

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Written Submission
Date: Tuesday, June 3, 2025

C210.
Communication
CW(PM) – June 4, 2025
Item No. 10

From: elia loschiavo [REDACTED]
Sent: Tuesday, June 3, 2025
To: Clerks@vaughan.ca
Subject: [External] Written Submission

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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 Weston/7 Secondary Plan to the City of Vaughan Planning Department to review the outstanding issues, in consultation with the community and ratepayer association, to ensure the "final" Weston/7 Secondary Plan.

The consultant and review is to provide the following goals/objectives in which must be provided:

- 1.
- 2.
3. "Sustainability" with servicing. It is understood the Weston /7 Secondary Plan does not
4. have sufficient servicing or planned capacity available for the 30 year plan. And, the VMC Plan has recently identified "servicing" capacity related issues.
- 5.
- 6.
- 7.
- 8.
9. Planning must be "appropriate" and "compatible" with the intensification policies with
10. York Region along Highway 7 from Highway 50 to Weston Road as the Secondary Plan will be precedent setting to be used throughout the highway 7 corridor from Pine Valley Drive to Highway 400. Planning is aware of several applications in which have been made
11. within Ward 3 on Highway 7, Weston Road, in which intensification has been approved within the Regional Intensification policies, e.g. Dairy Queen/Restaurant plaza, Ansley Grove/Highway 7 from 1 storey to 4 storey and 7-10 storey standalone building.
- 12.

- 3.
- 4.
5. Phasing development over 30 Years to plan for "growth" within "sustainability". South
6. west quadrant to be phase 1, subject to York Region Intensification Policies; north east to phase 2, subject to the planning issues as raised by Home Depot and York Region Intensification Policies; phase 3 the south west quadrant subject to the traffic and
7. congestion issues, including "over capacity", "most dangerous" intersection" in which warrants Engineering Study to be tied to the Weston 7 Secondary Plan to mitigate the impact of growth with traffic transportation with the intersection having the only double/double/double
8. turning movements throughout Ontario understood to not be within Provincial Standards, and overpass as proposed. The community rejects the position further road narrowing will reduce traffic gridlock.
- 9.

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 against all of the planning principles which has been identified and accepted by residents in having decided on 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.

We respectfully ask that the City of Vaughn work with the community, Plne Valley Village Community Association, 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

Joseph LoSchiavo

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 Quattrociocchi	■ Antonella Cres	■
Elvira Quattrociocchi	■ Antonella Cres	■
Kevin Fraser	■ Antonella Cres	■
Maria Tenuta	■ Antonella Crs	■
Frank Tenuta	■ Antonella Cres	■
Giuseppe Casciacelli	■ Antonella Cres	■
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	█