

COMMITTEE OF THE WHOLE (2) – MAY 12, 2021**COMMUNICATIONS**

| <u>Distributed May 7, 2021</u> | | <u>Item</u> |
|---------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------|
| C1. | Mr. Al Grossi, dated March 24, 25, and April 29 and 30, 2021. | 4 |
| C2. | Mr. Nick Ciappa, dated April 30, 2021. | 4 |
| C3. | Mr. Giovanni (John) Losiggio, member of Weston Downs community, dated May 3, 2021. | 4 |
| C4. | Giacinto Celio, Kimber Crescent, Woodbridge, dated May 3, 2021. | 4 |
| C5. | Mr. Rajbir Singh, resident of Weston Downs, dated May 4, 2021. | 4 |
| C6. | Mr. Rino Armone, Kimber Crescent, Woodbridge, dated May 4, 2021. | 4 |
| C7. | Ms. Lorraine Grant, Siderno Crescent, Vaughan, dated May 5, 2021. | 4 |
| C8. | Mr. Tony Di Pasquale, Siderno Crescent, Vaughan, dated May 5, 2021. | 4 |
| C9. | Mr. Tony Palumbo, Siderno Crescent, Vaughan, dated May 5, 2021. | 4 |
| C10. | Mr. Tony Alcamo, Colucci Drive, Woodbridge, dated May 5, 2021. | 4 |
| C11. | Mr. John Parete, Velmar Drive, dated May 5, 2021. | 4 |
| C12. | Ms. Leslie Ferrari, Principal, Leslie Ferrari & Associates, dated May 6, 2021 | 4 |
| C13. | Ms. Carmela Santomieri, Siderno Crescent, Vaughan, dated May 6, 2021. | 4 |
| C14. | Ms. Rosa Pignotti, resident of Weston Downs, dated May 6, 2021. | 4 |
| C15. | Fansports, dated May 6, 2021. | 4 |
| C16. | Ms. Carmela Santomieri, Siderno Crescent, Vaughan, dated May 6, 2021. | 4 |
| C17. | Dan and Patricia Maggiori, residents of Weston Downs, dated May 6, 2021. | 4 |
| C18. | Mr. Ronald Basso, Muzich Place, Woodbridge, dated May 6, 2021. | 4 |
| C19. | Memorandum from the Deputy City Manager, Administrative Services and City Solicitor, dated May 6, 2021. | 11 |
| C20. | Presentation material | 1 |
| C21. | Mr. Kevin Doan, dated May 7, 2021. | 4 |

Disclaimer Respecting External Communications

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (2) – MAY 12, 2021**COMMUNICATIONS****Distributed May 11, 2021**

| | | |
|------|------------------------------------------------------------------------------------------|---|
| C22. | Mr. Nick Ciappa, resident of Weston Downs, dated May 9, 2021. | 4 |
| C23. | Ms. Carmela Santomieri, dated May 9, 2021. | 4 |
| C24. | Maria and Nat Tari, Santa Barbara Place, Woodbridge, dated May 9, 2021. | 4 |
| C25. | Mr. Joe Greco, Colavita Court, Woodbridge, dated May 9, 2021. | 4 |
| C26. | Ms. Amanda Zeng, Polo Crescent, Woodbridge, dated May 9, 2021. | 4 |
| C27. | Chanh Bui, dated May 9, 2021. | 4 |
| C28. | Mr. Attilio Baldassarra, dated May 9, 2021. | 4 |
| C29. | Mr. Tony Anania, Polo Crescent, Woodbridge, dated May 9, 2021. | 4 |
| C30. | Mr. Tony Garisto, Siderno Crescent, Woodbridge, dated May 9, 2021. | 4 |
| C31. | Ms. Rosa Garisto, Siderno Crescent, Woodbridge, dated May 9, 2021. | 4 |
| C32. | Alison Fiorini, Flatbush Avenue, dated May 9, 2021. | 4 |
| C33. | Mr. David Shaw, Village Green Drive, Weston Downs, dated May 9, 2021. | 4 |
| C34. | Binli Li, resident of Weston Downs, dated May 9, 2021. | 4 |
| C35. | Mr. Antonio Parente, Polo Crescent, Woodbridge, dated May 9, 2021. | 4 |
| C36. | Mr. Rob Salerno, Vice President, Weston Downs Ratepayers Association, dated May 9, 2021. | 4 |
| C37. | Mr. Steven Marino, resident of Weston Downs, dated May 8, 2021. | 4 |
| C38. | Mr. Danny Becevello, resident of Weston Downs, dated May 8, 2021. | 4 |
| C39. | Sunny Jia and Kevin Zhu, Siderno Crescent, Woodbridge, dated May 8, 2021. | 4 |
| C40. | Mr. Kevin Zhu, Siderno Crescent, Woodbridget, dated May 8, 2021. | 4 |
| C41. | Sellitto, Velmar Drive, dated May 8, 2021. | 4 |
| C42. | Yang Edison, Siderno Crescent, Woodbridge, dated May 8, 2021. | 4 |

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COMMITTEE OF THE WHOLE (2) – MAY 12, 2021**COMMUNICATIONS**

| | | |
|------|-------------------------------------------------------------------------------------------------------|---|
| C43. | Ms. Sonia Sbergio, Polo Crescent, Woodbridge, dated May 8, 2021. | 4 |
| C44. | Nada Tasevski, dated May 8, 2021. | 4 |
| C45. | Sandro and Linda Di Lorenzo, Velmar Drive, Woodbridge, dated May 8, 2021. | 4 |
| C46. | Mr. Joe Andreoli, Novaview Crescent, Woodbridge, dated May 10, 2021. | 4 |
| C47. | Grace and Sam Ricci, residents of Weston Downs, dated May 10, 2021. | 4 |
| C48. | Mr. Anthony Turrin, resident of Weston Downs, dated May 8, 2021. | 4 |
| C49. | Mr. Vince Baggetta, resident of Weston Downs, dated May 10, 2021. | 4 |
| C50. | Mr. Vince Girvasi, dated May 10, 2021. | 4 |
| C51. | Ms. Maria Guadagnolo, Siderno Crescent, Woodbridge, dated May 10, 2021. | 4 |
| C52. | Mr. Angelo Damiano, Pinemeadow Drive, Woodbridge, dated May 10, 2021. | 4 |
| C53. | Ms. Anna Garisto, resident of Weston Downs, dated May 10, 2021. | 4 |
| C54. | Mr. Ryan Neiman, resident of Weston Downs. | 4 |
| C55. | Mr. John Simone, resident of Weston Downs, dated May 10, 2021. | 4 |
| C56. | Mr. Patrick Pelliccione, Jan K Overweel Limited, Steeles Avenue West, Woodbridge, dated May 10, 2021. | 4 |
| C57. | Ms. Anna Morrone, dated May 10, 2021. | 5 |
| C58. | Saveria and Charles Tornabene, Veneto Drive, Woodbridge, dated May 10, 2021. | 5 |
| C59. | Drazen Bulat, Veneto Drive, Woodbridge, dated May 9, 2021. | 5 |
| C60. | Enrico, Maria, John and Matteo D'Amico, Veneto Drive, Woodbridge, dated May 8, 2021. | 5 |
| C61. | Mr. Roy Cetlin, Woodbridge Avenue, Woodbridge, dated May 9, 2021. | 5 |
| C62. | Ms. Cristina Morrone, dated May 9, 2021. | 5 |
| C63. | T. Morrone, dated May 9, 2021. | 5 |

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COMMITTEE OF THE WHOLE (2) – MAY 12, 2021**COMMUNICATIONS**

| | | |
|------|----------------------------------------------------------------------------------------------------------|---|
| C64. | Mr. Arthur Pereira, Sara Street, Woodbridge, dated May 9, 2021. | 5 |
| C65. | Mr. Tony Morrone, Engineering Manager, StackTeck Systems Ltd., Paget Road, Brampton, dated May 10, 2021. | 5 |
| C66. | Mr. Marco Capponi, dated May 10, 2021. | 5 |
| C67. | Mr. Enzo Spizzirri, Hawman Avenue, Woodbridge, dated May 9, 2021. | 5 |
| C68. | Jack and Janice Cooper, Hawman Avenue, Woodbridge, dated May 9, 2021. | 5 |
| C69. | Mr. Ron Moro, Tasha Court, Woodbridge, dated May 5, 2021. | 5 |
| C70. | Lynn Amanda and Tony Di Iorio, Dalmato Court, Woodbridge, dated May 10, 2021. | 5 |
| C71. | Ms. Ninetta Massarelli, dated May 10, 2021. | 5 |
| C72. | Ms. Tamara Fontana, dated May 10, 2021. | 5 |
| C73. | Frank and Luz Maria Commisso, Graceview Court, Woodbridge, dated May 10, 2021. | 5 |
| C74. | Mr. Joe Simonetta, Angelina Avenue, Woodbridge, dated May 10, 2021. | 5 |
| C75. | Ms. Diana Boreanaz, dated May 10, 2021. | 5 |
| C76. | Alex and Patrizia Cianfarani, dated May 10, 2021. | 5 |
| C77. | The Femia and Ciullo families, Nadia Drive, Woodbridge, dated May 11, 2021. | 5 |
| C78. | Stefan Starczewski, Veneto Drive, Woodbridge, dated May 11, 2021. | 5 |
| C79. | Ms. Tina Morra, Angelina Avenue, Woodbridge, dated May 11, 2021. | 5 |
| C80. | Ms. Maria Akawi, dated May 11, 2021. | 5 |
| C81. | Mr. Gordon Kirk, Sara Street, Woodbridge, dated May 11, 2021. | 5 |
| C82. | Elisangela and Leandro Barroso, dated May 11, 2021. | 5 |
| C83. | Mr. Joseph Tusa, Hawman Avenue, Woodbridge, dated May 11, 2021. | 5 |
| C84. | Vasile Liviu Huma, Angelina Avenue, Woodbridge, dated May 11, 2021. | 5 |

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COMMITTEE OF THE WHOLE (2) – MAY 12, 2021

COMMUNICATIONS

| | | |
|------|----------------------------------------------------------------------------------------------------------------------------------------------|----|
| C85. | Mr. Paul Cucci, Hawman Avenue, Woodbridge, dated May 11, 2021. | 5 |
| C86. | Mr. Robert D'Angelo, Agelina Avenue, Woodbridge, dated May 11, 2021. | 5 |
| C87. | Mr. Adam Di Stefano, Nadia Avenue, Woodbridge, dated May 11, 2021. | 5 |
| C88. | Luigi and Raffaella De Bartolo, residents of Weston Downs, dated May 11, 2021. | 4 |
| C89. | Domenic and Rosamaria Borrelli, Polo Crescent, Woodbridge, dated May 11, 2021. | 4 |
| C90. | Mr. Gurdeep Badwal, Velmar Drive, Woodbridge, dated May 11, 2021. | 4 |
| C91. | Mr. Al Grossi, Kimber Crescent, Weston Downs, dated May 10, 2021 | 4 |
| C92. | Mr. Kevin Doan, Injury Law Centre, dated May 11, 2021 | 4 |
| C93. | Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated May 11, 2021. | 4 |
| C94. | Michael Pizzuto, MD, Velmar Drive, Woodbridge, dated May 11, 2021. | 4 |
| C95. | Ms. Lisa Durante, Babak Boulevard, Vaughan, dated May 11, 2021. | 4 |
| C96. | Ms. Paula Bustard, Executive Vice President, Development, SmartCentres Real Estate Investment Trust, Highway 7, Vaughan, dated May 11, 2021. | 1 |
| C97. | Ms. Irene Ford, Woodbridge, dated May 11, 2021. | 8 |
| C98. | Ms. Paula Bustard, Executive Vice President, Development, SmartCentres Real Estate Investment Trust, Highway 7, Vaughan, dated May 11, 2021. | 10 |
| C99. | Presentation material | 5 |

Distributed May 12, 2021

| | | |
|-------|-----------------------------------------------------------------------------------------------------------------------|---|
| C100. | Mr. Dino Di Iorio, Woodbridge, dated May 11, 2021. | 5 |
| C101. | Mr. Victor Lacaria, Co-President, Weston Downs Ratepayers Association, Polo Crescent, Woodbridge, dated May 11, 2021. | 4 |
| C102. | Mr. Quinto Annibale, LOOPSTRA NIXON LLP, Woodbine Place, Queens Plate Drive, Toronto, dated May 12, 2021. | 1 |
| C103. | Presentation material | 8 |

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Communication : C1
Committee of the Whole (2)
May 12, 2021
Item # 4

From: Coles, Todd <Todd.Coles@vaughan.ca>
Sent: Friday, April 30, 2021 1:12 PM
To: Clerks@vaughan.ca
Subject: FW: [External] RE: 4101 Rutherford Road Application resubmission

Communication for CW(2)

From: al.grossi @ [REDACTED]
Sent: Thursday, April 29, 2021 3:01 PM
To: Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; [REDACTED]; Kiru, Bill <Bill.Kiru@vaughan.ca>; Marrelli, Carmela <Carmela.Marrelli@vaughan.ca>; [REDACTED]; [REDACTED] > [REDACTED]; [REDACTED]; Antoine, Mark <Mark.Antoine@vaughan.ca>; [REDACTED]; [REDACTED]; DeFrancesca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: RE: [External] RE: 4101 Rutherford Road Application resubmission

So this is very troubling. You reference these documents but provide no indication of a clear framework or methodology on how you and the team make a decision.

Baring that it's totally left up to human judgement. I would expect something like this:

| VOP 2010 Plan (Binding legislation) | | 4010 Proposal | Pass | Fail | Comments |
|-------------------------------------------|-----|---------------|------|------|-------------------------------------------------------------------|
| Number of Stories | 4 | 6 | | X | 50% over Official plan |
| FSI | 1.5 | 2.7 | | X | 80% higher density than allowed by Official Plan |
| Zoning NC | | | | X | In conjunction with number of floors this proposal falls |

| | | | | | |
|----------------------|---------------------------------|----------------------------------------------------|---|---|----------------------------------------------------------------------------------------------------------------------------|
| | | | | | outside of allowed use |
| Set-back | 14 m from Rutherford Road | 0 | | X | |
| Sewer Loads | | Sump pumps needed below parking structure | | X | Not sure original sewers were designed to take load from 135 units constrained in this parcel of land |
| Traffic Increases | | | | X | At an FSI of 2.7 this block will contains about 8% of the residents of the whole of Weston downs |
| Amenity areas | | | X | | |

I hope I can see a clear pathway or framework like this in the submitted report. It seem to continue to be an arbitrary process. I will also make this clear in a following e-mail to council.

Al

From: Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>

Sent: April 29, 2021 2:36 PM

To: Coles, Todd <Todd.Coles@vaughan.ca>; [REDACTED] Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; Marrelli, Carmela <Carmela.Marrelli@vaughan.ca>; [REDACTED] [REDACTED]

[REDACTED] Nadia Magarelli'

[REDACTED] Antoine, Mark <Mark.Antoine@vaughan.ca>; 'Nick Ciappa'

[REDACTED] 'Rob Salerno'

[REDACTED] 'DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>' <DeFrancesca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>

Subject: RE: [External] RE: 4101 Rutherford Road Application resubmission

Dear Mr. Grossi

Thank you for your email.

The document framework that will be used to review the applications is the Provincial Policy Statement, The Provincial Growth Plan, the York Region Official Plan; City of Vaughan Official Plan, the City's Zoning By-law and applicable Urban Design Guidelines. The reports/studies (for example the servicing study, etc., submitted in support of the applications (available on the City's website at <https://maps.v Vaughan.ca/planit/>) will be reviewed by the relevant disciplines at the City and commenting agencies (e.g. York Region).

Sincerely,

Mauro Peverini, BAA, MCIP, RPP
Chief Planning Official

905-832-8585 ext. 8407 | mauro.peverini@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
www.v Vaughan.ca



From: [REDACTED]
Sent: Thursday, April 29, 2021 11:59 AM
To: Coles, Todd <Todd.Coles@vaughan.ca>; [REDACTED] Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; Marrelli, Carmela <Carmela.Marrelli@vaughan.ca>; [REDACTED] 'Victor Lacaria' [REDACTED] [REDACTED] 'Nadia Magarelli' [REDACTED] Antoine, Mark <Mark.Antoine@vaughan.ca>; 'Nick Ciappa' [REDACTED] [REDACTED] 'Rob Salerno' [REDACTED] DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>
Subject: RE: [External] RE: 4101 Rutherford Road Application resubmission

Mr. Todd Coles et al (and Ms. DeFrancesca),

I had asked Mr. Peverini to document as extracted from and highlighted in yellow below:
“Would it be too much to ask that you and your team document the exact approval framework that is used to make these determinations with a focus on eliminating any ambiguity? I would expect an if-this-then-that decision process as it pertains to density, number of floors, sewer loads, traffic infiltration, and any other items that are pertinent”. That way all ambiguity is eliminated and projects are only approved if they check all the boxes.”

