

**COUNCIL MEETING – SEPTEMBER 29, 2020
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed September 25, 2020</u>				
C1	Deputy City Manager of Corporate Services, City Treasurer and CFO, dated September 23, 2020	40	1	Committee of the Whole
C2	Natalie Ast, Overland LLP, Yonge Street, Toronto, dated September 14, 2020	38	1	Committee of the Whole
C3	Mary Nalli and Piero Nalli, Father Ermanno Crescent, Vaughan, dated September 14, 2020	39	3	Committee of the Whole (Public Hearing)
C4	Louise Wang, Vittorio De Luca Dr. Vaughan, dated September 14, 2020	39	4	Committee of the Whole (Public Hearing)
C5	Silvana and Rrok Hila	39	2	Committee of the Whole (Public Hearing)
C6	Ted Huang, dated September 14, 2020	39	2 & 3	Committee of the Whole (Public Hearing)
C7	K. Jyotsna Pantula, Hwy 7, Woodbridge, dated September 15, 2020	39	2 & 3	Committee of the Whole (Public Hearing)
C8	Barry Horosko, Horosko Planning Law, North Queen Street, Etobicoke, dated September 15, 2020	39	3	Committee of the Whole (Public Hearing)
C9	Steven Pham, Weston Consulting, Millway Avenue, Vaughan, dated September 15, 2020	39	4	Committee of the Whole (Public Hearing)
C10	Mr. Bond, dated September 15, 2020	39	4	Committee of the Whole (Public Hearing)
C11	Jane Huang, dated September 15, 2020	39	4	Committee of the Whole (Public Hearing)
C12	David Tang, Miller Thomson, King Street West, Toronto, dated September 11, 2020	39	2	Committee of the Whole (Public Hearing)
C13	David Tang, Miller Thomson, King Street West, Toronto, dated September 16, 2020	39	2	Committee of the Whole (Public Hearing)
C14	Paul Yee, dated September 21, 2020	42	4	Committee of the Whole (Public Hearing)

Disclaimer Respecting External Communications

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Please note there may be further Communications.

COUNCIL MEETING – SEPTEMBER 29, 2020 COMMUNICATIONS

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C15	Nima Naderi, Uplands Avenue, Thornhill, dated September 21, 2020	42	1	Committee of the Whole (Public Hearing)
C16	Elena Gutkin, dated September 21, 2020	42	4	Committee of the Whole (Public Hearing)
C17	Brian Keshen, dated September 17, 2020	42	4	Committee of the Whole (Public Hearing)
C18	Janice Joseph, dated September 21, 2020	42	2	Committee of the Whole (Public Hearing)
C19	Tanis Floom, Disera Drive, Vaughan, dated September 21, 2020	42	2	Committee of the Whole (Public Hearing)
C20	Alexander Vasiliou, dated September 21, 2020	42	4	Committee of the Whole (Public Hearing)
C21	Jennifer and Vasos Vasiliou, September 14, 2020	42	4	Committee of the Whole (Public Hearing)
C22	Judy and Martin Chen, Highcliffe Drive, dated September 21, 2020	42	4	Committee of the Whole (Public Hearing)
C23	Gino Pecora, dated September 21, 2020	39	2	Committee of the Whole (Public Hearing)
C24	Anita Sit, Highcliffe Drive, Thornhill, dated September 22, 2020	42	4	Committee of the Whole (Public Hearing)
C25	Teresa Reid, dated September 22, 2020	42	2	Committee of the Whole (Public Hearing)
C26	Daniel Diamond, dated September 24, 2020	42	3 & 4	Committee of the Whole (Public Hearing)
C27	Franca Berardi, dated September 22, 2020	39	2 & 3	Committee of the Whole (Public Hearing)
C28	Kevin Hanit, Queensbridge Drive, Concord, dated September 24, 2020	42	4	Committee of the Whole (Public Hearing)
C29	Anet Mor, Flamingo Ratepayer Association,	42	4	Committee of the Whole (Public Hearing)
C30	David Tang, Miller Thomson, King Street West, Toronto, dated September 14, 2020	39	3	Committee of the Whole (Public Hearing)

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COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed September 29, 2020</u>				
C31	Simone Barbieri, dated September 14, 2020			By-Law 116-2020
C32	Flavio Pagliero, YRSCC 1053, dated September 18, 2020	42	2	Committee of the Whole (Public Hearing)
C33	Deputy City Manager, Infrastructure Development, dated September 25, 2020	42	5	Committee of the Whole (Public Hearing)
<u>Distributed September 29, 2020 (at the meeting)</u>				
C34	Derek Segall, Flamingo Road, Vaughan, dated September 20, 2020	42	4	Committee of the Whole (Public Hearing)

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**COMMUNICATION – C1
Council – September 29, 2020
Committee of the Whole
Report No. 40, Item 1**

DATE: September 23, 2020

TO: Honourable Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager of Corporate Services, City Treasurer and CFO

RE: **Committee of the Whole (2) – September 22, 2020 – Amendment to Item#1 2019 Draft Consolidated Financial Statements – Attachment 3**

Please find attached a replacement Attachment 3, to the 2019 Draft Consolidated Financial Statements – Item 1, Committee of the Whole (2) on September 22nd.

KPMG has changed their Audit Findings Report to remove the word “consider” from their discussion on page 10 of Employee Future Benefits as a result of a discussion at the Committee of the Whole (2) meeting on September 22nd, 2020.

The sentence now reads, “We believe management’s process for identifying and accounting for estimates is adequate.”

The corrected Attachment 3 should be received for information at the September 29th Council meeting.



Michael Coroneos,
Deputy City Manager Corporate Services, City Treasurer and CFO

The Corporation of the City of Vaughan

Audit Findings Report
for the year ended December 31, 2019

KPMG LLP

Licensed Public Accountants

Prepared August 19, 2020

Presented September 22, 2020

kpmg.ca/audit



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Executive summary

Purpose of this report¹

The purpose of this Audit Findings Report is to assist you, as a member of the Committee of the Whole (2), in your review of the results of our audit of the consolidated financial statements of the Corporation of the City of Vaughan (the “City” or the “Entity”) for the year ended December 31, 2019.

Changes from the Audit Plan

The significant changes from our audit plan resulted from COVID-19, which impacts the City's operations subsequent to December 31, 2019. As a result of the pandemic, our audit approach and plan was adjusted to incorporate additional elements, testing and discussions with management, as well as the way in which we conducted our audit. The timing of the year-end audit took place in July. Subsequent events were assessed as part of our audit. See pages 4 and 15.

There have been no other significant changes.

Finalizing the Audit

As of the date of this report, we have completed the audit of the financial statements, with the exception of certain remaining procedures, which include amongst others:

- Completing our discussions with the Committee
- Completing subsequent events procedures, up to the date of approval of the financial statements, including receipt of the final legal enquiry letter
- Receipt of the signed management representation letter (dated upon City Council approval of the financial statements)
- Obtaining evidence of City Council's approval of the financial statements

We will update the Committee, and not solely the Chair, on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures. Our auditors' report will be dated upon the completion of any remaining procedures.

Financial statement presentation and disclosure

The presentation and disclosure of the consolidated financial statements are, in all material respects, in accordance with the City's relevant financial reporting framework, Canadian public sector accounting standards.

¹ This Audit Findings Report should not be used for any other purpose or by anyone other than the Committee of the Whole (2), City Council, and Management of the Entity. KPMG shall have no responsibility or liability for loss or damages or claims, if any, to or by any third party as this Audit Findings Report has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.

Executive summary (continued)

Significant accounting policies and practices

There was no change to the significant accounting policies during the year.

The City adopted a new public sector accounting standard in 2019. See page 14 for considerations regarding the implementation of the new standard in the current year financial statements.

Adjustments and differences

We did not identify differences that remain uncorrected.

We did not identify any adjustments that were communicated to management and subsequently corrected in the financial statements.

See page 16 for additional information.

Control and other observations

We did not identify any control deficiencies that we determined to be significant deficiencies in internal control over financial reporting. We do, however, provide our observations and recommendations on best practices on page 18.

Accounting estimates

Overall, we are satisfied with the reasonability of accounting estimates.

The areas of estimates relate to the carrying value of tangible capital assets, provisions for certain accrued liabilities, including obligations related to employee future benefits and provisions for liabilities arising from legal claims.

See pages 10 and 11.

We believe management's process for identifying critical accounting estimates for these balances to be adequate. We did not identify any indicators of possible management bias.

Accounting estimates are disclosed as such in note 1(o) to the financial statements.

Financial impact of COVID-19

We have discussed the impact of COVID-19 on the operations of the City with management. Due to the uncertainty of the future financial impact to the City, management has added a subsequent event to the notes to the financial statements. See page 15 for additional information.

See also page 4 for considerations in our audit and for resources.

Materiality

Materiality determination	Comments	Group amount
Materiality	<p>Determined to plan and perform the audit and to evaluate the effects of identified misstatements on the audit and of any uncorrected misstatements on the financial statements.</p> <p>The corresponding amount for the prior year's audit was \$17,000,000.</p>	\$17,000,000
Benchmark	<p>Determined during our planning stage, and based on prior year total revenues as an estimate for revenue.</p> <p>This benchmark is consistent with the prior year.</p>	\$863,000,000
% of Benchmark	<p>This is within the acceptable range of 0.5 to 3%.</p> <p>The corresponding percentage for the prior year's audit was 2%.</p>	2%
Audit Misstatement Posting Threshold (AMPT)	<p>Threshold used to accumulate misstatements identified during the audit.</p> <p>The corresponding amount for the prior year's audit was \$850,000.</p>	\$850,000
Significant Component Statutory Audit Materiality:		Amount
VHI	Materiality for the audit of VHI, determined to be within the City of Vaughan's group audit requirements. The corresponding amount for the prior year's audit was \$8.6M.	\$5,500,000
Alectra	<p>Group Materiality for the audit of Alectra.</p> <p>Alectra materiality specific to the City of Vaughan group audit – 20.5%.</p> <p>The corresponding amounts for the prior year's audit was 21.49% and \$9,240,000.</p>	<p>\$49,000,000</p> <p>\$10,045,000</p>

Materiality is used to scope the audit, identify risks of material misstatements and evaluate the level at which we think misstatements will reasonably influence users of the financial statements. It considers both quantitative and qualitative factors.

To respond to aggregation risk, we design our procedures to detect misstatements at a lower level of materiality.

We have reported to the Committee:



Corrected audit misstatements



Uncorrected audit misstatements

See page 16.

Audit Response to COVID-19 Pandemic

COVID-19 was a key consideration in our audit approach for the December 31, 2019 financial statements.

Audit implications	Subsequent event considerations
<p>Planning and risk assessment</p> <ul style="list-style-type: none">• We obtained an understanding of the actual and potential financial reporting impacts, the changes in environment, and their impact on our:<ul style="list-style-type: none">◦ identified and assessed risks of material misstatement◦ audit strategy, including the involvement of others and the nature, timing and extent of tests of controls and substantive procedures <p>Executing</p> <ul style="list-style-type: none">• We performed a remote audit in July, which included increased use of collaboration tools.• Increased use of electronic evidence (and understanding the Entity's processes to provide such evidence to us) <p>Enhanced considerations</p> <ul style="list-style-type: none">• We discussed any financial implications and actions undertaken by the City with management in relation to COVID-19, including:<ul style="list-style-type: none">◦ Events or conditions that cast significant doubt regarding going concern and other indicators of financial distress◦ Impairment of non-financial assets (e.g., tangible capital assets)◦ Impairment of financial assets (e.g., financial instruments, such as investments and receivables)◦ Provisions and contingencies	<p>Subsequent to year-end, the COVID-19 outbreak was declared a pandemic by the World Health Organization and has had a significant financial, market, and social dislocating impact. As such, enhanced subsequent event procedures are warranted.</p> <p>There are two types of subsequent events, with the accounting treatment dependent on the categorization as follows:</p> <ul style="list-style-type: none">• Events that provide future evidence of conditions that existed at the financial statement date. For these conditions, the financial statements should be adjusted for measurable impact to the assets, liabilities, revenues and expenditures.• Events that are indicative of conditions that arose subsequent to the financial statement date. For these conditions, disclosures, at a minimum, should include a description of the event and an estimate of the financial impact, when practicable, or a statement that an estimate cannot be made. <p>We discussed the types of subsequent events with management and the impact on the City's financial statement disclosures. A subsequent event note disclosure is included in note 17(a) to the financial statements.</p>
Potential financial reporting implications	Resources
<p>Refer to our COVID-19 Financial Reporting site for considerations of potential ongoing impacts to financial reporting.</p>	<p>COVID-19 Alerts (Live Link)</p> <p>Please visit our COVID-19 website for resources regarding operational topics, including tax, legal and business continuity considerations. This site is being <u>updated daily</u> based on information being released by Federal, Provincial and Municipal news releases.</p>

Audit risks and results

We highlight our significant findings in respect of significant financial reporting risks.

1 Significant Risk

Fraud risk from revenue recognition

Significant financial reporting risk

Fraud risk from revenue recognition.

Why is it significant?

This is a presumed fraud risk, as required under our professional auditing standards.

The primary risk of fraudulent revenue recognition resides with manual journal entries for revenue transactions not in the normal course of business as well as management's calculation of the deferred revenue – obligatory reserve funds balance.

Our response and significant findings

In order to address the presumed fraud risk from revenue recognition, we performed various audit procedures over the City's process for recognizing contributions from developers revenue, including:

- Evaluated the design and implementation and tested the operating effectiveness of selected relevant controls, including those relating to the tracking and reporting of capital project expenditures, and approvals of journal entries.

Other audit procedures included:

- Tested journal entries that are susceptible to manipulation through management override and unusual journal entries. See further details on page 12.
- As part of our audit approach to address the inherent risk of error in revenue recognition, we substantively tested revenues (both recognized and amounts held as deferred at year end) and analyzed unspent obligatory reserve funds through auditing management's methodology.
- Substantively tested development charges and other obligatory reserves cash receipts.
- Obtained the deferred revenue, obligatory reserve fund continuity schedule and selected samples for testing to determine if the original development charges received in prior years were used to fund capital expenditures in the current year and in accordance with the appropriate legislation. Based on our procedures, we conclude that the development charges recorded as revenue in fiscal 2019 were used to fund eligible capital projects.
- Reviewed recognition considerations for the other revenue streams.

We did not identify any issues related to fraud risk associated with revenue recognition.

Audit risks and results

2 Significant Risk

Fraud risk from management override of controls

Significant financial reporting risk

Fraud risk from management override of controls.

Why is it significant?

This is a presumed fraud risk, as required under our professional auditing standards.

We have not identified any specific additional risks of management override relating to this audit.

Our response and significant findings

As the risk is not rebuttable, our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include testing of journal entries and other adjustments, performing a retrospective review of estimates, as relevant, and evaluating the business rationale of significant unusual transactions.

Professional standards require certain procedures to be performed to address the presumed risks of management override of controls.

- Using our Data & Analytics software, we tested manual and automated journal entries by extracting all journal entries recorded in the general ledger system and other adjustments. Using these extractions, we selected a sample of journal entries and verified if they were supported by proper documentation and followed the journal entry initiation and approval controls and process in place. We did not find any exceptions in our testing over journal entries. Please see page 12 for details and results.
- Evaluated the completeness of the journal entry population through a roll-forward of all general ledger accounts.
- We evaluated the reasonableness of estimates. We found that management's process for identifying accounting estimates is considered adequate.
- We did not identify any specific additional risks of management override during our audit.

We did not identify any issues related to fraud risk associated with management override of controls.

Other areas of focus

Significant findings from the audit regarding areas of focus are as follows:

3 Area of focus Vaughan Holdings Inc.

Other area of focus

- We assessed Vaughan Holdings Inc. (“VHI”) as a significant component of the City’s consolidated financial statements.

Our response and significant findings

- The City recognizes its investment in Hydro Vaughan Corporations using the modified equity method. Using the criteria under Public Sector Accounting Standards (“PSA Standards”) PS 3070 – Investment in Government Business Enterprises, we determined that the City’s investment in Hydro Vaughan Corporations continues to meet the criteria of the standard, and therefore it is appropriate to continue to record the investment using the modified equity method of accounting.
- In 2019, the City’s share of Hydro Vaughan Corporations’ net income and dividends paid out totalled \$10.8M and \$14.3M, respectively (2018 - \$25.2M and \$12.7M, respectively).
- VHI received a \$1.9M (2018 - \$2.2M) return of capital from Alectra, which was recorded as a reduction to VHI’s investment in Alectra. VHI issued a similar return of capital of \$1.9M to the City.
- On January 1, 2019, Alectra amalgamated with Guelph Hydro Electric Systems Inc. As a result of the amalgamation, VHI’s investment in Alectra effectively changed from 21.49% to 20.5% and also resulted in a net gain to the City, through VHI, of \$989.6K.
- These transactions are described in note 4 to the financial statements.
- We verified the transactions between each of the respective entities, and performed a reconciliation of the amounts reported in the financial statements of the City, VHI, and Alectra as at December 31, 2019.
- **Based on our audit, we conclude that management has appropriately recorded and presented its investment in Hydro Vaughan Corporations using modified equity accounting.**

Other areas of focus

4 Area of focus YMCA Project

Other area of focus

- In 2017, the City entered into an arrangement with YMCA of Greater Toronto Area (“YMCA”) and Penguin Calloway Vaughan Partnership for the construction of a YMCA and City Facility (together, “facility”) that is within a mixed use building being developed in the Vaughan Metropolitan Centre. The City is funding a significant portion of the construction costs and is guarantor to the YMCA’s share of financing.

Our response and significant findings

- The facility will be shared between the City and YMCA for occupancy whereby the City will use 30% of the facility and YMCA will use the remaining 70%.
- The City is funding its 30% share of the facility and 2/3 of YMCA’s 70% share of the facility.
- YMCA entered into a financing agreement with Ontario Infrastructure and Lands Corporation (OILC) to obtain a construction loan of up to \$66M, which the City has guaranteed. In the event of default by YMCA, the City is required to assume all liabilities and take first right to ownership of all assets related to the facility, as part of this transaction.
- As at December 31, 2019, the City has incurred a cumulative \$53.0M (2018 - \$40.5M) on the project, comprising:

(millions)	<u>2019</u>	<u>2018</u>
Land	\$11.0	\$11.0
Land transfer tax	1.5	1.5
The City’s portion of the facility	15.6	10.8
The YMCA’s portion of the facility	<u>24.9</u>	<u>17.2</u>
	\$53.0	\$40.5
- The City has reported the \$53.0M (2018 - \$40.5M) as assets under construction as part of its tangible capital assets. A total of \$11.4M (2018 - \$11.4M) has been paid by the City with a remainder of \$41.6M (2018 - \$29.3M) recorded as long-term debt.
- These transactions are described in note 7 to the financial statements, including the repayment schedule of debt payments owing to YMCA.
- We obtained and reviewed relevant agreements related to this facility between the City and other parties. We reviewed the detail of costs related to this facility that were incurred during 2019. We obtained direct confirmation from YMCA of the long term debt and repayment schedule owing to them, including confirmation that YMCA has not defaulted on their loan with OILC as at December 31, 2019, and confirmed with management subsequently up to the date of this report.
- **We did not note any issues with management’s estimates and assumptions and we find the measurement and disclosures related to this project to be appropriate.**

Other areas of focus

5

Area of focus

Municipal Accommodation Tax

Other area of focus

- Municipal Accommodation tax revenue (MAT) is a new revenue source for the City in 2019.
- The City incorporated a new municipal services corporation called Tourism Vaughan Corporation to carry out tourism promotion activities using 50% of MAT revenue.

