

**COUNCIL MEETING – OCTOBER 23, 2019  
COMMUNICATIONS**

|  |   | <u>Rpt.<br/>No.</u> | <u>Item<br/>No.</u> | <u>Committee</u>    |
|--|---|---------------------|---------------------|---------------------|
| <b><u>Distributed October 18, 2019</u></b> |   |                     |                     |                     |
| C1   | Mr. Josh Martow, Beverley Glen Ratepayers' Association, dated October 5, 2019 | 31                  | 2                   | CW (Public Hearing) |
| C2   | Mr. Andrei Avsiannikov, dated October 6, 2019                                 | 31                  | 3                   | CW (Public Hearing) |
| C3   | Ms. Emilia Almeida, dated October 6, 2019                                     | 31                  | 3                   | CW (Public Hearing) |
| C4   | Rose Rubino and Sebastiano Andolina, Hunterwood Chase, dated October 6, 2019  | 31                  | 3                   | CW (Public Hearing) |
| C5   | Mr. Kevin Callahan, dated October 6, 2019                                     | 31                  | 3                   | CW (Public Hearing) |
| C6   | Ms. Daniela Guglielmin, Appalachian Road, Maple, dated October 6, 2019        | 31                  | 3                   | CW (Public Hearing) |
| C7   | Mr. Parham Parnian, dated October 7, 2019                                     | 31                  | 3                   | CW (Public Hearing) |
| C8   | Za_neda, dated October 7, 2019  | 31                  | 3                   | CW (Public Hearing) |
| C9   | Ms. Jennifer Jaruczek, BILD, Upjohn Road, North York, dated October 7, 2019   | 31                  | 4                   | CW (Public Hearing) |
| C10  | Ms. Nancy Yuas, Matterhorn Road, Vaughan, dated October 7, 2019               | 31                  | 3                   | CW (Public Hearing) |
| C11  | Susan Sigrist and Mark Hubbard, Matterhorn Road, Maple                        | 31                  | 3                   | CW (Public Hearing) |
| C12  | Mr. John Buell, Laurentian Boulevard, Vaughan, dated October 7, 2019          | 31                  | 3                   | CW (Public Hearing) |
| C13  | Mr. Antony Niro, Laurentian Boulevard, Maple, dated October 7, 2019           | 31                  | 3                   | CW (Public Hearing) |

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

**COUNCIL MEETING – OCTOBER 23, 2019  
COMMUNICATIONS**

|     |  | <b><u>Rpt.<br/>No.</u></b> | <b><u>Item<br/>No.</u></b> | <b><u>Committee</u></b> |
|-----|--|----------------------------|----------------------------|-------------------------|
| C14 | Elizabeth Lincoln and Brent Kowalchuk, Athabasca Drive, Vaughan, dated October 7, 2019 | 31                         | 3                          | CW (Public Hearing)     |
| C15 | Mr. Bruno Bressi, Mapledown Way, Vaughan, dated October 7, 2019                        | 31                         | 3                          | CW (Public Hearing)     |
| C16 | Ms. Raffaella Towie, Athabasca Drive, Vaughan, dated October 7, 2019                   | 31                         | 3                          | CW (Public Hearing)     |
| C17 | J. Mancoo, Athabasca Drive, Vaughan, dated October 7, 2019                             | 31                         | 3                          | CW (Public Hearing)     |
| C18 | Pauline and Eric Rodriguez, Vaughan, dated October 7, 2019                             | 31                         | 3                          | CW (Public Hearing)     |
| C19 | Ms. Heather Cheng, dated October 10, 2019  | 31                         | 3                          | CW (Public Hearing)     |
| C20 | Ms. Iveta Koskina, dated October 15, 2019  | 31                         | 3                          | CW (Public Hearing)     |
| C21 | Mr. Robert Kenedy, MacKenzie Ridge Ratepayers Association, dated October 7, 2019       | 31                         | 3                          | CW (Public Hearing)     |
| C22 | Deputy City Manager, Corporate Services and Chief Financial Officer                    | 32                         | 3                          | Committee of the Whole  |

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**Please note there may be further Communications.**

**Subject:** Communication For COTW Oct 6  
**Attachments:** bgra statement.docx

|                       |
|-----------------------|
| c 1                   |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 2 |


**From:** Josh Martow <[info@beverleyglenra.com](mailto:info@beverleyglenra.com)>  
**Sent:** Saturday, October 05, 2019 3:34 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Communication For COTW Oct 6

Hi,

I would like to submit the attached statement on behalf of the Beverley Glen Ratepayers' Association with reference to Zoning By-Law Amendment File Z.19.009 Betovan Construction Ltd. Vicinity of Bathurst street and Worth Blvd.

Please confirm when it has been received and added as a communication.

Thank you!

Josh Martow  
BGRA President  




Committee of the Whole - Monday Oct 7 – Statement from the Beverley Glen  
Ratepayers' Association

With respect to agenda item: **Zoning By-Law Amendment File Z.19.009 Betovan  
Construction Ltd. Vicinity of Bathurst street and Worth Blvd.**

We have consulted with residents living in the vicinity of this project. They have shared with us their thoughts, concerns and some suggestions. Please see them outlined below:

- 1) More clarity is needed on the height of the buildings. The buildings should not be taller than the homes directly adjacent to them. Townhouses would be preferred to condos.
- 2) Recent projects (such as the Sobey's plaza at Bathurst and 16<sup>th</sup>) have had a very modern look to them that does not match the neighbourhood. Using stucco (like the townhomes at Bayview and Cummer), or something similar, would be preferred.
- 3) Traffic flow on Worth is already problematic, especially eastbound at rush hour. The plan has only one entrance to the complex (on the North-West side of Worth). There is already an issue in which the line up at the traffic lights heading east on Worth becomes very long at rush hour. It is already difficult to make a left turn out of Sadot onto Worth; the cars existing these complex in the morning will worsen this issue. The same issue will likely exist in reverse in the evening. Possible solutions:
  - a. In the plan there is a driveway behind the complex that comes to a "V" adjacent to Bathurst. Opening this up into an entrance from Bathurst may help, although it will only be useful for cars travelling southbound.
  - b. Building a right turn lane on Worth into the complex on the north side of Worth may help.
  - c. Extending the traffic light time going eastbound in the morning and westbound at night. Drivers travelling north and south often block the intersection. We may need police at this intersection at rush hour handing out tickets for blocking the intersection.
- 4) Large garbage bins are often used for these types of complexes. These make a lot of noise when picked up.
- 5) There is quite a lot of wildlife in the adjacent ravine. The neighbourhood understands that garbage needs to be dealt with properly to avoid attracting raccoons, skunks, deer and coyotes.
- 6) The following assurances would be appreciated:



- a. The building will be able to join the city septic system
  - b. There will be no water pressure issues once construction is complete and the units are occupied
  - c. There will be no electricity and power issues in our area once construction is complete and the units are occupied
  - d. The complex will have proper power generators
  - e. The grading of the complex will ensure that storm waters will not result in flooding of adjacent properties or any other properties on the street
- 7) To ensure that there is enough parking, we ask that 1-2 townhomes be removed from the plan to make room for more parking
- 8) Due to expected problems exiting the complex eastbound, it's likely that cars will exit westbound, turn around on Sadot Court, and then travel eastbound. We would like signs erected at the entrance to Sadot restricting traffic to Sadot during rush hour to local traffic only. We would also appreciate enforcement of these signs.

**Subject:**

October 7, 2019 Committee of the Whole Public Hearing - 526 Units Proposed at 11333 Dufferin Rd at Dufferin & Kirby -Rizmi Stone

|                       |
|-----------------------|
| c 2                   |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

**From:** Andrei Avsiannikov [REDACTED]

**Sent:** Sunday, October 06, 2019 9:55 AM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** October 7, 2019 Committee of the Whole Public Hearing - 526 Units Proposed at 11333 Dufferin Rd at Dufferin & Kirby -Rizmi Stone

Good morning,

By this message, I would like to express my strong objection to the application that will be discussed in the Committee of the Whole Public meeting on Monday October 7, 2019 regarding 526 residential units proposed at 11333 Dufferin Rd at Dufferin & Kirby -Rizmi Stone.

Even the original submission suggesting 410 residential units on the same lot had serious concerns about lack of park/playground areas in the proposed development, escalation of traffic congestion problems in our neighborhood and sufficiency of classroom sizes in the nearby schools. Now, with approximately 30% increase of the number of the units, this plan becomes really unacceptable.

Please include my comments to the notes of the meeting.

Regards,

Andrei Avsiannikov, P. Eng.