It is disconcerting that a formal request of this type go unanswered yet a submission to council for this site is scheduled to be delivered next week, May 7, 2021. I was

trying to understand that if this application is approved by the planning department then we would have a reference on how they arrived at that decision based on a physical and formal artifact that aligns to the approved plans and laws currently in place and that apply to the site (4101 Rutherford).

Mr. Coles, as the city clerk I continue to put this request in the public record and ask that this matrix I've requested be provided in advance of report presentation to council and with sufficient time to absorb it so we can determine if it aligns to current enacted laws and legislation. Once confirmed we can confirm that the framework is accurate and in alignment with current laws then we can use it to assess the approval or denial of the application for this site. I believe my request was made early enough in the process that the document would be provided by now.

In the absence of filling my request in a timely fashion I would suggest that it will impact the presentation to council and as such would expect it to be delayed.

Al Grossi

From: Coles, Todd <Todd.Coles@vaughan.ca>

Sent: March 26, 2021 11:00 AM

To: [REDACTED]; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; Marrelli, Carmela <Carmela.Marrelli@vaughan.ca>; [REDACTED] 'Victor Lacaria' [REDACTED]; [REDACTED] [REDACTED]; 'Nadia Magarelli' [REDACTED] Antoine, Mark <Mark.Antoine@vaughan.ca>; 'Nick Ciappa' [REDACTED] 'Rob Salerno' [REDACTED]

Cc: Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>

Subject: RE: [External] RE: 4101 Rutherford Road Application resubmission

Al,

I understand the Velmar Centre Property Limited applications will be considered at the April 13th Committee of the Whole(2) meeting. This is a change from the tentative timing of April 7th. The meeting on April 13th is scheduled for 1:00pm.

The deadline to submit written comments or a "[Request to Speak](#)" form is 12:00 noon on Monday, April 12th. The agenda for the meeting, which includes the staff report for these applications, will be

published [online](#) by end-of-day on Tuesday, April 6th. I encourage you to continue to participate in the planning process by reviewing the staff report when it is available and submitting your written comments and/or making a virtual deputation at the meeting.

With respect to your question about receiving a response to your enquiry below, I note that you did submit it to Mauro Peverini. I am sure Mr. Peverini, or one of his team members, will be in touch with you.

Please let me know if you have any other questions.

Thanks,

Todd

Todd Coles, BES, ACST(A), MCIP, RPP
City Clerk
905-832-8585, ext. 8281 | todd.coles@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1
vaughan.ca



From: [REDACTED]
Sent: March 25, 2021 6:13 PM
To [REDACTED]; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; Marrelli, Carmela <Carmela.Marrelli@vaughan.ca>; [REDACTED] 'Victor Lacaria' [REDACTED]; [REDACTED] 'Nadia Magarelli' [REDACTED]; Antoine, Mark <Mark.Antoine@vaughan.ca>; 'Nick Ciappa' [REDACTED] 'Rob Salerno' [REDACTED]; Coles, Todd <Todd.Coles@vaughan.ca>
Cc: Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] RE: 4101 Rutherford Road Application resubmission

Hi Todd,

I understand that you are the city clerk and can enter this into the official record. Want to ensure that the objections raised earlier continue with the re-submission.

Can you also let me know who and when will be responding. Hopefully it before the April 7th report presentation date.

I'm also open to a further call to discuss if that's easier.

Thanks,

Al

From: [REDACTED] >
Sent: March 24, 2021 9:06 PM
To: mauro.peverini@vaughan.ca; bill.kiru@vaughan.ca; carmela.marrelli@vaughan.ca;
[REDACTED] 'Victor Lacaria' [REDACTED]
[REDACTED]; 'Nadia Magarelli' [REDACTED] mark.antoine@vaughan.ca;
'Nick Ciappa' [REDACTED]; [REDACTED] 'Rob Salerno' [REDACTED];
'"Coles, Todd"' <todd.coles@vaughan.ca>
Cc: Nancy.Tamburini@vaughan.ca; Rosanna.DeFrancesca@vaughan.ca
Subject: 4101 Rutherford Road Application resubmission

Hi Mauro and others on the video call on Wednesday, March 23, 2021, 10:30-12:00,

First please allow me to thank you and the city staff for making the time in your schedules to meet with us. I'm sure you can appreciate that we are a determined group focused on persevering our community and way of life. I sure that the city can appreciate our combined position as will work to serve our community needs. I'm writing this note to gain some clarity on items I heard on the call to ensure that I clearly understand the sometimes cumbersome and disjointed process that may have been exacerbated with the COVID 19 impacts on council meetings and public input requests. I've also copied my WDRA colleagues as input but this letter is from me personally.

I heard at the meeting that the application had been re-submitted with minimal changes and that the city had heard no objections to the new application. I want you to clarify that the objections to the original submission continue with the resubmission and that they did not have to be re-submitted with each new application. I stand firm that the objections raised by the community and me are still applicable to the new application and that the city will work diligently to see that the report due to be released on April 7 will have an itemized list of how the new application addresses the community concerns if the application should lean towards approval of the application. Furthermore, although the WDRA got notice of the refiling, I have yet to receive any communications via email or Canada Post on this location. Being four streets over from the location the city had indicated that mailings would be going out on any changes. You can appreciate busy schedules, and I now find myself in a last-minute reactionary position. Finally, on this topic,

the WDRA did in fact meet with Councillor DeFrancesca and her assistant Ms. Tamborini to voice objection to the re-submission. Procedurally, I hope that the meeting and the continued objections made it to you, your team, and continue on the official record and continue to apply to the re-submission. If you need confirmation of the meeting, please refer to the attached email and please reach out to Councillor DeFrancesca and her assistant Ms. Tamborini.

You also mentioned on the call that the VOP 2010 although in a draft mode that sections are actually approved and only portions are in dispute thus it remains in the draft state even after 11 years. We need to fix that issue. I believe that a new VOP plan will be submitted and put in place before the 2010 one gets approved. We will keep going from draft to draft with nothing ever being fully approved. I then ask, how can one use this broken process to support any decision-making framework. Also, I understand that bylaws need to be changed for this to progress and that also never happens. The city continues to plow forward with a sometimes draft plan and contravening its own bylaws since they are not updated properly and, from the comments on the call are maybe 10 years behind as well. If you allow me a moment of being flippant, I have to ask, is the city then actually breaking the law moving this forward under the existing bylaws. My point is, what concrete decision reference points do we use in these matters when plans are in draft and existing bylaws actually prohibit the type of building being proposed. Would it be too much to ask that you and your team document the exact approval framework that is used to make these determinations with a focus on eliminating any ambiguity? I would expect an if-this-then-that decision process as it pertains to density, number of floors, sewer loads, traffic infiltration, and any other items that are pertinent. That way all ambiguity is eliminated and projects are only approved if they check all the boxes. The nebulousness under which these decisions are perceived to be made is frustrating on both sides.

Finally, I have also heard from the WDRA that a representative of the builders may have reached out to indicate that there is further room for negotiations. I will ask whoever had that conversation to reply to this email to provide some context. If this is the case, I believe I and we would be open to sitting down with them and continue the discussion. Please note that the WDRA has in fact been trying to have a dialogue but until the call this week they indicated to me that they have been unable to get them to the table. If the outreach is confirmed I propose that we delay the presentation to the council on April 7 until the outreach plays out to a conclusion.

As a resident of Vaughn, I really do appreciate the job you are trying to do and

look forward to keeping the channels of communications open.

Look forward to your reply.

Al Grossi

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.

From: Coles, Todd <Todd.Coles@vaughan.ca>
Sent: Friday, April 30, 2021 1:10 PM
To: Clerks@vaughan.ca
Subject: FW: [External] RE: 4101 Rutherford Road Application resubmission

Communication for CW(2).

From: Nick Ciappa [REDACTED]
Sent: Friday, April 30, 2021 1:01 PM
To: Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; [REDACTED]; Kiru, Bill <Bill.Kiru@vaughan.ca>; Marrelli, Carmela <Carmela.Marrelli@vaughan.ca>; [REDACTED] 'Victor L'acaria' [REDACTED] [REDACTED] 'Nadia Magarelli' [REDACTED] Antoine, Mark <Mark.Antoine@vaughan.ca>; [REDACTED] 'Rob Salerno' [REDACTED] DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>
Subject: Re: [External] RE: 4101 Rutherford Road Application resubmission

I am shocked at the lack of transparency by the Vaughan City Councilors and Planners on this file.

There has been no response or no summary of actions, if any, taken to address or to eliminate the concerns raised both at the Sept 2019 Vaughan Council meeting and via emails sent in from the very strong majority of Weston Downs residents.

I also found it extremely appalling to be told by the Vaughan City Planners, at our telecon meeting on March 23, 2021, that there were no concerns raised by anyone to the new application re-submitted for re-zoning the 4101 Rutherford Road Plaza lot. This was an extremely pompous statement to make to residents on the call and also to all residents of Weston Downs that would informed of this statement.

The developer of the 4101 Rutherford Road re-zoning application has essentially made no significant changes to his re-application to stay within the current zoning bylaw for 4101 Rutherford Road. I sensed the Vaughan City Planners on the March 23, 2021 call to be very dismissal of all the Weston Downs residents' concerns and very leaning towards the developers requests and wishes.

I wish to remind the Vaughan City Planners and Vaughan City Councilors that one of

their main job roles is to work to eliminate the concerns raised by residents and to make living in Vaughan better for the majority of the Weston Downs residents. It is not to implement the request(s) of a single developer whose application goes against every boundary set in the zoning bylaw that this developer is trying to get changed for his sole benefit.

There are absolutely no benefits to local residents from this 4101 Rutherford Road rezoning change, if approved, but in fact there will be many significant negatives that will occur (all already fully documented to Vaughan Council and City Planners) that will significantly impact the lives of all Weston Downs residents.

Vaughan Council Members, please listen to the strong majority Weston Downs residents and reject this application for rezoning of the 4101 Rutherford Road Plaza lot and maintain the current zoning of C3 local commercial or as updated by the new the designation of NC NC, Neighbor Commercial with max height of 11 m. This original zoning has served the community extremely well for many, many years and there is absolutely no reason to change it.

Regards, Nick

Nick Ciappa, P. Eng.

From: John Losiggio [REDACTED]
Sent: Monday, May 03, 2021 6:55 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Opposition to 4101 Rutherford Road

My name is Giovanni Losiggio and I am writing this email with a great degree of frustration. As a member of the Weston Downs Community, I have been trying to participate in an open two-way dialogue with city planning staff and members of elected council. To date it has been a one-way process. After numerous emails my enquiries have been ignored by both members of Council and senior city planning staff. It should be clear by my deposition at council and previous communications that I vehemently oppose the proposed building at 4101 Rutherford Road for a number of reasons.

In reference to the numerous variance requests by the developer of 4101 Rutherford Road:

The variance setback lines being proposed do not allow for below-grade improvements/repairs, such as to utilities or to the foundation and do not allow sufficient access to above-grade improvements to balconies, windows or to the building facade without encroaching on public held properties even when utilizing a swing stage. This is a safety concern for residents, especially children using the park who may not foresee danger or peril, wishing to use the adjacent green space which abuts the property.

The subject site is located within a low-rise residential neighbourhood consisting of detached single family dwellings. The lot fabric of the community is generally rectangular and varied in size with minimum lot frontages from 18.2 meters or greater and lot areas from approximately 700m² and greater.

Properties are developed with main buildings that occupy lots either at the front of the lot or the central portion with large front/rear yard setbacks and at minimum double driveways that can accommodate parking for up to at least 4 vehicles. Ancillary features form part of the main building (such as an attached garage) and are not detached and varied in position. In all instances they are attached to the main building as well as being situated a modest distance away from the street and

with consistent side and/or rear yards. The ancillary structures are generally subordinate to the main dwelling. The neighbourhood is stable and is not experiencing reinvestment and regeneration in the form of new lots or replacement dwellings.

Structure setbacks are intended to accommodate a lot line separation from neighbouring properties whether they be private or publicly owned. Structures such as sheds or ancillary buildings cannot act in a similar manner as a privacy fence. Therefore, an adequate distance for access is required.

Air conditioning units and pool equipment on private properties must meet minimum By-Law setback requirements from property lines. This is to ensure and in order to allow for side/rear yard access and equipment servicing all without encumbering and encroaching on property setbacks and on neighbouring properties. This condition must also be met on the subject property for ventilation shafts and hydro transformers.

The intent of the setback provision is to ensure that there is adequate space between the building and any other property for access and maintenance as well as to ensure that the structure maintains a proper function.

The developer's numerous requested variances applies to the entire portion of the property which does not allow for sufficient distance separation as well as ensuring the accessory function of the ancillary lower units. This is not a **minor** variance request.

The developer is asking for the building facade to line up with what was originally overhanging balconies and therefore increasing the square footage of each unit in a forward overhang tiering instead of backward tiering composition which is common in building designs to accommodate for shadow casting and privacy from neighbouring properties.

Planning staff provided no review or analysis of the requested variances or the subject site's context. Furthermore, the variance proposal is inconsistent with the 2014 Provincial Policy Statement and does not conform to the Growth Plan. Furthermore, the proposed variance request may generate site specific implications for any policy matter of Provincial and/or Regional and/or Municipal government interests such as road widening or neighbourhood capital improvements in the future.

The Neighbourhood's policies require replication of existing physical character, and provide that new developments should fit the general physical patterns of the Weston Downs community. The proposed structure position, height, scale and massing does not reflect a low-rise nature that fits in well with the surroundings. The Vaughan Official Plan and Provincial Policy Statement places an emphasis on new development respecting and reinforcing the physical characteristics of buildings, streetscapes and open space patterns in the neighbourhood. The proposed structure variances adversely impacts the uniform nature and character of neighbouring homes and the site development of the neighbourhood. The proposal does not adequately address the built form policies of the community and generates numerous unacceptable impacts such as privacy, traffic infiltration, overlook and shadowing on both public and private properties.

The proposed variances, individually and cumulatively, do not meet the general intent and purpose

of the Zoning By-laws. The 4 main pillars of the Zoning By-laws test are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

The proposed variances do not fit in with the uniform and exclusive nature of structure placement and design of the other residential properties within the Weston Downs neighbourhood. It is impossible to find buildings and structures built so close to property lines and extending deep into all sides of the property including accessory and main buildings that extend up to the front, sides and/or rear lot lines. The proposal does not reflect a reasonable or appropriate site development condition.

In terms of “**minor**” variance, the proposal creates unacceptable adverse impacts including those with respect to shadowing, traffic, privacy or overlook. The structure does not maintain a subordinate, low-rise function. The order of magnitude of the variance request is unreasonable in this context, maintains an incompatible look from the detached residential home land use that can be suitably accommodated on a site within a physical context that exhibits similar and complementary characteristics. The proposed variances are not in keeping with the uniform nature of recent minor variance approvals in the neighbourhood.

The general purpose and intent of the Official Plan and Zoning By-laws are not maintained. The structure’s setbacks are not designed to respect and reinforce the existing and planned context of the area in terms of location, aesthetics, massing size and height. The coverage and setback variances requested by this developer are significant and the structure is well above the % maximums in numerous categories. The variances for the front yard, side yards and rear yard setbacks and building length/height are largely the result of the structure and existing balconies being considered part of the main dwelling that drastically increases the large number of and small distance between units.

The setback variance request to the property and building is for the **entire** structure and the majority of the main development is affected not just one side or a small portion. This setback request is considered inadequate in this local contextual circumstance. The size and setbacks of the structure have been designed to have no regard for the adjacent roads, dwellings, parklands and increases the adverse impacts to surrounding residents and public park. The variance request provides inadequate separation to the adjacent homes, park and local/regional roads. If you allow structures with such heavy massing to be built so large and so close to the lot lines, the appearance of having open space between properties is broken.

The Planning staff report should include an analysis of the site or the area. Based on the evidence included, a detailed analysis of the variance requested needs to meet the 4 tests of the aforementioned Planning Act and it does not. The proposal results in an inappropriate, incompatible and undesirable development for the subject property and the variances are seen as considerable

(not minor) in this context and should not be approved.

Why is the City of Vaughan Planning Department capitulating and giving numerous concessions to this developer? No other development in Vaughan has been given such overreaching concessions in regards to variances. In a recent meeting held on Friday April 30, 2021 with Mauro Peverini he acknowledged that the City is already meeting and surpassing its provincial targets for increased density without this development. Then why the need for such heavy density on this property when the negotiated and adopted 2010 VOP already defines what should be built there. Furthermore, Mr. Peverini has openly acknowledged that this proposed development does not fulfill the Provincial Policy Statement requirement that higher density and intensification be within an intensification corridor. Mr. Peverini further acknowledged that this proposed development is not located in a multi-modal transportation corridor which services cross jurisdictional boundaries and is not in a high employment area. **Since these Provincial Policy Statement requirements are not met then the proposed development submission at 4101 Rutherford Road must be turned down and an unfavourable planning report must be brought forward to Council.**

In light of these acknowledgments by your own head of planning, I would like to know what matrix or rubric the planning Department is using to scrutinize the application and determine if the development meets the VOP requirements and Provincial Policy Statement guidelines for this project. If the negotiated and adopted 2010 VOP was considered good planning then it remains enforceable today and should not be changed. Our community is not saying no to any development on this property but we are asking for what we negotiated and agreed to in the 2010 VOP.