Our response and significant findings

- The Municipal Act allows a local municipality to impose a transient accommodation tax and the City has done so by passing By-Law 029-2019, which, effective April 1, 2019, requires accommodation providers to charge a 4% municipal accommodation tax. For the 2019 year, the total amount recorded as revenue of the City is \$2.1M.
- In May 2019, Tourism Vaughan Corporation was incorporated. 50% of MAT revenues collected by the City is transferred to Tourism Vaughan, with the business objective of tourism promotion in the city of Vaughan. Expenses related to such tourism promotion activities are recorded as expenses of Tourism Vaughan, unless shared expenses are mutually beneficial to the City, in which case, the costs are allocated between the two entities.
- As Tourism Vaughan is controlled by the City, its accounts are consolidated with the City and reported in the consolidated financial statements.
- The remaining 50% of MAT revenues retained, and unspent, by the City, are maintained in a discretionary reserve fund with a balance of \$865K at the end of 2019.
- We selected a sample of revenues and tested their collections to cash receipts and remittance forms submitted by accommodation providers. We also tested expenses by sampling expenses and testing selected items to invoices and other supporting documentation.
- **We did not note any issues with municipal accommodation tax revenue or amounts reported in the Tourism Vaughan Corporation financial statements.**

Other areas of focus - estimates

6 Area of focus Employee Future Benefits

Other area of focus

- There is estimation uncertainty due to assumptions and estimates used by the actuary in calculating the liability for Employee Future Benefits.
- Management is required to disclose information in the financial statements about the assumptions it makes about the future, and other major sources of estimation uncertainty at the end of the reporting period, that have a significant risk of resulting in a material adjustment to carrying amounts of assets and liabilities within the next financial year.
- We believe management's process for identifying and accounting for estimates is adequate.

Our response and significant findings

- Employee future benefits provided by the City, which will require funding in future periods, include post-retirement non-pension benefits and WSIB.
- The post-retirement non-pension benefits include certain health, dental and life insurance benefits for retired employees. WSIB benefits include benefits under the Workplace Safety and Insurance Board Act.
- The liability of these future benefits has been determined by two separate actuarial valuations performed as at January 1, 2017 for the 3 years of 2017 to 2019:
 - **Post-retirement non-pension benefits**
 - **WSIB**
- Our procedures included an assessment of management's estimates and assumptions used in determining the valuation of the liability, including management's best estimates over inflation rate, discount rate, benefit cost trend rates, retirement age and expected average remaining service life.
- We obtained written confirmation from management's experts (the actuaries), and performed an evaluation of the competence, capabilities, and objectivity of the actuaries, as required by professional standards when using their work as audit evidence.
- We recalculated the accruals based on the information noted above and did not identify any discrepancies.
- The details related to employee future benefits are described in note 5 to the financial statements.
- **We did not note any issues with management's estimates and assumptions and we find the measurement and disclosures of post-retirement non-pension benefits and WSIB liability to be appropriate.**

Other areas of focus – estimates

7 Area of focus Contingencies

Other area of focus

- There is estimation uncertainty related to the likelihood and measurement of a contingent liability.

Our response and significant findings

- PS3300 Contingent Liabilities requires that the City recognize a liability when it is likely that a future event will confirm that a liability has been incurred at the date of the financial statements; and the amount can be reasonably estimated.
- At any point in time, the City is subject to a number of matters which could potentially result in the determination of a contingent liability as defined above, including, but not limited to, matters such as legal claims, potential contamination of City-owned sites, etc.
- We reviewed the City's assessments of contingent liabilities and the process employed to develop and record the related estimated liabilities. Where applicable, KPMG discussed with the individuals responsible for the process and is satisfied that the methodology used is rational, consistent with the approach taken in prior years and has been appropriately reviewed.
- As these items are resolved, it is possible that the final amounts recorded for these liabilities may change, however the amounts currently recorded represent management's best estimates of exposure given the information presently available.
- **We did not note any issues in the City's assessment of contingent liabilities and amount of related liabilities that were recorded and reported for the year-ended December 31, 2019.**

Technology in the audit

We have utilized technology and D&A to enhance the quality and effectiveness of the audit.

Tool	Our results and insights
Journal entry testing	<p>We utilized our proprietary D&A tool, IDEA, to evaluate the completeness of the journal entry population through a roll-forward of all accounts, analyze journal entries and determine sub-populations for more focused and risk-based testing, and apply certain criteria to sub-populations to identify potential high-risk journal entries for further testing.</p> <p>— We did not identify any issues with completeness through our roll-forward procedures.</p> <p>We are satisfied with the results of our testing of specific relevant journal entries, which were identified for testing using the computer assisted auditing techniques.</p>
Tangible capital assets	<p>WIP transfers to asset additions: We utilized IDEA to ensure that asset additions to tangible capital assets recorded in the Citywide database transferred from work in progress are removed from work in progress completely.</p> <p>— We compared the asset additions listing to transfers out of work in progress and we investigated any significant asset additions that are not completely removed from work in progress.</p> <p>— We did not identify any issues with the completeness of transfers out of work in progress as any remaining items were supported.</p> <p>Disposals: We utilized IDEA to verify that assets that were disposed of during the year were completely removed from the register of assets in the Citywide database.</p> <p>— Our comparison of the disposals listing to the asset register continued to list assets that were disposed of, however, consistent with our findings in the past, they were identified with unique asset IDs and were all reported at nil cost values.</p> <p>— We did not identify any issues with the overstatement of assets being retained on the books for disposed assets.</p> <p>Depreciation expense: We utilized IDEA to analyze depreciation expense on an asset level.</p> <p>— We replicated the formula used to determine individual assets' annual amortization expense and recalculated an expected amount after verifying the appropriate inputs were used.</p> <p>We did not find any issues in our recalculation of amortization expense compared to the amounts recorded by the City.</p>

Holdback completeness

We utilized D&A to evaluate whether construction holdbacks liabilities have been completely and consistently recorded for significant projects in work in progress at year-end.

- We obtained the asset register for work in progress by project ID and the listing of contractor expenditures by business unit. We compared the holdbacks details from these two listings to identify significant projects that did not include a holdback.

We did not find any issues with the completeness of holdbacks liabilities.

Cash deposits deferred revenue

We utilized D&A to evaluate the year-over-year change (on a project level) for 100% of the population of projects for which cash deposits have been collected in the current and prior year.

- We used the cash deposits reconciliation listing for current year and prior year. We extracted cash receipts details from the prior year listing and compared them to cash on hand in the current year listing to determine if the deferred revenue roll-forward was complete and accurately calculated.

There were no issues with the completeness of prior year deposits in the records of the current year.

Significant accounting policies and practices



Initial selections

There were no initial selections of significant accounting policies and practices. The following new accounting policy was effective and applied during the year as required under Public Sector Accounting Standards.



Changes

Changes to significant accounting policies and practices and the impact on the financial statements are disclosed in note 1(q) to the financial statements.

Beginning in fiscal 2019, the City is now required to adopt the following new public sector accounting standard (PSAS), which was applied prospectively:

PS 3430 – Restructuring Transactions

- This section establishes standards on how to account for and report restructuring transactions by both transferors and recipients of asset and/or liabilities, together with related program and operating responsibilities. Individual assets and liabilities received in a restructuring transaction should be recognized by the recipient if they meet the definitions of assets and liabilities and applicable recognition criteria at the restructuring date. Individual assets and liabilities transferred in a restructuring transaction should be derecognized by the transferor if they no longer meet the definition of assets and liabilities and applicable recognition criteria at the restructuring date.
 - The City has internal policies to identify and monitor restructuring transactions. Our findings from our review of internal policies and procedures were consistent in this regard. At the completion of the audit, we will obtain from management a signed representation letter indicating that there were no restructuring transactions that were not identified to us or disclosed in the financial statements.
- As at December 31, 2019, and for the year then ended, the City does not have any restructuring transactions, as defined by the PS3430 to report.
-

Other matters

Professional standards require us to communicate to the Committee Other Matters, such as material inconsistencies or material misstatements between MD&A and the audited financial statements, identified fraud or non-compliance with laws and regulations, consultations with other accountants, significant matters relating to the Entity's related parties, significant difficulties encountered during the audit, and disagreements with management.

We have highlighted below other significant matters that we would like to bring to your attention:

Matter	Comments
Subsequent event (note 17(a) to the financial statements)	<ul style="list-style-type: none">– In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. This matter has far-reaching consequences for many organizations.– We have considered the potential impact on the financial statements with management and determined that a subsequent events disclosure is warranted. Financial implications are not fully known at this time.– We also updated our discussion with management on their assessment of the City as a going concern. Management notes that while there are closures of certain facilities and services and reduced revenues, management has asserted that its financial position is adequate to support the continued use of the going concern assumption at this time, and that there are cost savings from closures.– Disclosure describing the COVID-19 event and the potential financial implications of it to the City are included in the financial statements.

Uncorrected differences and Corrected Adjustments

Differences and adjustments include disclosure differences and adjustments.

Professional standards require that we request of management and the Committee that all identified differences be corrected. We have already made this request of management.

Uncorrected differences

We did not identify differences that remain uncorrected.

Corrected adjustments

We did not identify any adjustments that were communicated to management and subsequently corrected in the financial statements.

Control deficiencies

In accordance with professional standards, we are required to communicate to the Committee significant deficiencies in internal control over financial reporting (ICFR) that we identified during our audit.

The purpose of our audit is to express an opinion on the financial statements. Our audit included consideration of ICFR in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of ICFR. The matters being reported are limited to those deficiencies that we have identified during our audit and that we have concluded are of sufficient importance to merit being reported to the audit committee.

Significant deficiencies

There were no significant deficiencies identified.

Other observations

Item	Observation
Vacation accrual	<ul style="list-style-type: none"> – Disclosed in the financial statements is vacation entitlements liability (see note 5(c)), which is \$7.6M in 2019 and \$6.6M in 2018. The City's various collective agreements, Management bylaw and other HR policies permit certain maximum days to be carried over if unused. We note that there is an upward trend in this accrual over the past several years and we understand that this increase is due to factors such as compensation increases and increased number of unused days carried over. – We note that there are several risks associated with maintaining high levels of vacation accruals, for example, the cost of those vacation entitlements become increasingly more expensive as compensation levels increase, it can be potentially disruptive to the City's operations in the case where employees are granted extended leaves, and the financial impact to the City's financial position becomes less favourable as more reliance is placed on reserves or future funding in order to fund this liability. – In line with leading practices, we recommend that management carefully assess vacation entitlements, and put a plan in place to draw down on entitlements in order to better manage this liability and avoid servicing it at a higher cost than necessary. We note that in 2020, this liability is anticipated to amplify as employees defer vacation plans in light of COVID-19 and associated travel restrictions. We understand that senior management has issued formal communications to staff to encourage vacation usage. The City should consider developing and enforcing an effective policy with a specific objective of drawing down the liability. – Additionally, as another leading practice and as a fraud prevention measure, we note that management should ensure that staff take annual vacations and that another employee perform their work in their absence. This cost efficient control is one of the most effective methods of identifying any potential irregularities in performance. It also provides cross training for succession planning purposes.

Current developments and audit trends

Thought Leadership

Our discussions with you and what KPMG is seeing in the marketplace—both from an audit and industry perspective—indicate the following is specific information that will be of particular interest to you. We would, of course, be happy to further discuss this information with you at your convenience.

Thought Leadership	Overview	Links
Audit & Assurance Insights	Curated thought leadership, research and insights from subject matter experts across KPMG in Canada	Learn more
The business implications of coronavirus (COVID 19)	Resources to help you understand your exposure to COVID-19, and more importantly, position your business to be resilient in the face of this and the next global threat.	Learn more
	Financial reporting and audit considerations: The impact of COVID-19 on financial reporting and audit processes.	Learn more
	KPMG Global IFRS Institute - COVID-19 financial reporting resource center.	Learn more
Return to the Workplace	<p>As all levels of government begin to take steps toward re-opening the country and restarting our economy, planning for the return to a physical workplace is quickly becoming a top priority for many organizations. With the guidelines for the pandemic continuing to evolve daily, there are many considerations, stages and factors employers need to assess in order to properly develop a robust action plan which can ensure the health and safety of their workforce.</p> <p>Questions for your leadership team:</p> <ul style="list-style-type: none">• Can your organization continue to operate remotely for the near future without any significant challenges?• If productivity levels have not been impacted, is the cost of real estate necessary for the organization?• What is the mental health risk to your employees from continuing to work remotely?• How many employees need to be in a physical office to properly perform their roles?• How many employees depend on public transit to get to your office(s)?• Do you have the capabilities to screen, track and isolate infected employees to prevent the spread of the virus within the confines of a physical workplace?	Learn more

How audit committees can respond to COVID-19	As the effects of the COVID-19 outbreak continue to evolve, organizations are racing to understand the business risks and implications on their financial reporting. The mandate of the audit committee includes critical items to be considered during the COVID-19 outbreak.	Learn more
Accelerate	Accelerate is a KPMG trends report and video series that includes the perspective of subject matter leaders from across KPMG in Canada on seven key issues impacting organizations today that are disrupting the audit committee mandate.	Learn more
Momentum	A quarterly Canadian newsletter which provides a snapshot of KPMG's latest thought leadership, audit and assurance insights and information on upcoming and past audit events – keeping management and board members abreast on current issues and emerging challenges within audit.	Sign-up now
Current Developments	Series of quarterly publications for Canadian businesses including Spotlight on IFRS, Canadian Securities & Auditing Matters and US.	Learn more
Board Leadership Centre	Leading insights to help board members maximize boardroom opportunities.	Learn more
2019 Audit Quality and Transparency Report	Learn about KPMG's ongoing commitment to continuous audit quality improvement. We are investing in new innovative technologies and building strategic alliances with leading technology companies that will have a transformative impact on the auditing process and profession. How do we seek to make an impact on society through the work that we do?	Learn more
Put your data to work to gain competitive advantage	There is no "digital economy". The economy is digital and "digits" refer to data. Data is the lifeblood of every organization on this planet and organizations that embrace this notion are well positioned to grow as industries continue to evolve and disrupt at an ever increasing pace.	Learn more
Predictive analytics, it works	CEOs recognize the value that predictive analytics delivers to their decision-making process.	Learn more
Creating the workforce of the future	You can't transform the organization without also transforming the workforce. It may be time to rethink the people strategy.	Learn more
Bracing for digital disruption	The digital revolution may be well into its prime, but the disruption is far from over. New and emerging technologies continue to shape (and reshape) how organizations operate and adapt to their customers. While these tools have opened the doors to new capabilities and market opportunities, they have also driven the need for stronger and more adaptive risk management strategies.	Learn more

Public Sector Accounting Standards

Title	Details	Link
Public Sector Update – connection series	Public Sector Accounting Standards are evolving – Get a comprehensive update on the latest developments from our PSAB professionals. Learn about current changes to the standards, active projects and exposure drafts, and other items.	Contact your KPMG team representative to sign up for these webinars. Public Sector Minute Link

The following are upcoming changes that are effective in the current year or will be effective in future periods as they pertain to Public Sector Accounting Standards. We have provided an overview of what these standards are and what they mean to your financial reporting so that you may evaluate any impact to your future financial statements.

Standard	Summary and implications
Asset Retirement Obligations (applicable for the year ending December 31, 2023 with option for retrospective application effective December 31, 2022)	<ul style="list-style-type: none"> – A new standard, PS3280 <i>Asset Retirement Obligations</i>, has been approved that is effective for fiscal years beginning on or after April 1, 2022 (the City's 2023 year-end). – The new standard addresses the recognition, measurement, presentation and disclosure of legal obligations associated with retirement of tangible capital assets in productive use. Retirement costs would be recognized as an integral cost of owning and operating tangible capital assets. PSAB currently contains no specific guidance in this area. – The ARO standard would require the public sector entity to record a liability related to future costs of any legal obligations to be incurred upon retirement of any controlled tangible capital assets ("TCA"). The amount of the initial liability would be added to the historical cost of the asset and amortized over its useful life. – As a result of the new standard, the public sector entity would have to: <ul style="list-style-type: none"> o consider how the additional liability will impact net debt, as a new liability will be recognized with no corresponding increase in a financial asset; o carefully review legal agreements, senior government directives and legislation in relation to all controlled TCA to determine if any legal obligations exist with respect to asset retirements; o begin considering the potential effects on the organization as soon as possible to coordinate with resources outside the finance department to identify AROs and obtain information to estimate the value of potential AROs to avoid unexpected issues.

Standard	Summary and implications
Revenue	<ul style="list-style-type: none"> — A new standard, PS3400 <i>Revenues</i>, has been approved that is effective for fiscal years beginning on or after April 1, 2023 (the City's 2024 year-end). — The new standard establishes a single framework to categorize revenues to enhance the consistency of revenue recognition and its measurement. — The standard notes that in the case of revenues arising from an exchange, a public sector entity must ensure the recognition of revenue aligns with the satisfaction of related performance obligations. — The standard notes that unilateral revenues arise when no performance obligations are present, and recognition occurs when there is authority to record the revenue and an event has happened that gives the public sector entity the right to the revenue.
Financial Instruments and Foreign Currency Translation	<ul style="list-style-type: none"> — New accounting standards, PS3450 <i>Financial Instruments</i>, PS2601 <i>Foreign Currency Translation</i>, PS1201 <i>Financial Statement Presentation</i> and PS3041 <i>Portfolio Investments</i> have been approved by PSAB and are effective for years commencing on or after April 1, 2022 (the City's 2023 year-end). — Equity instruments quoted in an active market and free-standing derivatives are to be carried at fair value. All other financial instruments, including bonds, can be carried at cost or fair value depending on the government's choice and this choice must be made on initial recognition of the financial instrument and is irrevocable. — Hedge accounting is not permitted. — A new statement, the Statement of Re-measurement Gains and Losses, will be included in the financial statements. Unrealized gains and losses incurred on fair value accounted financial instruments will be presented in this statement. Realized gains and losses will continue to be presented in the statement of operations. — Based on stakeholder feedback received, PSAB is considering certain scope amendments to PS 3450 <i>Financial Instruments</i>. An exposure draft with the amendments is expected to be issued in 2020. The proposed amendments are expected to include the accounting treatment of bond repurchases, scope exclusions for certain activities by the federal government, and improvements to the transitional provisions.
Employee Future Benefit Obligation	<ul style="list-style-type: none"> — PSAB has initiated a review of sections PS3250 <i>Retirement Benefits</i> and PS3255 <i>Post-Employment Benefits, Compensated Absences and Termination Benefits</i>. Given the complexity of issues involved and potential implications of any changes that may arise from this review, the project will be undertaken in phases. Phase I will address specific issues related to measurement of employment benefits. Phase II will address accounting for plans with risk sharing features, multi-employer defined benefit plans and sick leave benefits. — Three Invitations to Comment were issued and have closed. The first Invitation to Comment sought guidance on whether the deferral provisions in existing public sector standards remain appropriate and justified and the appropriateness of accounting for various components of changes in the value of the accrued benefit obligation and plan assets. The second Invitation to Comment sought guidance on the present value measurement of accrued benefit obligations. A third Invitation to Comment sought guidance on non-traditional pension plans. — The ultimate objective of this project is to issue a new employment benefits section to replace existing guidance.

Standard	Summary and implications
Public Private Partnerships (“P3”)	<ul style="list-style-type: none"> – A taskforce was established in 2016 as a result of increasing use of public private partnerships for the delivery of services and provision of assets. The objective is to develop a public sector accounting standard specific to public private partnerships. – A Statement of Principles (“SOP”) was issued in August 2017 which proposes new requirements for recognizing, measuring and classifying infrastructure procured through a public private partnership. An Exposure Draft of the new standard was issued in November 2019. – Public private partnership infrastructure is recognized as an asset when the public sector entity acquires control of the infrastructure. A liability is recognized when the asset is recognized and may be a financial liability, a performance obligation or a combination of both. – An infrastructure asset acquired in an exchange transaction is recorded at cost which is equal to its fair value on the measurement date. The liability is measured at the cost of the infrastructure asset initially. – Subsequently, the infrastructure asset is amortized in a rational and systematic manner over its useful life. – Subsequent measurement of the financial liability would reflect the payments made by the public sector entity to settle the liability as well as the finance charge passed on to the public sector entity through the public private partnership agreement. – Subsequent measurement of the performance obligation: revenues are recognized and the liability reduced in accordance with the substance of the public private partnership agreement.
Concepts Underlying Financial Performance	<ul style="list-style-type: none"> – PSAB is in the process of reviewing the conceptual framework that provides the core concepts and objectives underlying Canadian public sector accounting standards. – PSAB is developing two exposure drafts (one for a revised conceptual framework and one for a revised reporting model) with two accompanying basis for conclusions documents and resulting consequential amendments. PSAB expects to issue the two exposure drafts and accompanying documents in 2020. – A Statement of Concepts (“SOC”) and Statement of Principles (“SOP”) were issued for comment in May 2018. – The SOC proposes a revised, ten chapter conceptual framework intended to replace PS 1000 <i>Financial Statement Concepts</i> and PS 1100 <i>Financial Statement Objectives</i>. The revised conceptual framework would be defined and elaborate on the characteristics of public sector entities and their financial reporting objectives. Additional information would be provided about financial statement objectives, qualitative characteristics and elements. General recognition and measurement criteria, and presentation concepts would be introduced. – The SOP includes principles intended to replace PS 1201 <i>Financial Statement Presentation</i>. The SOP proposes: <ul style="list-style-type: none"> ○ Removal of the net debt indicator, except for on the statement of net debt where it would be calculated exclusive of financial assets and liabilities that are externally restricted and/or not available to settle the liabilities or financial assets. ○ Changes to common terminology used in the financial statements, including re-naming accumulated surplus (deficit) to net assets (liabilities). ○ Restructuring the statement of financial position to present non-financial assets before liabilities. ○ Removal of the statement of remeasurement gains (losses) with the information instead included on a new statement called the statement of changes in net assets (liabilities). This new statement would present the changes in each component of net assets (liabilities). ○ A new provision whereby an entity can use an amended budget in certain circumstances. – Inclusion of disclosures related to risks and uncertainties that could affect the entity's financial position.