Resident of [REDACTED] Hunterwood Chase

Maple ON, [REDACTED]

Email: [REDACTED]

**Subject:** 11333Dufferin

|                                     |
|-------------------------------------|
| c <u>3</u>                          |
| Communication                       |
| COUNCIL: <u>Oct 23/19</u>           |
| PH Rpt. No. <u>31</u> Item <u>3</u> |

**From:** Emilia [REDACTED]

**Sent:** Sunday, October 06, 2019 10:35 AM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** 11333Dufferin

Initial proposal of 410 res.units preferable to 526. Based on 2 cars per unit, that would reduce the volume of cars to 232, a fairly large number to an already congested place. Definetely a park & school a must. Infrastructure to be set up prior to construction: connect Kirby to Gamble.

Thanks for asking.

Emilia Almeida

**Subject:**

Monday October 7, 2019 Committee of the Whole Public Hearing - 526 Units Proposed at 11333 Dufferin Rd at Dufferin & Kirby –Rizmi Stone

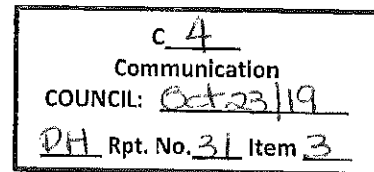
-----Original Message-----

From: Rose Rubino [REDACTED]

Sent: Sunday, October 06, 2019 11:22 AM

To: Clerks@vaughan.ca; Robert A Kenedy [REDACTED]

Subject: Monday October 7, 2019 Committee of the Whole Public Hearing - 526 Units Proposed at 11333 Dufferin Rd at Dufferin & Kirby –Rizmi Stone



> Dear Committee:

> As a rate payer we are opposed to this development. This development originally came forward at a Committee of the Whole Public Hearing on June 5, 2018 with 410 residential houses (a lot of traffic nightmares) and has now increased to 526 residential units with lot sizes ranging from 7.5 m to 15 m (i.e., 25 ft to 50 ft)!

>

> We want Vaughan Council to know that we have serious concerns about this development going forward even with 410 units. Will there be a large park/playground? Will there be an additional school in that are not more portables or busing to the already existing schools. This development will also congest an area that does not have public transit and is already heavily travelled on Dufferin (a virtually parking lot at rush hour). This increased traffic has affected our air quality by our home and our quiet enjoyment due to the noise pollution.

> Concerned Vaughan Rate payers

> Rose Rubino and Sebastiano Andolina [REDACTED] Hunterwood Chase



**Subject:** FW: Dufferin & Kirby - Rimzi Stone Development  
**Attachments:** image1.jpeg; ATT00001.txt; image2.jpeg; ATT00002.txt; image3.jpeg; ATT00003.txt

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

From: Kevin Callahan [REDACTED]  
Sent: Sunday, October 06, 2019 6:42 PM  
To: Clerks@vaughan.ca  
Cc: mackenzieridgerpa@gmail.com  
Subject: Dufferin & Kirby - Rimzi Stone Development

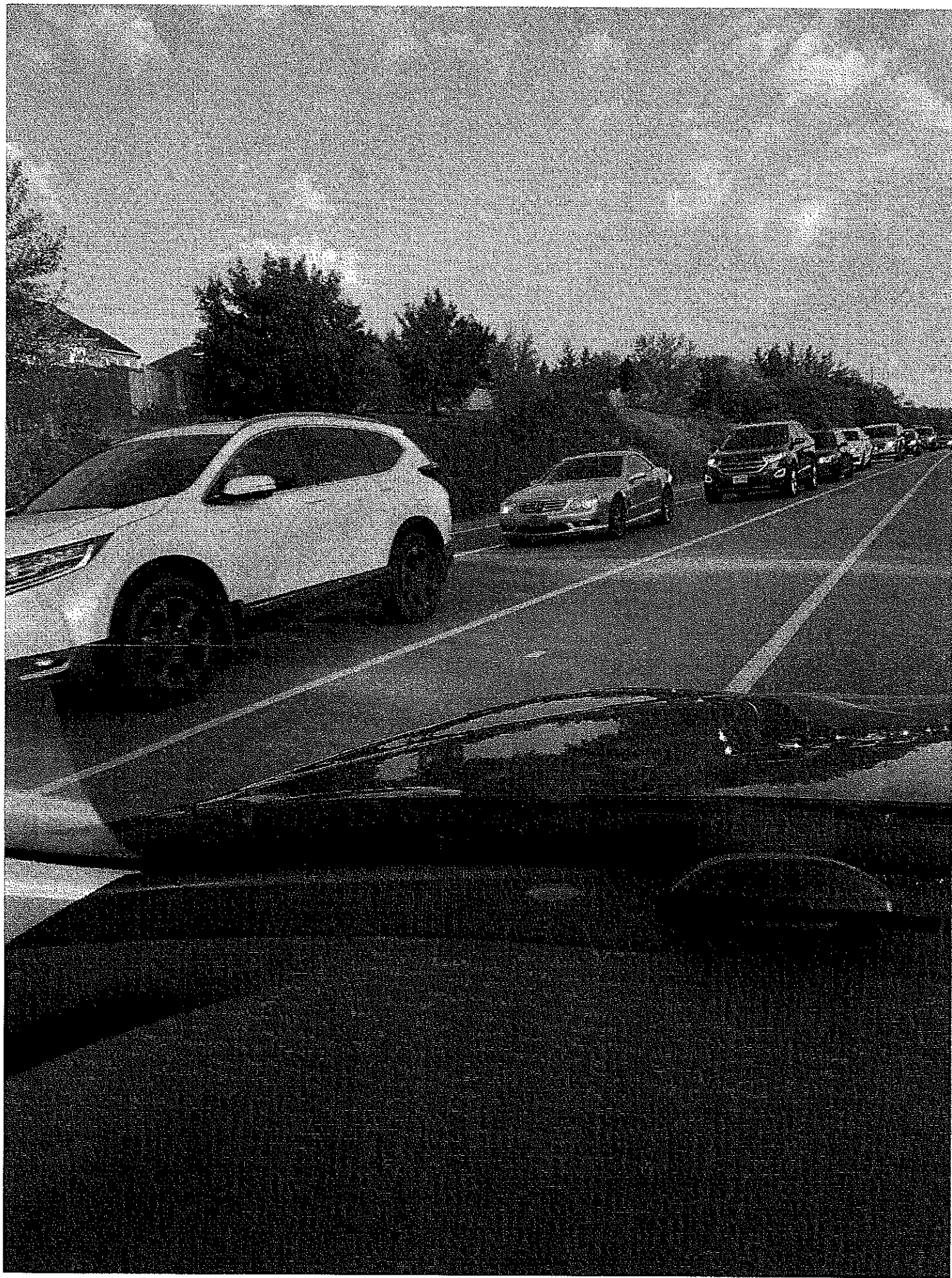
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| c 5                   |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

Hello,

I am writing to speak against the proposed housing development and Dufferin and Kirby. I live on the west side of Dufferin south of Kirby and as you can see from the pictures I've attached to my e-mail, Dufferin street comes to a standstill every morning during rush hour southbound from Kirby all the way to Dufferin. I understand that new housing developments need to be built for growth in the city, however this area cannot support another housing development until we have improvement in the roads to support it. Dufferin must be made into a four lane road, along with Kirby road before any new houses should be built. Residents who currently live in this area are trapped every morning with huge delays due to traffic. We do not have the roads to support a 526 residential lot housing development that only exits to Dufferin street! Please consider the current residents who are already suffering with insufficient roadways in the area before bringing hundreds of more cars into the neighbourhood.

Please include my comments at the public meeting being held on October 7th when this development is being discussed.









**Subject:**

File number 19T-18V004 - draft plan of subdivision

**From:** dmartinis2 dmartinis2 [REDACTED]

**Sent:** Sunday, October 06, 2019 11:08 PM

**To:** Clerks@vaughan.ca

**Subject:** File number 19T-18V004 - draft plan of subdivision

|                       |
|-----------------------|
| C 6                   |
| Communication         |
| COUNCIL: Oct 23/19    |
| DH Rpt. No. 31 Item 3 |

Hi There

I currently reside on Appalachian Road and am opposed to the subdivision size of 526 homes an increase of 116 homes from the original proposal.

There are various issues to consider with this proposal that the committee and everyone should take into consideration.

**1. Volume of traffic.** Dufferin Street is currently a single lane road from Major Mackenzie Drive (Maple) to 18th Sideroad (Aurora). Over the years, the traffic has increased substantially. During rush hour, it is impossible to exit the Ambassador Hills and Northdale subdivisions due to the volume of traffic. **What infrastructure will the city have in place to handle the additional traffic? and when will it take place? before or after the proposed subdivision is in place?**

**2. Average household has 2 vehicles.** 526 homes x 2 vehicles = 1052 more cars exiting onto Dufferin Street. Between the hours of 7am-9am, travelling south on Dufferin, traffic is backed up from Major Mackenzie to Kirby Side Road on a summer day and on a winter day it is backed up to King-Vaughan Side road, if not King Road. The same occurs during the hours of 4pm-630pm. **What infrastructure will the City have in place and will it be before the subdivision is built?**

**3. Homes in the area.** Currently the homes in the area are larger in size. We would like to retain the same infrastructure. Building 25 feet wide homes is row housing.