The VOP already designated this site as having a maximum height of 4 stories with mixed commercial and residential use, and with a maximum FSI of 1.5. Why now is the developer asking for an 80% greater FSI and 50% increase in height when they had the opportunity before the adoption of the VOP to negotiate changes.

We have heard that the developer knows of a positive staff report and has now walked away from negotiating with the community in regards to building aesthetics, setbacks, mass, height and FSI. This is disconcerting and a flagrant disregard for the planning process which must be transparent and impartial.

What must bind this decision process is:

- VOP 2010 (4101 Rutherford section approved and entered into law, after a hard fought seven years negotiation with area residents. Your staff has mentioned that VOP 2010 trumps all other legislation).
- By-law 1-88.
- Comprehensive zoning by-law (Not yet approved and enacted into law so therefore does not presently apply to this site).

Below is just a few of the infractions which contradict the VOP for this site:

From my perspective, if a proposal like this fails to align to any one of the items that binds a decision (Official plans and currently enacted laws) then I would expect that the proposal should be denied by the planning department and I would expect a report to council to align accordingly. If it falls into the approved category, then there better be a very strong and compelling reason to go against the approved official plans and by-laws. There is a process for that; commence a process to change the law or legislation and replace the existing laws. Public consultation is built into that process.

The community has also heard some disturbing comments from staff and council members that I would like to document, put on the official record and attach my criticism.

1. ***“The VOP plan is over 10 years old and in need of an update so we can’t use it for our decisions”***
2. Parts of the VOP have only been in effect since 2019. Therefore, it is not OLD.
3. I would suggest that staff and council adhere to current laws and regulations and not arbitrarily make these kinds of statements. The VOP plan is active and in force after a extensive of negotiations with local residents, land owners and developers. It is ACTUALLY the compromised position that the local residents achieved and are able to live with. Primarily, a 4-storey building with an FSI of 1.5.
4. If the city thinks this needs to be changed, then we have a planning process that addresses that. It’s not simply using the age of the document as a crutch to change a currently binding piece of legislation in an arbitrary and without due process manner.
5. It would be a larger problem for council and a dereliction of their duties if due process was ignored.

1. ***By-law I-88 is in need of updating and will change the designation of the site***The comprehensive zoning by-law is in the due process phase and not yet enacted so it has no material impact on this site.
2. By-law I-88 is currently law and applies to this site.
3. New bylaw and I-88 cannot override the VOP 2010 plan and all indications are that it does not.
4. There is nothing in I-88 or the new proposed comprehensive by-law that would change the check in the Fail category in the above table.

1. ***A six story building is a minor variance to approved plans (Comment from City Staff made on conference calls to gain clarity on the site plan)***
2. I trust that all of council would agree that a plan that offers a 50% increase in number of floors over and above approved limits is not minor.
3. It is MAJOR. Especially considering that this was a hard fought point of contention when the VOP 2010 approvals were navigating through the public consultation and approval process.
4. Zoned low rise mixed as per schedule 13 in the VOP. It is officially designated as low-rise and officially four stories.

There may have been communications between City staff, the Developer and his representatives as it pertains to 4101 Rutherford Road. In a freedom of information request submitted by an executive with the Weston Downs Ratepayers Association the documents were received heavily redacted. Why would these documents be redacted if communications between parties are done only to seek clarification on a project?

We have been told in meetings with City planning staff that they NEVER get into a position of negotiating with the public or the builders that have submitted applications. I quote, "we can only reach out to gain clarity on an application or an objection but not negotiate any amendments and adjustments to the application, in order to remain impartial and preserve the integrity of the process". I trust that City staff did not participate in meetings with the builder and his representatives in an effort to exact some changes to the site plan. If this is not the case, then I would suggest that this was out of normal practice and this behaviour resets the entire timeline of the submission and should result in formal reprimands for the city parties involved. I am making a formal requests for all communications and meeting minutes between staff, this applicant and their representatives that may have occurred to date and that are not redacted in the hopes of receiving full transparency. It would be extremely troubling to find out that staff contradicted their own position. If in fact true, then I would expect that entire team to be removed from this file and replaced with a more impartial team that does not conduct public business in this manner.

Lastly I would like to bring to light a conflict of interest between municipal representative(s) and this developer.

Working in the public sector, Council is made abundantly aware that should any semblance of a conflict of interests (COI) arise during any official city business then that person perceived to be in conflict must recuse him or her self from any votes and not play a part in any decisions that could be tainted by that conflict. I will draw your attention to the public article located at the following link: [Catering costs key in Jackson charges | The Star](#). This article points to some conflicts between the builder who submitted the plan amendments for 4101 Rutherford Road and current member(s) of council.

It is extremely disconcerting to understand that the only reason the charges in that case did not move forward (As referenced in this link [Former Vaughan mayor Jackson cleared of election charges | CP24.com](#)) was that Vaughan council hadn't acted within the prescribed 30 days. As the article states:

"In a Newmarket, Ont., court on Friday, a judge quashed the remaining charges and stayed proceedings against Jackson because Vaughan council hadn't acted on a compliance audit application within the 30 days required by the act."

The optics in this case are extremely troubling. Either this miss by council was a total breakdown and disregard of their fiduciary responsibilities or one of convenience to protect one of their own. If the latter is the case then the COI would taint any and all council members in office at the time and who are voting on the present proposed development. We would expect that they will recuse

themselves from any votes in council that pertain to this builder and/or supported in a state while in conflict by the primary council member.

As stated in the current COI legislation:

“3. Members are expected to perform their duties of office with integrity and impartiality in a manner that will bear the closest scrutiny.”

Furthermore, the said member, within earshot, has publicly stated support for the application at 4101 Rutherford Road and has been actively lobbying other council members to vote in the affirmative. The entire process already seems to be cast in a negative light and the integrity commissioner, copied on this email, should take immediate note.

Clearly, interactions with this builder and some members of council will not pass the “closest scrutiny test”. The legislation is also attached for reference.

A formal complaint will be filed should the parties in conflict not recuse themselves as expected.

As a concerned citizen and one who believes in an open, and transparent process, I ask that you address the concerns I have raised in this official submission in a timely manner that would not limit or constrain the community’s ability to comment. More often than not, I find that the council process puts us in a position to react negatively after a decision has already been made. I would also ask that you all insert yourself in this process, and any 4101 Rutherford Road decisions only until the and after the issues raised are addressed to the communities’ satisfaction.

Thanks for you time and I look forward to your formal response and continued dialogue.

Please consider this email a formally submitted document and digitally sent and attach it to my other submissions in opposition to this development. (signed)

Giovanni Losiggio

John Losiggio

From: PATRICIA CELIO [REDACTED]
Sent: Monday, May 03, 2021 10:02 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>
Cc: 'Rob Salerno' [REDACTED] <Clerks@vaughan.ca>; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>; [REDACTED]; 'Nadia Magarelli' [REDACTED]; [REDACTED]
Subject: [External] 4101 Rutherford Redevelopment

Mr. Mayor, Members of Council and City Clerk Department:

I am sending this e-mail to inform you of my strong opposition to the proposed redevelopment for 4101 Rutherford Road; I am aware of the difficulty that some members of the Weston Downs Ratepayers Association are having in obtaining clarification on the criteria the city is using in its decision process. My understanding is that the VOP 2010 and By-law 188 guides the development decisions. The 4010 Proposal allows for a 6 story building, but the VOP 2010 allows for a 4 story building (this is 50% over the Official Plan). The new development does not conform to prescribed setbacks or density allowances as allowed for by VOP 2010. This development also adds to the traffic congestion which has plagued our community for years.

It has become clear to me that the voices of Vaughan citizens living in this area are not being acknowledged and that our demands that this redevelopment conform with the established Official Plan are being ignored. As a concerned citizen, I am demanding that decisions regarding the 4101 Rutherford redevelopment be deferred until our Association is clear on the criteria used to arrive at these decisions. I look forward to your response.

Sincerely,

Giacinto Celio
[REDACTED] Kimber Crescent
Woodbridge, Ontario
L4L 9K3
[REDACTED]

From: Rajbir Singh [REDACTED]
Sent: Tuesday, May 04, 2021 8:22 AM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Opposition to 4101 Rutherford Road Development

As a frustrated resident of Weston Downs, I am writing this email to once again oppose the proposed development at 4101 Rutherford Road in Vaughan.

This project does not fit the existing character of the neighbourhood. The issues I find with these proposed development are extensive, here are some key points.

Properties are developed with main buildings that occupy lots either at the front of the lot or the central portion with large front/rear yard setbacks and at minimum double driveways that can accommodate parking for up to at least 4 vehicles. Ancillary features form part of the main building (such as an attached garage) and are not detached and varied in position. In all instances they are attached to the main building as well as being situated a modest distance away from the street and with consistent side and/or rear yards. The ancillary structures are generally subordinate to the main dwelling. The neighbourhood is stable and is not experiencing reinvestment and regeneration in the form of new lots or replacement dwellings.

Traffic studies have already pointed to problems within the current Infrastructure in the Weston Downs Community. Children's lives are at risk currently when excessive traffic and that is during a Global Pandemic with a Provincial Lockdown. More residents will only increase this problem. The development will also add to street parking in the surrounding areas and make traffic even worse and a hazard to children going to the neighbourhood park.

Planning staff provided no review or analysis of the requested variances or the subject site's context. Furthermore, the variance proposal is inconsistent with the 2014 Provincial Policy Statement and does not conform to the Growth Plan. Furthermore, the proposed variance request may generate site specific implications for any policy

matter of Provincial and/or Regional and/or Municipal government interests such as road widening or neighbourhood capital improvements in the future.

The Neighbourhood's policies require replication of existing physical character, and provide that new developments should fit the general physical patterns of the Weston Downs community. The proposed structure position, height, scale and massing does not reflect a low-rise nature that fits in well with the surroundings. The Vaughan Official Plan and Provincial Policy Statement places an emphasis on new development respecting and reinforcing the physical characteristics of buildings, streetscapes and open space patterns in the neighbourhood. The proposed structure variances adversely impacts the uniform nature and character of neighbouring homes and the site development of the neighbourhood. The proposal does not adequately address the built form policies of the community and generates numerous unacceptable impacts such as privacy, traffic infiltration, overlook and shadowing on both public and private properties.

We have heard that the developer knows of a positive staff report and has now walked away from negotiating with the community in regards to building aesthetics, set backs, mass, height and FSI. This is disconcerting and a flagrant disregard for the planning process which must be transparent and impartial.

What I find very upsetting is a report that has been circulating from a Toronto Star news story.

It is extremely disconcerting to understand that the only reason the charges in that case did not move forward (As referenced in this link [Former Vaughan mayor Jackson cleared of election charges | CP24.com](#)) was that Vaughan council hadn't acted within the prescribed 30 days. As the article states:

"In a Newmarket, Ont., court on Friday, a judge quashed the remaining charges and stayed proceedings against Jackson because Vaughan council hadn't acted on a compliance audit application within the 30 days required by the act."

The optics in this case are extremely troubling. Either this miss by council was a total breakdown and disregard of their fiduciary responsibilities or one of convenience to protect one of their own. If the latter is the case then the COI would taint any and all council members in office at the time and who are voting on the present proposed development. We would expect that they will recuse themselves from any votes in council that pertain to this builder and/or supported in a state while in conflict by the primary council member.

As stated in the current COI legislation:

"3. Members are expected to perform their duties of office with integrity and

impartiality in a manner that will bear the closest scrutiny.”

Furthermore, the said member, within earshot, has publicly stated support for the application at 4101 Rutherford Road and has been actively lobbying other council members to vote in the affirmative. The entire process already seems to be cast in a negative light and the integrity commissioner, copied on this email, should take immediate note.

Clearly, interactions with this builder and some members of council will not pass the “closest scrutiny test”.

A formal complaint will be filed should the parties in conflict not recuse themselves as expected.

As a concerned citizen and one who believes in an open, and transparent process, I ask that you address the concerns I have raised in this official submission in a timely manner that would not limit or constrain the community’s ability to comment. More often than not, I find that the council process puts us in a position to react negatively after a decision has already been made. I would also ask that you all insert yourself in this process, and any 4101 Rutherford Road decisions only until the and after the issues raised are addressed to the communities’ satisfaction.

I would like the council to review these points and make a decision that the community overwhelmingly wants. I don't understand how a packed city hall with frustrated residents back in 2019 that were 99% in opposition to this project is not enough to show what the community wants. I always thought the council is a representative of the community. This ongoing process has betrayed that belief in my eyes.

Signed

Rajbir Singh

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

From: Rino @ Home [REDACTED]
Sent: Tuesday, May 04, 2021 3:12 PM
To: Clerks@vaughan.ca
Subject: [External] Written Submission to Oppose: Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003, Z.19.008, and DA.19.042

I strongly oppose the condo application for 4101 Rutherford Road and submit this written message to the 'Vaughan: Office of the City Clerk' in lieu of attending the meeting on May 12, 2021.

As a resident of the community for 19 years, living at [REDACTED] Kimber Cres, I will be directly impacted by the changes this development will make to the area. When I purchased my home, that location was a small commercial plaza. I never expected in my wildest dreams that it would ever be turned into a six-storey condo with underground parking. I might not have purchased my home where I did if I knew this might ever come to pass.

I will not waste your time with emotional arguments, and stick to logic and the law. I request that you limit the property owner to the original approved number of storeys for any future construction at that location. My understanding is that it was never previously approved to construct a six-storey structure on this property, and it should not be approved to do so presently. I oppose the variance of adding extra stories over and above the original approved number for this property. In doing so, you will have to deny the current application as it is proposed.

Your decision in this matter will set an important precedent in Vaughan for many commercial property owners wanting to turn their little neighbourhood plazas into condominium towers. Please restrict the Velmar & Rutherford plaza property owners to limit the height of their new development, and set a clear precedent for the future.

Sincerely,
Rino Amone, Weston Downs Resident

Mailing address:

Rino Amone
[REDACTED] Kimber Cres
Woodbridge ON [REDACTED]

Communication : C7
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Lorraine Grant [REDACTED]
Sent: Wednesday, May 05, 2021 6:34 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Proposed condo development at 4101 Rutherford Road

Dear Mayor and members of Regional and City Council. My name is Lorraine Grant and I live at [REDACTED] Siderno Crescent in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway #7 and Weston Road (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density requirement targets set out by the province and therefore the development at 4101 Rutherford Road does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at 4101 Rutherford Road in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Please confirm receipt and/or reply to concerns.

Lorraine Grant

Communication : C 8
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Tony DiPasquale [REDACTED]
Sent: Tuesday, May 04, 2021 9:02 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] 4101 Rutherford Rd Condo
Importance: High

My name is Tony DiPasquale. I live at [REDACTED] Siderno Cres.

I would like to state my objections to the proposed condo at 4101 Rutherford Rd.
This type of development at this intersection just doesn't fit in the environment OR the surrounding community.

This is a prime example of total disregard and disrespect.
Disregard of what would conform and enhance the surrounding community and disrespect for city council and it's yet unapproved city plan and all the infractions it ignores.

The traffic chaos this proposed condo would bring to an already congested road system would make living in this subdivision unbearable.

The density ratio shows that the developer has not taken into consideration any of the communities' unique

aspects that makes Weston Downs, and Velore Village a special place for all who have lived here for years AND moved to these neighbourhoods specifically for its charm and character.

Here in Vaughan we have a nice balance of high-density condos on Hwy 7 with shops, transit and nightlife to make it a truly vibrant and attractive area for the people who want this...

BUT we need the single-family low-density subdivision in order to maintain a good and sustainable balance for aesthetics as well as quiet livability.

I want everyone on council to know we are watching you decide what kind of city you want to build one overrun by big developments or a city that respects the single family community that is full of lively and livable neighbourhoods.

We will hold you accountable for the decision you make.

Please confirm receipt and/or reply to concerns.

Tony Di Pasquale

[REDACTED] Siderno Cres

Woodbridge, Ontario

[REDACTED]

-

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tony d

Tony Di Pasquale

Creative Forces Media Inc.

[REDACTED] Siderno Cres

Woodbridge, Ontario

[REDACTED]

Communication : C9
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: TONY PALUMBO [REDACTED]
Sent: Wednesday, May 05, 2021 10:51 AM
To: Clerks@vaughan.ca; Shefman, Alan <Alan.Shefman@vaughan.ca>; Council@vaughan.ca; developmentsplanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>
Subject: [External] 4101 Rutherford Road- Opposition Letter

Dear Mayor and members of Regional and City Council.

My name is Tony Palumbo and I live at [REDACTED] Siderno Crescent in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

In these difficult and challenging times that we are all facing during this Covid 19 Pandemic, we do not need the added burden of further challenging this issue that we have so clearly demonstrated our opposition in the past and presently to council, the applicant and all parties privy to this application of development.

