cost currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive. Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors lafrate and DeFrancesca.

Thank you for your support.

Tony Malfara

C54

Communication

Council – December 17, 2024.

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Dec 17th Council Meeting, Item 15
Date: December-16-24 8:41:13 AM

From: [REDACTED]
Sent: Monday, December 16, 2024 12:21 AM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Dec 17th Council Meeting, Item 15

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Dear Mayor and Members of Council,

I would like to request all members of Council support Councillor's lafrate and DeFrancesca's Resolution to endorse a feasibility study assessing the financial and logistical implications of buying back the lease for Highway 407, and that the provincial government be asked to implement a one-year pilot program that will subsidize or eliminate tolls for dedicated truck lanes on Highway 407, evaluating their impact on traffic congestion and overall transportation efficiency.

It is clear from the growing gridlock on Vaughan's road network, especially in the Hwy 7 corridor, that we urgently need to do something. Residents love our city, however one of their top concerns is the traffic congestion on our major roads. It was encouraging to read that Premier Ford is talking about doing a feasibility study to look into buying back Hwy 407. What a mistake it was to privatize that critical piece of infrastructure and now we see how private enterprise is gouging drivers with the highest tolls in North America.

A Transport Action Ontario study has suggested a toll subsidy for trucks could increase truck usage of Highway 407, reducing volume on Highway 401 by 12,000- 21,000 trucks per day and it does not take a rocket scientist to realize that this would reduce the volume of truck traffic on our heavily congested Hwy 7 corridor. This not just an issue of equity, where high tolls disadvantage low - middle income residents more, but is also a significant drag on our economy, driving up costs to all consumers.

Encouraging a pilot program, as proposed in the resolution, would certainly help "Getting Vaughan moving again".

I trust you are all committed to that goal, and therefore will heartily support this motion.

Sincerely,

Hon. Deb Schulte

■ Mira Vista Place

Woodbridge, Ont.

■

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Comments applicable to Council meeting for December 17, 2024 Item 6-15 ENDORSEMENT OF FEASIBILITY STUDY FOR HIGHWAY 407
Date: December-16-24 8:41:22 AM

From: Sara Bonaguro [REDACTED]
Sent: Monday, December 16, 2024 12:31 AM
To: Clerks@vaughan.ca
Subject: [External] Comments applicable to Council meeting for December 17, 2024 Item 6-15 ENDORSEMENT OF FEASIBILITY STUDY FOR HIGHWAY 407

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Council Meeting Tuesday, December 17, 2024
Item 6 – 15 ENDORSEMENT OF FEASIBILITY STUDY FOR HIGHWAY 407

Dear Councillors and City Clerk,

I reside in Caledon and I commute to Maple to work and shop, having to contend with frustrating and time-consuming traffic congestion and gridlock on a daily basis. I am writing today asking you to support Councillors lafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution which was passed at the Committee of the Whole meeting on December 3, 2024 asks all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407. **More importantly, the resolution is asking the province to implement a one year pilot program that would subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

The pilot would provide commercial vehicles and their owners with immediate low/no cost access to the underused Highway 407 and would ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and nearby municipalities.

Moving forward with a feasibility study and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or

elimination of the tolls on commercial vehicles, and reduce the commercial vehicles and overall traffic volume on Hwy 7, Steeles, Langstaff, Rutherford and Major Mackenzie Drive.

In summary, I am asking each of the City of Vaughan Councillors to support resolution 6-15, Endorsement of Feasibility Study for Highway 407 put forward by Councillors lafrate and DeFrancesca.

Thank you for your support.

Sara Bonaguro



From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Feasibility Study To Reducing Toll On The 407 For Trucks
Date: December-16-24 9:23:59 AM

From: Sharon Sommerville [REDACTED]
Sent: Monday, December 16, 2024 9:23 AM
To: Clerks@vaughan.ca; premier@ontario.ca; minister.MTO@ontario.ca
Subject: [External] Feasibility Study To Reducing Toll On The 407 For Trucks

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Dear Councillors and City Clerk,

I am writing to you as a resident of Dufferin County because traffic congestion and its misery affects everyone in the Greater Toronto Hamilton area Ontario.

I ask that you support Councillor lafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. As you know, the resolution is a feasibility study **asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.** This is a low risk and high benefit opportunity which would immediately impact congestion on the 401 and Highway 7.

I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors lafrate and DeFrancesca.