**4. Oak Ridges Moraine Conservation Plan.** As you know, this is environmentally protected land with trees that are hundreds of years old and with an abundance of wildlife. With this proposed subdivision, **how is this protecting this land? How are we going to protect this land that is invaluable? How many trees are being cut down for this development? The water we drink comes from under our feet. It is our duty and responsibility to protect what we have and not destroy it with someone's whim.**

Building a subdivision with a proposed 526 homes is greed on the parts of the Developers. What made them change their minds from the proposed 410 units?

Once the land is gone, it is gone and you will never get it back.

Regards,

Daniela Guglielmin

■ Appalachian Road, Maple, ON

**Subject:**

Objection to new development 11333 Dufferin st. - comments to be included in Monday oct. 7 at 7:00pm Vaughan City Hall – Council Chambers 2141

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

From: parham parnian [REDACTED]

Sent: Monday, October 07, 2019 8:44 AM

To: Clerks@vaughan.ca

Subject: Objection to new development 11333 Dufferin st. - comments to be included in Monday oct. 7 at 7:00pm Vaughan City Hall – Council Chambers 2141

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| c <u>7</u>                                 |
| Communication                              |
| COUNCIL: <u>Oct 23/19</u>                  |
| <u>PH</u> Rpt. No. <u>31</u> Item <u>3</u> |

To city of Vaughan,

I, Parham Parnian, P.Eng., M. Eng., resident of Kirby and Dufferin area, have noticed the application for new development in the vicinity of Kirby and Dufferin intersection (11333 Dufferin Rd.).

I hereby send this email in lieu of participating in the meeting dated Monday oct. 7 at 7:00pm Vaughan City Hall – Council Chambers 2141 to express my objection to new development in the area before providing the infrastructure that seems to be insufficient even for current residents.

My major concern to oppose this and similar developments in proximity of the Dufferin and Kirby intersection is lack of supporting infrastructure even for current density. The most critical item is Dufferin street, which the capacity is not even enough for current traffic.

It takes about 45 minutes to move from Kirby to Clark street in the morning and about the same in the afternoon in the opposite direction. Kirby is two lanes too (single lane each direction), with intersections keeping the same configuration of rather rural era. With no plan for public transportation, widening the roads, modifying the intersections, adding artillery roads and other solutions, even the capacity for current residents seems to be insufficient.

An example regarding incorrect intersection configuration is Kirby and Keele, where even with current traffic transitions are confusing, which creates potential for accident. With more traffic, this intersection will be very problematic. There is no by-pass lane for left turn in any direction, although it has become a busy intersection.

I couldn't find any indicative that there are plans to overcome such deficiencies. If there are such plans, major activities after increasing the density of the area will complicate the traffic exponentially as the increase in travels will add to the traffic problems due to construction phases.

In general, if plans for further development in the area are to be studied, a prior overhaul and expansion of the infrastructure and facilities to cover those developments- in advance - will be required.

In city of Vaughan, Vaughan Metropolitan Center seems to be a good example of planning ahead for increasing in the population density, and I hope that the city consider the same level of care for Dufferin Kirby area by advancing the required infrastructure before providing permit for future developments.

By the way due to above mentioned concerns, I disagree with new development close to Kirby and Dufferin.

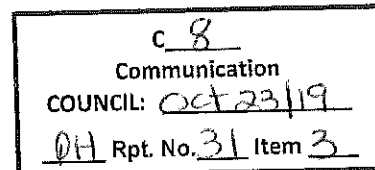
I will appreciate if my comments be included in the meeting.

Regards,

Parham Parnian

[REDACTED] (proffered communication method)

**Subject:** Public hearing for 11333 Dufferin rd  
**Attachments:** 20191003\_081413.jpg; 20191003\_081404.jpg; 20190926\_081540.jpg; 20190926\_081521.jpg



**From:** za\_neda [REDACTED]  
**Sent:** Monday, October 07, 2019 12:36 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** Public hearing for 11333 Dufferin rd

I am opposed to this development application. I attached several photos from different days to this email. The Dufferin st is a parking lot at rush hours. Both Dufferin and Kirby are narrow 2 lane roads with sharp slope. Traffic is already terrible. There is no infrastructure for new development in 11333 Dufferin rd. The development will congest the area that doesn't have any public transit and shopping centers.

Thank you

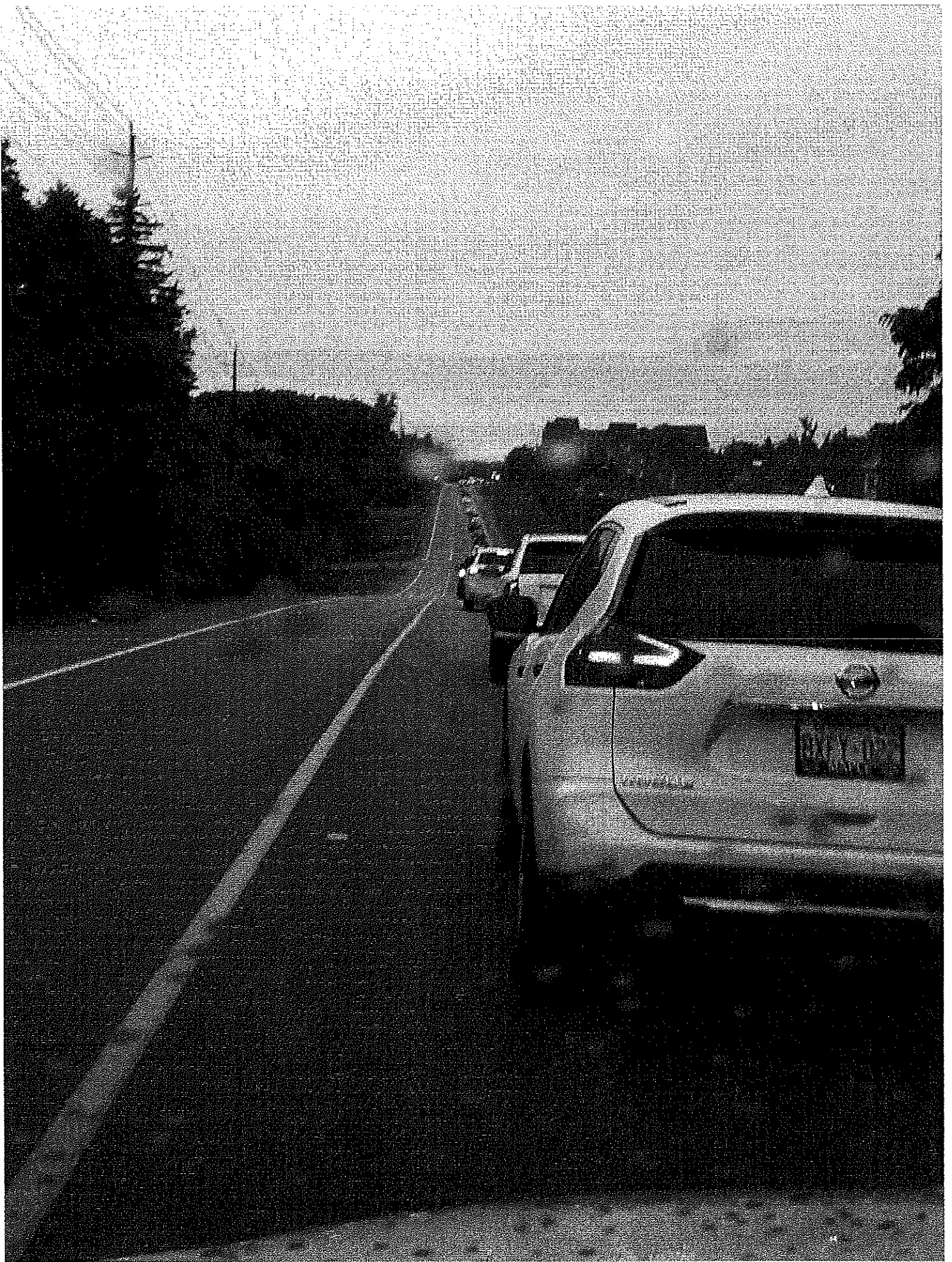
Sent from my Samsung Galaxy smartphone.