I understand as all opposed to this project do that the city council has to demonstrate fairness to all parties concerned, however I would find it unethical, unfair and unjust should this motion to approve this project proceed during a time when most of the community is just trying to cope with all the challenges being faced with Covid 19.

I believe that council has an obligation and responsibility as elected officials to the residents of the community to make the right and just decision.

My family and I had the pleasure of becoming part of this community/neighbourhood in May 2001.

We have enjoyed the many amenities, tranquility, beauty and security this community has become.

I understand that planning and development aspects change throughout the years. However, these changes have to make the esthetic enhancements of a neighbourhood/community more pleasing and safer.

This proposed condo development will be neither pleasing nor safer for the community.

This community has been zoned single family residential (low density). The subject property has been zoned commercial C-3 since 1996. This property has served the people and children well for many years. Having a convenience store, dry cleaner or restaurant within walking distance to be able to enjoy are the points that tick the box to attract families to a community.

I'm sure the City of Vaughan is well aware of the traffic volume and noise pollution going through this neighbourhood already.

The mornings 7:00 am to 9:30- trying to leave the subdivision (home) and the evening 4:00 to 6:30 trying to get back home into the subdivision are absolutely intolerable.

Adding another 100+ units in a 1 acre property to an area with traffic issues is both irresponsible, unsafe and environmentally unwise.

As elected officials you are responsible and accountable to the people of the community.

It is your obligation to foresee and adhere the standards of a safe community and not the willingness to bend to the pressures of parties only interested in profit.

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant. As an example and more specifically the proposed town homes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway #7 and Weston Road (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density

requirement targets set out by the province and therefore the development at 4101 Rutherford Road does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which abut the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site set backs and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking space are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residence of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially will be unuseable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at 4101 Rutherford Road in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Please confirm receipt and/or reply to concerns.

Thank you for your time and consideration.

Regards

TONY PALUMBO

████ Siderno Cres.

Vaughan, Ontario

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Communication : C 10
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Tony Alcamo [REDACTED]
Sent: Wednesday, May 05, 2021 2:33 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Regarding the Proposed condo development at 4101 Rutherford Road

Dear Mayor and members of Regional and City Council. My name is Antonino Alcamo and I live at [REDACTED] Colucci Drive, Woodbridge, ON [REDACTED] in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

I oppose the plan because it is not designed in a manner that respects and promotes the physical character of the established neighbourhood of Weston Downs. The proposed built form is not compatible with the built form of the surrounding community of detached single-family homes. This proposal does not respect the building type, heights or scale of the nearby residential properties.

In addition, the proposed condo development is out of character with the neighborhood. In fact this community was built as a cohesive community with a minimum of 60 foot frontage lots and unique urban design guidelines. This apartment building will destroy the character of our community. Weston Downs was built with very specific urban design guidelines which are not being respected by this applicant.

As an example and more specifically the proposed townhomes along Velmar Drive do not fit in with the current urban design guidelines of large detached homes of the community.

Why would Council think to change the last VOP in 2010 to make such changes to its official plan which was considered good planning at the time. Large parts of the plan were not brought into effect until 2019 and parts of it are still not approved and before LPAT. Until the whole plan is approved there should be no further amendments to permit developments such as this one.

The City of Vaughan is already meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We already have increased densities to meet the mandate at the Vaughan Metropolitan Centre where we have the infrastructure to support the increased densities. With the proposed expansive high rise developments at Highway #7 and Weston Road (Sorbara Group et. al) and condo developments under construction to the east of Vaughan Mills mall along both sides of Jane Street (Greenpark Group et. al), the City Of Vaughan will well surpass the density requirement targets set out by the province and therefore the development at 4101 Rutherford Road does not need to take place in its current form.

The same provincial action plan mentioned above states that high density developments should be placed along major transportation hubs which use multi-nodal modes of transportation and connect multiple Regional jurisdictions. This development does not do any of that. High density developments should also be placed in high employment opportunity areas which this is not. The development is not pedestrian friendly and does not factor into a walkable city design which would limit multi daily trip vehicle use.

Further, this tall and large condo development will overshadow the tennis courts and park which about the proposed condo development. The tall and large building will cast shadows on the houses that surround the development and devalue them. The City should not allow this developer to leave insufficient space and distance from publicly held lands and not encroach closer onto Velmar Downs Park. The proposed condo development should not be allowed to have balconies which overhang the building further encroaching on minimum site setbacks and that may be used as outdoor storage areas adding to the eye sore for adjacent neighbours. Furthermore, it should use a step back planning design to avoid casting shadows on the adjacent properties including the park.

Additionally, the site setbacks are also inadequate because they do not factor in the proposed future expansion of Rutherford Road by expropriation as noted in the submission. This developer must be required to factor in the widening of Rutherford Road and therefore the setbacks must be recalculated to allow for the widening of the Regional roads and to service the hydro and communication utility corridor. Therefore, the relationship of the building setbacks, height and design within the immediate area

is inadequate. In fact the proposal is asking for heavy encroachment onto present site setbacks not to mention those of the future. Current residents of Weston Downs are being asked to factor in this land expropriation and future road widening when submitting present plans to do work on their properties. Why should this developer be any different and not have to be held to that same standard.

Furthermore, the proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration. Many residents who live in the surrounding communities use the local Weston Downs subdivision roads to bypass traffic along major regional roads.

Also, there are only three parking spaces on grade and the remaining parking spaces are located in three underground parking levels. It is clear from this parking situation that this will no longer serve as a community convenience plaza for our neighborhood. The residents of Weston Downs do not want to run in and out of our local stores by parking underground or forcing patrons to park along heavily congested Velmar Drive. The local Plaza stores will essentially be unusable for our Weston Downs Community.

Moreover, the access in and out of the condo building complex will not work properly for both vehicular and pedestrian safety. It is currently difficult to go in and out of the plaza during the morning and afternoon rush hours since there is a line of cars along Velmar Drive which use Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road.

I respectfully ask that Council turn down this application as presently submitted based on the excessive density, traffic issues, ingress and egress issues as well its unsuitable built form. This proposal is not compatible with the character of this vibrant Weston Downs Community. It will cast shadows and compound the traffic issues that will serve to reduce the current residence enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores.

I implore you to do the job you were sent there to do and be our voice. You have heard the dissent of our residents to this proposal in person at public consultations, in their attendance at a packed Council Chambers on September 17, 2019 where we even filled an overflow room and in the over one thousand signatures on a petition submitted to Council. I now ask that you act on behalf of the community of Weston Downs. Turn down this application and reject the proposed development at 4101 Rutherford Road

in its present design and not set a dangerous precedent for Vaughan and our community. Be our voice and represent our vision for our community. Please do the right thing and support the Weston Downs community by turning down this proposal.

Thank you for your time and consideration.

Please confirm receipt and/or reply to concerns.

Regards

Antonino Alcamo

■ Colucci Drive

Woodbridge, Ontario

■

■

Communication : C11
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: John Parete [REDACTED]
Sent: Wednesday, May 05, 2021 4:12 PM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Subject: [External] Notice: Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003, Z.19.008, and DA.19.042

Official Plan Amendment File OP.19.003
Zoning By-law Amendment File Z.19.008
Velmar Centre Property Limited Applications
4101Rutherford Road

Dear Mayor and members of Regional and City Council. My name is John Parete and I have lived at [REDACTED] Velmar Drive in the City of Vaughan for over 22 years. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

As you may note from my address, **I live most directly across the street from this proposal, and will likely be impacted more than any other resident in the area.**

I am opposed to this development for the following reasons:

- a building, and now townhomes, that are completely out of character with the Weston Downs community of single-detached homes on 60ft lots. Residents are strongly encouraged not to have “eyesores” such as commercial vehicles in driveways, outdoor clotheslines and instead to have appropriate landscaping that beautifies the neighbourhood - a building with many balconies will become an eyesore as it is used for storage and other purposes
- a lack of privacy coming from residents on an elevated level “looking down” on our formerly private properties
- a landscape that intrudes onto the street as opposed to the set-backs established in the community, and a creation of excessive shadows on the park behind it in the mornings and the homes in front of it (MY HOME) in the evenings
- a building that is too large for the property, that requires many amendments to encroachments that are legally established
- a density that is way beyond bylaws and serves no practical purpose - there are many high density areas already developed or being developed in Vaughan that are ideally situated to transportation corridors and have many walkable amenities and serve the needs of more affordable and convenient housing - this development would not serve that purpose
- a lack of foresight for future widening of Rutherford Road, meant to ease traffic congestion in the future
- an increase in traffic to an area already burdened with excess traffic infiltration that already cannot be resolved (see various studies made on the area in recent years) - there are many times I simply cannot enter and exit my own driveway under the current situation, despite having a city approved “Do Not Block Driveway” sign posted on the light standard, and this development will absolutely make it worse. Also, the entry/exit of the building will reduce the traffic safety (I have personally been involved in an accident exiting my driveway - so this is a real concern)
- a commercial space with only 3 street level parking spots - this would hinder those businesses and decrease any value for the community to use them by reducing easy access to them - and encourage street parking that would only exasperate the traffic situation
- 139 residences, 200+ parking spots can only serve to detract from the environment with noise, pollution, green house emissions, water usage
- a reduction in property values - I would only hope that my property taxes would be reduced by a commensurate amount that the value of my property would lose

It is clear from the voice of the residents of the area, that the overwhelming majority are opposed to this development as it stands - **none more so than myself, who will be the most adversely affected**. While the property is zoned for a low-level residence, the current proposal requires far too many concessions to the existing by-laws and to the residents to even be considered. And will this set a dangerous precedent to the other properties in the community in a similar circumstance?

I respectfully ask that council turn down this application as submitted due to all the reasons mentioned: compatibility within the neighbourhood, a building that is too high and with too large a footprint for the property and excessive density, traffic and safety issues, environment and value to the community.

As elected and appointed officials, I implore you to serve the needs of the people you have been commissioned to serve. In simple numbers, you have a community of thousands vs a developer, a potential 139 future property owners and a handful of business owners. Benefit vs Opposition. The decision is overwhelmingly one-sided towards the requests of the community. In a situation where the vast majority are opposed, it should not even become a consideration. Please hear the voice of the people and turn down this application and reject this proposal.

Please confirm receipt and/or reply to concerns.

Sincerely,

John Parete

■ Velmar Drive

■

From: lesli ferrari@ [REDACTED]
Sent: Thursday, May 06, 2021 10:03 AM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca
Subject: [External] Condo on Rutherford

Hello,

As a rate payer and resident in the area I am not opposed to more development in this area. However, I would like the development to consider the community first – traffic is a nightmare and getting worse, Major Mac will take some of that away but this condo will add another 100+ vehicles on the road. I received this email from the Rate Payers group and I am in support of their suggestions. Please keep this in mind when you are reviewing the confirmation of construction.

The WDRA and the local councilor have met with the developer and City Planners to voice the communities concerns. We delivered a number of issues that we requested the Developer and the City Planners address before they issued a final report. Our recommendations:

- Ensuring that the appearance and structure of the building respects the character of the community.
- Increase size of units to 3 bedroom to achieve Family-friendly units. Currently 70% of the units are 700sqft 1 bedroom + Den.
- Replace overhanging balconies and replace them with “Juliette” style balconies.
- Reduce the FSI of the building from 2.74 which grossly exceeds the 1.5 FSI in the approved Vaughan Official Plan 2010 (VOP2010).
- Reduce the 6 story height which exceeds approved height in the VOP2010 by 50%.
- Address parking issues. Only 3 of the 231 spots are above ground.
- Address the traffic issues which will compound our current problems with infiltration.
- etc...

Over the past few weeks the local Councilor and city planners met with the developer and had made

great strides to improve the quality and character of the building. We understand that these discussion ended when the Councilor attempted to address the height and FSI of the building. The landowner and his agent abruptly ended the discussion and completely pulled the improved design.

All the best,

Leslie

Leslie Ferrari

Principal

Leslie Ferrari & Associates

Executive Advisor, PEO - Leadership, <http://www.peo.net/>

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Communication : C 13
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

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

From: Carmela Santomieri [REDACTED]
Sent: Thursday, May 06, 2021 12:23 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Velmar Condos

Dear Councillor DeFrancesco,

I am writing to express my strong objection to the proposed development at Velma and Rutherford. Unfortunately, due to poor planning we already have too much traffic in the area, this would further exasperate the situation. In addition, it is the only green space in our subdivision. You must do everything in your power to prevent this development from going through.

Sincerely,

Carmela Santomieri

[REDACTED] Siderno acres.

Envoyé de mon iPhone

Communication : C 14
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Rosa Pignotti [REDACTED]
Sent: Thursday, May 06, 2021 12:25 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Nadia Magarelli [REDACTED]; Clerks@vaughan.ca; info@westondownsra.ca
Subject: [External] Velmar Ave./Rutherford Rd. - Condominium Development Proposal

Hello,

I am a resident of Weston Downs and am writing to express my deep concerns and frustration with the proposed Condominium project at Rutherford & Weston Road.

I believe I echo the sentiments of my Weston Down neighbours when I point out major issues that would affect our community if this ill-conceived development was approved by City of Vaughan Councillors for the following reasons;

1. A cornerstone of the mutually agreed VOP 2010, Section 9.1.2.2 was that any new development in an existing neighbourhood must be designed to respect and re-enforce the character of the existing community. The proposed development is clearly in contravention to this requirement.
2. The number of stories being proposed for the building greatly exceeds the allowable stipulation in the VOP 2010 of 4 stories. While it is understood that the developer would be within their rights to build up to 4 stories (and this was extensively negotiated in consultations to establish the VOP 2010) provided they were able to meet all other requirements and restrictions, Council should reject any submission to exceed the 4 story requirement as this again is clearly in contravention of VOP 2010. (...and Councillors and the City should stop citing Provincial Guidance as the Housing Minister has clearly indicated that the City has clear jurisdiction.
3. The FSI density being proposed of 2.7 is 80% over that prescribed in the VOP 2010 provisions. This is grossly over anything like the VOP 2010 allowable of 1.5.
4. Traffic – all Weston Downs residents know the terrible traffic problem we have to endure in our community. The lack of proper traffic planning and the eagerness of allowed expansion

without proper road infrastructure has made liveability (and driveability) impossible on our neighbourhood streets at certain times of the day and on weekends. This is getting worst with the current development in our area and will become unbearable should this condominium development be approved. In addition, we believe that the increased traffic is causing and will continue to cause significant danger for children and pedestrians in our community. Our streets have essentially become extensions of Weston Road and Rutherford Road with volumes of car traffic that was never intended for our community.

In addition to the serious concerns mentioned above, there are countless other concerns that have been raised in community meetings and that we all know Councillors are very well acquainted with. The choice you (the Councillors) really have to make is should you consider the serious concerns of the Rate Payers in your community – which are driven by real life issues they are having with the liveability of the area or to move forward a project that was ill-conceived and that will significantly decrease quality of life for the residence and continue to increase frustration and discontent.

I truly hope that you will all vote against this proposal and side with your Rate Payers on this very important matter.

Thanks,

Rosa Pignotti | Business Manager



110 Parr Boulevard, Bolton, ON, L7E 4J4
B: (905) 951-9500 x 25
C: (647) 406-2477
www.amachris.com



Communication : C 15
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Fansports [REDACTED]
Sent: Thursday, May 06, 2021 12:28 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca
Subject: [External] Velmar Condo development

Top whom it may concern

The fact that this condo application has been approved by City planners is disappointing, infuriating and short sighted. I hope City Council has the foresight and strength to stop this condo development and not succumb to the "fantasy world" of what this condo will apparently provide to the area. It is all unrealistic and if anything will cause irreparable damage to the neighbourhood. City council should remember that they represent views of current residents/taxpayers and not just developers and potential future residents who have not helped develop the community. The condo development should not be viewed by council as a mere revenue generating proposal. City Council should take into account first and foremost the residents who are taxpayers and not massive/lobbying developers who have the resources to push this through at the expense of the "little guy." The condo development will damage the neighbourhood beyond any additional revenue the City will collect.

This is a family neighbourhood which must maintain its green space/parks. It has never been more evident than in the past year how important parks are to families. It is espoused by council that the environment is a concern and thus maintaining green space was important, however, allowing this condo development shows otherwise.

I can not understand how this development fits the architectural integrity of the neighbourhood. How does Council reconcile the fact that a homeowner is not able to expand their driveway by 1 foot because the planning department will conclude that the expansion will not preserve the integrity of the neighbourhood, yet a 6 storey condo is ok?

Lastly, the traffic congestion in the area is already beyond its maximum limits. Adding this level of density is incomprehensible.