Standard	Summary and implications
2019 – 2020 Annual Improvements	<ul style="list-style-type: none"> PSAB adopted an annual improvements process to make minor improvements to the CPA Canada Public Sector Accounting (PSA) Handbook or Statements of Recommended Practices (other guidance). The annual improvement process: <ul style="list-style-type: none"> clarifies standards or other guidance; or corrects relatively minor unintended consequences, conflicts or oversights. Major or narrow scope amendments to the standards or other guidance are not included in the annual improvement process.
International Strategy	<ul style="list-style-type: none"> PSAB is in the process of reviewing its current approach towards International Public Sector Accounting Standards (IPSAS). This project may result in changes to the role PSAB plays in setting standards in Canada. A consultation paper was released for comment in May 2018 and has closed. The consultation paper described the decision-making criteria PSAB expects to consider in evaluating the international strategy that best serves the public sector. It also introduced four proposed international strategies that PSAB considers to be viable. Over 2017-2021 period, PSAB intends to do the following: <ul style="list-style-type: none"> conduct research on differences between Canadian Public Sector Accounting Standards and International Accounting Standards; learn about experiences of other jurisdictions that choose to follow IPSAS; publish a consultation paper to get the opinion of stakeholders; and, develop options for PSAB's International strategy.
Purchased Intangibles	<ul style="list-style-type: none"> As a result of stakeholder feedback received, PSAB will revisit validity of the prohibition against recognizing purchased intangibles in public sector financial statements and will consider a narrow scope amendment. Input received in response to the 2018 conceptual framework and reporting model documents for comment supported PSAB relocating the recognition prohibitions from the conceptual framework to the standards level. This is a bigger issue for Indigenous governments. PSAB is looking into the question of why purchased intangibles acquired through an exchange transaction cannot be recognized in public sector financial statements as they are measureable at the price in the transaction.

New auditing standards that are effective for fiscal year 2020 are as follows:

Standard	Expected impact on the audit	Reference
CAS 540, Auditing Accounting Estimates and Related Disclosures Effective for audits of Entities with year-ends on or after December 15, 2020	<ul style="list-style-type: none"> more emphasis on the need for exercising professional skepticism more granular risk assessment to address each of the components in an estimate (method, data, assumptions) more granular audit response designed to specifically address each of the components in an estimate (method, data, assumptions) more focus on how we respond to levels of estimation uncertainty more emphasis on auditing disclosures related to accounting estimates more detailed written representations required from management 	CPA Canada Client Briefing

Appendices

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Appendix 1: Other Required Communications

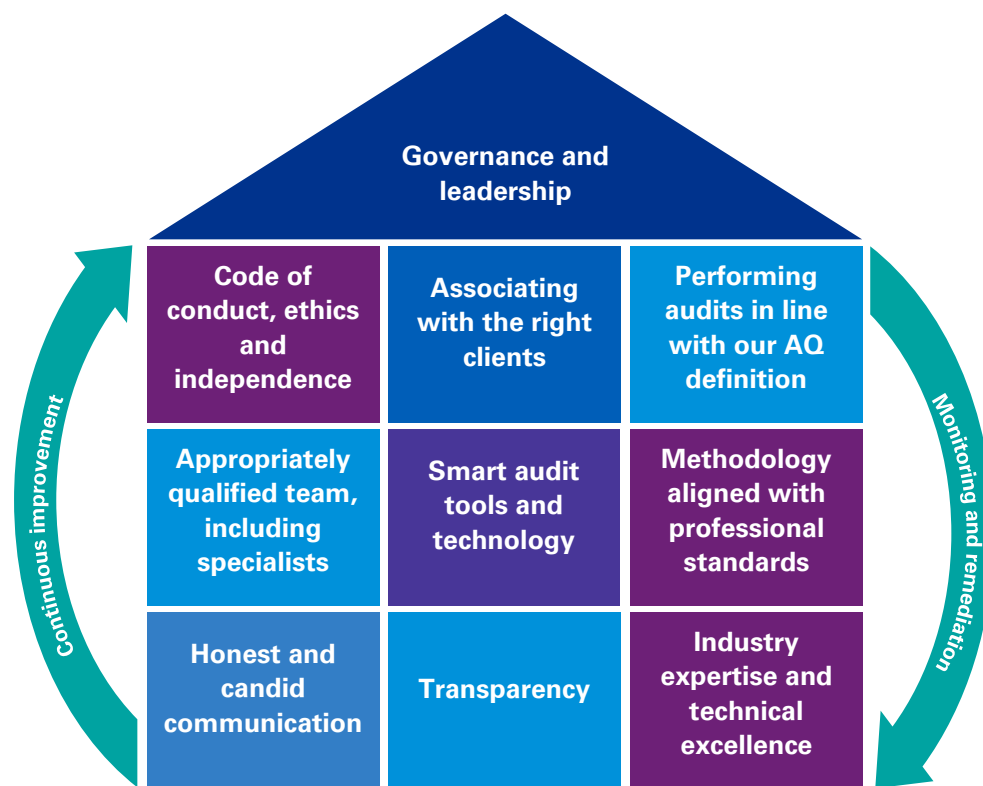
In accordance with professional standards, there are a number of communications that are required during the course of and upon completion of our audit. These include:

Engagement letter	Audit findings report
The objectives of the audit, our responsibilities in carrying out our audit, as well as management's responsibilities, are set out in the engagement letter dated November 30, 2018 as provided by management.	This report.
Auditors' report	Management representation letter
The conclusion of our audit is set out in our draft auditors' report attached to the draft financial statements.	In accordance with professional standards, a copy of the management representation letter is provided to the Committee by Management.
Independence	Audit quality
We are independent and have extensive quality control and conflict checking processes in place. We provide complete transparency on all services and follow Committee and Council approved protocols.	<p>Audit Quality (AQ) is at the core of everything we do at KPMG. Appendix 2 provides more information on AQ.</p> <p>The following links are external audit quality reports for referral by the audit committee:</p> <ul style="list-style-type: none">• CPAB Audit Quality Insights Report: 2019 Annual Inspections Results• CPAB Audit Quality Insights Report: 2019 Fall Inspection Results
Required inquiries	
Professional standards require that we obtain your views on risk of fraud and other matters. We make similar inquiries of management.	
<ul style="list-style-type: none">— What are your views about fraud risk at the entity?— How do those charged with governance exercise effective oversight of management's processes for identifying and responding to the risk of fraud in the entity and internal controls management has established to mitigate these fraud risks?— Are you aware of or have you identified any instances of actual, suspected, or alleged fraud, including misconduct or unethical behaviour related to financial reporting or misappropriation of assets? If so, have the instances been appropriately addressed and how have they been addressed?— Is the entity in compliance with laws and regulations?— Has the entity entered into any significant unusual transactions?	

Appendix 2: Audit Quality and Risk Management

KPMG maintains a system of quality control designed to reflect our drive and determination to deliver independent, unbiased advice and opinions, and also meet the requirements of Canadian professional standards.

Quality control is fundamental to our business and is the responsibility of every partner and employee. The following diagram summarizes the key elements of our quality control system.



Audit Quality Framework

What do we mean by audit quality?

Audit Quality (AQ) is at the core of everything we do at KPMG.

We believe that it is not just about reaching the right opinion, but how we reach that opinion.

We define 'audit quality' as being the outcome when audits are:

- Executed consistently, in line with the requirements and intent of applicable professional standards within a strong system of quality controls and
- All of our related activities are undertaken in an environment of the utmost level of **objectivity, independence, ethics, and integrity**.

Our AQ Framework summarises how we deliver AQ. Visit our [Audit Quality Resources page](#) for more information including access to our [Audit Quality and Transparency report](#).

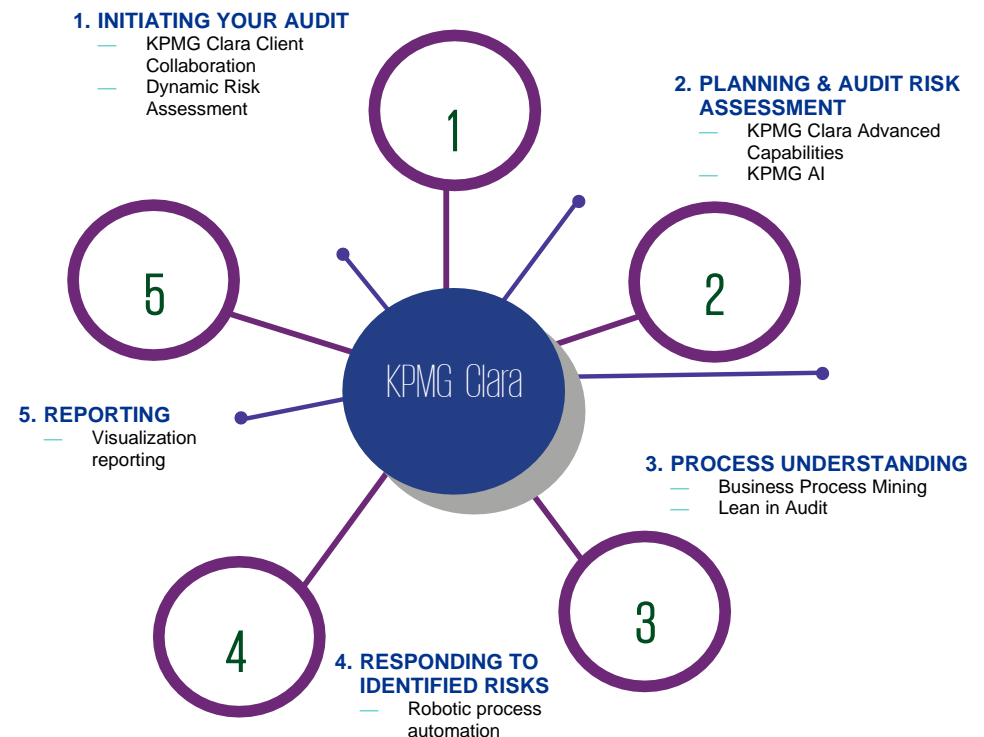
Appendix 3: Use of technology in the audit

Clara is KPMG's integrated, smart global audit platform that allows our teams globally to work simultaneously on audit documentation while sharing real time information. Clara also leverages advanced technology in the execution of various audit procedures, for overall risk assessment and for performing substantive audit procedures over 100% of selected transactions through the use of robotic process automation (KPMG "Bots"). KPMG's use of technology provides for:

1. a **higher quality audit** – looking at 100% of selected data
2. a **more efficient audit** as we are focussed on the transactions that are considered higher risk and
3. an audit that provides **insights into your business** through the use of technology in your audit with our extensive industry knowledge.

We are also actively piloting Artificial Intelligence ("AI") tools which will be used in future audits.

Our five-phased audit approach



Appendix 4: KPMG's audit approach and methodology

Collaboration in the audit

A dedicated KPMG Audit home page gives you real-time access to information, insights and alerts from your engagement team.

Issue identification

Continuous updates on audit progress, risks and findings before issues become events.

Data-driven risk assessment

Automated identification of transactions with unexpected or unusual account combinations – helping focus on higher risk transactions and outliers.



Deep industry insights

Bringing intelligence and clarity to complex issues, regulations and standards.

Analysis of complete populations

Powerful analysis to quickly screen, sort and filter 100% of your journal entries based on high-risk attributes.

Reporting

Interactive reporting of unusual patterns and trends with the ability to drill down to individual transactions.



Appendix 5:

Preparing for PSAB Standard Changes

Are you ready to implement PSAB's impactful series of new standards?



Public sector entities are preparing to implement three significant Public Sector Accounting standards through 2023. These standards will impact not only your accounting policies, but also how Finance engages key stakeholders.

Asset Retirement Obligations

PS3280 addresses the reporting of legal obligations associated with the retirement of certain tangible capital assets and solid waste landfill sites by public sector entities. **PS3280 will apply to fiscal years beginning on or after April 1, 2022 (the City's 2023 fiscal year). Earlier adoption is permitted. Three transition options are available – retroactive, modified retroactive, prospective.**

Asset retirement activities are defined to include all activities related to an asset retirement obligation. These may include but are not limited to:

- decommissioning or dismantling a tangible capital asset that was acquired, constructed or developed
- decontamination created by the normal use of the tangible capital asset
- post-retirement activities such as monitoring
- constructing other tangible capital assets in order to perform postretirement activities

With the introduction of PS3280 PSAB has withdrawn existing Section PS3270, solid waste landfill closure and post-closure liability.

Some examples of asset retirement obligations which fall under scope of proposed PS3280 include:

- end of lease provisions (from a lessee perspective)
- removal of radiologically contaminated medical equipment
- wastewater or sewage treatment facilities
- firewater holding tanks
- closure and post-closure obligations associated with landfills
- septic beds
- fuel storage tank removal

Under PS3280, an asset retirement obligation should be recognized when, as at the financial reporting date, ALL of the following criteria are met:

- there is a legal obligation to incur retirement costs in relation to a tangible capital asset
- the past transaction or event giving rise to the liability has occurred
- it is expected that future economic benefits will be given up
- a reasonable estimate of the amount can be made

This accounting standard will have implications for your organization if you report under the Public Sector Accounting Standards.

Are You Ready?

1. *Has a project plan been developed for the implementation of this section?*
2. *Has Finance communicated with key stakeholders, including Council or Board on the impact of this section?*
3. *Does Finance communicate with representatives of the Public Works, Asset Management, Facilities Management or Legal functions through the financial reporting process?*
4. *Has a complete inventory been developed of all inactive or active assets or sites, to provide a baseline for scoping of potential retirement obligations?*
5. *If a complete inventory has been developed, does it reconcile back to information currently reported in the entity's financial statements for tangible capital assets or contaminated sites?*
6. *Does your entity have data on non-recorded assets or sites (ie: assets which were originally expensed on purchase, or recorded at no book value) which could have retirement obligations?*
7. *Does your entity have an active solid waste landfill site?*
8. *If yes, does your entity have an existing estimate of the full costs to retire and monitor the landfill site?*
9. *Is your entity aware of any of its buildings which have asbestos?*
10. *If so, does your entity have information to inform a cost estimate to remove/ treat the asbestos?*
11. *Is your entity aware of underground fuel storage tanks or boilers which must be removed at end of life?*
12. *If so, does your entity have information to inform a cost estimate to remove the tanks?*
13. *Is your entity aware of any lease arrangements where it will be required to incur costs to return the premises to pre-existing conditions at the end of the lease?*
14. *Has your entity determined if it has any sewage or wastewater treatment plants which have closure plans or environmental approvals which require full or partial retirement of the plant at the end of its life?*
15. *Is your entity aware of any other contractual or legal obligations to retire or otherwise dismantle or remove an asset at the end of its life?*

Revenues

PS3400 outlines a framework describing two categories of revenue – transactions with performance obligations (exchange transactions) and transactions without performance obligations (unilateral transactions).

- This section will apply to fiscal years beginning on or after April 1, 2023, with earlier adoption permitted.
- This Section may be applied retroactively or prospectively.
- This section will not impact the present accounting for taxation revenues and government transfers.

Transactions which give rise to one or more performance obligations are considered to be exchange transactions. Performance obligations are defined as enforceable promises to provide goods or services to a payer as a result of exchange transactions. Revenue from an exchange transaction would be recognized when the public sector entity has satisfied the performance obligation(s), at a point in time or over a period of time.

If no performance obligations are present, the transaction would represent unilateral revenue, and be recognized when the public sector entity has the authority to claim or retain an inflow of economic resources and a past event gives rise to a claim of economic resources.

Public sector entities will need to review their revenue recognition policies for in-scope transaction types. Impacted areas may include:

- Development charges
- Permits
- Licences
- Advertising programs

Are You Ready?

1. *Has the entity identified any revenue-generating transactions other than taxation or government transfer revenues which create performance obligations (ie: the entity is required to provide a good or service to earn that revenue)?*
2. *If so, has the entity reviewed its accounting policies for these transactions to verify revenue is recognized only as performance obligations are being met?*
3. *Has the entity quantified the impact of any change in accounting policy, or determined that there is no impact?*

Financial Instruments

PS3450 establishes standards on how to account for and report all types of financial instruments including derivatives.

- This Section applies to fiscal years beginning on or after April 1, 2022. Earlier adoption is permitted.
- Government organizations that applied the CPA Canada Handbook – Accounting prior to their adoption of the CPA Canada Public Sector Accounting Handbook applied this Section to fiscal years beginning on or after April 1, 2012.
- This section must be adopted with Section PS 2601, Foreign Currency Translation.
- Specific transition requirements are outlined in the section.

This section prescribes a fair value measurement framework for derivatives, and equity instruments that are quoted in an active market.

Where an entity manages risks, the investment strategy, or performance of a group of financial assets, financial liabilities or both on a fair value basis, they may also be measured at fair value.

Other financial instruments are measured at cost/ amortized cost.

Changes in the fair value of a financial instrument in the fair value category are recognized in the Statement of Remeasurement Gains and Losses as a remeasurement gain or loss until the financial instrument is derecognized.

- Upon derecognition, the remeasurement gain or loss is realized in the Statement of Operations.

Are You Ready?

1. *Does the entity hold any financial assets which are equity or derivative instruments?*
2. *Has the entity determined if it has any embedded derivatives that might arise from existing contractual arrangements?*
3. *Does the entity have other financial assets which it assesses performance of based on fair value, and for which it might elect a fair value measure?*
4. *If yes to any of the above three questions, does the entity have readily observable market data to inform a fair value measure?*
5. *Has the entity reviewed existing financial instrument note disclosure in the financial statements to determine any required revisions to meet the requirements of this section?*
6. *Does the entity enter into transactions involving foreign exchange?*
7. *Does the entity hold any monetary assets and monetary liabilities, or non-monetary assets denominated in a foreign currency?*



kpmg.ca/audit



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The independent member firms of the KPMG network are affiliated with KPMG International, a Swiss entity. Each KPMG firm is a legally distinct and separate entity, and describes itself as such.

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From: Natalie Ast <nast@overlandllp.ca>
Sent: Monday, September 14, 2020 1:47 PM
To: Roach, Rebecca <Rebecca.Roach@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>; Clerks@vaughan.ca
Cc: Christopher Tanzola <ctanzola@overlandllp.ca>; 'Tony D'Aversa' <wwwbigpaper@yahoo.ca>
Subject: [External] 19CDM-20V001 - 5309 Highway 7 - Committee of the Whole Report September 15, 2020

Good afternoon,

We are the solicitors for Liberata D'Aversa, the owner of the property municipally known as 5317 Highway 7. We are in receipt of the Committee of the Whole Report dated September 15, 2020 regarding the above-noted Draft Plan of Condominium Application for the lands located at 5279, 5289, 5299, 5309 Highway 7 and 18, 26, 32, 48, 52 and 56 Coles Avenue (the "**Subject Property**").

We are currently reviewing the Committee of the Whole Report, and note that conditions of draft approval have been recommended, including conditions regarding the provision of an access easement for pedestrian and vehicular access from the Subject Property to our client's property to the west. On behalf of our client, we are reiterating the importance of the imposition of these draft plan conditions (outlined in Draft Plan Condition #7 of the Report) relating to the access easement. Consistent with our correspondence to the City of Vaughan, dated July 17, 2019, the provision of the access easement is required to ensure for future access to and from our client's lands at Highway 7.

Please find attached our correspondence dated July 17, 2019 requesting notice and the inclusion of the conditions relating to the access easement in favour of 5317 Highway 7 be required as conditions of draft plan of condominium approval, and that this condition be fulfilled prior to the registration of any plan of condominium on the Subject Property.