----- Original message -----

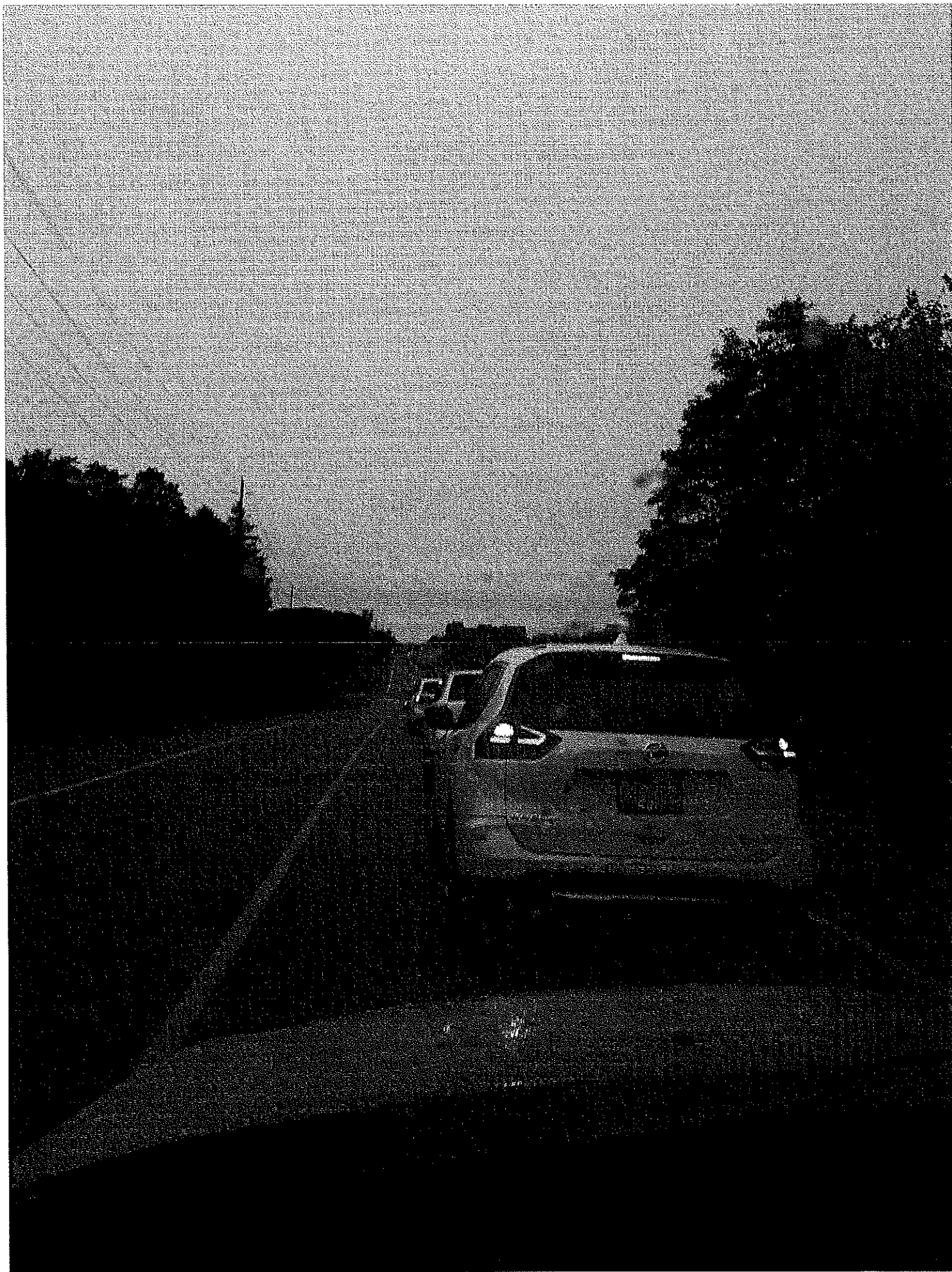
**From:** za\_neda [REDACTED]  
**Date:** 2019-10-07 12:28 (GMT-05:00)  
**To:** [clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
**Subject:** Public hearing for 11333 Dufferin rd

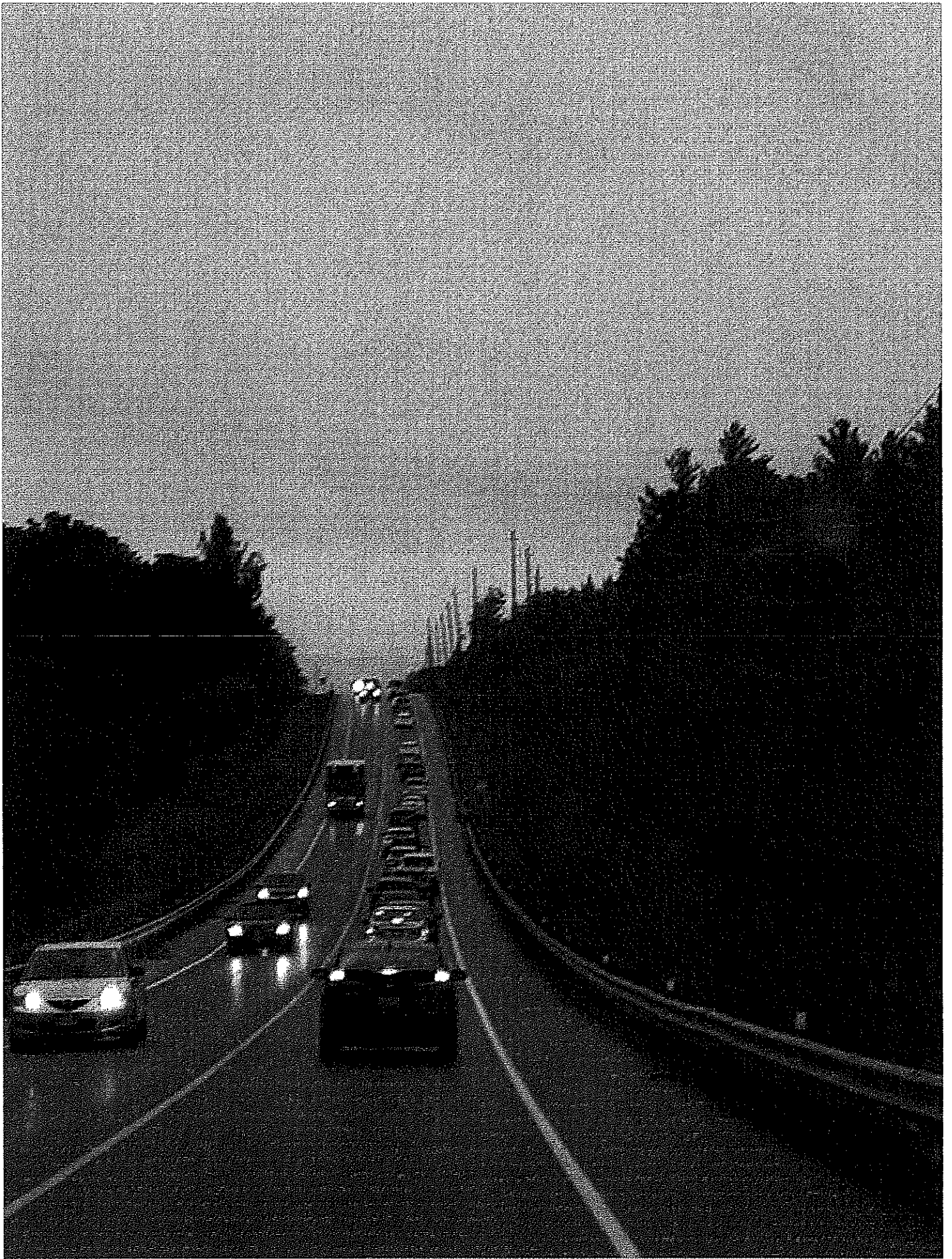
Please include my comments in tonight's meeting.  
I attached several photos to this email

Sent from my Samsung Galaxy smartphone.















|                           |                    |               |
|---------------------------|--------------------|---------------|
| c <u>9</u>                |                    |               |
| Communication             |                    |               |
| COUNCIL: <u>Oct 23/19</u> |                    |               |
| PH                        | Rpt. No. <u>31</u> | Item <u>4</u> |

October 7, 2019

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

Dear Mayor Bevilacqua and Members of Council:

**Re: City of Vaughan Proposed Town Initiated Official Plan Amendments - Revised Pre-consultation Requirements**

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BILD has been advised that staff will be bringing forward a report to the Committee of a Whole Public Hearing on Monday, October 7, 2019 in regards to the City's proposed Official Plan Amendments to revise the current pre-consultation requirements and potentially to introduce a two stage pre-consultation process.

The Staff Report suggests that the need for a "blended two-step process more closely integrating pre-consultation with the application review" is a result of prescribed process timelines in the *Planning Act*.

BILD appreciates staff's recommendation within the report noting that prior to reporting to Committee of the Whole with the Technical Report, staff will consult with the development industry groups. We agree this is an issue worth further discussion with the development industry seeing as there are numerous implications and is unclear on how this process would be practically implemented.

