

C209.
Communication
CW(PM) – June 4, 2025
Item No. 10

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] Written Submission for Public Meetin June 4th, 2025
Date: Tuesday, June 3, 2025 11:18:55 AM
Attachments: [City Of Vaughan.pdf](#)

From: elia loschiavo [REDACTED]
Sent: Tuesday, June 3, 2025 11:16 AM
To: Clerks@vaughan.ca
Subject: [External] Written Submission for Public Meetin June 4th, 2025

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JUNE 2, 202

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1 clerks@vaughan.ca

Re: DRAFT NEW VAUGHAN OFFICIAL PLAN 2025 (INCLUSIVE OF THE DRAFT NEW WESTON 7 SECONDARY PLAN AND THE DRAFT NEW VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN)

Council and Chair,

We, concerned residents of the area, are writing this letter to have our voices heard regarding Vaughan's New Official Development Plan. We are not in agreement that the Secondary Plan for Weston Hwy 7 is being fast-tracked into Vaughan's Official Master Plan for the next 30 years. We have attended community meetings and read the public draft documents, in which it can be reasonably concluded identified issues and concerns going to a sustainable secondary plan for both existing and future residents with "transportation"/traffic gridlock/amongst the most dangerous intersections within the Greater Toronto Area; servicing needed to provide sustainability for both existing and future residents.

RECOMMENDATION

We are requesting a deferral and referral of the Weson/7 Secondary Plan to the City of Vaughan Planning Department to review the outstanding issues, in consultation with the community and ratepayer association, with the purpose to bring forth a "final" Weston/7 Secondary Plan with amendments going to:

- 1.
- 2.
3. "sustainability" understanding it must be "appropriate" understood to intensification
4. policies with York Region and the existing community;
- 5.
- 6.
- 7.
8. Phasing the development. Take only part of each quadrant to redevelop - example 40% redevelopment
9. in each section and keep some of the shopping centers/retail
- 10.
- 11.
- 12.
13. Phased In Development by converting the south west quadrant "employment" / "retail" to
14. "residential".
- 15.
- 16.
- 17.
18. Growth management review policies to the growth goal, i.e. growth to be approved and
19. allowed upon annual review to determine if proposed gro"accessibility" and
- 20.
21. "Affordability" needed for "family" living.
- 22.

Agreeing to modifications/amendments to the plan could resolve many issues.
Potential ideas:

- 1.
- 2.
3. Develop only south of Hwy 7 as there are no residential buildings on this side
- 4.
- 5.
- 6.
7. Reduce the density ie. the number of condo units
- 8.

BASIS FOR THE RECOMMENDATION

We have been residents of Weston/Hwy 7 for the past 35 years. We have witnessed its growth and development from vacant lands to present-day. This section of Vaughan has become a great community of diverse people, homes and businesses. We continue to support Vaughan projects that add to its prosperity.

With this new plan it is very difficult to comprehend the magnitude of the new Weston Hwy 7 proposal. It is the demolition of our entire retail service community. It is the tearing down of a successful, vibrant community. The proposed buildings to be demolished are not even 35 yrs old. This is not ethically nor environmentally responsible.

The existing community is fully developed, and is amongst the highest in density blocks in the City of Vaughan. We ask you to respect the existing community as each of you have promised to do so. There is no need or basis in which the City of Vaughan needs to fast track both the Weston/7 Secondary Plan, VMC Secondary Plan, into a consolidated Official Plan in which has now been contemplated amidst "draft" Secondary Plans while Official Plans already exist.

CONCERNS REGARDING THE SECONDARY PLAN

First, the plan greatly impacts the entire community dynamics and landscape. All four corners of the area will be demolished, severing independent businesses, employment, and service industries. The properties and businesses are owned by recent entrepreneurs who will relocate, retire or be unemployed. The cost of shutting down, relocating, and returning is expensive. Commercial units at the ground level of condominiums are not easily accessible due to parking issues.

Second, the proposed density target of 26,000 people and 81 new buildings is too high, contrary and inconsistent with both York Regional Intensification Policies and Vaughan's VMC Policy in which the Weston/7 Secondary Study area is to be considered "secondary" with lower heights, densities

Third, congestion/traffic gridlock is already over capacity impacting traffic in which has resulted in having amongst the most dangerous intersections throughout York Region and GTA. Traffic is frustrating and walking and cycling is dangerous. This traffic issue is not resolved to date and the new plan does not provide adequate resolutions. The suggested 2-3 minute walking radius is unrealistic as there will not be a grocery store/services within each radius. The plan limits parking spaces and underground options pose security risks.

Fourth, the existing development has been approved by the City of Vaughan going to all of the planning principles which has been identified and accepted by residents in having decided to our home. The community is fully developed and already has amongst the highest density in which means we have already achieved Vaughan's goal with growth through intensification.

Fifth, the promised green space park does not exist and York Police recently opened a new Vaughan Police Substation in the VMC area. This after, crime and safety concerns escalated over the past 6 years, a problem which is inherent with high density.

Sixth, we understand and support a balanced approach to "affordable" housing. From reading the documents, a minimum of 35% must be affordable housing. How do we support the influx of needs and control the impact to the area? It is important not to make the same errors as other municipalities. Building small scale units is not practical and does not promote positive community lifestyles. The units in the Vaughan plan are not large enough to accommodate family living and dynamics.

Seventh, we have always supported the development of vacant land contributing to a vibrant community but cannot support the demolition of an entire successful commercial/retail/employment area that has been established over the last 35 years.