We ask that you please include this email and the attachment in the materials that will be before the Committee of the Whole on September 15. We also ask that you provide notice of any decision or changes to any conditions with respect to the Draft Plan of Condo Application for the Subject Property. Please do not hesitate to contact us should you have any questions.

Thank you,
Natalie Ast

Overland LLP
Natalie Ast

nast@overlandllp.ca

Direct: (416) 730-0387

Fax: (416) 730-9097

Cell: (416) 831-9295

www.overlandllp.ca



Overland LLP
Christopher J. Tanzola
Tel: (416) 730-0337 x. 112
Direct: (416) 730-0645
Email: ctanzola@overlandllp.ca

July 17, 2019

VIA EMAIL

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

Attention: Clement Messere

Dear : Mr. Messere:

**RE: City of Vaughan File DA.14.046
OMB Case No. PL121343
Condominium Application – Request for Notice
Request for Imposition of a Condition Regarding Easement/Access**

We are the lawyers for Liberata D'Aversa, the owner of the lands municipally known as 5317 Highway 7 on the south side of Highway 7, west of Kipling Avenue (the "**D'Aversa Lands**"), located immediately west of 5289 & 5309 Highway 7 (the "**Duca Lands**").

We are writing to request that the City of Vaughan (the "**City**") impose a condition on the approval of a condominium or condominiums on the Duca Lands to ensure that an easement is provided in favour of the D'Aversa Lands. This easement is anticipated by the planning approvals on the Duca Lands and as a requirement of the Site Plan Agreement for the Duca Lands.

On February 28, 2014, the Ontario Municipal Board (as it then was) issued a decision in respect of the proposed Official Plan Amendment and Zoning By-law Amendment for the Duca Lands in Case No. PL121343. The Board held that the final site plan would provide for a future interconnection to the D'Aversa Lands:

"[100] The Board also finds that protecting for a future interconnection for that time when the lands to the west may redevelop would further reduce access to Highway 7, enable greater efficiency of Highway 7, and thus continue to implement the provisions of the Regional Official Plan.

[101] Thus the Board finds that the final site plan shall protect for a future interconnection for the property to the west"

Further, on August 26, 2015 the Board issued a decision in respect of the site plan for the Duca Lands. The Board approved in principle the revised site plan which implemented the Board's

February 28, 2014 Decision, which was revised to protect for a future interconnection. As noted in the Board's site plan decision:

[11] "Mr. Fordyce provided a detailed review of the changes to the site plan to implement the Board's decision He demonstrated to the Board how the site plan had been revised to protect for a future interconnection"

The owner of the Duca Lands entered into a Site Plan Agreement with the City on September 8, 2017, registered as Instrument No. YR-2730903, which contains provisions requiring an easement in favour of our client to provide pedestrian and vehicular access:

"19. The Owner/Condominium Corporation shall agree to grant an access easement, if required, over the proposed private driveway in favour of the property to the west (municipally known as 5317 Highway 7, Vaughan) for the purpose of providing pedestrian and vehicular access from the property to the west over the Subject Lands and to the public road network, in the event that the property to the west redevelops, to the satisfaction of the Vaughan Development Planning Department in conjunction with the Vaughan Development Engineering and Infrastructure Planning Department and the Region; and that the future Condominium Corporation and the land owner to the west (5317 Highway 7, Vaughan) shall enter into an agreement on terms satisfactory to each of them acting reasonably with respect to the costs associated with such a road interconnection, which shall include, if required, any work to remediate the boulevard of Highway 7 if the access to Highway 7 is to be closed. A condition to this effect shall be included in the Condominium Agreement, Condominium Declaration, and all Agreements of Purchase and Sale or Lease, to ensure all future purchasers and lessees and the future Condominium Corporation are aware of this requirement.

20. The Owner/Condominium Corporation shall acknowledge and agree that if and when the lands to the west (municipally known as 5317 Highway 7, Vaughan) develop, that the works related to the proposed road interconnection of the Subject Lands and the adjacent property to the west as shown on Schedule "A1" may require a site plan revision for the Subject Lands, which may include, but is not limited to:

- a) Removal of the trees, landscape areas, and the temporary solid waste management facilities on the western portion of the proposed private road;
- b) Design and construction of the private road connection between the two properties;
- c) Construction of a new solid waste facilities with associated landscape features, north of the site at the existing access on Highway 7;
- d) Closure of the existing access on Highway 7; and
- e) The requirement to provide the City with a Letter of Credit as security to ensure the closure of the existing access onto Highway 7 if required.

A condition to this effect shall be included in the Condominium Agreement, Condominium Declaration, and all Agreements of Purchase and Sale or Lease, to ensure all future purchasers and lessees and the future Condominium Corporation are aware of this requirement.

21. The Owner shall not install any permanent structure within the area between Blocks A and C identified as "Possible Future Interconnection" other than what is reflected in Schedules "A" and "A1", without the written consent of the Region and Vaughan."

Pursuant to Section 19 of the Site Plan Agreement referenced above, our client is requesting that the provision of the easement and agreements referred to in the site plan conditions be required as a condition of draft plan of condominium approval pursuant to Section 51(24) of the *Planning Act*, with a requirement that this condition be fulfilled prior to the registration of any plan of condominium on the Duca Lands, in order to ensure the planned-for interconnection and future access to and from the D'Aversa Lands at Highway 7.

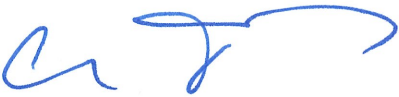
We note that our client is currently working with the City of Vaughan to settle its appeal of the Vaughan Official Plan 2010, in hopes of moving forward with the proposed development of the D'Aversa Lands.

We will be attempting to contact the neighbouring landowner to discuss the provision of the easement and terms of the required agreement. We would also be pleased to meet with City Staff to work toward a resolution of this request.

Furthermore, we are requesting notice of the condominium application for the Duca Lands, and any reports, meetings, Public Meetings, and decisions in respect condominium application and any further planning applications in respect of the lands. Should you require any further information, our contact information is provided herein.

Yours truly,

Overland LLP



Per: Christopher J. Tanzola
Partner
c. Client
City Clerk

From: Mary Nalli [REDACTED]
Sent: Monday, September 14, 2020 2:16 PM
To: Clerks@vaughan.ca
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Official Plan and Zoning By-law Amendment Files OP.19.012 & Z.19.036

We, Mary Nalli and Piero Nalli, live at [REDACTED] Father Ermanno Cres., Woodbridge, Ontario, [REDACTED]. We strongly object to the description of land at 137 Chrislea Road, 57 and 101 Northview Boulevard, located at the northwest corner of Highway 400 and Highway 7 to be developed with the proposed high rise buildings.

We notice that in the proposal there are no plans for parks and schools.

We look forward to you acknowledging this e-mail and informing us and the community about this matter.

Thank you.

From: Louise Wang [REDACTED] >
Sent: Monday, September 14, 2020 6:09 PM
To: Clerks@vaughan.ca
Cc: [REDACTED]
Subject: [External] Official Plan Amendment File OP.08.017

Good afternoon

We live at [REDACTED] Vittorio De Luca Dr. Vaughan.

Regarding subject land of 7553 Islington Ave. and 150 Bruce Street, our answer is “No”. because:

1. That area is forest area and we would like to keep more trees around, especially there are many private business close to highway 427 already.
2. For safe matter, we won't like more high buildings around and more population increased.

Thank you for your time and understanding

Thank you

Louise Wang

[REDACTED]

From: Silvana Hila [REDACTED] >
Sent: Monday, September 14, 2020 6:44 PM
To: Clerks@vaughan.ca
Subject: [External] Notice of public hearing Files: OP.19.015 & Z.19.039 (OPPOSING)

Totally opposing the plan:

There is not enough green space in this area already.
Highway 7 and 400 are very close.

Instead of a plan for a green area for children and for everyone, city is giving us this plan which will bring this area close to collapsing due to the overwhelming high density of people and possible unsafe in terms of health and safety.

Best Regards
Silvana & Rrok Hila

From: Ted Huang [REDACTED]
Sent: Monday, September 14, 2020 7:48 PM
To: Clerks@vaughan.ca
Subject: [External] against changes to redesignation of VOP2010 OP.19.015 & Z.19.039 and OP.19.012 & Z.19.0396

1. I am writing to you, to state I am strongly against changes to the redesignation of VOP2010 for OP.19.015 & Z.19.039 and OP.19.012 & Z.19.0396.

The area on or near C7 and C10 already has enough population density, I think it is a terrible idea to have ANY new or further development there

2. I wish to be notified of the council decision

Ted Huang

From: Jyotsna Pantula [REDACTED] >
Sent: Tuesday, September 15, 2020 7:17 AM
To: Clerks@vaughan.ca
Subject: [External] Objection to the proposed rezoning for plots C7 and C10

Dear Sir/Madam,

This is w.r.t. the proposed re-zoning bylaw amendment plan for plot C7 (existing commercial plaza) by Wedgewood Columbus and for plot C10, by Calloway REIT.

As the owner and resident of [REDACTED] Hwy 7, Suite [REDACTED] Woodbridge, [REDACTED], I strongly object to the proposed re-zoning.

My husband and I are a young couple who have just moved to our new home in 3700 Hwy 7. We had chosen to settle in this city after thoroughly researching about the best location to settle and start a family, one that is **well-lit and well ventilated, safe, and quiet.**

However, this proposed re-zoning will change all of this.

Firstly, the construction work that will take place on either side will cause us, and all other residents of [REDACTED] Hwy 7 and [REDACTED] Hwy 7 prolonged and protracted **noise pollution and air pollution for the duration of the construction period (most probably for 5 years or more), and poses immense health risks to all of us living here.**

My father and brother-in-law suffer from asthma. My father-in-law is a heart disease patient, who has already suffered two heart attacks. I suffer from sinusitis myself, and I am very sensitive to the air quality. **I am afraid that this proposed rezoning will seriously impact the health of my family, as well as mine. And also that of the many residents of these two buildings.**

Furthermore, two towering high rises on either side of our building **will completely obstruct ALL NATURAL LIGHT.** Our small condo currently is bright and sunny, with no obstruction to sunlight. Once we get flanked on the east (towards Hwy 7) and on the north (towards Weston Rd) by these high rises, it will just be another dark and dingy apartment like so many others in downtown Toronto, one that we had specifically wanted to avoid. How can I start a family in such a place?

Lastly, an additional 3000 to 5000 units will make this area a very over-crowded place, adding to the traffic and noise by a significant amount. It will change neighbourhood character of this place drastically.

I urge you to reject this proposed rezoning by considering the negative impact that will it have on the health and welfare of the residents of your city.

Sincerely,

K Jyotsna Pantula (Jo)





September 15, 2020

Office of the City Clerk
City of Vaughan
Vaughan, ON L6A 1T1
Attn: Members of City Council

Dear Mr. Mayor and Members of Committee:

Re: Item 3: Committee of the Whole (Public Meeting), September 15, 2020
Calloway Reit (400 and 7) Inc.
Official Plan Amendment File OP.19.012
Zoning By-law Amendment File Z.19.036
137 Chrislea Road, 57 and 101 Northview Boulevard,
Vicinity of Highway 7 and Highway 400

We act as legal Counsel to 2159645 Ontario Inc. ("215"). 215 is the developer/builder of the mixed-use development constructed and occupied at the northeast corner of Weston Road and Highway 7. This development comprises two high-rise residential condominium towers, an office tower and an integrated multi-level retail complex.

215 shares a property line along the western edge of the Calloway REIT (400 and 7) Inc. ("Calloway") site. Along that property line is a partially constructed joint access road which has never been completed to achieve an agreed to and approved interim functioning roadway to serve both sites. This property line is also the location for an agreed to permanent functioning roadway.

We are writing to bring this outstanding situation to the attention of staff, Committee and Council in considering the review and processing of the current Calloway application.

Calloway today is proposing significant development on its lands which include this joint access roadway and yet no effort has been made to address this important joint access issue.

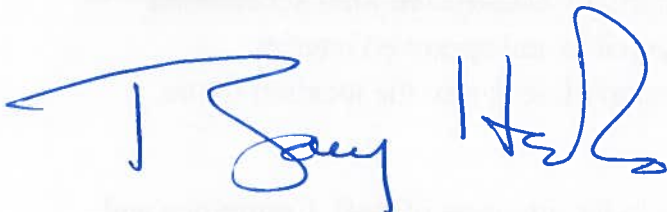
There is a 2012 Agreement already in place that speaks to the issue of sharing access between the two properties. The 2012 Agreement addresses the need for an Interim Access Plan and a possible Permanent Access Plan. Our clients have been attempting for years to seek the cooperation of Calloway to permit the Interim Access Plan to be constructed. The Interim Access Plan is in accordance with the 2012 Agreement and has been approved by the MTO, the Region of York and the City of Vaughan.

In the proposal by Calloway to the City, neither the Interim Access Plan or Permanent Access Plan are shown. Instead, the existing access arrangement is shown, which is neither in accordance with the 2012 Agreement or a safe and orderly operational plan. Residents and tenants in the 215 property have communicated concerns that the common roadway has not been completed to date despite the fact that the building was occupied more than two years ago. All of this exists today due to Calloway's refusal to comply with the 2012 Agreement to allow direct access from the northbound lane into the entrances of the 215 property.

Given the increased traffic that will result from this proposed development, the need for Calloway to honour the 2012 Agreement such that 215 can finalize the construction of the north-south road separating our two properties in accordance with the plans that have been approved by the MTO, the Region of York and the City of Vaughan is even more important.

Unless the 2012 Agreement is honoured immediately by Calloway and the road constructed by the end of the year in accordance with the approvals above, 215 cannot support the Calloway proposal.

All respectfully submitted,
HOROSKO PLANNING LAW



Barry A. Horosko, BES, JD.
cc. 2159645 Ontario Inc.

COMMUNICATION – C9
Council – September 29, 2020
Committee of the Whole (Public Hearing)
Report No. 39, Item 4

From: [Steven Pham](#)
To: Clerks@vaughan.ca
Cc: [Tara Connor](#); [Ryan Guetter](#); [Bellisario, Adelina](#); [Magnifico, Rose](#); [Caputo, Mary](#)
Subject: [External] Re: Deputation at Vaughan Committee of the Whole Public Hearing - Sept 15 - Item 4
Date: Tuesday, September 15, 2020 3:49:16 PM
Attachments: [image001.png](#)
[Outlook-Weston log.png](#)
[Letters of Support.zip](#)

Good afternoon Laura,

Please find attached a package consisting of letters of support for Item 4 at the COW Public Hearing scheduled for tonight.

We understand that the package may not make it in time to be a part of tonight's Communications package. If this is the case, we respectfully request that the letters of support be included as part of the Communications package for the Sept 29, 2020 Council Meeting.

Please provide an email response confirming that you have received this email and that the letters of support will either be part of tonight's Communications package or the Sept 29 package.

Kind regards,

Steven Pham
Planner



Vaughan office: T. 905.738.8080 ext. 312 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8
Toronto office: T: 416.640.9917 ext. 312 | 268 Berkeley Street, Toronto, ON. M5A 2X5
1-800.363.3558 | F: 905.738.6637 | spham@westonconsulting.com | www.westonconsulting.com

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: September 11, 2020 4:04 PM
To: Steven Pham <spham@westonconsulting.com>; Bellisario, Adelina <Adelina.Bellisario@vaughan.ca>
Cc: Tara Connor <tconnor@westonconsulting.com>; Ryan Guetter <rguetter@westonconsulting.com>
Subject: RE: Deputation at Vaughan Committee of the Whole Public Hearing - Sept 15 - Item 4

Hi Steven,

Your email was received and forwarded to the correct administrator.

For more information regarding deputations and communications, please see our Speaking to

Council page:

<https://www.vaughan.ca/council/Pages/Speaking-to-Council.aspx>

Thank you

Laura Canestraro

P/T Council/Committee Service Coordinator

905-832-8585 ext.8194 | laura.canestraro@vaughan.ca

City of Vaughan | Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1

vaughan.ca

From: Steven Pham <spham@westonconsulting.com>

Sent: Friday, September 11, 2020 11:56 AM

To: Clerks@vaughan.ca

Cc: Tara Connor <tconnor@westonconsulting.com>; Ryan Guetter
<rguetter@westonconsulting.com>

Subject: [External] Re: Deputation at Vaughan Committee of the Whole Public Hearing - Sept 15 -
Item 4

Good morning Adelina,

Please find attached the deputation forms for Ryan Guetter and Patrick Harrington to speak at the upcoming Committee of the Whole Public Hearing on September 15 (Item 4).

We would like to kindly request that Patrick and Ryan are the last 2 deputants to speak at the Public Hearing.

As well, please ensure that Patrick is registered to speak first, followed by Ryan.

In addition, please find the presentation that Ryan will be utilizing during his time slot in the link below. The file size of the presentation is too large to send in this email.

https://drive.google.com/drive/folders/1s0TJZhuC6Y2_ejgFU2dC6iaqJbaBk9Qp?usp=sharing

Please let us know if you have any questions or concerns.

Kind regards,

Steven Pham
Planner



Vaughan office: T: 905.738.8080 ext. 312 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8
Toronto office: T: 416.640.9917 ext. 312 | 268 Berkeley Street, Toronto, ON. M5A 2X5
1-800.363.3558 | F: 905.738.6637 | spham@westonconsulting.com | www.westonconsulting.com

From: Steven Pham
Sent: September 11, 2020 11:51 AM
To: Clerks@vaughan.ca <Clerks@vaughan.ca>
Cc: Tara Connor <tconnor@westonconsulting.com>; Ryan Guetter
<rguetter@westonconsulting.com>
Subject: Deputation at Vaughan Committee of the Whole Public Hearing - Sept 15 - Item 4

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We would like to kindly request that Patrick and Ryan are the last 2 deputants to speak at the Public Hearing.

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Please let us know if you have any questions or concerns.

Kind regards,

Steven Pham
Planner



Vaughan office: T: 905.738.8080 ext. 312 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8
Toronto office: T: 416.640.9917 ext. 312 | 268 Berkeley Street, Toronto, ON. M5A 2X5
1-800.363.3558 | F: 905.738.6637 | spham@westonconsulting.com | www.westonconsulting.com

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

City of Vaughan Committee of the Whole
15, 2020
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

September 14, 2020

Attention: Ms. Mary Caputo, Senior Planner

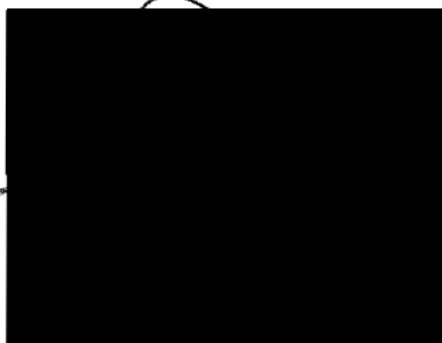
**Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE
OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON
AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7**

Dear Madam,

I/We, LORATO PERRUZZA have reviewed the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022) for which a public hearing is scheduled before the Committee of the Whole on September 15, 2020. We support the development of the lands and do not have any concerns with the proposed density, height, and massing. We are of the opinion that the proposed development will not have any significant environmental or ecological impacts.

We believe the area will be supported well by the proposed development and are excited to see it come to fruition.

Thank you.





THE BUILDING UNION OF CANADA
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222 Rowntree Dairy Rd, Woodbridge, ON L4L 9T2 Canada Tel: (905) 597-1009 Fax: (905) 597-7006

City of Vaughan Committee of the Whole
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

September 12, 2020

Attention: Ms. Mary Caputo, Senior Planner

Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE OP.08.017
ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON AVENUE & 150
BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7

Dear Madam,

It was brought to my attention that there is a public hearing before the Committee of the Whole which is scheduled for September 15, 2020 to review the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022)

I, Stephen Bromell, Vice President of the Building Union of Canada (BUC), have reviewed and support the applications for this development.

We are excited for the employment opportunities this will create and the positive economic impact for the community.

Thank you,

Stephen Bromell
Vice President, The Building Union of Canada (BUC)
sbromell@thebuc.ca
416-708-2325

PETITION

Application No. OP.08.017 and Z.16.022
September 15, 2020 Hearing

City of Vaughan Committee of the Whole
September 15, 2020

2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

Attention: Ms. Mary Caputo, Senior Planner

Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7

Dear Madam,

I/We, the undersigned have reviewed the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022) for which a public hearing is scheduled before the Committee of the Whole on September 15, 2020. We support and petition for the development of the lands and do not have any concerns with the proposed density, height, and massing. We are of the opinion that the proposed development will not have any significant environmental or ecological impacts.