As such, it is our request that a meaningful consultation take place with the development industry, either through the Vaughan Developer Liaison Committee, or through the BILD York Chapter where the municipality and the members of the development community who would be impacted by such a two stage pre-consultation, could discuss the matter further.

Sincerely,

Jennifer Jaruczek  
Planner, Policy and Government Relations BILD

CC: Mike McLean, BILD York Chapter Co-Chair  
Gabe DiMartino, BILD York Chapter Co-Chair  
BILD York Chapter Members

**Subject:**

FW: Public hearing Oct 7 for Property dev plan at 11333 Dufferin Street

**From:** [REDACTED]

**Sent:** Monday, October 07, 2019 12:54 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Public hearing Oct 7 for Property dev plan at 11333 Dufferin Street

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|-----------------------|
| c 10                  |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

Hello,

I am the resident at the ravine of Maplewood community. I was shocked after knowing the current address where the concrete dumping site is proposed for building another 526 residential lots.

There are many concerns to be addressed prior to this project can be moving forward:

- First, the traffic. Dufferin southbound from Kirby to Teston is jammed every morning at rush hour, considering that is the only route we can go around, building more units in this area is going to bring more and more traffic. Without lane extension and public transit extension at Dufferin street, to put 526 units in there is unacceptable at this moment.
- Secondly the high occupied lot will ruin the current quiet community. That is the reason many of us choose to live here.
- Thirdly, when the large population come in, what is the plan for public facility like school or park?
- Last, is there any proposal to open Kirby road from Bathurst to Dufferin?

Please have our voice heard.

Nancy

[REDACTED] Matterhorn Rd, [REDACTED]

Sent from my iPhone



To: clerks@vaughan.ca

Committee of the Whole Public Meeting Oct. 7, 2019.

Proposed Development Plan 11333 Dufferin Rd  
(Dufferin & Kirby - Rizini Stone)

I have concerns about the development plan.

1. lack of an accessible park within walking distance of children and families living in the neighbourhood
2. lack of walking routes/pathways to allow easy access to hopefully future public transit
3. no current public transit to this large dense neighbourhood.
4. no allocation of land for a neighbourhood school/daycare facility

5. No protection zone for the forests/stream/wetlands of this environmentally significant area of the Oak



5. No protection zone for the forests/streams/wetlands of this environmentally significant area of the Oak Ridge Moraine, McGill ESI, Maple Uplands & Kettle ANSI.

6. Close proximity to forests, meadows of diverse flora & fauna, - plan to minimize destruction or negative effects

7. Headwaters of the East Don River - cold water stream - plan to prevent warming of the waters, & effects on residual ice etc.

8. Plans to be ready for our renewable energy future & infrastructure allocation. Although this area will be developed per Minister's Order there is still potential for the development of a planned living community with all the requirements & upsets received from the community for the block between Jane & Kule, Lepp & Kirby. There is great opportunity for this new neighborhood to make it an area that all Vaughan residents can be



proud of.

Sincerely,  
Maple Residents.  
Susan Sigrist  
Mark Hubbard

██████████ Matterhorn Rd

Maple ON ██████████

Oct, 7, 2019



**Subject:**

FW: File Z.18.004 and 19T-18V004, Rizmi Holdings Ltd

**From:** john buell [REDACTED]

**Sent:** Monday, October 07, 2019 10:06 PM

**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)

**Subject:** Re: File Z.18.004 and 19T-18V004, Rizmi Holdings Ltd

|                       |
|-----------------------|
| C. 12                 |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

Dear Members of Council,

My name is John Buell and I live at [REDACTED] Laurentian Blvd, backing to Dufferin and to the proposed new development.

I and my household are opposed to the current plan for three reasons:

1) Lack of consistency of lot frontages and sizes with the adjacent neighborhoods:

- Our neighborhood (Maplewood Ravines) has 70-85' frontages and
- Woodland Acres is well over 150' frontages, while this proposal is for 25-50' frontages.
- That is not at all consistent with the immediate surroundings.

2) Lack of road development in advance of proposed development:

- During the morning and evening commute, Dufferin is already a parking lot (North and South).
- Teston does not go through between Dufferin and Keele
- Kirby does not go through between Dufferin and Bathurst
- As such, the next road North, King Vaughan side road is a parking lot (East and West) during the commutes.
- By putting in another development prior to these roads being put through and Dufferin expanded, it will be complete gridlock.

3) Traffic impact to commuters, bus drivers, garbage trucks

- Commuters have to add 30-60 minutes to their drive just to get out of our neighborhood now
- Bus drivers will have to commute kids to school for over an hour each way
- Garbage and other services will be impacted.

4) Lack of central park in this plan

- Homeowners who live off Dufferin will need to walk a kilometer to get to the nearest park.

5) Lack of School or land for a school in proposed development

- It's ridiculous that 1200-1500 kids will move in and there won't be a need for a school for them.
- Without a school, this will force the development to be served by several school buses causing even more gridlock

6) Finally, property values in the established neighborhoods will have downward pressure

- Homes in the neighborhood to the West start near \$2MM.. for now
- Homes in the neighborhood to the East and South start near \$5MM.. for now.
- With lots a quarter of the size of these neighborhoods going in to serve lower income families for greatly prices, downward pressure on the are a whole will naturally ensue.

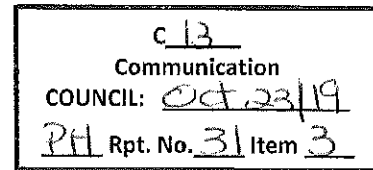
We have lived here for 20 years and it's been wonderful with the exception of commuting. Now, with this proposed development, the talk at our local park is of moving out before it's too late when the area turns into gridlock and our home values plummet.

Thank you for allowing us to comment on this proposal.

John Buell  
[REDACTED]

**Subject:**

COMMITTEE of the WHOLE - ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT  
PLAN OF SUBDIVISION FILE 19T-18V004 October 7th 2019



**From:** Antony Niro [REDACTED]

**Sent:** Monday, October 07, 2019 3:55 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Cc:** York Region York Region Clerk Clerk <[regional.clerk@york.ca](mailto:regional.clerk@york.ca)>

**Subject:** COMMITTEE of the WHOLE - ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 October 7th 2019

To Members of Council and the Clerk:

As a resident and President of the Maplewood Ratepayer Association in close vicinity of this application I'd like to pass along our approval for this submission.

These lands have been contentious for the residents of Maplewood Ravines and surrounding area for over 20 years. The leadership of the province and City of Vaughan to bring this to closure for the residents is appreciated.

Some observations worth noting on why this is a good development for the region:

1. **High Taxes:** Low density housing is not sustainable in the region, even though I would have expected over 1000 units on lands of this size the current proposal is acceptable. Municipal taxes in Vaughan are some of the highest in the province and the City of Vaughan identified one of the highest contributors was the financial load of infrastructure cost. Higher the density, lower the cost per unit for infrastructure. We can't afford low density housing in Vaughan moving forward.
2. **Traffic:** This development will enable the extension of Kirby through to Bathurst. This will have a positive effect in lowering congestion on Dufferin with the ability to load balance traffic between Bathurst, Dufferin, and Keele when drivers use navigation apps like Waze. When you compare this benefit to the fact that 500+ homes will be added to the area, the net effect should be lighter traffic.
3. **Environment:** No one will argue that a clean subdivision will have a better effect on the environment than a working yard with heavy equipment. Let's remind the residents of Mackenzie Ridge Ratepayers Association that more forest was destroyed in the development of their subdivision than the development of this development without the benefit of traffic relief for the surrounding area.
4. **Precedent** was set several years back when Vaughan Council approved the destruction of 50-100 acres of some of the most pristine forest in Vaughan near Kleinburg for the extension of a Natural Gas Pipeline to service a new subdivision in Kleinburg. This development is minuscule in comparison for greater benefit to the region.

Antony Niro, P.Eng.  
[REDACTED] Laurentian Blvd  
Maple, ON

-Antony,  
[REDACTED]

**Subject:**

Committee of the Whole Public Hearing Meeting Oct 7, 7:00 pm

**From:** Elizabeth Lincoln [REDACTED]**Sent:** Monday, October 07, 2019 4:22 PM**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)**Subject:** Committee of the Whole Public Hearing Meeting Oct 7, 7:00 pm

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|-----------------------|
| c 14                  |
| Communication         |
| COUNCIL: Oct 23/19    |
| OH Rpt. No. 31 Item 3 |

To whom it may concern:

Please include my comments in tonight's meeting. Thank you

We oppose the development of 526 residential units at the south-east corner of Dufferin St and Kirby Road.

