

**COUNCIL MEETING – APRIL 23, 2025
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item(s) No.</u>	<u>Committee</u>
<u>Distributed April 17, 2025</u>				
C1.	Marie-Ann & Frank Falcone, Thornhill Woods Drive, Thornhill, dated March 31, 2025	14	7	Committee of the Whole (Public Meeting)
C2.	Deb Schulte, Mira Vista Place, Woodbridge, dated April 1, 2025.	14	6	Committee of the Whole (Public Meeting)
C3.	Memorandum from the Deputy City Manager - Infrastructure Development & Interim Deputy City Manager - Planning, Growth Management and Housing Delivery, dated April 23, 2025.	16	3	Committee of the Whole

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Opposition to Townhouse Development on Thornhill Woods Drive – File Z.24.041
Date: April-02-25 1:32:37 PM
Attachments: [Opposition to File Z.24.041.pdf](#)

From: FRANK FALCONE [REDACTED]
Sent: Monday, March 31, 2025 5:29 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; michael.tibollo@pc.ola.org; Gila Martow <Gila.Martow@vaughan.ca>; mayor@vaughan.ca; Gino Rosati <Gino.Rosati@vaughan.ca>; Paul Procopio <Paul.Procopio@vaughan.ca>; Anna Commisso <Anna.Commisso@vaughan.ca>
Cc: Marie-ann Falcone [REDACTED]
Subject: [External] Opposition to Townhouse Development on Thornhill Woods Drive – File Z.24.041

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.

Mayor and Members of Vaughan Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Subject: Opposition to Townhouse Development on Thornhill Woods Drive – File Z.24.041

Dear Mayor and Members of Council,

I am writing to formally express my strong opposition to the proposed development of high-density townhouses on Thornhill Woods Drive. This development is inconsistent with the current zoning, which permits only single-family detached homes, and threatens to significantly alter the character and livability of our community.

The proposed development raises several concerns:

- 1. Zoning and Land Use Incompatibility** – The current zoning was designed to maintain the integrity of our neighborhood with low-density, single-family homes. Allowing high-density townhouses would contradict this planning principle and set a concerning precedent for future developments.
- 2. Increased Traffic and Safety Hazards** – A higher density development will lead to a significant increase in vehicle traffic, raising safety concerns for pedestrians, children, and cyclists. Our street is already a main thoroughfare and experiences heavy congestion due to the park and school adjacent to the proposed development. The addition of high-density housing will only exacerbate this issue, making it even more difficult for residents to navigate safely.
- 3. Strain on Local Infrastructure and Services** – Schools, parks, and other municipal services

in our area are already operating near or at capacity. Adding a substantial number of new residents will put further strain on these resources, reducing the quality of life for existing residents.

4. **Negative Impact on Property Values** – The shift from single-family homes to high-density housing could negatively impact property values in the neighborhood, affecting long-time homeowners who have invested in this community.

While we understand that federal policies are placing pressure on provinces to increase affordable housing—especially with the upcoming federal elections—it is crucial that good planning policies remain a priority. Development approvals should be based on responsible urban planning and the best interests of the community, rather than political motives or election-driven agendas.

I urge the Council to uphold the current zoning regulations and reject this proposed development. Instead, I encourage the city to focus on responsible planning that aligns with the existing community fabric and the expectations of its residents.

Thank you for your time and consideration. I respectfully request to be informed of any further developments on this matter and would appreciate the opportunity to participate in future discussions or public hearings.

Sincerely,
Marie-Ann & Frank Falcone
Thornhill Woods Drive



Marie-Ann & Frank Falcone
[REDACTED] Thornhill Woods Drive
Thornhill, Ont. [REDACTED]
March 31 2025

Mayor and Members of Vaughan Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Subject: Opposition to Townhouse Development on Thornhill Woods Drive – File Z.24.041

Dear Mayor and Members of Council,

I am writing to formally express my strong opposition to the proposed development of high-density townhouses on Thornhill Woods Drive. This development is inconsistent with the current zoning, which permits only single-family detached homes, and threatens to significantly alter the character and livability of our community.