Do the right thing Councillors and **STOP THIS DEVELOPMENT NOW.**

Communication : C 16
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

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

From: Carmela Santomieri [REDACTED]
Sent: Thursday, May 06, 2021 12:35 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Proposed Development at Velmar and Rutherford

Dear mayor,

I am writing you to express my strong objection of the proposed development at Velmar and Rutherford. We do not have or can create the proper infrastructure to accommodate the number of people and their véhicules that such a development would entail. Have you driven in the area during 7-10 am or 3-7 pm, it is a traffic nightmare. People use Velmar, a road that is si le lanes to avoid Weston or Islington. As a result, our subdivision is far busier than it should be to start off with. This proposed development would only further exasperate the issue. I urge you as Mayor to put. N end to this nonsense. In addition, that corner is the only green space in our subdividing, we have seen during this pandemic, how necessary it is to have outdoor areas to frequent for our mental health and well-being. It can not be taken away from us or altered in any way. This subdivision was created as a single d'état he'd home area and we are paying for it through our taxes. The integrity of the area should remain status quo. Developers can not just come in s as mdr recreate a well-established community. We do not need or want these buildings in our back yards.

I urge you to do everything in your power to stop this development. It is unjust and unfair to take traffic reports from this pandemic time to determine if the area c as n handle the added activity. This should not be passed during a pandemic or ever.

Sincerely,
Carmela Santomieri
[REDACTED] Siderno

Envoyé de mon iPhone

From: Dan Maggiori [REDACTED]
Sent: Thursday, May 06, 2021 5:22 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External]

Hi Mr. Bevilacqua

I am a resident of Weston Downs and understand that there is a meeting on May 12th regarding the proposed condo development on Velmar and Rutherford. I wanted to let you know that both myself and my wife are really opposed to it. We really don't mind the approved 4 storey development. However the amendment to a 7 story building would mean even further stress on the interior roads ie. Velmar, Santa Barbara etc. that are currently overused by many individuals cutting through the area to get further north or west. The intersection at Velmar and Rutherford would become impassible to traffic, especially at the morning and evening rush hours. I would strongly recommend that you vote against the amending of the official plan to accommodate this 7 storey structure.

Yours truly

Dan Maggiori and Patricia Maggiori

From: ronbasso ronbasso [REDACTED]
Sent: Thursday, May 06, 2021 10:55 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; sandra.racco <sandra.racco@vaughan.ca>; maurizio.bevilaqua <maurizio.bevilaqua@vaughan.ca>; info <info@westondownsra.ca>; Clerks@vaughan.ca; Jackson, Linda <Linda.Jackson@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Opposition to Velmar Centre Property limited 4101 Rutherford Road (Meeting of Wednesday May 12 2021)

City of Vaughan councilors (Emailed All) and Clerks@vaughan.ca

Ref: Velmar Centre property limited File OP 19.003, file Z19.008, DA 19.042. (4101 Rutherford road) .

Meeting of Wednesday May 12 2021.

I Live in the neighborhood affected by this development. I am opposed to the proposed development because it exceeds the VOP 2010 maximum building height of 4 stories and the FSI of 1.5.

A payment of \$622,000 should not be used as justification to change the character of the surrounding neighborhood and the current residents life styles. Changing the character and life styles of neighborhoods should not be used as a source of funds. A change of the current 1.5 FSI to an FSI of 2.72 represents about an **increase of 80% in FSI**. This development is situated in the middle of single family homes and this development form and use will disrupt the current residents life style and reduce the value of the home for the benefit of the developer.

I hope that the committee of the whole/council will see fit to ask the developer to work with the residents to come up with the solution that meets the VOP 2010 in terms of height (four stories) and FSI (1.5).

I will not be attending or virtually speaking at this meeting but I would like to be informed of the decision made.

Ronald Basso

■ muzich place

Woodbridge Ontario ■



Communication : C 19
Committee of the Whole (2)
May 12, 2021
Agenda Item # 11

DATE: May 6, 2021
TO: Mayor and Members of Council
FROM: Wendy Law, Deputy City Manager, Administrative Services & City Solicitor
RE: **COMMUNICATION – Committee of the Whole (2) May 12, 2021**

**Item 11 – APPOINTMENT OF MEMBERS TO THE TRANSPORTATION
AND INFRASTRUCTURE TASK FORCE AND THE VAUGHAN PUBLIC
LIBRARY BOARD**

Recommendation

1. That Council consider the additional applications received in addition to Confidential Attachment 2, for appointing two (2) members to the Vaughan Public Library Board for the 2018 – 2022 Term of Council.

Background

After the Committee of the Whole (2) Agenda was published last week, Staff was notified that additional applications for the Vaughan Public Library Board were received in the Office of the City Clerk via mail. They were not included in the Confidential Attachment 2 of the report.

Staff recommend that these additional applications be considered for appointment.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Wendy Law', written over the printed name.

Wendy Law
Deputy City Manager
Administrative Services & City Solicitor

Attachment 1

Confidential Attachment – Applications - Vaughan Public Library Board (Mayor and Members of Council only).

Statutory Public Meeting

Edgeley Pond and Park and Black Creek Channel Works ASDC Study and By-law



CITY OF VAUGHAN

May 12th 2021

HEMSON

Purpose of Today's Meeting

- Statutory Public Meeting required by Section 12 of the *Development Charges Act*.
- Primary purpose is to provide the public with an opportunity to make representation on the proposed 2021 Development Charges Background Studies and By-laws.
 1. Edgeley Pond and Park and Black Creek Channel Works
 2. VMC West Interchange – Sanitary Sewer Services
- DC Background Studies and by-laws were made publicly available on **April 7th, 2021** ⁽¹⁾
- Notice of the public meeting was provided in accordance with the DCA

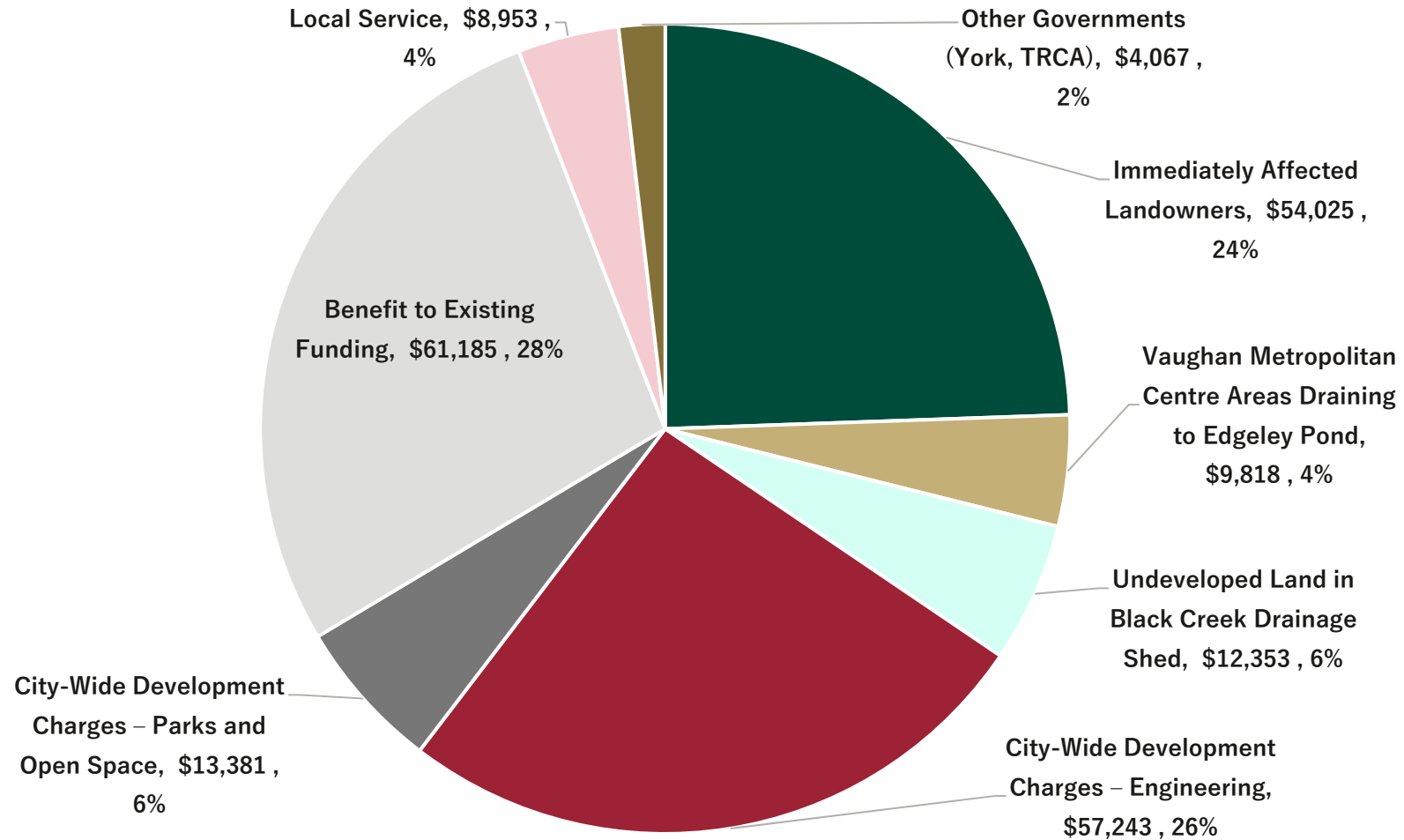
Note 1: VMC West Interchange ASDC Background Study has been updated since the initial release to reflect ongoing discussion with stakeholders. The updated study has been included for information in the Agenda for today's meeting inclusive of the updated rates.

1. Edgeley Pond and Park and Black Creek Channel Works ASDC Study and By-law

Background and Study Objectives

- The City passed By-law 079-2016 to impose an Area Specific Development Charge for the Edgeley Pond and Black Creek Channel Works which came into effect on July 1st 2016
- The DCA requires that the by-law be updated every 5 years.
 - Existing by-law expires July 2nd 2021 and a new by-law needs to be passed in advance of this date.
- Hemson has been working with both DTAH and the City to update the comprehensive financial strategy to allocate costs across funding sources based on Engineering rationale
- Several different consultation sessions with key stakeholders has occurred thus far and expected to continue to by-law passage

Summary of ASDC Capital Program: \$221.0 Million



Graph figures in (\$000)

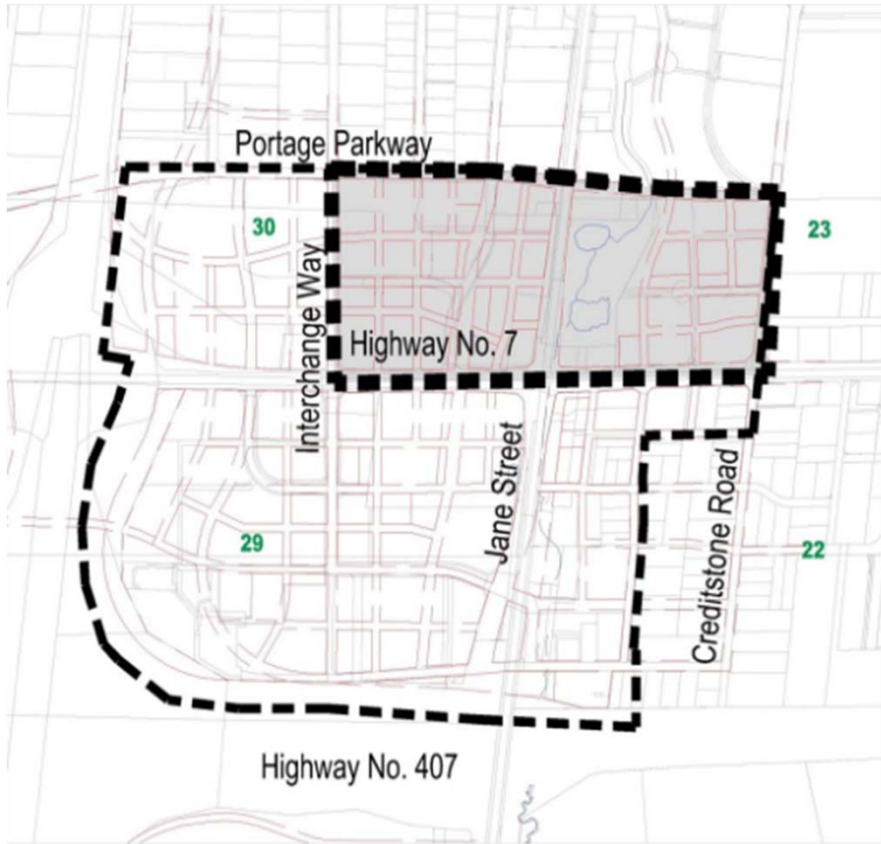
Map 1: Edgeley Pond and Black Creek Channel Works – Immediately Affected Landowners



- Net Benefitting Area: **5.78 ha**
- Calculated Rate: **\$9,467,470 per net Hectare**

| Current Rate | Calculated Rate | Difference (\$) | Difference (%) |
|--------------|-----------------|-----------------|----------------|
| \$2,972,699 | \$9,467,470 | \$6,494,771 | 218% |

Map 2: Edgeley Pond and Black Creek Channel Works – VMC Draining to Edgeley Pond

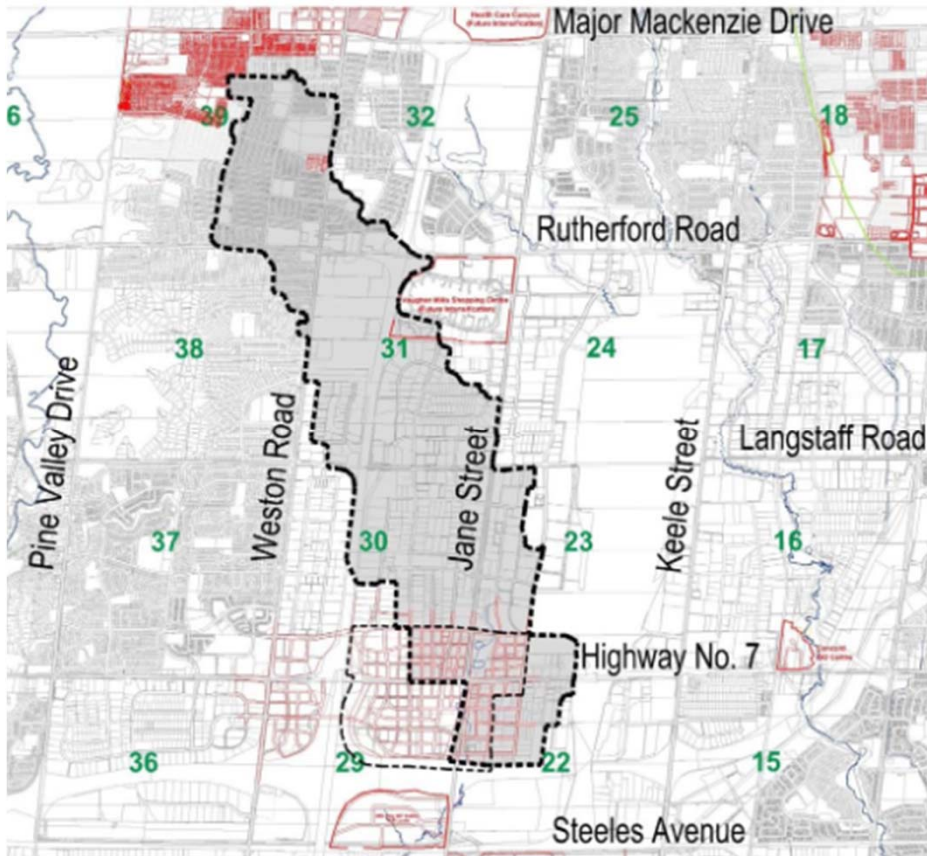


▪ Net Benefitting Area: **20.06 ha**

▪ Calculated Rate: **\$465,823 per net Hectare**

| Current Rate | Calculated Rate | Difference (\$) | Difference (%) |
|--------------|-----------------|-----------------|----------------|
| \$98,656 | \$465,823 | \$367,167 | 372% |

Map 3: Edgeley Pond and Black Creek Channel Works – Undeveloped Lands in the Black Creek Drainage Shed



- Net Benefitting Area: **144.58 ha**
- Calculated Rate: **\$96,260 per net Hectare**

| Current Rate | Calculated Rate | Difference (\$) | Difference (%) |
|--------------|-----------------|-----------------|----------------|
| \$26,695 | \$96,260 | \$69,565 | 261% |

Key Considerations

1. Land Acquisition Costs represent \$80 Million (or 36%) of the total \$221 Million Capital Program
2. Edgeley Pond Improvement Costs have increased
3. Inclusion of Culvert under Highway 7 expenses (not considered in 2016).
 - Does include a regional share for recovery
4. BTE share represents a proportionately higher share of total costs due to increased costs of pond works
5. Net developable Areas has been reduced since 2016 (as development has occurred)

2. VMC West Interchange – Sanitary Sewer Services

Background and Study Objectives

- The City passed By-law 094-2018 to impose an Area Specific Development Charge for the VMC West Interchange Sanitary Sewer Area in 2018
- During the consultation period, prior to approval of the 2018 ASDC By-laws, staff acknowledged that the by-law would likely require an amendment once more information was made available and prior to the existing by-law expiry in September 2023.
- Since the approval of the 2018 by-law, staff have worked closely with affected landowners to determine infrastructure needs related to the developments proposed.
- As a result, this background study initiates the by-law amendment which would be required to finalize the front-ending agreement with landowners
- Consultation with stakeholders has occurred throughout the process

Summary of Capital Costs and Applicable Area



- Includes Construction North and South of Highway 7
 - Costs for work South of highway 7 is based on “as built cost”
- Total capital cost is estimated at \$17.75 million
 - Entirely attributable to new development and DC fundable.