We moved to "Vaughan Rural" (as defined by the real estate board) over 17 years ago and we did so to get away from the hustle/bustle of densely populated areas; including congested, bumper to bumper traffic and to enjoy more green space; including the welcoming feeling of calm, country living.

Over the years, Vaughan Rural has been over-developed without adequate infrastructure and without regard for the current residents. Dufferin Street has become hardly recognizable. With only one lane in each direction, it is a parking lot during core hours each morning and evening. Distracted, tired, and frustrated drivers are behind the wheel.

We have seen first-hand drivers taking extremely unsafe measures to break free from traffic jams. In particular, the left hand turn lane for northbound drivers to turn onto Hunterwood Chase is often used as a passing lane for south-bound traffic. On more than one occasion we have narrowly avoided a head-on collision.

We have also seen Athabasca Drive being used as a "shortcut" to bypass the never-ending line of traffic going southbound on Dufferin St. Drivers who use Athabasca as a shortcut do so at excessive speeds. This puts children waiting for their school bus and others, in harm's way.

It is almost impossible to turn left/north/uphill onto Dufferin St. in the morning without taking a deep breath, putting the accelerator to the floor and hoping for the best. The noise level of traffic has also substantially increased over the years. The "country feel" is all but disappeared.

Please also take into serious consideration that there is not any public transportation in this area. Everyone who lives here uses a vehicle. There are no "green" alternatives in Vaughan Rural.

An additional 526 homes and over a 1000 more vehicles on Dufferin St. is unacceptable.

Regards,

Elizabeth Lincoln and Brent Kowalchuk

[REDACTED] Athabasca Drive,

Vaughan Rural, Ontario [REDACTED]

**Subject:** 11333 Dufferin Street.

|                       |
|-----------------------|
| c 15                  |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

**From:** Bruno Bressi [REDACTED]  
**Sent:** Monday, October 07, 2019 4:21 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** 'Mackenzie Ridge Rate Payers Association' <[mackenzieridgerpa@gmail.com](mailto:mackenzieridgerpa@gmail.com)>  
**Subject:** 11333 Dufferin Street.

To whom it may concern:

My name is Bruno Bressi. I live at [REDACTED] Mapledown Way, which is off of Dufferin Street, North of Teston Road and South of Kirby Road.

The residents in our area have a great concern about the future development proposed at 11333 Dufferin Street as well as the development on 1600 Teston Road.

Living on Mapledown for the past 14 years, I have seen quite a bit of increase to the residential population in the Maple and King City area. With this increase, has come a tremendous increases in the amount of vehicles using Dufferin Street as an avenue to commute north and south.

At peak morning and evening times, for someone in our area to turn onto Dufferin Street has become somewhat more than a challenge. The street is literally a parking lot with cars lined up for miles.

With the proposed 11333 Dufferin and 1600 Teston Road sites, we will see an increase of vehicles that could surpass 1,500 more users on Dufferin Street. We understand that there is a plan to open Kirby from Dufferin to Bathurst, however this will not help the situation on Dufferin Street.

In actual fact, now possibly make the situation more dangerous than it is. I see drivers taking risks every day trying to turn left onto Dufferin St. The only benefit of expanding Kirby is to accommodate the new development. Unless they intend to expand Dufferin Street to a 4 lane road from Major Mackenzie to Kirby Road, we see this as disaster in the making.

I would ask council to really consider the end result if these developments are permitted.

Sincerely,

Bruno Bressi

**Subject:** Development of 11333 Dufferin Road.  
**Attachments:** 20191007\_080849[1].jpg; 20191007\_080854[1].jpg

**From:** Kevin Towie [REDACTED]  
**Sent:** Monday, October 07, 2019 4:44 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Elina Towie [REDACTED]  
**Subject:** Development of 11333 Dufferin Road.

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|-----------------------|
| c16                   |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

To whom it may concern,

As residents in close proximity to the noted address, we would like to note the following concerns with this development.

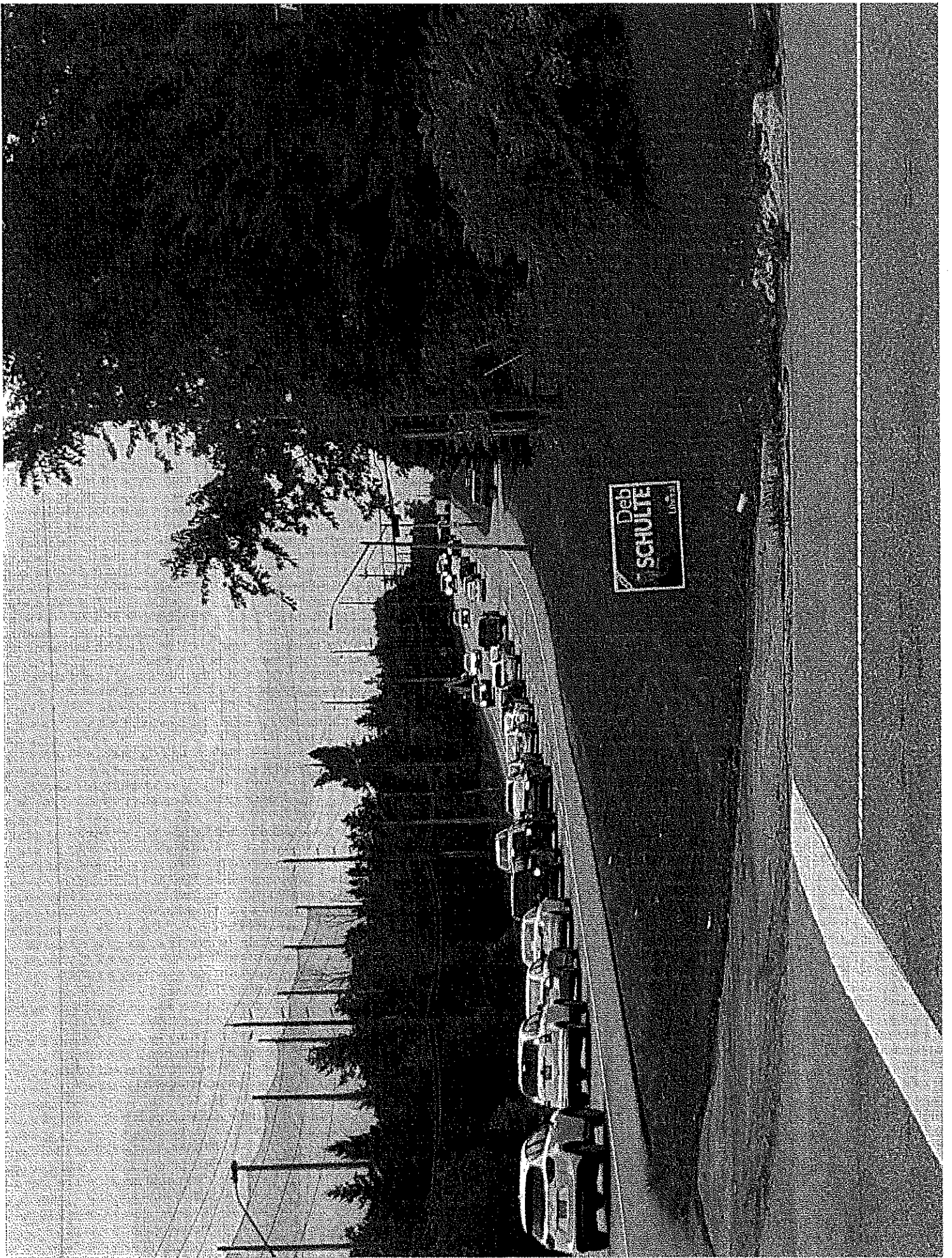
In relation to existing infrastructure - the current feeding roads are unable to accommodate existing demands. Please see the attached photos taken this morning. This is a typical rush hour on Dufferin south of Kirby. How will these roads be able to handle the additional load of any quantity, and this development is for 526 units???

As it pertains to parks, schools, etc. Can the existing schools handle the additional students that would be expected from this many houses? Parks - people currently drive in to utilize the neighborhood park on Beakes Cres. (and it is not a destination park with sports fields). Without any parks added to the new development, it will only increase the volume of users of the existing ones.