We believe the area will be supported well by the proposed development and are excited to see it come to fruition.

Name	Address	Signature	Phone Number
GABRIEL MOBILIO	[REDACTED] Audell	[REDACTED]	[REDACTED]
VICTORIA MOBILIO	[REDACTED] Audell Ave	[REDACTED]	[REDACTED]
DOMINIC MOBILIO	[REDACTED] Audell Ave	[REDACTED]	[REDACTED]
FRANK CECOTTI	[REDACTED] Solucci Dr.	[REDACTED]	[REDACTED]
ROS MOBILIO	[REDACTED] Audell Ave	[REDACTED]	[REDACTED]

City of Vaughan Committee of the Whole
15, 2020
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

September

Attention: Ms. Mary Caputo, Senior Planner

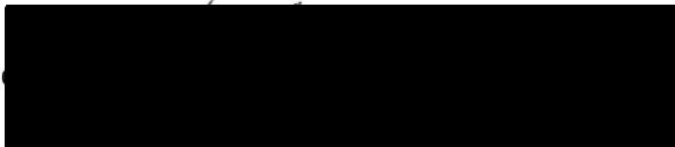
Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE
OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON
AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7

Dear Madam,

I/We, Victoria Morillo have reviewed the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022) for which a public hearing is scheduled before the Committee of the Whole on September 15, 2020. We support the development of the lands and do not have any concerns with the proposed density, height, and massing. We are of the opinion that the proposed development will not have any significant environmental or ecological impacts.

We believe the area will be supported well by the proposed development and are excited to see it come to fruition.

Thank you.



City of Vaughan Committee of the Whole
15, 2020
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

September

Attention: Ms. Mary Caputo, Senior Planner

Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE
OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON
AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7

Dear Madam,

I/We, Domenic Mobilio have reviewed the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022) for which a public hearing is scheduled before the Committee of the Whole on September 15, 2020. We support the development of the lands and do not have any concerns with the proposed density, height, and massing. We are of the opinion that the proposed development will not have any significant environmental or ecological impacts.

We believe the area will be supported well by the proposed development and are excited to see it come to fruition.

Thank you.

c.



City of Vaughan Committee of the Whole
15, 2020
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

September

Attention: Ms. Mary Caputo, Senior Planner

Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE
OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON
AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7

Dear Madam,

I/We, Frank Coletti have reviewed the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022) for which a public hearing is scheduled before the Committee of the Whole on September 15, 2020. We support the development of the lands and do not have any concerns with the proposed density, height, and massing. We are of the opinion that the proposed development will not have any significant environmental or ecological impacts.

We believe the area will be supported well by the proposed development and are excited to see it come to fruition.

Thank you.



City of Vaughan Committee of the Whole
15, 2020
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

September

Attention: Ms. Mary Caputo, Senior Planner

Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE
OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON
AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7

Dear Madam,

I/We, Jerry Mobilio have reviewed the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022) for which a public hearing is scheduled before the Committee of the Whole on September 15, 2020. We support the development of the lands and do not have any concerns with the proposed density, height, and massing. We are of the opinion that the proposed development will not have any significant environmental or ecological impacts.

We believe the area will be supported well by the proposed development and are excited to see it come to fruition.

Thank you.

A black rectangular redaction box covering the signature area. A blue ink signature is visible above the box, and another blue ink mark is visible below it.

City of Vaughan Committee of the Whole
15, 2020
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

September

Attention: Ms. Mary Caputo, Senior Planner

Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE
OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON
AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7

Dear Madam,

I/We, Roberto Mobilco have reviewed the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022) for which a public hearing is scheduled before the Committee of the Whole on September 15, 2020. We support the development of the lands and do not have any concerns with the proposed density, height, and massing. We are of the opinion that the proposed development will not have any significant environmental or ecological impacts.

We believe the area will be supported well by the proposed development and are excited to see it come to fruition.

Thank you.



PETITION

Application No. OP.08.017 and Z.16.022

September 15, 2020 Hearing

City of Vaughan Committee of the Whole
September 15, 2020

2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1
Virtual Meeting

Attention: Ms. Mary Caputo, Senior Planner

Re: 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7

Dear Madam,

I/We, the undersigned have reviewed the applications for the development at 7553 Islington Avenue and 150 Bruce Street (Application No. OP.08.017 and Z.16.022) for which a public hearing is scheduled before the Committee of the Whole on September 15, 2020. We support and petition for the development of the lands and do not have any concerns with the proposed density, height, and massing. We are of the opinion that the proposed development will not have any significant environmental or ecological impacts.

We believe the area will be supported well by the proposed development and are excited to see it come to fruition.

Name	Address	Signature	Phone Number
Salvatore Chippetta	7553 Islington Ave	[Signature]	[Redacted]
Christian Signavile	150 Bruce St	[Signature]	[Redacted]
Alexandra Chippetta	7553 Islington Ave	[Signature]	[Redacted]
Eli Simunel	7553 Islington Ave	[Signature]	[Redacted]
Christopher Abraham	150 Bruce St	[Signature]	[Redacted]
Gebe Crailien	150 Bruce St	[Signature]	[Redacted]
Michael Marosca	150 Bruce St	[Signature]	[Redacted]
Christina Veretti	150 Bruce St	[Signature]	[Redacted]

Application No. OP.08.017 and Z.16.022
September 15, 2020 Hearing

[illegible]

From: Mr. Bond [REDACTED]
Sent: Tuesday, September 15, 2020 9:29 PM
To: Clerks@vaughan.ca
Subject: [External] Official plan ammendment File OP.08.017

Dear Sir/Madam,

I am writing to you today in regards to the Official Plan Ammendment File OP.08.017 (Zoning By-Law Amendment File Z.16.022.

I am bringing up concerns regarding this project as the area of Bruce St. and Helen St. will be greatly affected by this development. As a resident of this area, I am bringing the concern of over development and over population in this area that will be occurring due to the development going ahead. Currently our Bruce St. and Helen St. area consists of many young families and seniors that have called this area home for over 15-20 years.

This area currently has access to schools, transit and everything else needed close by.

The concern is this new development will be causing more traffic, over population in this area. The natural conservation of this area is greatly important as the kids and families have a refreshing natural landscape to enjoy. Currently we are already seeing the side affects of new development due to the townhouses built on Helen street and on Bruce street.

This is already causing people from the townhouses to park on Bruce & Helen street and also from the condo tower on highway 7. The street is already a single lane and thus it causes issues for poeple to pass each other. It seems that the builder and the city are only concerned with the money that will line their pockets from this development. You need to consider the quality of life that will be affected of the long time residents and taxpayers of Bruce and Helen street. The builder is pointing out "false benefits" of this project as Islington road does not have anything close by (stores, rapid transit, doctors etc) and thus any seniors or residents of this propsed development will have to go

out of their way for everything. Using the "affordability" excuse does not justify overcrowding and endangering the quality of life of current residents. They are also mentioning that Bruce street will not be used for any traffic towards the new development but this is clearly a lie as they will change the project plan afterwards with some sort of a "legitimate" reason. Not to mention the highrise will block sunlight to the already existing residents of Bruce street. Why should existing residents be punished for working hard and buying a home in a beautiful area. Also just because the developer has purchased land does not mean there has to be overpopulated residences built. The natural wildlife should also be able to enjoy this land the way it currently is.

Please show us that the taxpayers and long time residents mean something to the city of vaughan. Currently Vaughan is a development goldmine and it seems the only interest at hand is of the developer and city of vaughan property tax collection. Highway 7 is already full of excessive noise, speeding, and aggressive driving since townhomes and condos are being built and thus more people are moving here. I challenge you to picture how you would feel if your area started getting over developed and crowded and you could no longer enjoy the landscape and serenity of the natural landscape.

I urge you to take a drive down Islington Ave, Bruce Street and Helen street. You will see how the townhouses are already congesting Brue and Helen and this new development will make things worst. You will see Islington ave is all open and lots of conservation land. Just because there is empty land, that does not mean you stick an overpopulated development there. You will also notice the peaceful and serene landscape that is being enjoyed by the current young families and seniors that walk everyday and enjoy the area.

Let's keep Woodbridge as the clean, respectful, and proud city it has been instead of giving into the builders. Respect the fact that there are many long time seniors and younger families that have called Woodbridge "home" for generations.

Thank you,
Resident of Bruce Street.

From: Jane Huang [REDACTED] >
Sent: Tuesday, September 15, 2020 11:47 PM
To: Clerks@vaughan.ca
Cc: Richard Dankworth [REDACTED] >
Subject: [External] Official Plan Amendment File OP. 08.017 Zoning By Law Amendment File Z.16.022

Hello,

We are aware that there is a meeting taken place earlier today at 7 p.m.

However, we are opposing the application of this development, as it will destroy the rough beauty and the peace of the area.



MILLER THOMSON
AVOCATS | LAWYERS

MILLER THOMSON LLP
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CANADA

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F 416.595.8695

MILLERTHOMSON.COM

September 11, 2020

David Tang
Direct Line: 416.597.6047
dtang@millerthomson.com

SENT VIA EMAIL (clerks@vaughan.ca)

Mayor Bevilacqua and Members of Council
Committee of the Whole
City of Vaughan
City Clerks Office
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

COMMUNICATION – C12
Council – September 29, 2020
Committee of the Whole (Public Hearing)
Report No. 39, Item 2

Dear Mayor and Members of Council:

Re: Home Depot of Canada Inc. Submissions:
Applications by Wedgewood Columbus Limited (“Wedgewood”)
7887 Weston Road (the “Redevelopment Site”)
Official Plan Amendment and Zoning By-law Amendment
City File No. OP.19.015 and Z.19.039
Committee of Whole Public Meeting Date: Tuesday September 15, 2020 – 7pm

We are the solicitors for Home Depot of Canada Inc. (“**Home Depot**”) and Home Depot Holdings Inc., the owner of the property known municipally as 140 Northview Boulevard, which is located to the east of and abuts the Redevelopment Site (the “**Home Depot Lands**”). Home Depot operates a large home improvement retail store at this location. Wedgewood has proposed a change of use to permit four residential towers on top of a five storey podium on the Redevelopment Site.

Both the Home Depot Lands and the Redevelopment Site are located within the **Weston Road and Highway 7 Required Secondary Plan Area**. Also located within that Required Secondary Plan Area is the land for which Calloway REIT (400 and 7) Inc. has brought applications for Official Plan Amendment and Zoning By-law Amendment, 137 Chrislea Road, 57 and 101 Northview Boulevard (Files OP.19.012 and Z.19.036). Attached is Schedule 14-A of the City’s Official Plan showing the boundaries of that Required Secondary Plan Area, within which all of the lands discussed in this letter are located.

Deputation at September 15, 2020 Public Meeting

The undersigned wishes to provide oral submissions to the City Councillors at the public meeting scheduled for September 15, 2020.

Please consider this letter and the undersigned’s deputation to be the required written submissions and oral submissions at a public meeting referenced in subsections 17(36) and 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13 as amended.

Home Depot wishes to express its concerns with the applications, which are primarily about the incompatibility of the proposed sensitive residential use with the Home Depot’s particularly busy and noise producing activities, inadequate consideration of traffic impacts

and whether the development is premature in advance of a Secondary Plan establishing the overall capacity for development and total number of residential units in the ***Weston Road and Highway 7 Required Secondary Plan Area***.

Incompatibility of Sensitive Use - Noise

Home Depot's store is a busy operation generating significant traffic and noise. The construction materials it sells involves the use of heavy equipment, such as forklifts, vehicles and other equipment that generates a significant amount of noise. In addition, the Home Depot store includes a partially open garden centre, the noise from which is not enclosed. The volume and type of products sold also results in deliveries being made in the overnight hours, which further aggravates Home Depot's impact on sensitive land uses, such as those proposed for the Redevelopment Site.

Home Depot is surprised that, while a Transportation Noise Source Study report (dated December 23, 2019) was filed with the application, no study discussing the impacts of the Home Depot operations and stationary noise sources on the proposed residential development was submitted. The Valcoustics Canada Ltd. report thus fails to properly assess whether the Province of Ontario's Environmental Noise Guideline - **Stationary and Transportation Sources - Approval and Planning (NPC-300)**, cited as being applicable to the new residential developments, is complied with.

Home Depot has therefore retained an acoustic consultant to carry out that assessment and the field work has been completed just this week. Early indications are that sound levels at the proposed residential development's east faces will significantly exceed the sound levels allowed by the Environmental Noise Guideline, NPC-300 for sensitive land uses. We hope to be able to provide more definitive comments in fairly short order.

This is not the first time this issue has arisen for the Home Depot Lands. The Centro development located on the south side of Northview Boulevard at 7777 Weston Road is located across from the Home Depot Lands and the Redevelopment Site (south/east corner of Weston Road and Northview Boulevard). To address noise and compatibility concerns, that development was reconfigured on the Ontario Municipal Board appeal to block the noise from the Home Depot Lands to the residential towers using a non-sensitive commercial building fronting on Northview Boulevard.

The City's Official Plan's Policy 9.2.1.12, for example, makes it clear that a change in land use to more sensitive uses, adjacent to existing employment or commercial uses, must protect the existing neighbouring use and alleviate adverse effects of noise and traffic. Policy 1.2.6.2 of the Provincial Policy Statement 2020 similarly requires land use compatibility, emphasizing the need for avoidance and buffering and protecting existing uses vulnerable to encroachment in addition to requiring mitigation of adverse effects.

It is Home Depot's view that the City should not approve the applications without proof that the requirements of NPC-300 have been appropriately assessed and can be fully complied with by the proposed development.



Transportation Concerns

Home Depot is concerned that there has been insufficient analysis of the impacts of traffic on Home Depot's driveways on Northview Boulevard and Chrislea Road, specifically whether there will be queuing on Northview Boulevard or within the Home Depot Lands. Without that analysis no mitigating measures can be taken.

Contributing to Home Depot's concern about the prematurity of approving these applications and the applications brought by Calloway, which is also to be considered on September 15, 2020, are the findings in the WSP Transportation Impact Study filed with this application.

That Transportation Impact Study concludes that a number of the key intersections in the **Weston Road and Highway 7 Required Secondary Plan Area** will, with the introduction of the proposed development, be well over their capacity and operate at an unacceptable Level of Service, Level F.

Further exacerbating Home Depot's concerns is the fact that neither of the transportation impact studies filed by Wedgewood and Calloway REIT appear to have considered the additional traffic from the other's proposed redevelopment, as they were filed within days of each other. Both of those studies thus ostensibly underestimate the amount of future traffic and understate the impacts.

Prematurity

The fact that both of the redevelopment applications of concern to Home Depot failed to consider the added impacts of redeveloping the other site emphasizes the need for the **Weston Road and Highway 7 Required Secondary Plan** to be completed prior to consideration of these individual applications. The road and transportation networks cannot be properly assessed and thus planned for without knowing how much additional development the other lands in the vicinity will accommodate.

That is not all which is worrisome. Permitting these two applications to proceed in advance of a determination on the total capacity of the Required Secondary Planning Area for development and total number of residential units could result in inappropriate built form decisions and an inequitable and inappropriate allocation of density, heights and uses amongst the remaining lands within the **Weston Road and Highway 7 Required Secondary Plan Area**.

Summary

For the reasons set out in this letter and other reasons which may be raised as additional information becomes available, we respectfully suggest that further processing of these applications is premature and that in any event, the redevelopment as currently proposed is inconsistent with and does not conform to applicable policies. Once additional information becomes available on the noise and traffic issues, Home Depot would be pleased to work with the City staff and Wedgewood to determine if appropriate revisions to the proposal resolve its concerns.



Yours truly,

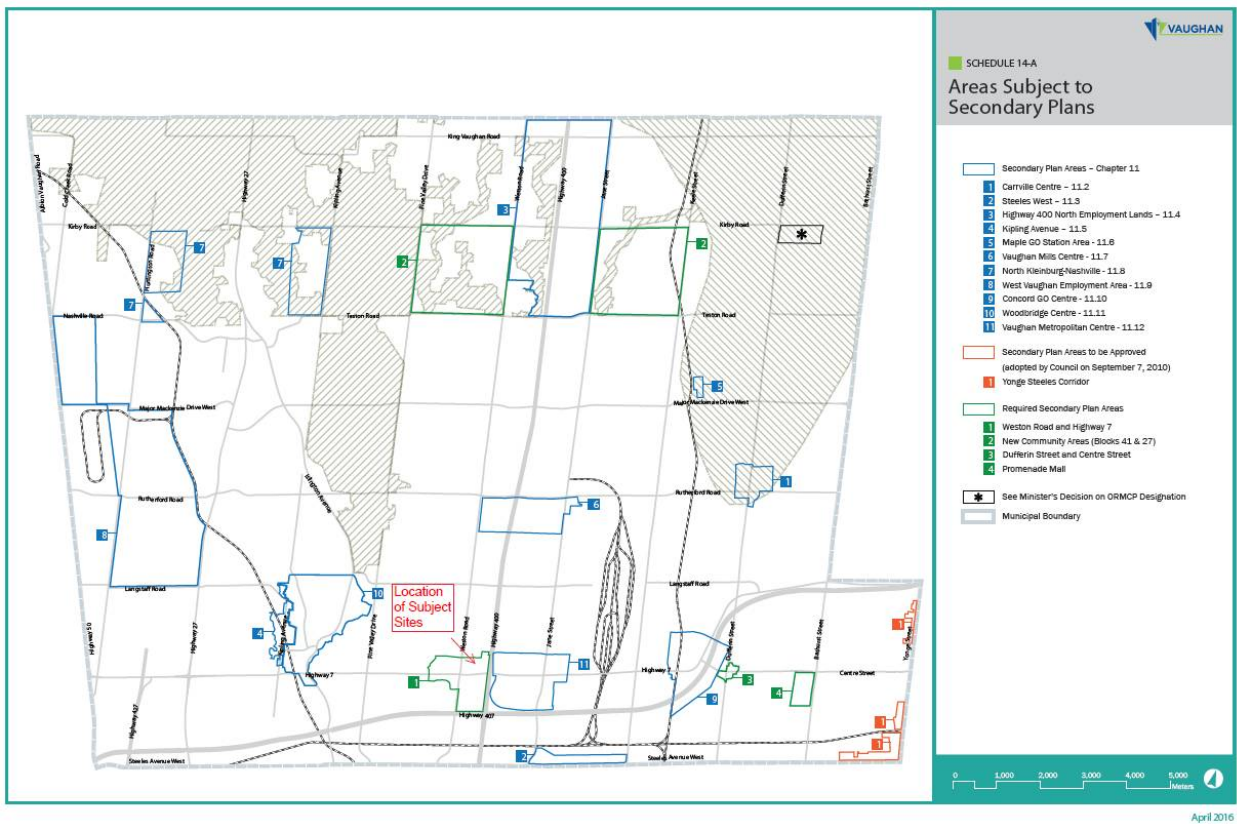
MILLER THOMSON LLP

Per:



David Tang
DT/







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AVOCATS | LAWYERS

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MILLERTHOMSON.COM

September 16, 2020

David Tang
Direct Line: 416.597.6047
dtang@millerthomson.com

SENT VIA EMAIL (clerks@vaughan.ca)

Mayor Bevilacqua and Members of Council
Committee of the Whole
City of Vaughan
City Clerks Office
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

COMMUNICATION – C13
Council – September 29, 2020
Committee of the Whole (Public Hearing)
Report No. 39, Item 2

Attention: Mr. Todd Coles – City Clerk

Dear Mayor and Members of Council:

**Re: Written Submissions respecting Wedgewood Columbus Limited (“Wedgewood”)
Official Plan Amendment and Zoning By-law Applications
(City File No.’s OP.19.015 and Z.19.039) for
7887 Weston Road (the “Redevelopment Site”)
Notice Request for City File No.’s OP.19.015, Z.19.039, OP.19.012 and Z.19.036**

We are the Solicitors for Home Depot Holdings Inc. which owns the property municipally known as 140 Northview Boulevard (“**The Home Depot Lands**”) and Home Depot of Canada Inc., which operates a store at that location.