Calculated Residential and Non-Residential Development Charges Rates

| Service | Current Residential Charges* | Calculated Residential Charges | Difference in Charge | |
|------------------------|------------------------------|--------------------------------|----------------------|-----|
| Single & Semi Detached | \$571 | \$982 | \$411 | 72% |
| Townhouses & Multiples | \$471 | \$810 | \$339 | 72% |
| Large Apartment | \$348 | \$599 | \$251 | 72% |
| Small Apartment | \$251 | \$432 | \$181 | 72% |

* Represents rates effective January 1 2021. DC By-law 094-2018 and adjusted for indexing.

| Service | Non-Residential (\$/Square Metre) | | | |
|-----------------------------|-----------------------------------|-----------------------------------|----------------------|-----|
| | Current Non-Residential Charge* | Calculated Non-Residential Charge | Difference in Charge | |
| Sanitary Sewer Improvements | \$5.51 | \$10.83 | \$5.32 | 97% |

* Represents rates effective January 1 2021. DC By-law 094-2018 and adjusted for indexing.

Charge levied per Square Meter of Gross Floor Area

Next Steps

- Continue discussions with external stakeholders:
 - Continue individual land-owner meetings to discuss site specific impacts as required
 - Continued dialogue with broader stakeholder group
- Refine DC Background Study and DC by-laws as required based on the input received
- Passage of By-law by Council: June 8th 2021

From: Kevin Doan <kevin@injurylawcentre.com>

Sent: Friday, May 07, 2021 11:51 AM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; integrity.commission@vaughan.ca

Cc: rsalerno@westondownsra.ca; 'Victor Lacaria' <lacariv@gmail.com>; Antoine, Mark <Mark.Antoine@vaughan.ca>; info@westondownsra.ca; 'Kevin Doan' <kevin@injurylawcentre.com>

Subject: [External] 4101 Rutherford Road Vaughan - Velmar Centre Property Limited - FILE OP.19.003; Z.19.008; DA.19.042;

Dear Honourable Mayor, Members of Council, City Clerk, and Integrity Commissioner,

A. **Postponement and Production of Information:**

1. I am writing to respectfully request a postponement or adjournment of the Velmar Centre Property Limited item cited above, on the agenda of the meeting (item 6.(4.)) of Council scheduled for May 12, 2021.
2. I respectfully request that the report not be received by Council at this meeting and until I and community residents have had a proper chance to fully review in order respond to it.
3. I am also respectfully request that no other decision be made by Council at the meeting respecting the report dated May 12, 2021 by City Manager Jim Harnum who recommends, among other things, draft approval of the application.
4. A brief chronology: I opposed the application and had made a deputation on the application before City Council at City Hall in 2019. I have not received any notice from the City relating to this application at least since the pandemic started in about March 2020. I was only first notified of the upcoming May 12, 2021 meeting and its agenda by email in the afternoon of May 4 from Mr. Mark Antoine, Senior Planner, enclosing a "Courtesy Notice" which stated that "A copy of the staff report is available on the City's website at www.vaughan.ca." I visited the website but was unable to track the report. I reviewed "PlanIt" planning map on the site and was not able to locate a copy of the report either. I emailed Mr. Antoine at 5:40 A.M. on May 6, and was promptly provided a direct link to the staff report which actually was also signed by City Manager Jim

Harnum above.

5. The report is 33 pages in length and I spent time yesterday trying to understand its reasons. The report also cites other materials or reports which were not attached to nor were made available to me, or, I believe, any to other residents in the communities.
6. At this time, I must respectfully request more time in order to be able to meaningfully participate in the process including further writing and speaking to the application at the scheduled meeting of May 12.
7. In order to facilitate my review, I respectfully request that I and the community residents be provided with all information including, but not limited to, all reports, documents, specific citations and references to policies and guidelines the City Manager relies on in his report of May 12, 2021?
8. I still warmly remember when the first Term of Council Service Excellence Strategic Plan was announced by the Honourable Mayor. I was heartened. It now continues with the 2018-2022 Terms of Council Strategic Priorities which includes Good Governance and City Building.
9. Under City Building, the document confirms its Objective as “To build a world-class city, the City will continue its planning and development in support of key citywide developments and initiatives that encompass good urban design and public spaces that foster community well-being.”
10. Under Good Governance, its Objective is “To effectively pursue service excellence in governance and fiscal responsibility, the City will hold the public’s trust through inclusive, transparent and accountable decision-making, responsible financial management, and superior service delivery and effective communication.” One of its three main stated themes thereunder is to “Ensure transparency and accountability”.
11. I trust that my above requests are reasonable as they promote accountability and transparency in decision making by the City Manager, and by Members of Council. Only when community residents can meaningfully engage, that they may be able to contribute to ensure good urban designs are being implemented.

B. Role of City Manager and Role of City Council Members

12. For on-going consideration, I would respectfully also raise the following concerns regarding the roles of City Manager and City Council Members in respect of the City Manager’s report of May 12, 2021.
13. In my perusal of the report, it is unclear to me the role of the report and its legal weight, if any, upon Members of Council.
14. The report does not provide any references to any legislative sources for its authority upon Members of Council. It does not state what its mandate was and under what legislative authority.
15. I respectfully request that the legal role and mandate of the report be stated and described, including legislative sources if any, and provided to me and community

residents.

16. Without a clear understanding of the report's authority, legal or otherwise, community residents and I would be unable to fully understand its role, its context, and therefore its scope and its meaning, in order to properly respond in a focused and proper manner. Furthermore, community residents and I would not know the appropriate remedies or lack thereof as remedies may be dictated by the authority and mandate of the report.
17. In the event that the report is an "expert" report of some kind, residents and I should be provided further information and answers including: (a) what authority permits Council to commission an "expert" report? (b) what exactly is being asked of the expert? (c) what exactly determines who is an expert? (d) is Council abrogating its responsibility as elected decision-makers by improperly delegating its jurisdiction in part to an expert who improperly functions practically as an unelected Member of Council? (e) how long in advance of an appropriate meeting must the report be made available to community residents? (f) are community residents be permitted to fully review the expert report and his supporting records in order to assess and challenge, possibly by another "expert" if any?
18. I respectfully submit that as there are no citations given to any sources of legislative authority for the report, there is no legal obligation to give any weight to the report by Council. Therefore, not just because the report was prepared by three City Staff and signed by two of City's most senior employees, that the report must somehow carry some weight in Council's deliberation.
19. In the event that it is considered to be an "expert" report, please so confirm, and respond to all of the above requests including an adjournment. And if it is an expert report, I will have more to review and further respond, but at this time I would make the following respectful but frank observations:
 - a. The report is notably unbalanced, and it appears as though it was written by an advocate for the developer. Experts owe a duty to be impartial and to provide responsive reasons backed up with supporting references. Failure to discharge that duty disqualifies the experts. Here, the authors of the report appeared to have cherry-picked whatever was "consistent" with the policies while gross inconsistencies with the planning and zoning and other inconsistencies were minimized and casually interpreted away with practically little to no responsive reasons at all. I will provide some examples below.
 - b. It is recalled that under the "City Building Objective" above, the goal for Vaughan is not just mere consistencies with policies and guidelines, but "**good** urban design". Mere consistencies while downplaying gross inconsistencies likely leads to mediocre designs, not good urban design. Our city pursues the higher standards, of a world-class city. We cannot stick, frankly, an eye-sore, grossly out of character of the neighbourhood: a condo building six storey high in a low rise areas. The eye-sore, if approved, will be there for generations to see. It would

build a random striking landmark, when set in the surrounding low rise communities, for no reasons other than for more money for the developer, and give Vaughan another mark and appearance of a random-planning city.

- c. On this issue of an eye-sore, or in planning parlance, “mass and volume”, what does the City Manager have to say in his expert report? The short answer is respectfully nearly nothing. I will explain by looking at only two examples for now:

Example 1: At pages 12-13, the City Manager stated:

The Owner is proposing to amend the following site-specific maximum height and density requirements for the Subject Lands in VOP 2010 to permit the Development:

Increase the maximum permitted building height from 4-storeys to 6-storeys

Increase the maximum permitted FSI from 1.5 times the area of the lot to 2.72 times the area of the lot

The Development Planning Department can support the proposed amendments to VOP 2010 for the following reasons:

The Development meets the intent of the “Community Area” Policies in VOP 2010

-

Community Areas are considered stable areas not intended to experience significant physical change; however, incremental change is expected as part of a maturing neighbourhood. The Development maintains the intent of the “Community Area” policies in VOP 2010, specifically the following:

Sections 2.2.3.2, 9.1.2.1 (a) and 9.1.2.2 - new development shall respect and reinforce the scale, height, massing, character, and form of the planned function of the local immediate area

Section 2.2.3.3 - limited intensification is permitted in Community Areas, subject to development being sensitive and compatible with the character, form, and planned function of the surrounding context

The Development provides for a limited form of intensification with an appropriate transition in scale, height and massing to the existing low-rise residential development located east of the Subject Lands. The Subject Lands abut Velmar Downs Park to the west and south, and Rutherford Road to the north, and provides an appropriate separation distance between the Development and the existing low-rise residential lots to the north (40 m), west (70 m) and south (144 m). To mitigate visual and shadow impact on adjacent properties, the 6-storey portion of the Development is primarily located along Rutherford Road and the west property

line.

The massing along Velmar Drive is reduced to 3-storeys (11.2 m) in height and is setback 3 m from the property line along Velmar Drive. Existing mature boulevard trees along Velmar Drive are proposed to be retained, with additional deciduous tree plantings along the boulevard to further mitigate visual impact and promote privacy. The Development respects and reinforces the criteria established in Section 9.1.2.2 of VOP 2010, and is compatible with, but not identical to, the surrounding neighbourhood.

// **My comments:**

The City Manager cited the legal criteria and policies which I highlighted in blue above. My question is what references, studies, and authorities did he cite to substantiate his expertise and support his conclusion that “The Development respects and reinforces the criteria established in Section 9.1.2.2 of VOP 2010, and is compatible with, but not identical to, the surrounding neighbourhood”? The answer is none. Nothing.

How did he come to the conclusion that the six-storey condo building with some **135** units where the vast majority is one bedroom and den condos (likely smaller than 700 sq. ft. per current condo design trends), all concentrated on a footprint smaller than the 6 single detached houses across the street as “respect and reinforce” the scale, height and character of the local immediate area?

It not only failed to respect, **it did nothing to reinforce.**

It grossly violated the local neighbourhood. Yet, this was barely and obliquely acknowledged. His reasons were that the intensification was “limited”, with a transition in scale, height and massing that was “appropriate”, with a separation of distance what was “appropriate”. There was no further explanation at all as to why that was considered to be “limited”, or how other things were “appropriate”. The short paragraph to interpret the inconsistencies away provided no responsive reasons at all. None.

Such a report, I respectfully submit, is “conclusory”. In other words, it provides just the conclusion but no responsive reasons let alone explaining any expert analysis. Such a report does not provide proper expert opinion. It provides an opinion that any one at the City happens to have, or any residents happen to have.

It is respectfully submitted that as a matter of law, it is unlawful to give any weight to such conclusory opinion, even where an author is allegedly an expert in any way.

Example 2: At pages 13-14, the City Manager stated:

The Development meets the intent of the “Low-Rise Mixed-Use” designation in VOP 2010

-

The “Low-Rise Mixed-Use” designation generally applies to existing low-rise commercial lots abutting arterial or collector streets and located within a Community Area. These lots are intended to be redeveloped through limited intensification with low-rise mixed-use buildings, subject to the redevelopment being appropriately integrated into adjacent areas, in accordance with Section 2.2.3.3 of VOP 2010.

The Development maintains the intent and permitted uses of the “Low-Rise Mixed-Use” designation in VOP 2010, specifically the following:

Section 9.2.2.2 (a) and (b) - “Low-Rise Mixed-Use” areas are intended to be developed with a mix of residential and small-scale retail uses intended to serve the local population

Section 9.2.2.2 (e) - sites designated “Low-Rise Mixed-Use” and located within a Community Area, and on a Collector Street, are limited to a maximum of 500 m² of retail GFA

The Development represents an appropriately scaled mixed-use building with multi-unit residential and commercial units. The proposed building height and density of 6-storeys (20.2 m) and 2.72 FSI, respectively, reflects an appropriate and modest form of intensification. The Development respects and reinforces the scale of existing development by providing a transition in height to 3-storeys (11.2 m) along Velmar Drive; one-storey lower than the maximum permitted building height of 4-storeys on the Subject Lands.

...

The Development meets the intent of the “Low-Rise Building” criteria in VOP 2010

-

Section 9.2.3.4 of VOP 2010 identifies development criteria for a Low-Rise Building. Section 9.2.3.4(a) defines a “Low-Rise Building” as generally 5-storeys in height. A building over 5-storeys in height is generally defined as a “Mid-Rise Building” in VOP 2010.

The Development provides for a mixed-use building ranging in height from 3 to 6-storeys and meets the intent of the following criteria for a Low-Rise Building in Section 9.2.3.4 of VOP 2010, as follows:

The Development provides for appropriate privacy and sunlight conditions, and does not abut any lots with a residential dwelling (Section 9.2.3.4 (b))

Surface parking and driveways are located interior to the Subject Lands or in an underground parking garage (Section 9.2.3.4 (c))

The rooftop of the Development will consist of green roofs, as shown on Attachment 4 (Section 9.2.3.4 (d))

The “Mid-Rise Building” criteria in VOP 2010 is identical to the requirements of the “Low-Rise Building” criteria, with the exception of a pedestrian-scaled podium being required for any building over 6-storeys in height (Section 9.2.3.5 (b)). The Development is not over 6-storeys in height and a podium is not required. The 6-storey portion of the Development is located on the north and west side of the Subject Lands. On this basis, the Development meets the intent of a “Low-Rise Building” in accordance with VOP 2010.

//My comments:

-

This is another example of unbalanced and partial analysis.

What seems to be a clear starting point is that the development does not comply with VOP2010. Yet this was not acknowledged. The authors did not acknowledge the obviously violating nature of two six-storey larger sides (North and West sides), but instead focused on the small portion (East side) that is three-storey as somehow “respects and reinforces the existing development”. The authors emphasized a small area rather than looking at the whole which is predominantly a six-storey condo building, completely out of character. The language used again is in similar, conclusory and vague terms such as appropriate, modest etc... But what is so modest when the violation is 50% more storeys (6 vs. 4), and 150% more in gross floor space?

However, what is further problematic under this example is that, here, the authors somehow interpreted from “C3 Local Commercial Zone ... that does not permit residential development” (p. 15) - to “Low-Rise Mixed-Use” that has a height limit of 4 storeys – to a “Low-Rise *Building*” which is generally a building of 5-storeys in height with anything higher being a “Mid-Rise Building” in VOP2010. Then somehow, without clear legal authorities cited, the proposed 6-storey condo building – **a 6-storey “Mid-Rise Building” is permitted in a Low-Rise Mixed-Used area with a maximum possible height of only 4 storeys.**

The authors seem determined to find whatever narrowest possible interpretations to push the boundaries to squeeze the condo building into the small lot. There was no discussion of what the best urban designs would dictate, and what most respects the well-being of the people already living in the community (which is an important theme under City Building Objective above). When it comes to sunlight, those in the immediate West of the development will lose sunlight for most of the beautiful summer mornings, and those in the East will lose much of the beautiful summer afternoons and sunset skies. Yet, this was explained away that as long as they had 5 hours a day, that would be somehow fine per some urban guidelines – without regard to the loss of the quality of residents’ quiet enjoyment.

The authors did not acknowledge that there are other areas where intensification for this type of building has been planned for in the City, not this local commercial zone property. They did not acknowledge that the City has apparently and readily satisfied any intensification requirements by the Province elsewhere in the City. The report is distinctly unbalanced and partial.

City Council should, when the proper time for action comes in the future, reject it. Bare minimum, even if met, is simply not good planning, not good enough for a world-class city.

20. Bonusing of \$622,000 under s. 37 of the Planning Act:

The report states that the developer and the City “agreed” to the amount of \$622,000 to be paid by the developer to the City in return for the City allowing the extra two storeys, from allegedly 4 to 6.

I have serious concerns about this use of power under s. 37.

An elephant in the room is that for every extra storey, the builder makes a lot of money, and the surrounding area property owners lose a lot of money. No one maintains the same interest, hence demand, in a property in Weston Downs and in Vellore Village when it is next to a six storey building versus a lower building. Lower demand translates to loss of value on the open market. (If the City requires a report in this regard, please inform for our further response.)