The proposed development raises several concerns:

1. **Zoning and Land Use Incompatibility** – The current zoning was designed to maintain the integrity of our neighborhood with low-density, single-family homes. Allowing high-density townhouses would contradict this planning principle and set a concerning precedent for future developments.
2. **Increased Traffic and Safety Hazards** – A higher density development will lead to a significant increase in vehicle traffic, raising safety concerns for pedestrians, children, and cyclists. Our street is already a main thoroughfare and experiences heavy congestion due to the park and school adjacent to the proposed development. The addition of high-density housing will only exacerbate this issue, making it even more difficult for residents to navigate safely.
3. **Strain on Local Infrastructure and Services** – Schools, parks, and other municipal services in our area are already operating near or at capacity. Adding a substantial number of new residents will put further strain on these resources, reducing the quality of life for existing residents.
4. **Negative Impact on Property Values** – The shift from single-family homes to high-density housing could negatively impact property values in the neighborhood, affecting long-time homeowners who have invested in this community.

While we understand that federal policies are placing pressure on provinces to increase affordable housing—especially with the upcoming federal elections—it is crucial that good planning policies remain a priority. Development approvals should be based on responsible urban planning and the best interests of the community, rather than political motives or election-driven agendas.

I urge the Council to uphold the current zoning regulations and reject this proposed development. Instead, I encourage the city to focus on responsible planning that aligns with the existing community fabric and the expectations of its residents.

Thank you for your time and consideration. I respectfully request to be informed of any further developments on this matter and would appreciate the opportunity to participate in future discussions or public hearings.

Sincerely,
Marie-Ann & Frank Falcone
[REDACTED] Thornhill Woods Drive
[REDACTED]
[REDACTED]

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Public Hearing April 1st Item 6, AMMP Holdings Inc. C/O Hill Group, Zoning By-law Amendment File No. Z.24.035
Date: April-02-25 1:33:16 PM
Attachments: [Recovery Strategy and Action Plan for Redside Dace in Canada - Figure 14\(c\).pdf](#)
[Public Hearing April 1 2025 Item 6 - Subdivision Plan.docx](#)

From: [REDACTED] <[REDACTED]>
Sent: Tuesday, April 1, 2025 5:38 PM
To: John Britto <John.Britto@vaughan.ca>
Cc: Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>
Subject: [External] Public Hearing April 1st Item 6, AMMP Holdings Inc. C/O Hill Group, Zoning By-law Amendment File No. Z.24.035

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 see attached for my deputation today, as I will no longer be able to be present or on-line for the meeting. I have also attached a map which I would very much appreciate if you would review during the meeting as staff presents the Item. It is a map of Redside Dace Critical Habitat in Block 41 and the surrounding area from the Recovery Strategy and Action Plan for the Redside Dace in Canada.

Dear Mayor and Members of Council,
Today I made a deputation at Committee of the Whole on a draft plan of subdivision in Block 41 and feel many of the points I raised in that deputation apply to this Item on the

Public Hearing Agenda.

The staff response to my deputation was that it is the responsibility of the applicant to protect the Redside Dace habitat and staff have no role in ensuring the Gov't of Canada, Critical Habitat of the Redside Dace Order: SOR/2025-4 is enforced.

In reviewing the Staff Report it is clear that they are not requiring the developer to do anything different to protect downstream Redside Dace habitat from the significant negative impacts of stormwater management pond outflows. Despite developer expert reports to say that it will all be fine, I have real life experience to show that this is not the case; the opposite is true. I have shared my experience with Council in previous Block 41 deputations, but we seem to be comfortable turning away from this truth and cloaking ourselves in developer experts' reports. It is unfortunate that this is how we have decided to move forward and not better protect the Redside Dace habitat in this area.

As I shared in my previous deputation today, the order ensures that critical habitat is legally protected. There is a prohibition against the destruction of any part of critical habitat in the areas identified in the Redside Dace Recovery Strategy. It prohibits the carrying on of any unauthorized work, undertaking, or activity that results in the harmful alteration, disruption, or destruction of fish habitat. The order identifies that "urban development is considered the most significant threat acting upon Redside Dace populations and habitats in

Ontario, including residential/commercial developments, natural system modifications and human intrusion.”