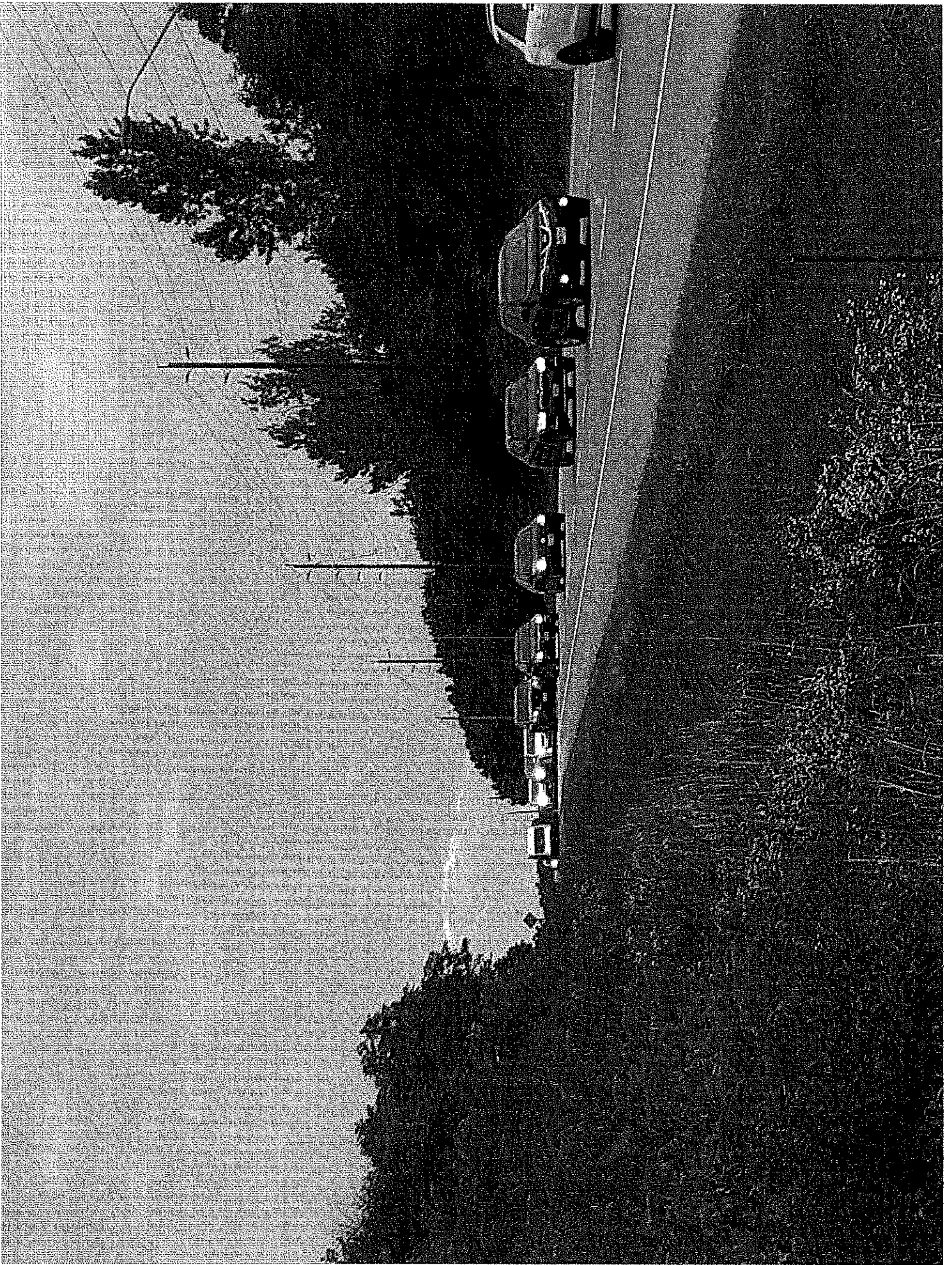
Transit - there is currently no YRP busing up Dufferin St. And the Maple Go Station parking is always extremely busy. What attempts will be made to address this?

Raffaela (Elina) Towie  
Kevin Towie

[REDACTED] Athabasca Dr.









**Subject:** Committee of the whole public hearing-proposal at 11333 Dufferin rd

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

From: [REDACTED]

Sent: Monday, October 07, 2019 4:51 PM

To: Clerks@vaughan.ca

Subject: Committee of the whole public hearing-proposal at 11333 Dufferin rd

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| c 17                  |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

Hello

I am unable to attend the meeting today but would like to have my comments included. I have concerns about the proposed project at Kirby and Dufferin. The proposed plan does not account for the limited infrastructure currently in place for this area. Dufferin is already quite busy with very heavy traffic and there is no green space or parks that are seen in the proposed project. It will create more congestion in the area without proper infrastructure to support the growth in the area. I oppose the current plan

J Mancoo

[REDACTED] Athabasca Dr.

Thanks

Jesse

Sent from my iPhone

**Subject:** Rizmi Development of 526 Homes

|                       |
|-----------------------|
| c 18                  |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

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

From: [REDACTED]  
Sent: Monday, October 07, 2019 7:19 PM  
To: Clerks@vaughan.ca  
Subject: Rizmi Development of 526 Homes

To whom it may concern

My husband and I are not able to attend the meeting this evening but wanted our comments in for said meeting.

We live in the Ravines of Maple area at Dufferin and Kirby Rd and We are opposed to the development that the Milani Family wish to develop 526 homes ranging from 25-50ft lots. Introducing this development with an already pursuing issue of traffic along Dufferin St is problematic as well as small lot sizes we strongly feel will devalue our current homes of 75+ foot lots and executive homes.

We want our vote to disapprove said development entered into the vote or consideration at said meeting on October 7th.

Sincerely,

Pauline and Eric Rodriguez

**Subject:** 11333 Dufferin  
**Attachments:** IMG\_0983.JPG; ATT00001.txt; IMG\_0982.JPG; ATT00002.txt

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

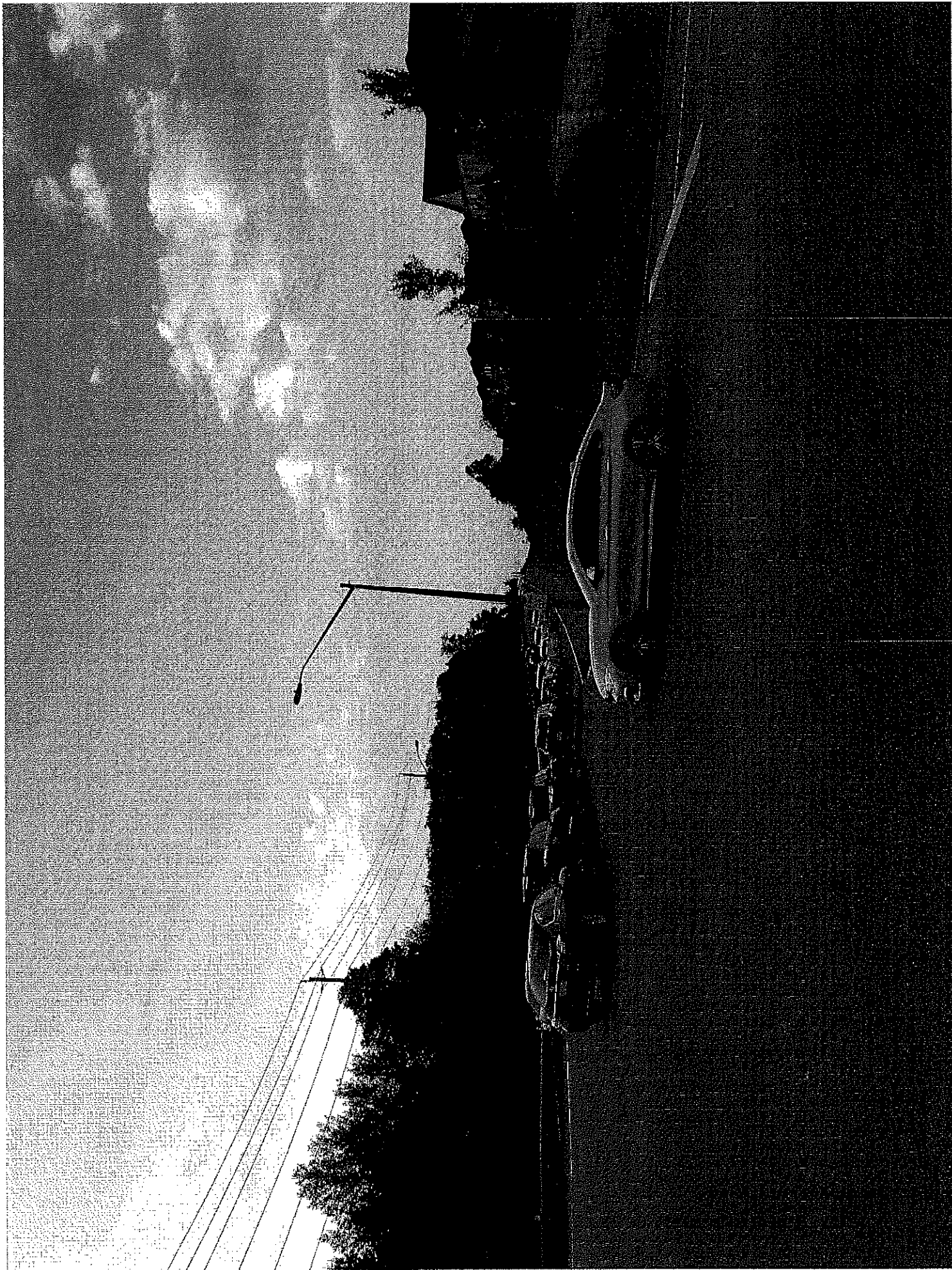
From: Heather Cheng [REDACTED]  
Sent: Thursday, October 10, 2019 11:44 AM  
To: Clerks@vaughan.ca  
Subject: 11333 Dufferin