To allow this grossly violating of a building into the area practically means that:

(1) the developer is allowed to make the beautiful city park with tennis courts be practically his own amenities, to support a higher price on his units; he nearly annexes the city park although without legal title, and his tenants will dominate the use of the facilities; the tennis courts practically become the private tennis courts for his buyers as they will know easily (they can look down from their living rooms to check availability) when the courts are available, while others who come there randomly will find the courts more frequently busy and discouraged from future attempts to use. The city says it does not intend to sell its park, but the City Manager would allow a very high concentration of households, some 135 new units, to practically block them off;

(2) by taking \$622,000, the City is practically penalizing the local property owners, many retired, with reduced property values, on the one hand, and on the other hand issue permit to make money to the developer. Out of this \$622,000 a fraction goes to build some covered area in the park and other utilities which we would not be surprised will be well under

\$100,000. The balance goes to some East Humber trail, according to the report, which is unknown to me and I assume many community residents. Where is this East Humber trail? And who is benefiting from this? Not us, not remotely.

Is this not effectively a new way of taxation by the City by reducing community property values to allow city to build some revenues? The purpose of s. 37 of the Planning Act could not be intended as a way to increase revenues at the entire expense of local homeowners.

Coupling with a questionable, conclusory report from its City Manager, if the condo goes ahead in such context, the bonusing exercise seems to be an arbitrary exercise of statutory power or discretion. It therefore appears inadvisable if not unlawful.

In conclusion, it is well within Council's authority to reject the application and reject the "recommendations" of the City Manager. The developments breaches many existing policies including bylaws etc... There is no reasonable expectation when the developer bought the property for some \$2 million that it was anything more than a local commercial zone area. He suffers no loss. He cannot be handed a lottery windfall by Council, issuing the developer permits to issue profits – all at the expenses of the long time residents of the areas.

City Council should not continue to test the political wills of local residents, of retirees, of families having much already on their hands. It is not the best practices of a productive, efficient, world-class city. The last thing they need is keeping to fight again and again, against some proposal that penalizes local residents in their quality of life, in their life investments in their homes. Council should be clear to the developer that the sense of fair play by Council will not entertain more than the current height permits as a starter, but even at four storeys, it is far from any guarantee that that would be respecting and reinforcing the local existing development.

Local residents are not taking anything away from the developer. It is the developer who seeks take away local residents' quiet enjoyment and their peaceful lifetime investments that they have been earned here, some for decades before the developer.

The residents and I count in your sense of fair play. Thank you for taking the time to consider my requests herein.

All of which is respectfully submitted,

Kevin Doan.

From: Nick Ciappa [REDACTED]
Sent: Sunday, May 09, 2021 9:11 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>
Cc: Rob Salerno [REDACTED]; Rose Savage [REDACTED]; Al Grossi [REDACTED]; Nadia Magarelli [REDACTED]; Victor Lacaria [REDACTED]; Westondownsra Info <info@westondownsra.ca>
Subject: [External] High Importance: Fact Based Reasons for Vaughan City Council to REJECT 4101 Rutherford Road Rezoning Application

To: Honourable Mayor Maurizio Bevilacqua, Council Members & Regional Council Members:

My name is Nick Ciappa and my family and I have been residents of Weston Downs for over 20 years.

I am respectfully writing to you again, Vaughan City Council to state to you and to convince you once again, on my fact based reasons, to totally reject this significantly out of line rezoning application for 4101 Rutherford Road. I have also presented to you through a deputation to Council, through several written communications, town hall interactions and telecom meetings stating why this application must be rejected and all my objections still stand.

Also I want to remind you, that the majority of Weston Downs residents and the Weston Downs Ratepayers Association have also all made compelling and fact based presentations (see Weston Downs Ratepayers Association website for summary of resident concerns) to you to convince you to reject this application.

I hope you, Vaughan City Council, are hearing, understanding and registering in your minds that the strong majority of Weston Downs residents and also the residents of surrounding communities vehemently reject this rezoning application for an 8+ story (it is not 6 floors as falsely stated) condo/rental building (6 floors plus a 2 story high mechanical enclosure on the roof) at 4101 Rutherford Road.

I and the majority of Weston Downs residents are strongly and respectfully requesting that you reject this application and maintain the existing I-88, C3 zoning bylaw designation for 4101 Rutherford Road.

I have reviewed the 4101 Rutherford Road rezoning application report dated May 12, 2021 by the Vaughan City Planners and **I totally disagree with their conclusions and reasons to support and to recommend approval by Vaughan City Council for this rezoning application.**

I have also reviewed the Ontario Provincial Growth Plan, The Regional Municipality of York's Official Plan and the City of Vaughan's Official Plan VOP-2010 and **I conclude, totally contrary to the City of Vaughan Planners, that the 4101 Rutherford Road rezoning application does not meet the policies and intent contained in these official guidance and detailed planning documents.** It appears to me that the developer for this application has written this report for the Vaughan City Planners for them to simply endorse and sign off in the positive on this application, without any due diligence to thoroughly review it against existing residential structures, policies, standards and to engage all stake holders in this review. **There is no way that a seasoned and unbiased City Planning Group could conclude to approve and defend this application.** See below, under **"Summary of my Review of Official Plans vs 4101 Rutherford Road rezoning application:"**

Also other areas of this report that I don't agree with or find misleading are as follows:

- 1) Report states other Vaughan City departments, like Environmental, Solid Waste, TRCA, Canada Post, School boards have no objections. I would expect these departments or entities to have no objections to most rezoning applications. However, more importantly, this report fails to state the fact and highlight or lowlight that the residents of Weston Downs, who are most impacted by this applications, have and still strongly oppose and reject this application. This a major omission in the report.**
- 2) The York Region Planning Department, a major stake holder, was not requested to review and approve this application for rezoning at 4101 Rutherford Road. This is another major omission in this review.**
- 3) None of the Weston Downs residents have been consulted with or**

informed on how their concerns have been resolved or mitigated. **The fact is that none of the concerns raised by residents have been addressed by this re-application.**

4) In fact, none of the resident concerns have been resolved because they cannot be adequately resolved with this application in its current form of requesting approval for 6 + 2 story mechanical structure on roof = 8+ story high, for a piece of that land that has been zoned for C3 commercial for over 25 years.

5) Contrary to the report stating the developer has made major changes in their re-application to accommodate resident concerns, the developer has not made any major changes in his re-application. The requested changes to this existing zoning bylaw still exceeds and blows by every boundary set in the I-88, C3 zoning bylaw for this land at 4101 Rutherford Road.

6) Sewer surging will result from this development that proposes to add 135 condo units. It is unlikely the proposed changes will prevent sewer surging and this will significantly affect existing residents of Weston Downs.

7) The \$622,000 community contribution or whatever it is, does not address any of the negative impacting concerns articulated by residents, but appears to be smoke and mirrors to get the existing zoning bylaw changed from C3 commercial to RA2, 8 stories+ and with an extremely high FSI.

The following are additional reasons as to why you must reject this application:

1. A decision by the Vaughan City Council and by the Planning Department to approve the current 4101 Rutherford Road Rezoning application is precedent setting and will have major implications for future rezoning applications from developers in this residential area and in other areas. A positive decision on this file, will tell developers that Vaughan City Council and the City Planners will approve any major change to an existing zoning bylaw. If Council does not reject this application, it will inevitably result in numerous new rezoning applications for the following Weston Downs locations:

- i. Astona Plaza at 9000 Weston Road
- ii. Large Residential Property, 4343 Rutherford Road at SW corner of Babak Blvd and Rutherford Road
- iii. Plaza at SW corner of Weston and Rutherford Roads.

If you, Vaughan City Council do not reject this application, the above applications will likely have to be approved on the basis of precedent and it will forever change the community of Weston Downs to the major negative for residents.

This application must therefore be rejected.

2. As you all know the VOP-2010, was developed over 12 years ago and is still not fully approved. This should be a major disappointment and failure of the Vaughan City Council and Planners.

On page XI of VOP-2010, it is stated that, ***“The policies which have not been approved are highlighted in yellow throughout.”***

Schedule 13 of the VOP-2010 – **Has several yellow areas not approved, including the 4101 Rutherford Road Plaza land, so H4, 1.5 D designation for this land is NOT APPROVED.** The C3 zoning designation in I-88 is still applicable. The 4101 Rutherford Road application should therefore be rejected and the C3 commercial designation should be maintained. This original C3 zoning for 4101 Rutherford Road should be maintained as it has served the local community and Vaughan City extremely well since day one, over 25 years ago.

The only stable and likely most legally binding document for this rezoning application, is I-88.

3. The new updated City of Vaughan Comprehensive Zoning Bylaws, which are in their 3rd and final draft, maintain the 4101 Rutherford Road plaza land as C3 commercial zoning, but is renamed as NC neighborhood commercial with the same maximum building height of 3 floors or 11 meters.

4. A Municipalities Zoning Bylaws, like Vaughan's Official and legally binding, I-88 zoning bylaws, are critical to maintaining, sustaining, growing and approving proposed and planned developments that must be implemented in an orderly, organized and ethical manner. **There must be in place an extremely high set of standards to change an existing zoning bylaw(s) especially one(s) that have been in place for many years and that has been used by many families to make major residential home investments.** It is unfair and very likely, unethical to make a major change to an existing long standing zoning bylaw for the sole benefit of one person or a handful of people or development entities. **This rezoning application does not meet any high standard for change and must therefore be rejected.**

5. I would request that the Vaughan City Council and Planners put themselves in the shoes of residents adjacent to the 4101 Rutherford Road plaza. These residents spent a significant amount of money to buy a house in this area. They most likely investigated the zoning designation for 4101 Rutherford Road plaza through their real estate agents and through inquiries to the Vaughan City Planning department prior to

their purchase. They likely were told the subject plaza, as I was, is zoned C3 commercial, 3 story maximum high structure as defined in the I-88 zoning bylaws and that it is very unlikely to be changed. **I believe it is unethical to approve a zoning application that wants to totally blow up the existing C3 bylaw to get an 8+ story with a super high FSI. How would you feel and how would like your home to be significantly degraded in value and your view and surroundings significantly degraded by this 6 + 2 story high building?**

6. I would like Vaughan City Council to consider and reflect on why there are no 6 or 8+ floor high condo or rental apartment buildings along both Rutherford Road and Major Mackenzie Drive between Islington Ave and Keele Street. There are only 1-2 floor plazas and maximum 3 story high townhouses/condos with no 1-2 story high mechanical structures on their roofs. The reason is simply, it does not fit the character of the surrounding communities. **Therefore for this reason, you must reject the rezoning application at 4101 Rutherford Road and maintain its C3 commercial zoning bylaw at this property.**

Summary of my Review of Official Plans vs 4101 Rutherford Road rezoning application:

The 4101 Rutherford Road application for rezoning should be **immediately rejected** as it does not meet the policies and intent of the provincial, regional and municipal official land use plans:

- I. The Ontario Provincial Growth Plan
- II. The Regional Municipality of York's
Official Plan
- III. City of Vaughan's Official Plan VOP-2010

I have reviewed these official plans to the best of my abilities and I have concluded that both the original and re-submitted 4101 Rutherford Road applications for rezoning **do not meet the policies and intent of these official plans and should therefore be rejected.** I have restated key parts of these official plans that show the 4101 Rutherford Road application for rezoning is in complete violation of these official plans and should therefore be rejected.

The Provincial Growth Plan:

- A. Establishes minimum intensification and density targets that recognize the diversity of communities across the Greater Golden Horseshoe for regions and municipalities to implement.
- B. The York Official Plan 2019 and VOP-2010 meet the intent of the Ontario Government's Provincial Growth Plan identifying Regional and Primary Intensification Corridors.

4101 Rutherford Road and surrounding areas are not identified in these Primary and Regional Corridors and therefore this application for

rezoning should be rejected.

The Regional Municipality of York's Official Plan:

- A. York Region's Vision in the Plan states and wants to be and have;
 - a. Responding to the Needs of Our Residents
 - b. Managed and Balanced Growth
 - c. Engaged Communities and a Responsive Region
- B. Intensification areas are to be identified and planned for by the Local Municipalities as part of their Intensification Strategy.

The VOP-2010 has identified Primary Intensification areas and 4101 Rutherford Road is not located in one of these intensification corridor areas and therefore this application should be rejected.

City of Vaughan Official Plan, VOP-2010:

The 4101 Rutherford Road application for rezoning should be rejected as it does meet many sections and intent of the VOP-2010, as shown by the following;

- A. Goal 8: Directing Growth to Appropriate Locations
 - a. Planning for the attractive, sustainable and prosperous city envisioned by this Plan will in large part be achieved by directing growth to appropriate locations... ..Intensification Areas have been limited to 3% of the overall land base to protect existing Community Areas and Natural Areas.
- B. 2.1.3.2. To address the City's main land-use planning challenges and to manage future growth by:
 - a. ensuring the character of established communities are maintained;
 - b. 2.2.1.1.....establishes a hierarchy of Intensification Areas that range in height and intensity of use, as follows and as shown on Figure 6, Intensification Areas:
 - i. The Vaughan Metropolitan Centre will be the major focus for intensification...
 - ii. Regional Intensification Corridors will be a major focus for intensification...
 - iii. Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use high- and mid-rise buildings, developed at an

intensity supportive of transit.

iv. Local Centres will provide the mixed-use focus for their respective communities, in a manner that is compatible with the local context.

v. Primary Intensification Corridors

.....

- **4101 Rutherford Road is not located in one of these intensification areas and therefore this application should be rejected.**

C. 2.2.3.2. That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan. (OPA #15)

2.2.3.3. That limited intensification may be permitted in Community Areas The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

D. 2.2.3.4. That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the intensification objectives for Intensification Areas, where applicable.

E. VOP-2010 Figure 6 Intensification Areas and VOP-2010 schedules 1-14 do not show 4101 Rutherford Road to be in a Primary or Regional Intensification Corridor areas. **Therefore the 4101 Rutherford Road application for rezoning should be rejected.**

Finally, I want to remind all Vaughan City Council members and planners that the perception the residents of a community have of their elected officials and of the municipal planning department staff, hired to mainly serve the residents, is of paramount, ethical importance. There is of a lot of discussion going on in the community of unethical relationships the owner / developer of 4101 Rutherford Road plaza who is submitting this rezoning application, has had or is having with members of Vaughan Council and Planning Department staff. If true, anyone involved or perceived to be involved in any comprising situation with this developer must recuse themselves from evaluating and / or voting on this application. Perhaps this entire file should be rejected and thrown out because of this perception.

I want also the Vaughan City Council to reflect on what it says about their character, priorities and work ethics, when the residents of a community, like Weston Downs, organize to hire a Lawyer to defend and litigate for their concerns against a developer, because they cannot trust their elected officials to do their due diligence to

eliminate residents' concerns and to support the majority of residents in the Weston Downs community against a very unreasonable rezoning application at 4101 Rutherford Road.

In closing, based on the above facts I have presented to you, along with those summarized on the Weston Downs Ratepayers Association website, I respectfully ask you, the **Vaughan City Council to completely reject this rezoning application for 4101 Rutherford Road.**

Respectfully,

Nick Ciappa, P. Eng.

From: Carmela Santomieri [REDACTED]
Sent: Sunday, May 09, 2021 8:59 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca
Subject: [External] Velmar and Rutherford Development

To The Mayor and City Councillors of Vaughan,

I am writing to express my strong opposition to the proposed development at Velmar and Rutherford. The community does not have the infrastructure for the proposed development. Our neighbourhood already deals with traffic due to poor city planning. People use Orr and Velmar to bypass Rutherford and Weston Road bringing unnecessary traffic into the area. This will only be further exasperated by this proposed development. In addition, the park that is currently there, is the only park in our subdivision. We need to protect the dwindling green spaces that we have. It would be reckless for this development to go through. I urge you, along with the members of my community, your taxpayers to stop this from going any further. To try and push this along during a pandemic when proper traffic studies cannot be conducted properly is a disservice to the people of Vaughan. Please learn from the mistakes of previous developments, how many accidents take place in front of Vaughan Mills due to poor planning of a plaza in front of a mall? I foresee the same problems here. The integrity of the area cannot be changed to meet the demands of such a development. Rutherford is already too busy and so are the side streets leading onto it.

Sincerely,
Carmela Santomieri

Communication : C 24
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

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

From: Maria Tari [REDACTED]

Sent: Sunday, May 09, 2021 7:25 PM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>

Cc: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; marilyn.iafrati@vaughan.ca; Carella, Tony <Tony.Carella@vaughan.ca>; sandra rocco@vaughan.ca; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca; [REDACTED]

Subject: [External] Velmar Condo Proposal 4101 Rutherford Road

Rosanna,

We have been residents of [REDACTED] Santa Barbara Place for 31 years and have recently been informed by our neighbours that a proposal for a six story mixed use development is being voted on May 12, 2021. This is of concern to us for several reasons. The first and foremost is that this development will increase traffic through our neighbourhood. We find it appalling that we were not notified of this committee of the whole meeting as every car that cuts through our neighbourhood runs past our house (the extended poling area does not include Santa Barbara Place). After countless studies the City has not dealt with the issue of traffic cut-through our subdivision. This will only make it worse.

Furthermore, this development is too dense for this neighbourhood, it doesn't blend in and what businessperson in their right mind would occupy the ground floor with very little parking. This development is a recipe for disaster. The ramifications of which will be borne by the existing residents of Weston Downs.