Written Submissions for Wedgewood Applications

We previously submitted the attached September 11, 2020 letter (the “**Wedgewood Letter**”) to provide written submission on the above noted applications, which were considered as Item 2 by the Committee of the Whole at its September 15th, 2020 Public Meeting. It appears that the Wedgewood Letter was not added as a communication to that meeting or that Item 2. We are writing to ask that the City’s records be amended to record that this Wedgewood Letter was filed as a communication for consideration with respect to Item 2 at that September 15th, 2020 Committee of the Whole Public Hearing.

We suspect that the oversight was due to the fact that the Wedgewood Letter was almost identical in form to our letter sent the same day which dealt with Item 3 of that Committee of the Whole September 15, 2020 meeting, applications made by the Calloway REIT (400 & 7) Inc. (the “**Calloway Letter**” and “**Calloway**” respectively). That Calloway Letter, was included as the communication C24 and correctly tagged as addressing Item 3.

Would you be able to provide confirmation the Wedgewood Letter has been recorded in the City’s files for Wedgewood Columbus Limited’s applications for 7887 Weston Road, File Numbers OP.19.015 and Z.19.039?

Notice of Wedgewood and Calloway Decisions/Appeals

We are also writing to request notice of any and all decisions or appeals related to any of the Wedgewood or Calloway applications, namely City file numbers OP.19.015, Z.19.039, OP.19.012 and Z.19.036.

If you require any further information, please let us know. Thank you for your assistance

Yours very truly,

MILLER THOMSON LLP

Per:



David Tang
DT/



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

From: Paul Yee [REDACTED] >

Sent: Monday, September 21, 2020 1:19 PM

To: Clerks@vaughan.ca

Subject: [External] Notice of Public Hearing - Chabad Lubavitch @ 8001 Bathurst St - Re: Zoning File: Z.19.040.

Plan file: OP.19.016

To Office of the City Clerk:

This email is in reference to the applications of plan amendment file: OP.19.016 and zoning by-law amendment file: Z.19.040.

We have been residents and property owners on Highcliffe Drive for more than 21 years. We have enjoyed the residential oriented neighborhood and we DO NOT want to see our neighborhood to be rezoned to RA3. This is a quiet single residential neighborhood and having a mid-rise building will disrupt the this quite area including the negative effect it will have on the neighboring property values.

Many residents have petitioned against this application and we Support to oppose this application and in short we don't want it in our backyard. Other concerns are the increased traffic And congestion issues that will come with this project. The streets are already extra busy due to the current place of worship (Chabad Lubavitch). We don't want to add to this congestion.

The application impact it will have on the area residents who love this neighborhood should not be ignored. We want to preserve the integrity of our present living conditions by voting to OPPOSE this application.

Kind regards from a proud and concerned area resident, Paul and Jean Yee Highcliffe Drive

Sent from my iPhone

COMMUNICATION – C15
Council – September 29, 2020
Committee of the Whole (Public Hearing)
Report No. 42, Item 1

Fro:

From: Nima Naderi [REDACTED]
Sent: Monday, September 21, 2020 2:38 PM
To: Clerks@vaughan.ca
Subject: [External] 8188 Yonge St.

To whom it may concern,

I am a resident of [REDACTED] Uplands Avenue, [REDACTED] (Thornhill, Ontario), and I am sending this on behalf of all residents of my address. I sent this email in earlier today however I am resending in case it did not go through.

We would like to express our concerns of the new condo being built at the end of our street at 8188 Yonge St. We are strongly **opposed** to the building of this plan as we find that it violates zoning bylaw Z.20.010. The urban sprawl caused by the building of condos along our neighbourhood will significantly affect the residents and lower quality of life by dramatically increasing traffic within our quiet residential neighbourhood. Within the last several years, the neighbourhood has already seen a dramatic increase in building projects which have caused extreme inconvenience and increase in garbage/debris/damage on the local streets. The inconveniences of this project will lay much burden and stress to the residents of our neighbourhood by significantly increasing loud noise activity as well. In turn, the addition of these factors will make the lives of those living in this neighbourhood increasingly difficult and frustrating. For these reasons, we strongly advise the City of Vaughan to reconsider the approval of this building project in favour of the taxpaying citizens of our neighbourhood.

Regards,

Nima Naderi
[REDACTED]

...and residents of [REDACTED] Uplands Avenue

From: Gutkin, Elena [REDACTED]
Sent: Monday, September 21, 2020 3:01 PM
To: Clerks@vaughan.ca
Subject: [External] objection to highrise on Flamingo from 373 Flamingo residence

Hi,
My family of 5 is strongly opposed to this building'
Reasons:
Increased traffic, will be hard to park or get out from own driveway
Noise
Will block the sun
Will be harder to walk on the street with my kids and dog

Please do something!!!!
Flisfeder residence.

Confidential: This communication and any attachment(s) may contain confidential or privileged information and is intended solely for the address(es) or the entity representing the recipient(s). If you have received this information in error, you are hereby advised to destroy the document and any attachment(s), make no copies of same and inform the sender immediately of the error. Any unauthorized use or disclosure of this information is strictly prohibited.

From: Shefman, Alan <alan.shefman@vaughan.ca>
Sent: Monday, September 21, 2020 2:50 PM
To: Coles, Todd
Subject: Fw: need guidance

Community comment - Chabad Flamingo application - Statutory Public Hearing

Hi Todd

Please add this item from Mr. Keshen.

Thanks

Alan Shefman, Councillor

Ward 5 - Thornhill

City of Vaughan

alan.shefman@vaughan.ca

905-832-8585 x8349

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

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<https://ward5.vaughan.ca/Subscribe>

From: Bryan Keshen <bkeshen@reena.org>
Sent: September 17, 2020 16:57
To: Shefman, Alan
Subject: [External] need guidance

Alan ,

I hope you are well and I want to wish you and your family a happy new year.

I am trying to submit a written deputation regarding chabbad flamingo construction and have contacted the clerk's office who sent an oral form, that has elements that can be completed and seems to only be for oral submissions. I am not sure I will be available at that time so wanted to express my support in writing.

The note below summarizes my comments. How do I submit this?

I would like to express my support for the development and intensification of the site to include rental apartments. The need to diversify housing is important to the good health and vitality of our community. The multimillion dollar homes and high cost condos do not support a vibrant diverse community.

This location with easy access to public transportation, close to schools, shopping and other amenities is ideal for rental units and I believe supports good planning practice. My comments below reflect recommendations that I think will alleviate many of the concerns I have as a resident in the area and I hope add value to the planning process.

Recommendations

1) Limit the height to 8 floors – this redesign will result in the following benefits

A) reduce or eliminate shadow impact.

B) reduce units numbers and related vehicle traffic

C) shorten the site construction time (reducing the depth of underground parking as well as additional build time for top 4 floors). This could save 6 months or more of neighbourhood disruption.

2) Require 24/7/365 parking access as a site condition. As part of the zoning there should be site specific agreement that parking must be available 24/7/365 subject to major repair... This will reduce the existing and future overflow of cars in the neighbourhood that occur during parking lot closures which presently are over 60 days a year. To date the synagogue as a stand alone entity creates regular overflow into the streets the addition of community oriented housing should not add to the street parking usage.

C) Additional Green space should be included in site plan. The site plan should provide some green space with appropriate plantings and picnic spaces to create an outdoor space for the families and tenants in the building to gather with neighbours, consistent with the neighbourhood yards. Ideally situated on Highcliffe so neighbours would gather with tenants to strengthen the community bond.

Finally in my day time role as CEO of Reena I would love to see a plan that is designed with the inclusion of disabled community members in mind. While I am sure all accessible standards will be followed, I know those do not ensure or provide for truly inclusive communities nor do they fully allow for the requirements often needed in care occupancy. Having seen the renderings I know that the fire safety standards are not consistent with possible care occupancy standards. I am glad to

consult or advise the owner on ways to improve on the accessibility features.

I commend Rabbi Kaplan and Chabbad Ontario for helping to build community. I support the intensification of use of this land and their application to have the lands designated "Mid-Rise residential" and rezone as "RA3 Apartment Residential Zone" hopefully with the above recommendations.



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

From: Jan Joseph [REDACTED] >

Sent: Monday, September 21, 2020 5:30 PM

To: Clerks@vaughan.ca

Subject: [External] Official plan amendment file Z.20.014 - Hearing Tuesday September 23 - 7 pm

I am a resident and a landlord in the building just north of the affected property at [REDACTED] Disera Drove. Having bought both units within the past 6 years and knowing that the shopping and restaurant area on Disera Drive was built more recently than my condos, I am shocked at the request for same to be torn down and replaced with extremely high buildings containing retail between. Perhaps if the application was for a more reasonable height not towering over the existing buildings and contained completely on the currently vacant land between the seniors residence and the current Smart Centre stores and restaurants it would be more acceptable to the current residents, although Townhouses would be preferable.

Also:

1. Traffic is already extremely heavy in this entire area and without widening Bathurst, Centre and Dufferin this area cannot absorb the additional traffic these buildings would bring.
2. Noise: we have no quiet enjoyment of our condo homes at the current time as we are subjected to the construction noise from D'or on neighbouring New Westminster road from 7 am until 4 pm 6 days a week and the Thornhill at Bathurst and New Westminster has also recently started construction so we have noises from there all day now as well.
3. Further congestion is about to be caused by construction of the already approved Hotel and condominium buildings at the site of the former Sears store at The Promenade Mall.
4. I also note that there is another Development appeal requesting to build around the outside perimeter of the Promenade Mall. I was under the impression that such a development was previously rejected.

This is a ridiculously high number of increased residences to the area greatly affecting the lives of the people currently residing here. What is the purpose of having property previously zoned for commercial or townhouses and having residents purchase their condominium homes based on said zoning only to have said zoning changed because builders want to make more money selling multi family buildings.

There are many seniors living in the existing buildings in this Area who rely on the stores and restaurants on the street. To tear down one half of the shops and Restaurants and buildings containing Medical and Dental offices as well as a Synagogue would greatly affect all of the current residents during the approximately 5 years of construction and probably the businesses would not return after relocating during that time.

Hopefully you will think of the current residents and tax payers when making this decision.

Thank you for reading my email

Janice Joseph

Sent from my iPhone

From: Tybie Floom [REDACTED]
Sent: Monday, September 21, 2020 5:57 PM
To: Clerks@vaughan.ca
Subject: [External] Official plan amendment file Z.20.014 hearing Tuesday September 23 at 7pm

I am a resident [REDACTED] Disera Drive. I am very upset about the proposed application to building of the high rises.

Traffic is already extremely heavy in this entire area and without widening Bathurst, Centre, Dufferin and Disera this area cannot absorb the additional traffic these buildings would bring.

Further congestion is about to be caused by construction of the already approved Hotel and condominium buildings at the site of the former Sears store at The Promenade Mall.

This ridiculously high number of increased residences to the area will greatly affect the lives of the people currently residing in the area. What is the purpose of having property previously zoned for commercial or townhouses and then changing the zoning.

Hopefully you will think of the current residents and tax payers when making this decision.

Thank you for reading my email

Tanis Floom

From: [Coles, Todd](#)
To: [Clerks@vaughan.ca](#); [Magnifico, Rose](#)
Subject: FW: [External] Bathurst and Flamingo Development
Date: Tuesday, September 22, 2020 8:37:33 AM

From: Shefman, Alan <Alan.Shefman@vaughan.ca>
Sent: Monday, September 21, 2020 8:30 PM
To: Alex Vasiliou [REDACTED]
Cc: Coles, Todd <Todd.Coles@vaughan.ca>
Subject: Re: [External] Bathurst and Flamingo Development

Hi Alex

Thanks for writing regarding this application. The issues you raise are very important.

It is most important to ensure that your comments are provided to the Clerk's Office to ensure that they are included in the public record. I will forward this email to the Clerk.

Please do appreciate that the meeting tomorrow will only act to receive the application for detailed study by City staff. There will be no vote to consider approval at that time. In anywhere from 3 to 6 months staff will prepare a detailed report for Council's consideration.

Regards

Alan

Alan Shefman, Councillor
Ward 5 - Thornhill
City of Vaughan
alan.shefman@vaughan.ca
905-832-8585 x8349

2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

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<https://ward5.vaughan.ca/Subscribe>

From: Alex Vasiliou <[REDACTED]>
Sent: September 21, 2020 18:38
To: Shefman, Alan
Subject: [External] Bathurst and Flamingo Development

Hello Councillor Shefman,

I am writing to you to express my concern regarding the proposed development on the corner of Bathurst and Flamingo. I hope you will listen to my concerns - I have tried to be as reasonable as possible throughout, despite the fact that I do not believe that this development should be built at all.

My home backs immediately on to Chabad at Flamingo, and so I feel as though this proposed development will have a significant and instantaneous impact on my (and my family's) quality of life in ways that it may not for other residents of the neighbourhood. I am concerned about what a multi-storey development at Chabad at Flamingo would mean for the privacy of my family home.

My family deck, as well as the deck's of my immediate neighbours, all face Chabad at Flamingo. My bedroom window, as well as my sister's, faces Chabad at Flamingo. The development of a multi-storey building with outdoor living space facing our homes would significantly undermine our privacy.

If the development is approved, I feel as though it would be reasonable to request that **all outdoor living spaces (patios, decks for condo units, etc.) for the development be designed to face in the direction of the street, as opposed to directly overlook the homes on Trafalgar Square that share an immediate border with the Chabad at Flamingo property.** I believe it is reasonable to request that no outdoor living spaces be designed to face the homes which back on to Chabad at Flamingo development (i.e. the homes on Trafalgar Square), as the outdoor living space of two storey homes cannot reasonably be made private from residents living on the patios of a multi-storey development that is built to directly face them.

In addition to prohibiting the development of outdoor living spaces being built that face the directly adjacent outdoor living spaces of neighbouring homes, there should also be a clear effort to demarcate the Chabad at Flamingo development from the neighbouring

homes in the form of high fencing or dense high tree coverage. This is important in order to help preserve the sense of privacy in the neighbourhood, as the development is proposed to be built smack dab in the middle of a family neighbourhood.

Lastly, I believe that the height of the development should be limited to below 5 storeys.

Limiting the amount of residents that the development can hold, and importantly, the height of the development, will help to minimize the downstream effects that this development will have on both traffic and privacy concerns alike.

Thank you for taking the time to read these concerns. I hope you will take them into consideration when deliberating on the next steps for our community.

Alexander Vasiliou

COMMUNICATION – C21
Council – September 29, 2020
Committee of the Whole (Public Hearing)
Report No. 42, Item 4

From: [Coles, Todd](#)
To: Clerks@vaughan.ca; [Magnifico, Rose](#)
Subject: FW: [External] Fwd: 8001 Bathurst Street /zoning By-law Amendment File :Z.10.040,FileOP.19.016
Date: Tuesday, September 22, 2020 8:37:56 AM

From: Shefman, Alan <Alan.Shefman@vaughan.ca>
Sent: Monday, September 21, 2020 8:32 PM
To: (null) VASILIOU [REDACTED]
Cc: Coles, Todd <Todd.Coles@vaughan.ca>
Subject: Re: [External] Fwd: 8001 Bathurst Street /zoning By-law Amendment File :Z.10.040,FileOP.19.016

Hi Jennifer

Thanks for your comments on this application for development.

Comments and concerns from members of the public are a very important part of the application for development process.

It is most important to ensure that your comments are provided to the Clerk's Office to ensure that they are included in the public record. I will forward this email to the Clerk.

Please do appreciate that the meeting tomorrow will only act to receive the application for detailed study by City staff. There will be no vote to consider approval at that time. In anywhere from 3 to 6 months staff will prepare a detailed report for Council's consideration.

Regards

Alan

Alan Shefman, Councillor
Ward 5 - Thornhill
City of Vaughan

alan.shefman@vaughan.ca
905-832-8585 x8349

2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

-- We are what we do, not what we say --

Subscribe to W5 Update, the Electronic Newsletter for the Residents of Ward 5

<https://ward5.vaughan.ca/Subscribe>

From: (null) VASILIOU <jennifersv@rogers.com>

Sent: September 21, 2020 17:55

To: Shefman, Alan

Subject: [External] Fwd: 8001 Bathurst Street /zoning By-law Amendment File
:Z.10.040,FileOP.19.016

Re: Flamingo and Bathurst building

Sent from my iPhone

Begin forwarded message:

From: VASILIOU [REDACTED]

Date: September 14, 2020 at 3:41:07 PM EDT

To: clerks@vaughan.ca

Subject: 8001 Bathurst Street /zoning By-law Amendment File

:Z.10.040,FileOP.19.016

Dear Mr. Shefman,

Regarding the 12 storey residential building :

My home backs directly onto the parking lot of the synagogue which is already used for loud holiday events, and outdoor learning for children which is already disruptive with music blaring out of microphones, horse rides and screaming children. The other day while I was trying to enjoy reading a book outside, I had to listen to the screaming and shofar blowing of children on a Sunday afternoon. I am in favour of the education of Jewish people but am extremely against when others destroy the quality of life of existing neighbours both by noise pollution and traffic. In today's lifestyle when both partners must work, once at home we hope for a peaceful retreat and when that becomes an impossibility it makes for a very miserable depressing existence.

I did my due diligence when purchasing my home 28 years ago when only a forest was in my backyard. Back then it was indicated that the area would be without townhomes or condominiums. A so called 'low rise' would also be representative

as such.

We are very concerned about the height of this project and cannot come to terms with not seeing a sunset again from our deck, or for people to be peering over us as we are trying to relax in privacy. We do not need this type of housing in our area nor do I appreciate the value of our home plummeting.

The traffic is a huge concern. It is already backed up along Flamingo. Sometimes people park their cars on Trafalgar Square and partially block our driveway. I can't imagine more traffic in this already highly congested neighbourhood.

Living through construction would be a major reason for us to want to move. The noise, the dirt and dust along with all the impacts of traffic will decrease the quality of living for us for years to come.

Crime rates rising is another point that distresses us. The more population (especially in rentals) lead to higher crime rates, pollution and garbage, noise and an all around dissatisfaction of our quality of life.

I'm sure you have an argument that you believe would contradict every point I am relaying but if this should ever be proposed in your neighbourhood I am quite sure you would be as annoyed and discouraged as all our neighbours are and myself.

We thought this home would be our forever home and recently invested a small fortune in renovations to make our later stages of life more comfortable for us.

With this project you would essentially be kicking us out of our loved home, our loved neighbourhood and the life that we appreciate.

Please, stop this project from happening. There are many areas not as affluent as this that can accommodate or expect a building of this nature. There is no room for it in our neighbourhood whatsoever !

Sincerely,

Jennifer and Vasos Vasiliou

Ps Please give us a confirmation of our sent e mail.

.

Sent from my iPad

From: lalamathe w mathe w [REDACTED]
Sent: Monday, September 21, 2020 6:32 PM
To: Clerks@vaughan.ca
Subject: [External] Notice of Public Hearing - Chabad Lubavitch @ 8001 Bathurst St - Re: Zoning File: Z.19.040. Plan file: OP.19.016

To Whom it May Concern,

This email is in reference to the applications of plan amendment file: OP.19.016 and zoning by-law amendment file: Z.19.040.

We have been residents and property owners on Highcliffe Drive for more than 24 years. We have enjoyed our lovely neighborhood and we certainly do not want to see our neighborhood to be rezoned to RA3. This is a peaceful, quiet, and safe residential neighborhood and having a mid-rise building will definitely change that.

Many residents around the neighbourhood have petitioned against this application and we also strongly oppose this application. We are extremely concerned about the safety of many children who are currently reside in our neighbourhood. We are also concerned about the increased traffic and congestion issues that will come with this project.

Please keep in mind that the residents and property owners are very proud and protective of our current neighbourhood. We want to preserve the integrity of our present living conditions by voting to OPPOSE this application.

Thank you for your attention in this matter.

Yours truly,
Judy and Martin Chen
[REDACTED] Highcliffe Drive

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

From: Gino Pecora [REDACTED] >
Sent: Monday, September 21, 2020 7:22 PM
To: Clerks@vaughan.ca
Subject: [External] Regarding condos on 7887.

I already sent in my opinion on congesting Woodbridge even more than it is. Four buildings cannot be built in such a small area. My family loves burger priest and mastro roberto. We frequent those establishments frequently. Why don't we just tear down fortinos and chapters and Canadian tire to build 10 more condos. If anyone's really reading this all these condos have to be kept to a minimum. Hwy 7 and weston rd is already congested I'd like to eventually get home sometime after work. I strongly contest this idea build them somewhere else. Please let me know the council has read my deputation. Thanks

Sent from my iPhone

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

From: anita sit [REDACTED]
Sent: Tuesday, September 22, 2020 10:15 AM
To: Clerks@vaughan.ca
Subject: [External] Zoning by law amendment [File:Z](#). 19.040 Official Plan Amendment [File:OP](#). 19.016

Dear Sir/Madam

I have been living in this neighbourhood since 1987.