Sincerely,
Sharon Sommerville
[REDACTED] 25 Sideroad
Mono, Ontario
[REDACTED]

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] ENDORSEMENT OF FEASABILITY ASSESSMENT AND PILOT FOR HIGHWAY 407
Date: December-16-24 10:14:24 AM

From: [REDACTED]
Sent: Monday, December 16, 2024 10:11 AM
To: Clerks@vaughan.ca
Cc: stephen.lecce@pc.ola.org
Subject: [External] ENDORSEMENT OF FEASABILITY ASSESSMENT AND PILOT FOR HIGHWAY 407

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Dear Councillors and City Clerk,

As a resident of the City of Vaughan residing in Vaughan/Kleinburg, I am writing to asking you to support Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. The anticipated shift of commercial vehicles to Highway 407 will ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive. Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors Iafrate and DeFrancesca.

Warmest Regards,

Michael A. DiMuccio

[REDACTED]

"Success is the progressive realization of a worthy ideal." Earl Nightingale

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] ENDORSEMENT OF FEASIBILITY STUDY FOR HIGHWAY 407
Date: December-16-24 10:16:20 AM

From: Sara Bonaguro [REDACTED]
Sent: Monday, December 16, 2024 10:16 AM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; minister.mto@ontario.ca
Subject: [External] ENDORSEMENT OF FEASIBILITY STUDY FOR HIGHWAY 407

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Council Meeting Tuesday, December 17, 2024
Report #41, Item 15 -ENDORSEMENT OF FEASIBILITY STUDY FOR HIGHWAY 407

Dear Councillors and City Clerk,

I reside in Caledon and I commute to Maple to work and shop, having to contend with frustrating and time-consuming traffic congestion and gridlock on a daily basis. I am writing today asking you to support Councillors Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution which was passed at the Committee of the Whole meeting on December 3, 2024 asks all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407. **More importantly, the resolution is asking the province to implement a one year pilot program that would subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

The pilot would provide commercial vehicles and their owners with immediate low/no cost access to the underused Highway 407 and would ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and nearby municipalities.

Moving forward with a feasibility study and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles, and reduce the

commercial vehicles and overall traffic volume on Hwy 7, Steeles, Langstaff, Rutherford and Major Mackenzie Drive.

In summary, I am asking each of the City of Vaughan Councillors to support the resolution Endorsement of Feasibility Study for Highway 407 put forward by Councillors lafrate and DeFrancesca.

Thank you for your support.

Sara Bonaguro



C59
Communication
Council – December 17, 2024.
CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Resolution
Date: December-16-24 10:32:37 AM

From: Marcella Di Rocco [REDACTED]
Sent: Monday, December 16, 2024 10:32 AM
To: Clerks@vaughan.ca; stephen.lecce@pc.ola.org
Subject: [External] Resolution

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Dear councillors and city clerk,
I am writing to you as a resident of the City of Vaughan residing in Maple.
I am asking you to support Councillors Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting.
the resolution which passed at the Committee of the Whole mtg on December 3rd, is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Pemier has pubicly endorsed.
Moving forward with a feasibility assessment and possible pilot programme, will allow the Province to assess the impact on congestion .

This is an excellent solution to traffic gridlock.
Hopefully you as City Councillors will support this resolution.
Thank You,

Marcella Di Rocco



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From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Communication - Item 15: Endorsement of Feasibility Study for Highway 407
Date: December-16-24 10:51:00 AM

From: Jean-François Obregón [REDACTED]
Sent: Monday, December 16, 2024 10:50 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Cc: Smith, Laura <laura.smith@pc.ola.org>; minister.MTO@ontario.ca; Prabmeet.Sarkaria@pc.ola.org
Subject: [External] Communication - Item 15: Endorsement of Feasibility Study for Highway 407

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Dear Mayor and Councillors,

I am once again writing in support of the resolution from Councillors lafrate and DeFrancesca the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.

The city already has active transportation plans and rezoning work to allow for fourplexes, which will help to resolve gridlock. More can also be done to reduce York Region Transit fares to make this a more affordable option. These solutions are cheaper than building a highway and more beneficial for people's health. (Ng et al. 2024) There can also be a public communications campaign to change the car-centric culture in Vaughan. All of this combined with increasing access to Highway 407 will resolve gridlock much faster than building Highway 413.

Sincerely,

Jean-François Obregon
Ward 5, Laurel Valley Court



C61

Communication

Council – December 17, 2024.