Please see Attachment 1 that has identified Critical Habitat Boundaries in Block 41, point P4 is located in the Natural Heritage section of this application where you can see some encroachment of the valley by the Medium Density Block 223. The new Government of Canada Critical Habitat of the Redside Dace Order: SOR/2025-4 and the fish habitat protection provisions of the Fisheries Act, was not even mentioned in the staff report.

If we proceed with business as usual in Block 41, then you are kissing Redside Dace in this area goodbye. There are better ways to manage stormwater in sensitive new development areas. You can manage rainfall on each lot and in each section of the plan to significantly reduce stormwater runoff and reduce the need for large stormwater management ponds, which, by the way, is a significant ongoing recurring cost to municipalities. You can use on lot ground water seepage techniques and permeable paving on driveways, use parks and large open areas to temporarily hold back water to allow seepage into the ground rather than outflowing in large volumes into the creeks. This outflow carries a significant contaminant load, especially with salt in the winter, that will destroy the Redside Dace habitat.

I am not against developing this area, just asking for the Council and staff to take extra care with this development Block, to employ more environmentally responsible

development principles. Please act as the gatekeepers you are hired to be, ensuring all laws are respected and all species living in Vaughan are also respected, as we work to build the homes necessary to grow a prosperous, inclusive and beautiful City,

Sincerely,

Deb Schulte

Date: April 1, 2025

Subject: Public Hearing April 1, 2025

Item 6: AMMP Holdings Inc. c/o Hill Group, Zoning By-Law Amendment File No. Z.24.035, 11260 Weston Road.

Dear Mayor and Members of Council,

Today I made a deputation at Committee of the Whole on a draft plan of subdivision in Block 41 and feel many of the points I raised in that deputation apply to this Item on the Public Hearing Agenda.

The staff response to my deputation was that it is the responsibility of the applicant to protect the Redside Dace habitat and staff have no role in ensuring the Gov't of Canada, Critical Habitat of the Redside Dace Order: SOR/2025-4 is enforced.

In reviewing the Staff Report it is clear that they are not requiring the developer to do anything different to protect downstream Redside Dace habitat from the significant negative impacts of stormwater management pond outflows. Despite developer expert reports to say that it will all be fine, I have real life experience to show that this is not the case; the opposite is true. I have shared my experience with Council in previous Block 41 deputations, but we seem to be comfortable turning away from this truth and cloaking ourselves in developer experts' reports. It is unfortunate that this is how we have decided to move forward and not better protect the Redside Dace habitat in this area.

As I shared in my previous deputation today, the order ensures that critical habitat is legally protected. There is a prohibition against the destruction of any part of critical habitat in the areas identified in the Redside Dace Recovery Strategy. It prohibits the carrying on of any unauthorized work, undertaking, or activity that results in the harmful alteration, disruption, or destruction of fish habitat. The order identifies that "urban development is considered the most significant threat acting upon Redside Dace populations and habitats in Ontario, including residential/commercial developments, natural system modifications and human intrusion."

Please see Attachment 1 that has identified Critical Habitat Boundaries in Block 41, point P4 is located in the Natural Heritage section of this application where you can see some encroachment of the valley by the Medium Density Block 223. The new Government of Canada Critical Habitat of the Redside Dace Order: SOR/2025-4 and the fish habitat protection provisions of the Fisheries Act, was not even mentioned in the staff report.

If we proceed with business as usual in Block 41, then you are kissing Redside Dace in this area goodbye. There are better ways to manage stormwater in sensitive new development areas. You can manage rainfall on each lot and in each section of the plan to significantly reduce stormwater runoff and reduce the need for large stormwater management ponds, which, by the way, is a significant ongoing recurring cost to municipalities. You can use on lot ground water seepage techniques and permeable paving on driveways, use parks and large open areas to temporarily hold back water to allow seepage into the ground rather than outflowing in large volumes into the creeks. This outflow carries a significant contaminant load, especially with salt in the winter, that will destroy the Redside Dace habitat.