I DO NOT AGREE with the development of a tiered three to twelve storey residential building with 125 units at 8001 Bathurst st.

The reasons are:

1. Increase in traffic and parking
2. traffic congestion
3. create a lot of traffic in quiet residential area
4. Blocks the view of openness of the area.
5. Less privacy of the people living near the building

Regards,

Anita Sit
[REDACTED] Highcliffe Dr.
Thornhill, Ontario
Sent from my iPad

From: Sterling Foods [REDACTED] >
Sent: Tuesday, September 22, 2020 12:10 PM
To: Clerks@vaughan.ca
Subject: [External] Official plan amendment file Z.20.014

Hi,

I am a resident in the building just north of the affected property at [REDACTED] Disera Drive. Having bought my unit from the builder over 15 years ago and knowing that the shopping and restaurant area on Disera Drive to increase the value of my property. I am shocked at the request for these businesses to be torn down putting many people out of work and replaced with **extremely high** buildings containing retail between. Perhaps if the application was for a more low rise buildings not towering over the existing buildings as well having it contained completely on the currently vacant land between the seniors residence and the current Smart Centre stores and restaurants it would be more acceptable to the current residents, although Townhouses would be preferable.

Please note:

1. Traffic is already extremely heavy in this entire area and without widening Bathurst, Centre and Dufferin this area cannot absorb the additional traffic these buildings would bring.
2. Noise: we have no quiet enjoyment of our homes at the current time as we are subjected to the construction noise from D'or our new neighbour on New Westminster Drive from 7 am until 4 pm 6 days a week. As well the Thornhill at Bathurst and New Westminster has recently started construction so we have noises from there all day now too.
3. Further congestion is about to be caused by construction of the already approved Hotel and condominium buildings at the site of the former Sears store at The Promenade Mall.
4. I have also notes that there is another Development appeal requesting to build around the outside perimeter of the Promenade Mall. .

This is an absurdly high number of increased residences which will cause an even greater volume of traffic to the area which will greatly affecting the lives of the people currently residing here. What is the purpose of having property previously zoned for commercial or townhouses and having residents purchase their condominium homes based on said zoning only to have said zoning changed because builders want to make more money selling multifamily buildings.

There are many seniors living in the existing buildings in this area who rely on the stores and

restaurants on the street. To tear down half of the shops, restaurants and buildings containing Medical and Dental offices as well as a Synagogue would greatly affect all of the current residents during an large period time for the construction and probably the businesses would not return after relocating during that time.

Please think of the current residents and tax payers when making this decision.

Thanks,

Teresa Reid

From: [Daniel Diamond](#)
To: [Magnifico, Rose](#)
Subject: Re: [External] Deputation Form for Agenda Item 3-4 on Sept. 22
Date: Tuesday, September 22, 2020 2:01:47 PM

Thank you Rose.

Here are my written comments:

I am a resident in the neighborhood where this proposed structure is being built. My family and I moved here in 2016, and quickly joined the Chabad Flamingo Jewish community.

While the community is a vibrant one, it is one that is literally at risk of dying out. Elderly members of the community are getting older and passing away, but there are no young families replacing them.

While I was fortunate enough to purchase a house by having a lucrative job as a partner at a law firm, most young families cannot afford a house anywhere in the GTA.

There is a lack of affordable housing options, and virtually none in the area where I live. As such, my children do not have many children to play with in this neighborhood. My wife and I do not have many friends living nearby.

My understanding is that the applicant wishes to build affordable or subsidized apartments. This would bring young families to the area, creating a flourishing, vibrant community. It would bring more consumer spending to the area from Toronto, and would be a good thing for the City of Vaughan at large. In a post-pandemic era, Vaughan will need all the consumer spending it can get in order to keep businesses in the area alive and preserve jobs of hard-working residents of Vaughan.

To address a concern of local residents, I do not believe that these apartments would de-value housing prices in the area, as the demographic of people who live in subsidized apartments are not the same as those who purchase houses. Supply and demand would remain stable.

I understand that every great thing that's built comes at a cost. The cost in this case is increased traffic and construction in the area. I submit that this is a very small price to pay for the massive benefits we would achieve as a community through this proposed structure.

I fully support this proposal, and am available for questions if needed.

On Tue, Sep 22, 2020 at 11:22 AM Magnifico, Rose <Rose.Magnifico@vaughan.ca> wrote:

Your deputation form was received past the deadline.

As an alternative to an electronic deputation, written comments can be submitted to clerks@vaughan.ca for distribution at the Council meeting of September 29, 2020. The deadline for communications to the Council meeting is noon one business day prior to the meeting.

Please let me know if you have any additional questions.

Best regards,

Rose

Rose Magnifico

Council / Committee Administrator 905-832-8585, ext. **8030** |
rose.magnifico@vaughan.ca

City of Vaughan | City Clerk's Office

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



From: Clerks@vaughan.ca <Clerks@vaughan.ca>

Sent: Tuesday, September 22, 2020 9:12 AM

To: Magnifico, Rose <Rose.Magnifico@vaughan.ca>

Subject: FW: [External] Deputation Form for Agenda Item 3-4 on Sept. 22

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

--

Daniel Diamond, J.D.

From: Franca Berardi <FBerardi@mircomgroup.com>
Sent: Tuesday, September 22, 2020 2:39 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] APPLICATIONS - CALLOWAY REID & WEDGEWOOD

Good afternoon Mr. Bevilacqua:

I am a long time resident of Vaughan – since 1989 – Woodbridge. I am contacting you regarding the above applications that have been sent to myself and residents in my area.

While I am not opposed to growth in the City, I am certainly opposed with the number of towers that are being built in what you might call the “downtown core” of the City. It seems that all applications are approved by the City, pushing out our small businesses and replacing them with residential towers. These planning strategies are certainly approved without looking at the bigger picture of the City. While I live and work in the City, it is becoming more and more frustrating to enjoy the City. What was once a nice peaceful suburban area, is not the chaotic downtown Toronto vibe. This is not what residents want. This is what the developers want – where there is money to be made, lets build with no regard to our community feedback.

My above sentiments are that of many. You need to read the Vaughan Citizen whereby another citizen, Elvira Caira and her ratepayers association express the same concerns over this uncontrolled building frenzy.

You should be the voice of the residents not the voice of the developers and builders. This is something that may need to be considered for our next election.

Franca Berardi
Consumables Manager

Mircom Group of Companies

25 Interchange Way
Vaughan, ON L4K 5W3
Canada
T: 1.888.660.4655 Ext. 2120
fberardi@mircomgroup.com
www.Mircom.com



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From: Kevin Hanit [REDACTED]
Sent: Thursday, September 24, 2020 6:07 PM
To: Clerks@vaughan.ca
Cc: Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] OP.19.016 and Z.19.040 Chabad Lubavitch of Southern Ontario

Please include this in the comments on the above noted application for development.

My name is Kevin Hanit, [REDACTED] Queensbridge Dr, Concord, ON [REDACTED]

I object to this development application on the following basis:

Where are the attendees of Bar/Bat Mitzvahs and Weddings going to park, if this application in its current state goes through?

My answer to this question is that they will end up parking on Flamingo and Highcliffe.

If this is to go through, the applicant needs to do a complete and thorough parking study as well as a proper traffic and pedestrian study after the end of the current COVID-19 pandemic.

If the parking study says that they need to keep the current number of parking spaces, where are those with a disabled permit going to park during and after construction?

I also don't believe that the current Official Plans of both Vaughan and York Region allow this type of development in that area. I know that it is allowed on the other side of Bathurst, but south of the New Westminster/Atkinson and Bathurst intersection.

The Viva Rapidway does not have a stop at the intersection of Bathurst and Worth/Flamingo.

This entire application was not correctly thought out. The applicant needs to go back to the drawing board with it.

I don't believe that there were any consultations with the residents in the area.

Thank you and I want to be notified of any meetings, hearings in front of council and of course the final outcome of it.

Kevin Hanit

To Vaughan City Councilors,

RE: Z.19.040 / OP.19.016

8001 Bathurst St

I had the privilege of speaking on September 22, 2020 at the Committee of the Whole meeting. Unfortunately, I ran out of time and was not able to make all my points opposing this development.

On behalf of Flamingo Ratepayer Association (FRA), I would like to submit this written deputation for council to consider as arguments opposing this development.

1. Parking and Access to the building as the front gate is closed on Saturday and Jewish holidays. This leads to increase street parking congestion on Saturdays and Jewish holidays by congregants. What happens when a building is built, and tenants or guests want to go in & out of the building on the Shabbath and Jewish Holidays.

2. Only One small driveway in & out of that property. This should be a concern for fire department, emergency access, and traffic.

3. Traffic study was conducted in August a few years back – we are requesting a new traffic study to be conducted not during a low traffic season, where many are on vacation. We in the neighborhood would like a traffic study to be conducted after Covid19 pandemic has ended. Beginning from the intersection of Bathurst and Flamingo,

4. Privacy with respect to trees line, and backyard coverage for the homes on Trafalger.

5. Current Proposal has 2 level underground parking this is a rental building which usually does not have security. Two levels of parking increases the susceptibility to a motivated attack. Anti-Semitism is on the rise, and this development has many concerned in the community, as the existing building is already quite visible. The synagogue was attacked by an unknown person with a brick just last year. Cameras did not aid with the prevention of this violation. The threats are real. Just look at Pittsburgh, California, Mumbai and Montreal.

6. Rooftop Structure: Our concern is that the rooftop structure of the building falls outside the 45 degree angular plane. A reflection that the height of the building is too much. A building more in line with residential heights would be better suited.

7. Shadowing: At the Weston Consulting open house, this summer, they presented their shadow study. It was noted that not only are the homes on the South side of Highcliffe DR. going to have more shade, but the home on the South-West corner of Bathurst and Worth will have the shade all day long. Once again indicating that the proposed building height is too high for the space available.

The current application is for a rental building. A meeting with the proponent during the summer month alluded to the notion that a condominium or a hybrid (rental/condo) might become an alternative proposal. In the open house held by Weston Consulting, the Rabbi mentioned that the building is meant to provide greater affordability in the neighborhood. If condominium is the tenure then is affordability really the goal?

It appears that the Rabbi's desire to change the neighborhood in order to meet the needs of the synagogue. However, should it not be that the synagogue meets the needs of the neighborhood. It would appear that there seems to be little consideration for what the community wants.

The ultimate goal for the community and the developer is to work together to find a win-win solution. Our attempts with discussions with the proponent was met with vague responses. There have been many unanswered questions, many alternative hearsay proposals and ultimately what is there intent for the building from top to bottom? A proposal was made by the proponent without much thought to major questions and concerns. How can decisions be made?

The FRA is requesting that we be notified of any further meetings of Committee or Council concerning this application and that we be advised of any formal decisions in writing.

Thank you

Anet Mor,

President, Flamingo Ratepayer Association



MILLER THOMSON
AVOCATS | LAWYERS

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F 416.595.8695

MILLERTHOMSON.COM

September 14, 2020

David Tang
Direct Line: 416.597.6047
dtang@millerthomson.com

SENT VIA EMAIL (clerks@vaughan.ca)

Mayor Bevilacqua and Members of Council
Committee of the Whole
City of Vaughan
City Clerks Office
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

COMMUNICATION – C30
Council – September 29, 2020
Committee of the Whole (Public Hearing)
Report No. 39, Item 3

Dear Mayor and Members of Council::

Re: Home Depot of Canada Inc. Submissions:
Application by Calloway REIT (400 and 7) Inc. ("Calloway")
137 Chrislea Road and 57 & 1010 Northview Boulevard (the "Redevelopment Site")
Official Plan Amendment and Zoning By-law Amendment
City File No. OP.19.012 and Z.19.036
Committee of Whole Public Meeting Date: Tuesday September 15, 2020 – 7pm

Attached please find Howe Gastmeier Chapnik Limited's letter respecting the above noted project indicating significant likelihood of inappropriate sound and noise impacts if the applications are approved.

Yours truly,

MILLER THOMSON LLP

Per:

David Tang
DT/tj

September 14, 2020

Miller Thomson LLP
Attn: Mr. David C.K. Tang
40 King Street West, Suite 5800
P.O. Box 1011

via email: dtang@millerthomson.com

Re: Home Depot of Canada Inc., Vaughan
Potential Noise Impacts Introduced by Proposed Developments at 7887 Weston Road,
Chrislea Road, and 57 & 101 Northview Boulevard, Vaughan
HGC Engineering Project No. 02000124

Dear Mr. Tang,

Miller Thompson has retained HGC Engineering on behalf of Home Depot of Canada Inc. ("Home Depot") at 140 Northview Boulevard, to assess the potential noise impacts that may be introduced by residential developments proposed to the west and east of that property.

From planning justification reports,^{1, 2} which we understand have been submitted to the City of Vaughan, it is our understanding that applications have been made to rezone the lands bordering the Home Depot site to the west and east, to allow multi-unit residential buildings with heights ranging from eight to fifty storeys. Concept drawings showing the footprint and elevations of the proposed buildings are included in those reports.

Our noise assessment is still underway, but not yet complete. We have conducted comprehensive on-site measurements of the sound emission levels from the various equipment and activities at the Home Depot, including rooftop mechanical equipment, power inverter systems for the rooftop solar panels, loading and unloading of goods associated with receiving and delivery of building materials, and outdoor operation of forklifts.

We have yet to complete predictive acoustical modelling of the resulting sound levels at the facades of the proposed buildings. However, given the magnitude of sound emission levels from the equipment and activities at the Home Depot, the minimal separation distances to the proposed buildings, and the fact that the windows and balconies of the proposed buildings would overlook the roof and loading docks of the Home Depot, our experience with similar situations suggest a strong potential for noise excesses over the limits of the Ministry of the Environment, Conservation and

1 "Planning & Urban Design Rationale – 7887 Weston Road, Vaughan", Bousfields, Inc, December 2019.

2 "Planning Justification Report - 137 Chrislea Road and 57 & 101 Northview Boulevard, Vaughan", MHBC, December 2019.




Parks. Moreover, we anticipate that the sound levels that would occur at the balconies and windows into noise-sensitive spaces within the building would be sufficient to pose a risk of disturbance to future occupants, and a risk of persistent noise complaints to the Home Depot.

We anticipate completing our acoustical modelling, analysis, and preparation of a noise impact study report within the next weeks. At that time, we can provide detailed comments on the degree of potential noise impacts and can investigate the feasibility of mitigation.

Thank you for the opportunity to be of assistance. If you have any questions or concerns in the meantime, please do not hesitate to call.

Yours truly,

Howe Gastmeier Chapnik Limited


Robert D. Stevens, MAsc, PEng



Mr. Coles,

September 14, 2020

**COMMUNICATION – C31
Council – September 29, 2020
BY-LAW NO. 116-2020**

I am currently writing to you as Frank Suppa's letter to the residents expressed that Gentile Circle was going to before council in September of 2020 for assumption of the roads.

I am requesting that this communication is added to items of communication as my deputation on this agenda item and that staff and council please address the questions in the public hearing.

THE CITY OF VAUGHAN

BY-LAW NUMBER 116-2020

**A By-law to assume Municipal Services in The Ravines of Rainbow Creek,
19T-06V15, Registered Plan 65M – 4230.**

WHEREAS The Subdivision Agreement between The Corporation of the City of Vaughan and 1668135 Ontario Inc. provides for the installation of certain public services.

AND

WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services in Registered Plan 65M-4230 have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the services in Registered Plan 65M-4230, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 1668135 Ontario Inc. dated July 9th, 2010, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 29th day of September 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Email Written by Andrew Pearce,

"From: Pearce, Andrew

Sent: Friday, September 10, 2010 5:52 PM

To: Cardile, Lucy

Cc: Testani, Stephanie, Carella, Tony; Uyeyama, Grant; Grellette, Leo

Subject: RE: 55 Sicilia Street, Woodbridge

Hi Lucy,

The Parcel of Land that Tony Gentile is currently developing at 5550 Langstaff Road (Ravines of Rainbow Creek, 19T-06V15 will be developed in two phases.

In brief, the status of the first phase of the development is as follows:

- Roads and municipal services have been constructed;
- Subdivision Agreement has been executed;
- Clearance from the various approval agencies for registration are being requested by the Owner;
- A MOE Record of Site Condition is still required for a number of lots in the plan before the plan of subdivision can be registered. Tony Gentile has retained a new environmental engineer to assist him in securing the RSC in the next few weeks;
- The waste material that was generated through the clean up of the phase 1 lands, which is temporarily stockpile on the phase 2 lands, must be removed before the plan of subdivision can be registered. It is important to note that pile of clean fill may continue to be stock piled on the phase 2 lands and used in the clean up of the phase 2 lands.
- House construction has begun without permits. It is my understanding that the Building Department is issuing charges/orders accordingly.

I would expect that the phase 1 plan of subdivision will be registered within the next two months. There is no development application that I'm aware of on the Phase 2 lands yet.

By copy, I am asking Grant and Leo to provide any additional comments from their perspective.

Have a good weekend.

Andrew D. Pearce
Director, Development / Transportation Engineering
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1"

According to the EXP report TWO RSC's (87912 and 90715) were filed for the Phase 1 lands on October 21, 2010.

Therefore My question to City of Vaughan Staff and Council is how was a subdivision agreement executed On July 9th of 2010 when the RSC applications were not even submitted to the Ministry of Environment Yet to deem this property for a more sensitive land use of residential Homes?

The report also spoke about the soil testing that there was exceedance of Table 2 standards on the phase 1 property of many chemicals and Electrical conductivity in the soil at a depth of 2 meters deep. This material was excavated from the phase 1 land and stored on the phase 2 land as it was unsuitable for reuse on the property and was required to be hauled out of the phase 2 lands before any development agreement can be executed for the phase 1 lands. Hence why the developer started building homes without permits and a subdivision agreement registered to the City of Vaughan. Please note none of this unapproved activity was brought to the public recorder.

I would like Staff to explain why they are calling it clean fill stockpiled on the phase 2 lands of the Hydro One Corridor and the Environmental Consultants EXP reported it was unusable waste determined by the soil testing that occurred deemed if unfit?

Also Confirmed by the Ministry of Environment Jennifer Kozak, in an email stated the following and I Quote; *"The owner demonstrated an unwillingness to comply with aspects of my order, and / or proactively engage appropriately qualified contractors or staff to conduct the waste processing activities. As a result, the Ministry has no means nor rationale to assist or expedite activities where we are concerned, they will not be undertaken in accordance with the requirements of our legislation or more recent orders. In addition, the Ministry has referred the potential compliance issues to our Investigations and Enforcement Branch who are in the process of investigating the developer(s) and potentially laying charges in relation to the activities at the site".*

So just to confirm with By-law 116-2020 the development of 19T-06V15 was not constructed and installed in accordance with City Specifications.

AGENDA ITEM ASSUMPTION OF GENTILE CIRCLE

The following concerns and questions are,

Have all the deficiencies of the phase 1 development been addressed and repaired?

Will the Letter of Credit that the City of Vaughan currently holds for the Phase 1 development be used to repair any outstanding issues of the development?

Does the City of Vaughan still hold a letter of credit for the phase 1 lands?

The Phase 1 development was supposed to go through a 13-month review. Was this completed? If yes, please provide explanation and details.

Has the retaining rock wall been corrected in front of the train tracks as this item was listed as a deficiency? If yes, please explain and provide details.

The entrance of Gentile circle roadway was also listed as a deficiency. Was this repaired and corrected? If yes, please explain and provide details.

Can Staff please confirm that all outstanding deficiencies for the phase 1 development have been addressed if the City of Vaughan is considering assuming the development. If Not, why is the City of Vaughan considering assuming the development???

As well As part of the Phase 2 development is still home to massive unpermitted stock piles of waste that are still be currently tested by environmental consulting firm G2S for contaminated waste that has been stockpile against O. Reg 153/04 section 168.3.1 (1) of the Environmental Protection Act and Ontario Regulation 347. As well without an Environmental Compliance Approval in place to even conduct any remedial operations in 2018 but not limited to that time frame. Why would the City of Vaughn even consider assuming the phase 1 development with such liability and risks present on the site currently today?