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] 407 Feasibility Study
Date: December-16-24 11:13:24 AM
Attachments: [image001.png](#)

From: Neil Iddon <ndi@associum.com>
Sent: Monday, December 16, 2024 11:13 AM
To: Clerks@vaughan.ca
Subject: [External] 407 Feasibility Study

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Dear City Clerk,

I am once again asking that Vaughan Councillors support Councillor lafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. As you would have seen in the recent published report commissioned by the Residential and Civil Construction Alliance of Ontario (RCCAO) and the Ontario Road Builder's Association (ORBA), the study titled "Impact of Congestion in the GTHA and Ontario" reveals congestion is estimated to be costing Ontario \$56 billion in 2024. The anticipated shift of commercial vehicles to Highway 407 would **IMMEDIATELY** ease the tremendous congestion and cost currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive. Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors lafrate and DeFrancesca.

Thank you for your support.

Neil Iddon
Director, Employee Benefits



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C62
Communication
Council – December 17, 2024.
CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] HWY 407 Feasibility Study
Date: December-16-24 11:16:10 AM

From: n.iddon n.iddon [REDACTED]
Sent: Monday, December 16, 2024 11:15 AM
To: Clerks@vaughan.ca
Subject: [External] HWY 407 Feasibility Study

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Dear City Clerk, I am writing to you as a resident of the City of Vaughan residing in Kleinburg.

I am once again asking that Vaughan Councillors support Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. As you would have seen in the recent published report commissioned by the Residential and Civil Construction Alliance of Ontario (RCCAO) and the Ontario Road Builder's Association (ORBA), the study titled "Impact of Congestion in the GTHA and Ontario" reveals congestion is estimated to be costing Ontario \$56 billion in 2024. The anticipated shift of commercial vehicles to Highway 407 would **IMMEDIATELY** ease the tremendous congestion and cost currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive. Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls

on commercial vehicles.

In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors lafrate and DeFrancesca.

Thank you for your support.

N. Iddon

C63

Communication

Council – December 17, 2024.

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Hwy 407 buyback study
Date: December-16-24 11:40:26 AM

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

From: Martha Bell [REDACTED]
Sent: Monday, December 16, 2024 11:39 AM
To: Clerks@vaughan.ca
Subject: [External] Hwy 407 buyback study

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Hello,

Regarding item 15 on the Council's agenda today:

As members of the Woodbridge Pollinator Group we wish to express our wish that the City of Vaughan support a feasibility study on the buyback of Hwy 407 to alleviate congestion on Hwy 401 and alleviate the need for Hwy 413.

It is a critical time for biodiversity globally. We'd be running down southern Ontario's ability to support the ecology that sustains life in this area. We must do our part by protecting the Greenbelt and the headwaters of the GTA watersheds!

We support the feasibility study!

Martha Bell
Dar Share
Shirley Yung, Executive members of the Woodbridge Pollinator Group

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Encouraging Support for the Feasibility Study for HWY407
Date: December-16-24 11:50:08 AM

From: Kim Bradshaw [REDACTED]
Sent: Monday, December 16, 2024 11:45 AM
To: Clerks@vaughan.ca; premier@ontario.ca; minister.MTO@ontario.ca;
Prabmeet.Sarkaria@pc.ola.org; michael.tiboloco@pc.ola.org; stephen.lecce@pc.ola.org;
zee.hamid@pc.ola.org
Subject: [External] Encouraging Support for the Feasibility Study for HWY407

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Dear Councillors and City Clerk,

I am writing to you as a resident of Milton, in support of my friends and family who live in the City of Vaughan residing in Vaughan/kleinburg/king, and in fact for all Ontarians who want a more sustainable future. The biosphere does not recognize municipalities, regions or other virtual boundaries.

I am asking that you please support Councillor Iafrate and DeFrancesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

This pilot provides commercial vehicles with **immediate** low/no cost access to the underused Highway 407. It provides commercial vehicles and their owners with affordable access and a quicker option for moving their products across the GTHA corridor resulting in significant savings in time and travel costs. The anticipated shift of commercial vehicles to Highway

407 will ease the tremendous congestion currently being experienced on Highway 7 in Vaughan and other municipalities, as well as Highway 401 and other GTA regional roads adjacent to Highway 407 including Steeles, Rutherford and Major Mackenzie Drive. Moving forward with a feasibility assessment and pilot program will allow the Province to assess the impact on congestion resulting from the reduction or elimination of the tolls on commercial vehicles.

I implore you, there is no good reason not to support the Feasibility Study for Highway 407 put forward by Councillors Lafrate and DeFrancesca. Do it for your legacy.

Thank you for your support.

Kim Bradshaw



C65

Communication

Council – December 17, 2024.