I am not against developing this area, just asking for the Council and staff to take extra care with this development Block, to employ more environmentally responsible development principles. Please act as the gatekeepers you are hired to be, ensuring all laws are respected and all species living in Vaughan are also respected, as we work to build the homes necessary to grow a prosperous, inclusive and beautiful City,

Sincerely,

Deb Schulte

■ Mira Vista Place
Woodbridge, Ontario



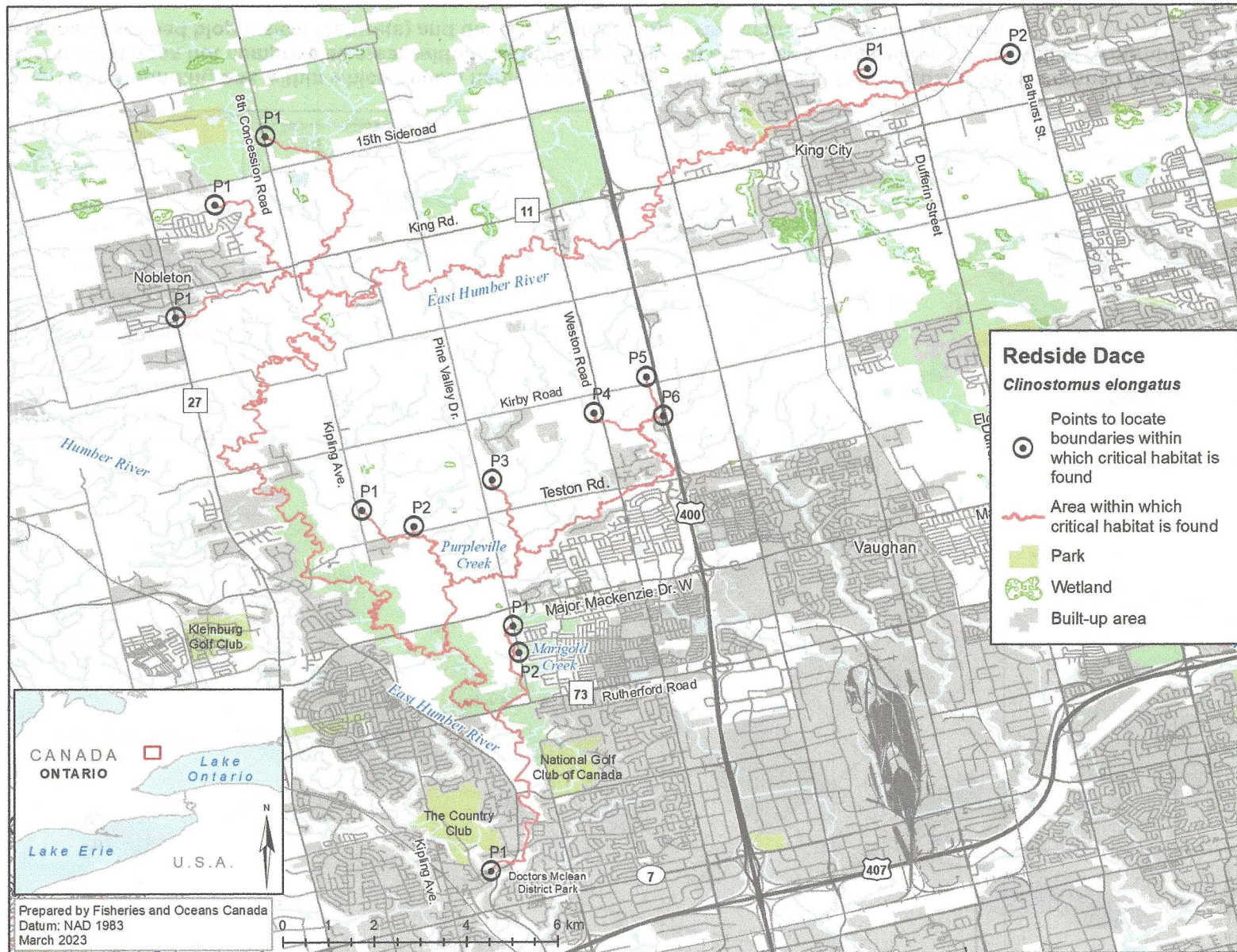


Figure 14(c). Bounding box within which critical habitat is found for Redside Dace in the East Humber River watershed. Note that critical habitat does not comprise all areas within the bounding box, but only those areas within the identified geographical boundaries where the described biophysical feature(s) and the function(s) it supports occur, as described in table 9.



C3

Communication

Council – April 23, 2025

CW(2) – Report No. 16 Item No. 3

DATE: April 23, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio Deputy City Manager - Infrastructure Development & Interim
Deputy City Manager - Planning, Growth Management and Housing Delivery

RE: COMMUNICATION – Council Meeting – April 23, 2025

Item 3, Report 16

METROLINX INITIATIVES UPDATE – Q1 2025

Metrolinx Activities Update – April 2025

On April 8, 2025, staff provided the [Metrolinx Initiatives Update – Q1 2025](#) and inadvertently included a Report Highlight without the background from the November 12, 2024 report: *Due to a lack of project funding, Metrolinx is suspending further work on the Queen Street and Highway 7 Bus Rapid Transit planning process.* Consequently, the necessary contextual information for this Report Highlight was not in the report and has caused confusion with respect to the project status.

On Monday, April 14, 2025, Metrolinx held a municipal stakeholder meeting to provide an update on the Final Results of the Queen Street-Highway 7 Bus Rapid Transit (QS7 BRT) Business Case and discuss next steps.

Metrolinx has provided an amended update:

- The Business Case Report for the Queen Street and Highway 7 Bus Rapid Transit project has been drafted in consultation with the municipal partners. Once Metrolinx internal approvals are received, the Business Case Report will be shared with the province to inform next steps.

Previous Correspondence

Metrolinx Activities Update - November 2024