Respectfully, we ask that the City of Vaughn work with the community and modify/amend the Weston/7 Secondary Plan so that the final plan will result in a sustainable community while having growth. Ethically, economically, morally, and environmentally, the City of Vaughan must make responsible decisions and plan for a sustainable community in this area in Vaughan.

Citizens of Vaughan - NorthWest Weston/Hwy 7

Elia LoSchiavo

██████████ Antonella Cres. ██████████

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CO- SIGNED

| NAME | ADDRESS/CONTACT | SIGNATURE |
|------------------------|---------------------------|------------|
| Elia Loschiavo | ██████████ Antonella Cres | ██████████ |
| Judy Tavares | ██████████ Monica Court | ██████████ |
| Joe Loschiavo | ██████████ Antonella Cr | ██████████ |
| Brian Tavares | ██████████ Monica Court | ██████████ |
| Maria Carnovale | ██████████ Monica Crt | ██████████ |
| Antoinette Triumbari | ██████████ Monica Crt | ██████████ |
| Franco Vendetti | ██████████ Antonella Cres | |
| Esterina Vendetti | ██████████ Antonella Cres | |
| Marianne Montano | ██████████ Monica Crt | ██████████ |
| Angelo Montano | ██████████ Monica Crt | ██████████ |
| Fernando Quattrococchi | ██████████ Antonella Cres | ██████████ |
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| Kevin Fraser | ██████████ Antonella Cres | ██████████ |
| Maria Tenuta | ██████████ Antonella Crs | ██████████ |
| Frank Tenuta | ██████████ Antonella Cres | ██████████ |
| Giuseppe Casciacelli | ██████████ Antonella Cres | ██████████ |

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| Assunta Di Crescenzo | █ Antonella Cres | █ |
| Cassandra Conte | █ Monica Court | █ |
| Giancarlo Conte | █ Monica Court | █ |
| Julia Loschiavo | █ Anotnella Cr | █ |
| Patizia Costa | █ Zucchet Crt | █ |
| Nicole Triumbari | █ Monica Crt | █ |
| Teresa Panza | █ Davidson | █ |
| Brittany Smeriglio | █ Nestor Cres. | █ |
| Julia Kowalczyk | █ Junew St | █ |
| Tony Ciampa | █ Antonella Cres | █ |
| Doris Ciampa | █ Antonella Cres | █ |
| Emanuela Damiani | █ Waterfall Road | █ |

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JUNE 2, 2025

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Council and Chair,

We, concerned residents of the area, are writing this letter to have our voices heard regarding Vaughan's New Official Development Plan. We are not in agreement that the Secondary Plan for Weston Hwy 7 is being fast-tracked into Vaughan's Official Master Plan for the next 30 years. We have attended community meetings and read the public draft documents. We are requesting amendments to the Weston 7 Secondary plan.

We have been residents of Weston/Hwy 7 for the past 35 years. We have witnessed its growth and development from vacant lands to present-day. This section of Vaughan has become a great community of diverse people, homes and businesses. We continue to support Vaughan projects that add to its prosperity.

With this new plan it is very difficult to comprehend the magnitude of the new Weston Hwy 7 proposal. It is the demolition of our entire retail service community. It is the tearing down of a successful, vibrant community. The proposed buildings to be demolished are not even 35^ys old. This is not ethically nor environmentally responsible.

There are many concerns regarding the secondary plan.

First, the plan greatly impacts the entire community dynamics and landscape. All four corners of the area will be demolished, severing independent businesses, employment, and service industries. The properties and businesses are owned by recent entrepreneurs who will relocate, retire or be unemployed. The cost of shutting down, relocating, and returning is expensive. Commercial units at the ground level of condominiums are not easily accessible due to parking issues.

The proposed density target of 26000 people and 81 new buildings is too high. Congestion is already over capacity impacting traffic. Traffic is frustrating and walking and cycling is dangerous. This traffic issue is not resolved to date and the new plan does not provide adequate resolutions. The suggested 2-3 minute walking radius is unrealistic as there will not be a grocery store/services within each radius. The plan limits parking spaces and underground options pose security risks.

Development planners promise that community services will be in place, however, we only need to look at the VMC project and see it takes a very long time. The promised green space park does not exist and York Police recently opened a new Vaughan Police Substation in the VMC area. This after, crime and safety concerns escalated over the past 6 years, a problem which is inherent with high density.

We understand and support a balanced approach to affordable housing. From reading the documents, a minimum of 35% must be affordable housing. How do we support the influx of needs and control the impact to the area? It is important not to make the same errors as other municipalities. Building small scale units is not practical and does not promote positive community lifestyles. The units in the Vaughan plan are not large enough to accommodate family living and dynamics.

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Agreeing to modifications/amendments to the plan could resolve many issues.

Potential ideas:

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Respectfully, we ask that the City of Vaughn work with the community and modify/amend the Weston/7 Secondary Plan so that the final plan will result in a sustainable community while having growth. Ethically, economically, morally, and environmentally, the City of Vaughan must make responsible decisions and plan for a sustainable community in this area in Vaughan.

Citizens of Vaughan - NorthWest Weston/Hwy 7

Elia LoSchiavo



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| Antoinette Triumbari | Monica Ct | |
| FRANCO VENDITTI | ANTONELLA CRES | |
| ESTERINA VENDITTI | " " | |
| Marianne Montano | Monica Ct | |
| Angelo Montano | Monica Ct | |
| Fernando Quattrocchi | Antonella C | |
| Kevin Fraser | Antonella Cres | |
| Elvira Quattrocchi | Antonella Cres | |

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| MARIA TENUTA | [REDACTED] | [REDACTED] |
| FRANK TENUTA | [REDACTED] | [REDACTED] |
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