CW(1) – Report No. 41 Item No. 15

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] FEASIBILITY STUDY FOR THE 407
Date: December-16-24 12:04:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

From: Sandra Behlok <sandra.behlok@desjardins.com>
Sent: Monday, December 16, 2024 12:03 PM
To: Clerks@vaughan.ca
Cc: premier@ontario.ca; transportminister@mto.ca
Subject: [External] FEASIBILITY STUDY FOR THE 407

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Dear City Clerk, I am writing to you as a resident of the City of Vaughan residing in Kleinburg.

I am once again asking that Vaughan Councillors support Councillor Iafrate and De Francesca's resolution at the upcoming December 17, 2024 Council Meeting. The resolution, which was passed at the Committee of the Whole meeting on December 3, 2024 is asking all Councillors to support the Premier's Feasibility Study to buy back the lease on Hwy 407, which the Premier has publicly acknowledged. **More importantly, the resolution goes further and is asking the province to implement a one year pilot program that will subsidize or eliminate tolls on Highway 407 and evaluate the impact of the pilot on traffic congestion and efficiency.**

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In summary, I am asking City Councillors to support the Feasibility Study for Highway 407 put forward by Councillors lafrate and De Francesca.

Thank you for your support.

Regards,
Sandra Behlok



Agent

Sandra.behlok@desjardins.com

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Agent
Providing Insurance and Financial Services

sandra.behlok@desjardins.com
sandrabelok.ca

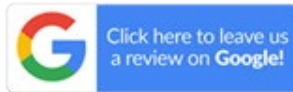
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December 16, 2024

VIA EMAIL

Mayor Steven Del Duca
and Members of City Council
City of Vaughan - Vaughan City Hall
2141 Major Mackenzie Dr. W
Vaughan, ON L6A 1T1

Attention: Todd Coles, City Clerk

Your Worship and Members of Council:

**RE: 12000 Pine Valley Drive
Council Meeting – December 17, 2024 – Item 7.1.5
Committee of the Whole Report No. 41, Item 5, Proposed By-law 249-2024
Response to the Notice of Objection of Intent to Designate Property located at
12000 Pine Valley Drive Under Part IV of the *Ontario Heritage Act*
Correspondence from Lorwood Holdings Incorporated**

We are the solicitors for Lorwood Holdings Incorporated (the “**Owner**”), being the Owner of the property municipally known as 12000 Pine Valley Drive (the “**Site**”).

On September 18, 2024, the City of Vaughan issued a Notice of Intention to Designate the Site under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended (the “**Notice of Intention**”). We filed a Notice of Objection to the Notice of Intention (the “**Notice of Objection**”) on October 18, 2024, pursuant to Section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “**OHA**”) on behalf of our client.

Following the filing of the Notice of Objection, this matter was supposed to be considered at the December 3, 2024 Committee of the Whole (“**COW**”) meeting, however, this matter was deferred to this Council Meeting on December 17, 2024. A report to the COW, dated December 3, 2024 (the “**COW Report**”) recommends that Council consider the Notice of Objection and affirm its decision stating its intention to designate the Site under Part IV of the OHA and that the by-law to designate the Site (the “**Proposed Designation By-law**”) be approved and enacted by City Council.

Since the COW Meeting on December 3, 2024, our client has had an opportunity to meet with Staff and discuss the Notice of Objection, and the opportunity to review the Proposed Designation By-law.

**C66
Communication
Council – December 17, 2024
CW(1) – Report No. 41 Item No. 5**

The Owner continues to have concerns with the utility of the proposed designation, given the imminent context of the Highway 413 GTA West Corridor infrastructure project. The proposed Highway 413 route directly bisects the building with the purported heritage attributes. Further, the Owner continues to have concerns with the heritage attributes described in the statement of significance and questions whether the Site and building rises to the prescribed criteria under the OHA, as outlined in the Owner’s Notice of Objection. The Owner requests that City Council withdraws its notice of intention to designate the Site.

Impact of Highway 413 on the Designation

The original Notice of Intention and Heritage Report which were considered by City Council on June 25, 2024 neglected to mention the Site’s position as being within an area of study by the Ministry of Transportation for the GTA West Transportation Corridor for the proposed Highway 413 highway and transit corridor. This was raised in our Notice of Objection, and the COW Report responded:

“It is not within the scope of heritage staff’s review to evaluate the value of the above heritage resource vs the value of Highway 413, as it is not one of the requirements under the OHA.”

As noted in a deputation on behalf of the Owner to the COW December 3, 2024 meeting, it may not be within heritage staff’s purview to consider this infrastructure project, however, City Council must consider the broader context and the Site’s geographical position in the direct path of the proposed highway.