On November 12, 2024, staff provided an update on the QS7 BRT project through the [Metrolinx Initiatives Update – Q4 2024](#). That update included the following information:

The Queen Street-Highway 7 Bus Rapid Transit (QS7 BRT) project is a proposed rapid transit line in the cities of Brampton and Vaughan. The project's study area covers a 24-kilometre corridor along Queen Street and Highway 7, which would create a crucial east-to-west transit spine connecting the northwest and northcentral sections of the Greater Toronto and Hamilton Area (GTHA).

As a review agency and directly affected municipality with vested interest in shaping its future mobility and managing its growth, the City worked with Metrolinx to confirm the short list of planning and design concepts for Highway 7 between Wigwoss Drive to Kipling Avenue.

Staff have been participating in workshops held by Metrolinx to confirm the shortlist of planning/design concepts to be taken forward for each segment of the corridor and the addition of general-purpose traffic lanes has been requested by the City. to be incorporated into the corridor design. Project working group meetings were held throughout 2024.

Metrolinx has communicated to the municipalities involved that the QS7 BRT project is not planned to proceed beyond the current scope of work. The efforts undertaken thus far are crucial as they lay the foundational groundwork necessary to support BRT within the designated study corridor. However, due to the current lack of funding for this project, it is deemed premature to advance the work towards identifying a preferred alternative and achieving a 30% design completion.

Staff will continue to collaborate with Metrolinx and are awaiting formal confirmation regarding the conclusion of the study. In parallel, staff continue to prepare a request for proposal (RFP) for the Environmental Assessment study supporting the widening of Highway 7 between Islington Avenue and Kipling Avenue.

Metrolinx has not corrected the accuracy of the November 12, 2024 Metrolinx Initiatives – Q4 2024 report.

For more information, contact Selma Hubjer, P.Eng., Director, Infrastructure Planning and Corporate Asset Management, ext. 8674

Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a large initial "V" and a long horizontal stroke at the end.

Vince Musacchio, P.Eng., Deputy City Manager - Infrastructure Development