According to a letter written by York Region on April 25/2014 to a Mr. Kerkusz the consultant of Skira and Associates LTD. Referencing the developer, the City of Vaughan, and the York Region file number V.06.14.

It states the following that until an Environmental Compliance approval is issued out by the Ministry of Environment. Storm and sanitary sewers can not move forward on virro court but with the Region and the City aware of that on April 4/2014 the ECA was issued but need to be amended or appealed to achieve compliance but it was confirmed by the crown of the Ministry of Environment that the developer has failed to take any action in filing an appeal and or amendment. Yet storm and sewers were still installed on Virro court.

As well there was an email written from Andrew Pearce to Lucy Cardile CC'ing staff and Tony Carella and Leo Grellette city staff which is now retired and working for the developer.

indicating that houses were built without permits at the time and RSC for several properties were not issued and a subdivision agreement was not register to the City of Vaughan when development started on the Phase 1 development.

As well in the TRCA Executive committee #1/08 March 7/2008 reports it stated the following:

" To site grade and temporarily or permanently place, dump or remove any material, originating on the site or else on Part of Lot 11 Concession 8, (5550 Langstaff), in the City of Vaughan, Humber River Watershed as located on the property owned by 1668137 Ontario Inc. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to remediate a contaminated site and to restore an altered valley/ stream feature on Part of Lot 11, Concession 8 (5550 Langstaff Road), in the City of Vaughan".

Can Staff please confirm to all residents that the work required under the accordance of O.Reg 153/04 in the above TRCA document has been done by a qualified person and there is currently no potential risk posed to any resident. As the Storm Management pond was part of the Phase 1 development but did not get develop until 2016 years later to when residents moved into the homes on the phase 1 development of Gentile circle.

It also was communicated by the MOECC at the time that roads and sewers were not to move forward with out an RSC Confirmed for the property as it was still subjected at the time as a property that was under remediation and that all waste that was excavated from the phase 1 site and stored on the phase 2 site needed to be removed before the property can be approved for development and achieve compliance.

As the Stockpile remained under the Hydro One corrido until the summer of 2016.

Please review all photo documents and Provincial orders to indicate the history of the waste and the non-compliance of the developer of removing the waste pile before he started developing homes on the phase 1 development without RSC and building permits.

Can the City of Vaughan Staff please confirm if all the filed Variances of all properties and roadways were corrected as there were several filed as the development commences without the proper surveys and approved subdivision agreement registered to the City of Vaughan.

Can Staff please confirm all the above and confirm why council and staff have always declared the waste on this land was not contaminated when there are environmental reports indicating contaminated hot spots on both phases 1 and 2.

Regards
Simone Barbieri

September 18, 2020

TO: City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive Vaughan, Ontario, L6A 1T1

RE: Notice of Public Hearing Committee of the Whole, on Official Plan Amendment
File OP. 20.006 and
Zoning By-Law Amendment
File Z.20.014 and Related Application: File Da.20.019

BY: APPLICANT - AGAU Developments Limited

SUBJECT LANDS: 10 and 30 Disera Drive and 750, 760, 770 Centre St. Vaughan, Ont.

PURPOSE: The Applicant wishes to rezone the subject lands to permit ADDITIONAL DEVELOPMENT consisting of 27 and 29 storey apartment buildings (with 630 residential units) perched on a three-storey podium along proposed Gatineau Drive (extension) including ground floor retail uses, with a Floor Space Index (FSI) of 8 X the area of the lot (?). The development also includes 510 on-site parking spaces, located in an underground parking garage and above ground, within four (4) levels of the podium.

DEPUTATION OF CONCERNED PARTIES: We, the named parties herein, have joined together to express our GRAVE CONCERNS about the Proposed Development by the Applicant and the Owner of the Subject Lands.

Even though the Notice for the Hearing is dated August 28, 2020 (a Friday before the summer weekend), most of us were not made aware of this information until the following week, the response time being further shortened by the Labour Day Weekend holiday and this week's Rosh Hashanah (celebrated by our Jewish friends and neighbours). The time remaining to properly analyze and assess the impact of this proposal on our neighbourhood before the Public Hearing with City Council is thus insufficient. We believe this was purposefully arranged so as to result in minimal feedback or commentary from the community, in order to RUSH THROUGH the requisite approvals by City Council.

The FIRST apartment development built in this area at 50 and 60 Disera Drive, Thornhill was registered as a condominium (Y.R.S.C.C. 1053) containing 354 residential units. We have watched and been negatively impacted by the never ending increase in, density permitted, traffic delays and strain on our services received and infrastructure provided, all of which was approved by City Council from the original Development Plan for the Thornhill City Centre, just to increase the "tax base". Our property, as well as a number of neighbouring properties in the vicinity of the Subject Lands shall be significantly impacted by the mixed use proposal of residential/retail/commercial submitted by Agau Developments/Limited.

A. PRELIMINARY OBJECTION

We have several preliminary objections to the proposed proceedings as follows:

1. We believe our community has been given insufficient time to properly assess and respond to the proposal.
2. The Developer has not reached out to the affected community to discuss the impact of the proposal
3. The limitations/restrictions on interpersonal contact between key stakeholders due to the COVID-19 pandemic necessitate us being granted more time to make a full and proper response.

B.. ZONING / PLAN APPROVAL

Some of the key issues we have identified at this preliminary stage include, but are not limited to:

1. What does the Official Plan reflect for the subject lands in the immediate and surrounding areas and how is this proposal changing/ affecting the Plan?
2. What consultations and studies have been completed, presented to and approved by the Planning Department to evaluate and support the proposal? i.e. impact of traffic congestion and road safety; wind tunnel effect; sunlight and shadow changes; emergency responses -- fire, ambulance, police; site drainage and soil erosion; environmental considerations and green space requirements, outdoor common/community spaces; taxing existing infrastructure and services -- storm and sanitary sewers, supply of water (with suitable pressure), hydro and gas.
3. More importantly, have these studies been completed to not only reflect this proposal but also to show the CUMULATIVE impact on the community In conjunction with other nearby developments already approved or contemplated in the near future? i.e. ,the D'Or Development, the BAIF/The Thornhill Condo project, Chartwell Constantia Retirement Residence expansion and the several proposed Promenade Mall Redevelopment projects.
4. What verifications have been made that ensure the adequacy of Municipal plans to deal with services they provide to the community arising from intensifying the density, having more and higher buildings, increased vehicular and pedestrian traffic? i.e. fire, ambulance, police (with attendant crime rate increases), schools, medical services, garbage and pollution (air, water, noise), hazardous materials.

5. We believe the parking provided for the improvements contemplated is inadequate. We believe the proposed structures are too tall and too close to us.

C. CONSTRUCTION

1. What is being done to eliminate or mitigate the significant impact of this mega-project's construction on its adjoining neighbours and the community at large? i.e. mud, debris and construction materials that find their way onto our properties and collect on surrounding roadways (who pays for the cost of remediation?); trespass of construction related equipment and people using our land or air space.
2. Construction We have genuine concerns about additional maintenance, cleaning, wear and tear of our properties (and related added costs) due to the ensuing construction over a prolonged period. This entails more frequent window and balcony washing, garage and storm drain clearing, carpets' and mats' cleaning and replacement; HVAC impacts are fan coil cleaning and replacement of air filters; false fire alarms due to construction dust (we just had one yesterday) and associated charges.
3. Personal safety and liability insurance issues caused by poor or lacking safety barriers.
4. Drainage issues and flooding due to inadequate protection of our garage walls and waterproofing membranes.
5. Cracking of and leaks in our walls due to excavation retaining walls and vibration of piles driven.
6. Construction noise for work done at night, early morning and weekends; High Intensity construction lighting not shielded from our buildings.
7. Rodents being displaced by construction and crossing to our property.
8. Perimeter fencing of adequate height and design for safety and security.
9. Construction crane safety concerns (2 such issues in Toronto last year).

D. OCCUPANCY / OPERATING

1. Additional outdoor lighting and security monitoring requirements for safety and security.
2. Site drainage and landscaping including sundecks.
3. Perimeter fencing and positional screening.
4. Mass and height of proposed development blocks sunlight, creates shadows and wind; reduces views into city promised by our developer and municipal planning.

5. Extreme closeness of buildings/balconies facing one another create serious unwelcome noise and privacy issues.
6. Insufficient parking causes spillover of vehicles and people onto adjacent properties and roadways.
7. Extra burden placed on infrastructure and services provided by the municipality.
8. Noise, smells and congestion caused by poorly located garbage pickup, loading/ moving entrance and fire truck/ambulance access.
9. Additional impact if more development is completed on 750 and 760 Centre Street.

CONCLUSION

In this time of Covid-19 (and for future potential similar issues), when everyone is being asked to respect one another's health and safety and make changes to accommodate the NEW NORMAL, we believe that this Proposal neglects the NEEDS of others and is ONLY SELF SERVING. At this time it is most important that the Owner and Applicant (who may not be one and the same) be forthright and TOTALLY TRANSPARENT about their FULL INTENTIONS for the lands on their site and reflected as 750 and 760 Centre Street. Where is the GREEN SPACE component for this site and how is it delivered? This site CAN provide it, but our City Councillors would usually "take the money", IN LIEU. We need the Green Space! The parkette provided nearly is pitifully insufficient.

The cumulative affect of the overbearing size, scope and location of the structures SHALL, without appropriate and timely MITIGATION, significantly affect and alter the very character and nature of our neighbourhood and the daily lives of its residents. The REDEVELOPMENT PLAN, as presented, is contrary to what civic officials previously made and in many respects appear accordingly flawed.

To satisfy our collective concerns about safeguarding our residents and respective properties and ensuring the continued viability of our neighbourhood, it became imperative that we clearly document and timely communicate our specific concerns and reservations about this Proposal to You, the Developer (as you neglected to seek input from affected parties before your submission) and the ELECTED OFFICIALS who would decide on the merits of the Proposal (before we had a sufficient opportunity to do our due diligence, exercise our fiduciary responsibilities and properly vet the Proposal). In the interests of fairness, we are therefore requesting to meet with the Developer and the Planning Department, BEFORE the Application is suitably addressed by City Council. We are committed to work with their representatives to satisfy our residents' queries and mitigate identified issues of concern in order to create a more viable, acceptable development for our community, where ALL parties benefit from the end result. To this end, we respectfully request that City Council postpone this Hearing to some FUTURE date which is AFTER the Developer has had communication and meetings with the local community representatives to discuss the Proposal (which

should have been proffered by the Developer at the outset) and that City Council make this a CONDITION PRECEDENT to a new Hearing on this matter.

We have been in contact with affected parties in our neighbourhood, who collectively represent about 2,000 residents, namely:

- 7 North Park (Vista) and 15 North Park (Beverley)
- 20 and 30 North Park
- 7890 and 7900 Bathurst Street (Legacy Park)
- 75 and 85 North Park (The Fountains)
- Beverley Glen Rate Payers Association
- Chartwell Constantia Retirement Residence
- D'Or Condominium on proposed Gatineau Drive
- 2 Beverley Glen (The Thornhill Condos) by Baif Developments

Due to covid-19, cutbacks in staff, property management and Condo Board of Directors' isolationism, along with an abbreviated response time from our initial written contact re the Notice of Public Hearing to the actual scheduled Live Streaming Hearing, we have NOT RECEIVED a formal response from anyone. In fact, a telecom between our Mr. Marvin Fajertag and Mr. Dean McCabe, representing the management company (court appointed) and an interim shadow Board of Directors at The Fountains Condominiums, resulted in their advising us -- that our letter, in this matter, received by them earlier this week was the FIRST TIME that they heard of anything regarding this Hearing; that HE did not have the authority to respond to this matter, that he would inform his Board of Directors of the Notice, but he doubted that they would be able to respond in a timely fashion. This is just one example of "why we require more time".

Please understand, we are NOT AGAINST new development or redevelopment per se; we simply believe that the City Council should not be rushed into making critical "life affecting" decisions without the input from those whose lives shall be directly and indirectly affected. WE HAVE NOT had sufficient notice of, or time, to respond to the subject Proposal. We seek your understanding and indulgence in this matter in granting our request and we trust you will favourably concur with the rationale and considerations underlying our position.

The Board of Directors of Y.R.S.C.C. 1053 have requested that Mr. Marvin Fajertag act as their spokesperson to make an oral presentation at the Live Stream Hearing.

Respectfully,

A handwritten signature in black ink, appearing to read 'F. Pagliero', is written over a horizontal line.

Y.R.S.C.C. 1053 (by its President, Flavio Pagliero)

DATE: September 25, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Deputy City Manager, Infrastructure Development

RE: **COMMUNICATION
ITEM NO. 5, COMMITTEE OF THE WHOLE (PUBLIC HEARING),
SEPTEMBER 22, 2020**

**OFFICIAL PLAN AMENDMENT FILE OP.20.004
ZONING BY-LAW AMENDMENT FILE Z.20.011
PRISTINE HOMES (PINE GROVE) INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND PINE GROVE
ROAD
8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE**

Purpose

The purpose of this Communication is to respond to the Committee of the Whole (Public Hearing) direction of September 22, 2020 for the Pristine Homes (Pine Grove) Inc. ('Pristine Homes') development applications.

Background

Pristine Homes on March 17, 2020 submitted Official Plan Amendment and Zoning By-law Amendment Files OP.20.004 and Z.20.011 ('Applications') to facilitate the development of a 7-storey residential apartment building with 122 units and a Floor Space Index of 2.63 times the area of the lot at 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue ('Subject Lands').

The Committee of the Whole (Public Hearing) considered the Applications on September 22, 2020 and directed staff provide a response to four specific questions asked by a resident as follows:

That Council:

- 1) refuse the Applications at the Public Hearing;
- 2) form a Stakeholders Group;
- 3) implement a freeze or hold on the subject lands and the Pine Grove area to undertake a Land Use Planning Study or other appropriate studies; and

- 4) allocate necessary resources and funding for the completion of studies.

Analysis

Request 1 - To refuse the Applications

The primary purpose of the Public Hearing is to provide an opportunity for the Committee of the Whole and members of the public to provide comments, and for Planning staff to receive feedback on the Applications. While the Committee of the Whole can recommend the Applications be refused at a Public Hearing and Council may subsequently adopt this recommendation, the disposition of the Applications are still under review by City staff and external agencies. The Development Planning Department will prepare a final technical report to a future Committee of the Whole meeting for consideration once review of the Applications is complete. The final technical report will provide an adequate level of analysis to assist Council in making an informed decision on the Applications.

Request 2 - To form a Stakeholders Group

The Committee of the Whole on September 22, 2020 recommended (in part):

“That a Working Group be established consisting of the Local Councilor, Regional Councilors, residents, the applicant, and staff to address outstanding issues and concerns.”

Council must approve the Committee’s recommendation. If approved, the request will be addressed.

Request 3 - Implement a freeze or hold on the Subject Lands to undertake appropriate studies for the area

In order to implement a freeze on development for the Subject Lands or lands within the Islington Avenue corridor, an Interim Control By-law (‘ICBL’) must be approved by Council. The ICBL can be imposed for a period of one year, with a maximum extension of one additional year.

There is no ability to appeal an ICBL to the Local Planning Appeal Tribunal (‘LPAT’) within the first year it is passed, except by the Minister of Municipal Affairs and Housing. However, any extension to an ICBL beyond the first year is subject to appeal to the LPAT by any person or public body who received notice of its passing. An ICBL can also be challenged through various applications to the Courts on grounds such as bad faith, lack of jurisdiction and failure to meet the statutory prerequisites.

ICBLs have been recognized by the Courts and the LPAT as an extraordinary remedy that serves as an important planning instrument for a municipality. Because ICBLs allow a municipality to suspend development that may conflict with any new policy while in the

process of reconsidering its land use policies, it is a tool municipality must employ with caution. ICBLs are commonly enacted in a situation of urgency, when a municipality needs “breathing room” to study its policies.

Prior to passage of an ICBL, Council must direct by by-law or resolution that a review or study be undertaken in respect of land use planning policies in the municipality or in any defined area or areas thereof. The scope of the study(ies) and the area subject to the ICBL must be clearly identified in the Council resolution. If an ICBL is to be enacted, Council must approve the required funding to undertake the study(ies) and the study(ies) must be carried out fairly and expeditiously.

The Woodbridge Centre Secondary Plan (‘WCSP’) was approved by the Ontario Municipal Board (now the LPAT) on February 24, 2015 and provides guidance for development in the Woodbridge Centre. The process for the WCSP was initiated by the City in 2009 and included background document review, various land use, urban design, transportation and environmental studies and analysis, and public consultation to develop a cohesive vision and principles for the Plan Area now reflected through the policies of the WCSP.

An ICBL is typically used to freeze lands that are currently subject to an ongoing study to ensure premature development of the lands does not prejudice the purpose of the study. In this case, the WCSP is already in effect and applicable to the subject lands. On this basis, an ICBL is not necessary, as a review and recommendation on the Applications can be made based on the existing policies of the WCSP that have been in effect for approximately 5 years.

Request 4 - Allocate necessary resources and funding for the completion of studies

Should Council direct an ICBL and associated studies, Council must approve a budget amendment to secure the necessary funding. Staff anticipate the procurement and study processes can take a minimum of 12 months to complete, thereby possibly necessitating an extension of the ICBL should one be enacted. Enacting an ICBL and undertaking the studies does not prevent the Owner from exercising their appeal rights for the Applications, nor does it necessarily stop any LPAT processes.

Financial Impact

The financial impact is dependent on Council’s direction regarding an ICBL. Specifically, a budget amendment is necessary if Council chooses to enact an ICBL.

Conclusion

As requested by the Committee of the Whole (Public Hearing), this Communication provides responses to four questions asked at the September 22, 2020 Public Hearing. Although Council can technically refuse the Applications at a Public Hearing, it is prudent to make an informed decision upon consideration of the final technical report.

In addition, the Committee directed a working group be established as requested by a resident.

With regard to freezing development on the Subject Lands or within the Islington Avenue corridor an ICBL and City commissioned land use study(ies) is not needed to arrive at recommendations on the Applications. Staff are in the process of reviewing the Applications and the accompanying studies. If Council is of the opinion an ICBL and associated studies are required Council must direct that the ICBL be initiated and the appropriate studies identified, funded and undertaken. The scope of the studies required and the area to be subject to the ICBL must also be clearly identified in the Council resolution.

Prepared By

Chris Cosentino, Planner, ext. 8215

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate, ext. 8862

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

NICK SPENSIERI

Deputy City Manager, Infrastructure Development

Copy to: Todd Coles, City Clerk
 Jim Harnum, City Manager

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

From: Derek SEGALL [REDACTED]
Sent: Sunday, September 20, 2020 8:44 PM
To: Clerks@vaughan.ca
Subject: [External] Public Hearing on September 22nd at 7pm for 8001 Bathurst Street

To Whom It May Concern

I reside at [REDACTED] Flamingo Road, 2 houses away from the synagogue. I am in opposition to this development for the following reasons:

1. The traffic on Flamingo Road has increased exponentially over the last few years and especially now with the completion of the Viva Rapid Transit along Bathurst Street. There is a terrible backlog in the early morning from 7:30 am to 8:30 am and late afternoon from 4:30pm to 6:00pm trying to make a right on Bathurst Street. Flamingo Road has become a main thoroughfare from Atkinson Ave to Bathurst Street.

It is often very difficult to even exit our driveway and can take sometimes 15 minutes to get from our house to the 407, a distance of only 300m. Having a residential building with an additional 125 units will only make the congestion worse and unmanageable. A traffic study was conducted by the proponent, but it was done on a Friday afternoon of the long weekend in July which is not a true indication of the real traffic situation.

2. On the Sabbath and High Holidays, the parking lot of the synagogue is closed to any vehicles by 2 large gates. On these days Flamingo Road is jam-packed with cars parked on both sides of the road, and there are often cars partially blocking our driveway. The same situation occurs when there is a function at the synagogue. I can only expect this parking situation to become worse with the proposed building as a large part of the existing parking will be lost to accommodate the new construction.

3. How does the proponent propose to deal with non observant residents who would like to use their cars on the Sabbath or High Holidays? How are they going to be able to enter and exit the building? The only access to the property is via the Flamingo Road driveway. Is the proponent only going to have observant tenants occupying the apartments?

4. There has not been any mention of ANY Security around the proposed building. In the light of increased

antisemitism around the world, this is a very serious consideration. Thanking You
Derek Segall