The Province is undertaking a consultation on Highway 413, which includes a Draft Focused Analysis Area (“**FAA**”), which was released in December 2024. The consultation notes the Highway 413 project is in the planning and preliminary design phase (see: <https://www.highway413.ca/consultation/>) and is currently accepting feedback, with the final version expected in 2025. On behalf of the Owner, we intend to make submissions on the Draft FAA, and have reproduced it below and included it as an appendix:

Draft Focused Analysis Area (FAA) Refinements Released for Consultation in December 2024

Currently in the planning and preliminary design phase, Highway 413 is a proposed 400-series highway, including a transitway and other features to support goods movement within the Greater Golden Horseshoe. This **Draft Focused Analysis Area (FAA)** prioritizes refinements based on stakeholder input, environmental data, and design advancements as details on potential impacts become more evident. These modifications reflect the latest designs and environmental studies, with areas of higher design certainty or minimal environmental impact excluded. Changes from the 2020 FAA are outlined in white. Feedback is welcomed at the contact points below, and input will be reviewed and addressed as necessary. This draft is being reviewed, and a finalized version is expected in early 2025. Until then, the 2020 FAA remains in effect and can be viewed on our consultation page at [Highway 413 - Consultation](https://www.highway413.ca/consultation/). Note: concurrently, the Ministry of Energy and Electrification is consulting on refinements to the Narrowed Area of Interest (NAI), to support the planning of the Northwest Greater Toronto Area Transmission Corridor. The FAA and NAI overlap each other, except where each is protecting additional lands specific to its planned particular use.

Highway 413
Planning with Vision | Planning for People

HWY 401/407/413 Interchange to Winston Churchill Blvd: Adjusted to account for design features and environmental considerations to minimize impact, with reductions in lands north of Steeles Ave.

HWY 410 Extension to Mayfield Rd: Reduced area near Heart Lake Rd and Dixie Rd, with adjustments along Highway 410 to create smooth connections with the existing road network.

Airport Rd to Coleraine Dr: Area was reduced on the south side of the corridor, as areas with confirmed design certainty were released.

Bramalea Rd: Expanded for a potential maintenance yard.

East of HWY 427 to 400: Reductions between Highway 427 and Highway 400, while areas between Highway 27 and Kipling Ave were retained for environmental considerations. The existing Highway 400 segments were also expanded.

Coleraine Dr to East of HWY 427: Areas along the south side of the highway were reduced while others were retained for environmental reasons.

Orange Area
The **Narrowed Area of Interest (NAI)** begins at Highway 401 in the west and follows the Focused Analysis Area (FAA) eastward to Kipling Avenue. The NAI includes two additional parcels to enable interconnection with the existing transmission system. The NAI does not include the segment of the FAA that continues eastward to Highway 400, nor does it include the extensions of Highways 407 and 427.

Purple Area
The **Draft Focused Analysis Area (FAA)** (purple) outlines the zone around Highway 413, identifying properties that remain of interest as the project advances. The highway, including any ancillary uses or adjustments made to the route during the preliminary design phase, may directly impact these properties.

Areas Outlined in White
MTO has a reduced interest in properties located in areas outlined in white on the map. Applications can proceed through municipal development processes, and MTO will continue to review development applications in the study area, but it is anticipated that applications in the white outlined areas will not be directly impacted by Highway 413.