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| c 19                  |
| Communication         |
| COUNCIL: Oct 23/19    |
| PH Rpt. No. 31 Item 3 |

Dear Committee of Public Hearing,

I'm living in MacKenzie Ridge (northwest of Dufferin & Teston). Since I was not able to come to the public hearing netting at city hall, I'd like to express my comment through email to you. Currently the traffic in rush hour on Dufferin road between King road to Major MacKenzie is very bad. I took a picture in the morning rush hour at Dufferin between Kirby and Teston Road as attached, as you can see, Dufferin street is like a parking lot. The proposed 500+ houses at 11333 Dufferin will add 1000+ more cars to the already bad traffic. I suggest city to consider widening the road (adding at least one more lane each side on Dufferin street between King road to Major MacKenzie drive) before adding more properties in the neighbourhood area. Thanks for your attention.

Best Regards,  
Heather Cheng



**Subject:** Rizmi Stone

|                           |                    |               |
|---------------------------|--------------------|---------------|
| C <u>20</u>               |                    |               |
| Communication             |                    |               |
| COUNCIL: <u>Oct 23/19</u> |                    |               |
| <u>PH</u>                 | Rpt. No. <u>31</u> | Item <u>3</u> |

**From:** Koskina, Iveta <[Iveta.Koskina@investorsgroup.com](mailto:Iveta.Koskina@investorsgroup.com)>

**Sent:** Tuesday, October 15, 2019 9:55 AM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** Rizmi Stone

To whom it may concern:

I would like to voice my opinion, for potential project of future proposed subdivision in Conservation lands of Dufferin and Kirby – 11333 Dufferin Street.

I live in this neighbourhood since 2011. I moved here to be away from city traffic and streets. I want to be surrounded by forest and greenery. This project cannot be approved. We live in the neighbourhood that has two major streets with only one line roads both ways – Kirby as well as Dufferin. There is no available public transportation. By building 526 residential units it will congest the traffic, which as a matter of fact is already congested without additional approx. 1000 cars ( average 2 cars per household of proposed project) .. it will lower our house prices in our pocket, it will destroy the conservation lands, it will lower our economic standard of living, which we paid for when chose to move here. We still pay for it through our Taxes! It has also been brought to our attention there is no plan for the park nor there would be enough school places. As a neighbourhood voice, as a mother, as a greenbelt activist, I urge you not to approve this project. Direct it away to northern subdivisions, where roads are built, schools are in place, and green belt would not have to be destroyed.

Thank you.



**Iveta Koskina, BA, CLU®, RRC®**

Chartered Life Underwriter, Registered Retirement Consultant

Suite 201 – 1595 Sixteenth Ave, Richmond Hill, ON L4B 4B1

Tel (905) 886 3850 x 6266 | Fax 905 886 3037 | Mobile 416 804 0015 | Toll Free 1-888- 565-9996

[Iveta.Koskina@Investorsgroup.com](mailto:Iveta.Koskina@Investorsgroup.com) | [investorsgroup.com](http://investorsgroup.com)

Investors Group Financial Services Inc.

Member of the Power Financial Corporation Group of Companies



**Subject:** 11333 Dufferin Road Petition Draft Plan of Subdivision File 19T-18V004 FILES: Z.18.004, 19T-18V004  
**Attachments:** opposing-development-at-11333-dufferin-rizmi.pdf

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| C <u>21</u>                                |
| Communication                              |
| COUNCIL: <u>Oct 23/19</u>                  |
| <u>PH</u> Rpt. No. <u>31</u> Item <u>3</u> |

**From:** Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>

**Sent:** Monday, October 07, 2019 3:30 PM

**To:** Clerks@vaughan.ca; Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>;  
Council@vaughan.ca

**Subject:** 11333 Dufferin Road Petition Draft Plan of Subdivision File 19T-18V004 FILES: Z.18.004, 19T-18V004

Please see the attached petition completed by 83 residents that live in the area of the Mackenzie Ridge Ratepayers Association.

Robert A. Kenedy, PhD  
President of the MacKenzie Ridge Ratepayers Association  
Associate Professor  
Department of Sociology  
238 McLaughlin College  
York University  
4700 Keele Street  
Toronto, Ontario M3J 1P3  
CANADA  
[rkenedy@yorku.ca](mailto:rkenedy@yorku.ca)  
416 736-2100 ext. 77458  
FAX 416 736-5715



### **NOTICE OF PETITION**

**A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:**

**Meeting & Date:** Council, October 23, 2019

**Agenda/Report No.:** Item 3, Report No. 31

**Item:** RIZMI HOLDINGS LIMITED  
ZONING BY-LAW AMENDMENT FILE Z.18.004  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V004  
VICINITY OF DUFFERIN STREET AND KIRBY ROAD

#### **Particulars of the Petition:**

**Dated:** 2019-10-07

**No. of Signatures:** 83

**Submitted by:** Mr. Robert A. Kenedy, MacKenzie Ridge Ratepayers Association

#### **Wording on petition:**

"We have serious concerns about the development at 11333 Dufferin in terms of compatibility of lot sizes (most of the current lot sizes in Maplewood Ravines are at least 60-80 feet wide), the lack of school sites, having a sizable park/playground which is centrally located in the subdivision, storm water management issues, transportation issues, other measures to ensure consistency with the surrounding area. Due to these concerns, we oppose the development noted in the draft plan of subdivision file 19T-18V004 and oppose the Zoning Bylaw Amendment File Z.18.004 to amend Zoning By-law 1-88."

**For a copy of the petition contact:**

**City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1  
Tel: (905) 832-8504 Fax: (905) 832-8535**





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| C <u>22</u>                                |
| Communication                              |
| COUNCIL: <u>Oct 23/19</u>                  |
| <u>CW</u> Rpt. No. <u>32</u> Item <u>3</u> |

TO: Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager, Corporate Services and Chief Financial Officer

CC: Tim Simmonds, Interim City Manager  
Todd Coles, City Clerk

DATE: October 18, 2019

SUBJECT: Fiscal Health Report – For the Year to Date Period Ending June 30, 2019

1. **Recommendation**

That the chart contained in the report of the Deputy City Manager, Corporate Services and Chief Financial Officer dated October 16, 2019, be replaced with the following:

**Operating Results – Year to Date Ending June 30, 2019**

|                                       | Budget<br>\$million | Actual<br>\$million | Variance<br>\$million |
|---------------------------------------|---------------------|---------------------|-----------------------|
| <b>Property Tax Based Budget</b>      |                     |                     |                       |
| Revenues                              | 227.9               | 217.6               | (10.3)                |
| Expenditures                          | 167.3               | 159.3               | 8.0                   |
| <b>Net</b>                            | <b>\$60.6</b>       | <b>\$58.4</b>       | <b>(\$2.2)</b>        |
| <b>Water Rate Based Budget</b>        |                     |                     |                       |
| Revenues                              | 34.1                | 31.3                | (2.8)                 |
| Expenditures                          | 34.1                | 31.3                | 2.8                   |
| <b>Net</b>                            | <b>\$0.0</b>        | <b>\$0.0</b>        | <b>\$0.0</b>          |
| <b>Wastewater Rate Based Budget</b>   |                     |                     |                       |
| Revenues                              | 39.5                | 36.7                | (2.8)                 |
| Expenditures                          | 39.5                | 36.7                | 2.8                   |
| <b>Net</b>                            | <b>\$0.0</b>        | <b>\$0.0</b>        | <b>\$0.0</b>          |
| <b>Stormwater Charge Based Budget</b> |                     |                     |                       |
| Revenues                              | 10.3                | 1.7                 | (8.6)                 |
| Expenditures                          | 10.3                | 1.7                 | 8.6                   |
| <b>Net</b>                            | <b>\$0.0</b>        | <b>\$0.0</b>        | <b>\$0.0</b>          |

Note – numbers may not add due to rounding

2. **Backgrounder**

The chart in the Fiscal Health Report – For the Year to Date Period Ending June 30, 2019, entitled *Operating Results – Year to Date Ending June 30, 2019*, Item 3, Page 3, should be replaced with the above chart. This replacement will correct a transposition error related to the Wastewater Budget Revenues and Expenditures (i.e. was 35.9 and should be 39.5 for both Revenues and Expenditures).