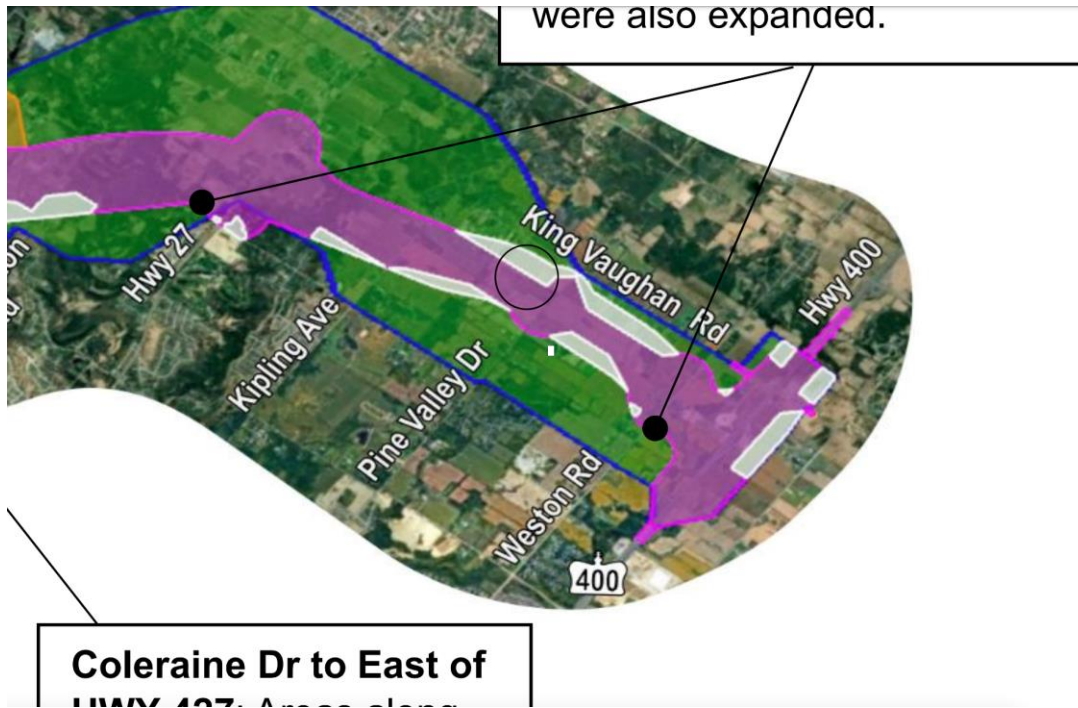
Route Planning Study Area
The geographical zone within the (blue) lined boundary is where various alternatives for the Highway 413 transportation corridor were considered.

DECEMBER 2024

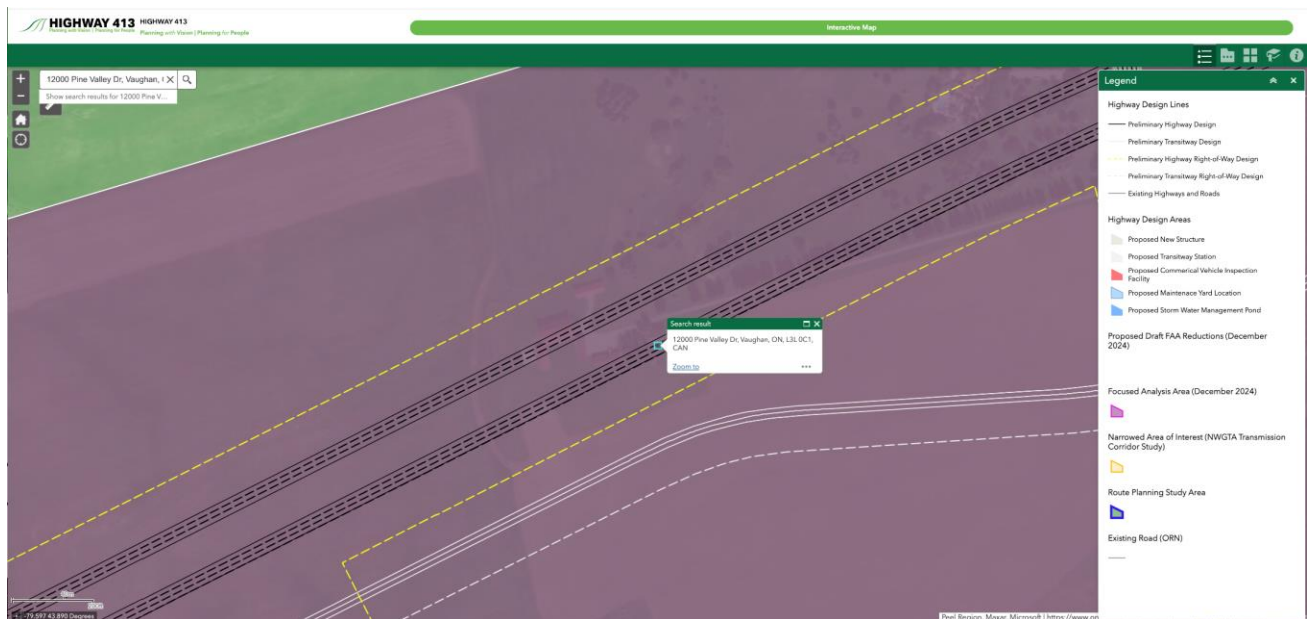
More Information
For further details of the Draft Focused Analysis Area (FAA), visit the interactive map on the website using at www.highway413.ca or to provide comments contact the project team via email at project_team@highway413.ca or phone at 1-877-522-6916.
Pour plus d'informations sur le projet de zone d'analyse focalisée (FAA) 2024, visitez le site web à l'aide de la carte interactive à l'adresse www.highway413.ca ou, pour faire part de vos commentaires, contactez l'équipe du projet par courriel électronique à l'adresse project_team@highway413.ca ou par téléphone 289-835-2484 (Yannick Garnier).

WEBSITE www.Highway413.ca
EMAIL project_team@highway413.com
TOLL-FREE 1-877-522-6916

We have produced screenshot that highlights the general area of the Site.



To confirm, the Site is located within the “Purple Area” of the Draft FAA which identifies properties that remain of interest. We have produced a screenshot of the Site from the interactive Highway 413 map, which includes the December 2024 Draft FAA. The Draft FAA notes that *“The highway, including any ancillary uses or adjustments made to the route during the preliminary design phase, may directly impact these properties.”*



Further, we note that there are proposed Preliminary Transitway Right-of-way Design lines that directly traverse the Site and the building with the purported heritage attributes, as shown in the screenshot below:



Collectively, the recent Draft FAA provides focused direction from the Province that Highway 413 will directly impact the Site. City Council needs to evaluate the implications of designating a property as having cultural heritage value within its path. Designating the Site may be a futile exercise and could unduly and inappropriately impact a landowner’s ability to seek fair compensation in the eventual expropriation of the Site.

Issues with Statement of Significance and Purported Heritage Attributes

We have had an opportunity to review the proposed Designation By-law, which includes the Statement of Significance and various maps and schedules. We thank Staff for addressing our concerns with the original Notice of Intention to designate the entire Site. From our review, Schedule “C” of the Designation By-law appears to encircle the building on the Site only. However, we would like to ensure that the Designation By-law, as drafted, and **if approved** by City Council, would apply a designation **only** to the building as outlined on Schedule “C”. The draft Designation By-law also references the entire property through Schedule A.

In general, the Statement of Significance as part of the Proposed Designation By-law lacks the detailed study required for Council to consider the Site and Building’s context and value as a potential heritage resource.

The building has had significant alterations, including a second storey addition sometime in 1924-1926, which undermines its integrity as a rare, unique or representative early example of a Stone Georgian farmhouse. It is also unclear how any of the building’s architectural characteristics rise to a level that is worthy of conservation.

With respect to historical or associative value, the Statement of Significance fails to consider the site's current ownership of over 35 years, and is largely a chronological summary, characterizing previous owners as "early settlers" of some importance to the community; however the Statement of Significance neglects to mention the current ownership of over 35 years, the continuous farm uses, and the contributions of the current Owner's significant role in shaping the City of Vaughan's landscape and contributing to its growth and fabric, instead, referring very dismissively to the current Owner as a "speculator".

In terms of contextual value, the building's setback is not unique, as many farmhouses are setback from a road. This is not a context worthy of conservation, especially because it is not a resource easily experienced by the public.

For these reasons, our client requests that City Council considers its Notice of Objection to the proposed designation, and makes a decision to withdraw the Notice of Intention to designate the Site. Please send notice of any decision in respect of this matter, (including the associated Proposed Designation By-law), and all required notices under the *Ontario Heritage Act* to both the Owner of the Site and to the undersigned. Should you require any further information, please advise the undersigned forthwith, or in her absence Chris Tanzola (ctanzola@overlandllp.ca or 416-730-0645)

Yours truly,

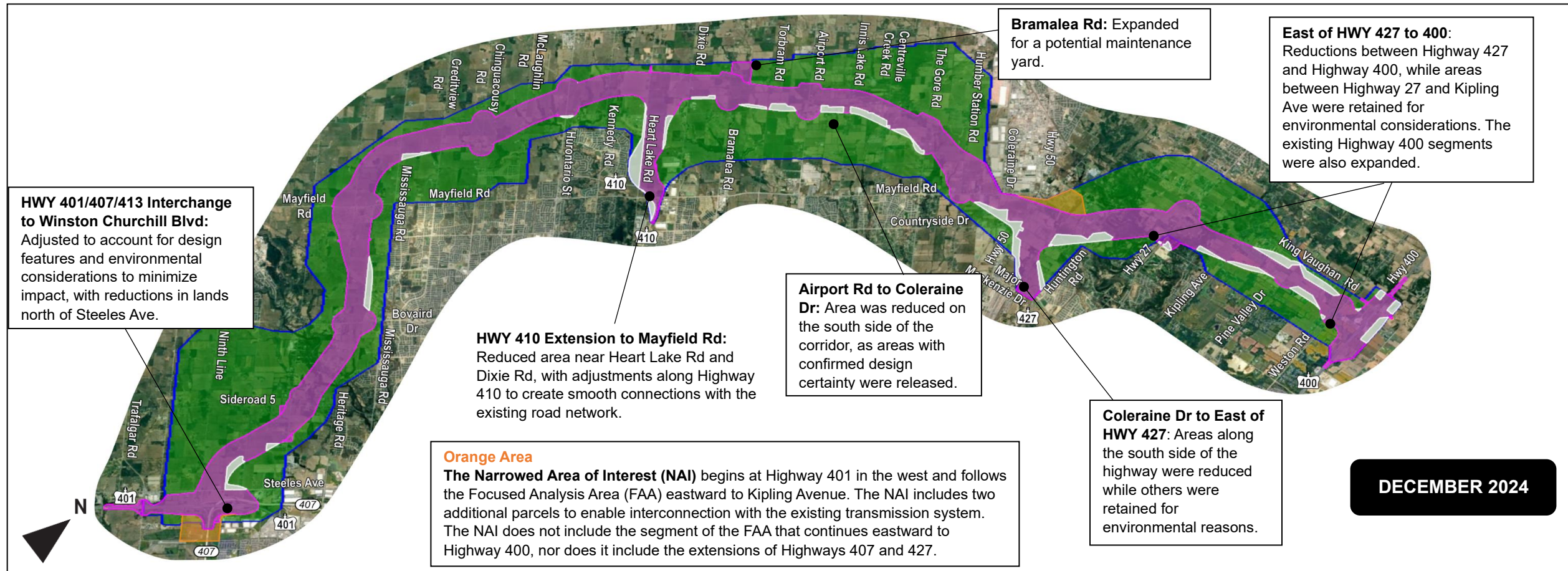
Overland LLP



Per: Natalie Ast
Associate

Encl.

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DECEMBER 2024

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More Information

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Route Planning Study Area

The geographical zone within the **(blue)** lined boundary is where various alternatives for the Highway 413 transportation corridor were considered.

WEBSITE		www.Highway413.ca
EMAIL		project_team@highway413.com
TOLL-FREE		1-877-522-6916



C67

Communication

Council – December 17, 2024

CW(2) – Report No. 44 Item No. 5

DATE: December 17, 2024

TO: Mayor and Members of Council

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

RE: COMMUNICATION – Council, December 17, 2024

Item 5, Report 44

**WOODBIDGE PARK LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.21.012
ZONING BY-LAW AMNDMENT FILE Z.21.019
VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE**

Recommendation

1. THAT Table 1 on Attachment 7, respecting the 'Proposed Exceptions to the RM1 Zone Requirement' column be amended as follows:
 - a) Item d. Maximum Building Height, value of 13.4 m for Stacked Back-to-Back Townhouse (Block 36), be deleted and replaced with 14 m.
 - b) Item f. Minimum Amenity Area, value of 1150 m² for Subject Lands be deleted and replaced with 1100 m²; and the value of 6850 m² for 'All other Lands Covered by Existing Site Exception, be deleted and replaced with 6583m².

Background

Since the completion of the technical report, the modifications as outline in the Recommendation section are being requested by the Owner following comments received on the related Site Development application (File DA.24.05).

The requested modification to the height exception applies solely to the back-to-back stacked townhouses in Block 36. A modest 4th storey is proposed, set back from sides of the building, to provide private rooftop terrace access points for some of the units within Block 36. The increase from 13.4 m to 14 m is requested to better accommodate this 4th storey due to site grading within this area and further refinements to the site plan.

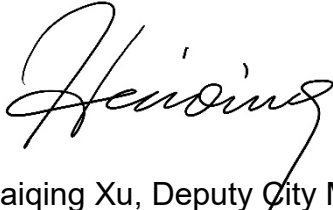
The existing site Exception 14.1057 currently applies the 6,850 m² minimum amenity area value to all lands within the Exception area. The Exception area consists of the Subject Lands and the townhouse development to the east. Staff propose to separate out the minimum amenity area requirements into what was constructed in the townhouse development to the east (6,563 m²) and what is proposed for the Subject

Lands (1,100 m²). No change to the physical form of the development or its landscaping is proposed as a result of the proposed adjustment to the minimum amenity area requirements.

Conclusion

The Development and Parks Planning Department is supportive of the above amendments to the staff report as it facilitates the proposed development.

Respectfully submitted,

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

Haiqing Xu, Deputy City Manager,
Planning, Growth Management and Housing Delivery