At bare minimum we would have expected mitigation of traffic infiltration included as part of the development proposal. Instead we suspect that the developers have made only assumptions that ingress and egress will be from Rutherford Road. The artist renderings, that we have seen, show very few cars. This may be good for a sales pitch but it certainly doesn't represent reality. We hasten to think what kind traffic jam will be created by cars trying to make a left turn out of the property to head north on Velmar Drive. I suspect that in short order the drivers of those vehicles will turn south and make their way through the neighbourhood to get to where they want.

A lot more thought has to be put into the planning of this redevelopment before it is approved.

Regards,

Maria & Nat Tari

Sent from my iPad

From: Joe Greco [REDACTED]
Sent: Sunday, May 09, 2021 7:18 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] RE: Opposition to Condo Development at 4101 Rutherford Road

Dear Mayor and members of Regional and City Council. My name is Joseph Greco and I live at [REDACTED] Colavita Court in the City of Vaughan. I'm writing this email in opposition to the proposed condo development at 4101 Rutherford Road.

The 4101 Rutherford application is submitted as six stories. The current VOP plan is in force after extensive negotiations with local residents, land owners and developers. The VOP 2010 has an approved height limit of 4 stories and this submission would fail with just that item alone. It is ACTUALLY the compromised decision that the local residents achieved and are able to live with. Primarily, **a 4-storey building with an FSI of 1.5 (low density)** and not the FSI of 2.7 (medium density) as proposed by the developer. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed use property, not a medium-density or medium high-rise density site.

I would expect the submission to be denied by planning and rejected by the City of Vaughan Council just on above note items alone.

Secondly, if this proposed development is approved has any one addressed any negative impacts to the surrounding park such as construction site offices or construction staging areas on park property? Given the limitations regarding the area surrounding the proposed development, the lack of usable staging areas (Rutherford Rd to the north & Velmar Dr to the east) , will the City of Vaughan, if this application is approved give permission to the developer to use our park as a staging area during construction?

In view of the above I would respectfully ask City Council not to approve the proposed six story

building.

Thank you for your time and consideration.

Joseph Greco

Communication : C 26
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Amanda Zeng [REDACTED]
Sent: Sunday, May 09, 2021 5:06 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] Re: Disagree the plan of 6 - storey Condos at Velmar & Rutherford Rd.

Dear Mayor and Councillors,

My name is Amanda Zeng, the owner of [REDACTED] Polo Cres. Woodbridge, ON L4L 9N9. Here I am strongly opposed to the proposal of the above mentioned.

This site has been a low-density designation, also is a rarely remaining community with 100% single detached. The values benefit not only for the current owners but also for the city.. This condo The traffic on this section of the road is very busy, especially during peak hours.

In one word, on behalf of our family members, I ask you to reject this poor planning, do not give the developer concessions, who is just coveting his personal purpose of making money.

Thank you for your careful consideration. Any concerns, please do not hesitate to contact me.

Regards,

Amanda Zeng

--

Sales Representative

HomeLife Landmark Realty Inc., Brokerage

7240 Woodbine Avenue, Suite 103, Markham, Ontario [REDACTED]

Email: [REDACTED]

Cell: [REDACTED]

Bus: (905) 305-1600

Fax: (905) 305-1609

Communication : C 27
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Chanh Nguyen [REDACTED]
Sent: Sunday, May 09, 2021 5:02 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] Inputs re: Proposed 6-Storey Condominium Zoning Change at Velmar & Rutherford

Dear Honorable The Mayor;

Dear Councillors;

Dear Sirs/ Madams;

We are writing to respectfully express of opinions re: the proposed Zoning Change to allow for a 6-Storey Condominium project at the Corner of Rutherford & Velmar.

For the sake of brevity, we can only cite some of our primary reasons:

1. Construction of a 6-storey Condo is completely out of character with the existing curb appeal of Velmar & Rutherford area. Not only that the proposed 6-storey building is completely incompatible with the existing neighborhood comprising low-rise single homes, the characters (e.g. design structure, harmony) of the Condominium itself look stands out like an eyesore in the midst of a peaceful, tranquil community;
2. Existing heavy traffic on Rutherford. An additional 135 Condo units at this corner of Velmar and Rutherford will only exacerbate, in a significant manner, the traffic in this particular corner. Children and elderly folks using the Velmar Downs Park for recreation will be particularly at risk as they are more prone to accidents, due to increasing traffic;

In our view, under the proposed Application, many, many existing Home Owners will suffer significant, irreparable and irreversible financial harms, through no fault of these Home Owners, for the following 2 major reasons:

- a) Their Home values will be adversely and substantially affected;
- b) Their existing quality of life of the neighborhood will be negatively and irreversibly suffered. Our personal story is an illustrative case in point. Being elderly, one of the main reasons that we moved here last year was to be able to live in a peaceful community, away from the dense population of Etobicoke, and to enjoy walking around the neighborhood to exercise and acquire amenities, without much worrying of the heavy traffic.

Details aside, as a matter of Principles, this Application raised a very serious concern. To us, it simply does not seem fair nor equitable to allow for a Zoning Change to cater to the interests of a few, profit-motivated, risk-taking Investors, **at the expense of hard-working**

Community members:

- a) First, Investors know (or ought to know), through their due diligence or business acumen, what they were getting into when they first purchased the Property. Discovery of Under-utilization afterwards by the Investors (due to "shoddy homework" or incompetence) should never be used as an Excuse for requesting a Zoning Change, let alone causing substantial damages, hardships (financial and otherwise) to existing Community members. "Regular folks" don't have the luxury to look into the rear view mirror, and request the Rules changes - after the facts - especially at the great detriment of others;

Our Common Sense suggests that Home Owners - who saved every single dollars through their hard work to own their homes- should NOT be penalized, nor required to pay (and/ or make-up, absorb, etc.) for the mistakes of the Investors in their risk-taking Business Venture(s).

- b) Second, by claiming that their Property has been under-utilized, these Investors indirectly admitted they made mistakes. There is no assurance that they won't make the same mistakes again (or even worse). This could leave the City, and their Ratepayers holding the bag. The current poor/ unpleasant aesthetic of the Condominium Building itself seems to be a prelude of unpleasant things to come.

In addition, we - the neighbors living around that 6-Storey Condominium area will also have the unpleasant task of watching that "Condominium Eyesore" everyday that we pass by that corner of Velmar & Rutherford.

For the above cited reasons, we strongly object to the proposed Zoning change by the Applicant(s). We respectfully submit that we do not object the Zoning change just for the sake of objecting to it. If Under-utilization of the Land is a primary concern to the City, we could, for example, support a Zoning Change in the PUBLIC INTEREST (e.g. to allow for an opening of a Public Library, as an example).

However, should the City, in its wisdom, decide to allow the proposed Zoning change, we respectfully request that the City DIRECT the Applicant(s) to:

- a) Commit (not "promise") to the City, that the Applicant(s) will NOT, UNDER ANY CIRCUMSTANCES, cause the City (and indirectly the Ratepayers) to bear any adverse financial impacts, as a result of their Application, direct or indirect, now and in the future;
- b) Dutifully and fully address ALL the Financial and Quality of Life impacts on existing

Home Owners, to the latters' full satisfaction, and compensate them appropriately.

Respectfully submitted,

Chanh Bui

For Privacy reason(s), address is temporarily withheld. Will provide to City Officials on a "need to know" basis.

Communication : C 28
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: attiliobaldassarra [REDACTED]
Sent: Sunday, May 09, 2021 2:11 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] 6 storey Condominium proposal at Velmar and Rutherford

To our Mayors, councilors, clerks and planning department

While we support growth in our community this site requires better planning and considerations for the ability of residents to be able to access their own neighborhood.

I reject the poor planning on this site and strongly ask you all to support the original low density designation.

I ask why is this developer provided concessions on density, height and the setback?

Our community has a character which has also contributed to the building of the community. It is an older established community and was not planned to support this density.

There is simply not enough infrastructure to allow this volume of traffic let alone access for emergency vehicles into the community. There are few options for traffic flow as Pinevalley is not accessible as a route.

While you may have traffic studies the residents have the experience of trying to navigate these side

streets to access Rutherford and it requires many lights to do so. The exit for this development is congested. Rutherford to Weston is beyond capacity as is and no matter if you try to exit from Babak or Astona to Weston you are still caught in traffic.

Residents lives are at risk with emergency vehicles. We have watched firetrucks try to get thru to children hit by cars on an already busy Velmar.

Why are these units 1 bedroom? As residents we were mandated to pay thousands of dollars for interlock driveways. Maintenance of the area. And development should contribute to the community of family and support 3 bedroom. This area has many other options for 1 bedroom already planned. This should not be one of them.

I ask why would this council allow for a development that puts the community at risk to receive essential services that will be challenged to get to those that need them.

DO NOT LET THIS CONDO CHANGE OUR COMMUNITY'S CHARACTER AND REDUCE OUR HOME VALUE.

Please reconsider and open up Pinevalley to reduce the already congested intersection.

Attilio Baldassarra

Communication : C 29
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: tony anania [REDACTED]
Sent: Sunday, May 09, 2021 1:36 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca
Subject: [External] Weston Downs - 6-Story Condominium Rejection

Dear all,

I am a resident of Weston Downs. We have heard about recent proposal of 6-story condominium building at the corner of Velmar/Rutherford. we are very disappointed at City's consideration of this proposal, and strongly disagree with the poor planning.

We would like to know:

1. Why support medium density on this site which has a low-density designation?
2. Why is this developer receiving concessions on density, height, and setbacks?
3. Did City take full consideration on highly increased population and congested traffic in this area?

We want to express our gratitude for the work by Weston Downs Ratepayers Associations who have fully represented us, and we are strongly rejecting this project.

Sincerely appreciate your time and attention on this matter.

Yours Truly.

Tony Anania
Polo Crescent resident

Communication : C 30
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Tony G [REDACTED]
Sent: Sunday, May 09, 2021 11:25 AM
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] 6-storey condominium proposal at Velmar and Rutherford

This is very upsetting to me and for the whole community of Weston Downs.

REJECT this poor planning!

Why support medium density on this site which has a low density designation?

Why is this developer receiving concessions on density, height, and setbacks?

DO NOT let this condo change our community's character and reduce our home values.

When I bought 20 years ago there was no mention on the proposed condo. I love my home, I love my sunshine, I love my location , PLEASE REJECT THIS PROPOSAL FOR OUR COMMUNITY.

A condo at this location DOES NOT MAKE SENSE!

Tony Garisto
[REDACTED] Siderno Cres
[REDACTED]

Communication : C 31
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Rosa Garisto [REDACTED]
Sent: Sunday, May 09, 2021 11:14 AM
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] 6-storey condominium proposal at Velmar and Rutherford

This is very upsetting to me and for the whole community of Weston Downs.

REJECT this poor planning!

Why support medium density on this site which has a low density designation?

Why is this developer receiving concessions on density, height, and setbacks?

DO NOT let this condo change our community's character and reduce our home values.

When I bought 20 years ago there was no mention on the proposed condo. I love my home, I love my sunshine, I love my location , PLEASE REJECT THIS PROPOSAL FOR OUR COMMUNITY.

A condo at this location DOES NOT MAKE SENSE!

Rosa Garisto
[REDACTED] Siderno Cres
[REDACTED]

Communication : C32
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Alison Fiorini [REDACTED]
Sent: Sunday, May 09, 2021 10:50 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] 4101 Rutherford Road (and Velmar Drive) Planning Application - OPA, Zoning By-Law Amendment, SPA and LPAT submission

Dear Mayor and Members of Regional and City Council:

I am writing today to object to the current planning application(s) for 4101 Rutherford Road, Vaughan, Ontario by the landowners/applicant Velmar Centre Property Limited.

My family and I live at [REDACTED] Flatbush Avenue and have lived there since 2002.

I have been following the various stages of the application for the aforementioned lands, and I am writing in objection to the current proposal.

There are many valid planning and bylaw contraventions to the said proposal, all of which have already been outlined and discussed in great detail-(there are very REAL community and Official Plan issues pertaining to (but not limited to): density, setbacks, traffic, shadowing of parkland.

As a resident and community member, with a degree in Urban Planning from the University of

Waterloo, I really do not write this objection carelessly, it is not from a “NIMBY” position. I know what the OPA will allow and I don’t argue that there will be increased density in this corner as allowed for by the OPA. I am in objection to density above what is allowed and the rather disappointing vision to make this corner in keeping with both the OPA and urban design guidelines. Staff and Council are in a position to keep the highest standards for our City and this current proposal does not reflect these standards in any way.

I understand the need for higher density/mixed use developments - however these applications cannot be built on an ad hoc basis. The City of Vaughan policies are set in place and the Staff and Council members must demand greatness: higher end design-raise the bar on Vaughan urban design.

I am very concerned with the curb appeal of this current proposal, and shadowing on parkland which is a direction contravention to the City’s policies open space areas “the City aims to mitigate the potential negative impact on open space”....

I realize there will be a building here per OPA, the overall DESIGN of Proposal 5 & 6- subject to reduction in height, reduction in overall density/reduction in suite count and appropriate supporting studies is a good place to start. Not this a current proposal.

Thank you for your time. (I apologize if I missed anyone in the email addresses above).

Alison Fiorini



Alison Fiorini



Communication : C 33
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

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

From: DAVID SHAW [REDACTED]

Sent: Sunday, May 09, 2021 10:48 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Cc: Rob Salerno <rsalerno@rivit.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario

<Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda

<Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony

<Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan

<Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro

<MAURO.PEVERINI@vaughan.ca>

Subject: [External] Weston Downs

I am a resident of Weston Downs, and deeply concerned about the decision you are about to make on the proposed 6 story condominium at the corner of Velmar and Rutherford road.

I have attended a few council and special meetings and have been impressed by the careful consideration and deep thought you have given in weighing all the decisions you have been required to make and am confident you will apply the same process in this case.

I am sure you have received many inputs about increased traffic density in the community, which has been of deep concern, extensively studied, but unresolved pre- Covid 19. Clearly the proposed condo will make the situation much worse.

Another, perhaps deeper concern, is the PRECEDENT you will be setting if you approve this development. Weston Downs is a community of "real" executive homes, appraised at much higher valuations than most surrounding developments, and consequently contributing higher property taxes. Occupants of these homes are more prosperous than most because they have been highly MOTIVATED and applied themselves diligently in their careers. Their contributions have created a better society with better jobs, more opportunities, and an improved lifestyle for many others besides themselves. But most started in smaller homes and worked their way up to these more luxurious homes.

The proposed development will reduce property values, increase congestion and diminish the quality of life for Weston Downs residents. The net effect will be a negative effect on motivation, which may seem trivial, but will actually chip away at people's willingness to make the many sacrifices required to make a greater contribution to society. Clearly, approving this development would set a precedent that will make it nearly impossible to deny the many similar requests that can be anticipated. I am deeply concerned that this would, over time, drive high achievers away from Vaughan, leaving behind a weaker, poorer society. Is this what we all want?

A final thought. There are many patches of land all over Vaughan where higher density buildings can be constructed

without affecting existing communities.

I urge you to deny this proposal.

Sincerely

David Shaw. Resident of Village Green Drive in Weston Downs.

Sent from my iPad

Communication : C 34
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

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

From: LI Binli [REDACTED]

Sent: Sunday, May 09, 2021 9:51 AM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca
Cc: Weston Downs Ratepayers Association <info@westondownsra.ca>
Subject: [External] Reject This Poor Planning, Please

Every One Whom It May Concern,

I'm a ratepayer from Weston Downs Community. I'm writing, on behalf my family, to ask you to REJECT THIS POOR PLANNING (A

6-story condominium proposal at Velmar and Rutherford Road). This proposal, in case it might be approved, will affect our

peaceful life deeply! It will reduce the market price of our home significantly! SO,REJECT THIS POOR PLANNING,PLEASE!

Sincerely yours!

Binli Li

Communication : C 35
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: [REDACTED]
Sent: Sunday, May 09, 2021 9:21 AM
To: maurizio.bevilacqua@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] City of Vaughan Committee of the Whole Meeting 6-storey condominium proposal at Velmar and Rutherford Road.

Hello Mayor and fellow Councillors;

I been a resident of Weston Down for 27 years and live on [REDACTED] Polo Crescent.
Where this condominium is being present to you I totally REJECT! This poor planning, and should not approve for the profits for the Developer!
Why do you support medium density on a site which was designed for low-designation?
Why is the Clerks and Planning Department approve the Developer concessions on density, height, and setbacks?

I hope you the Mayor and you fellow Councillors have a conscious would not approve this 6-storey condominium proposal.

If approve this 6-storey condominium, I believe you do not represent the voice of the people of this community but represent the one Developer.

Please reject this 6-storey condominium, this was designed for low-density.

Thank you for expressing my opinion, please represent the people not for profits of one person.

Please Stay Safe

Antonio Parente

Resident of [REDACTED] Polo Crescent

Communication : C 36
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Rob Salerno [REDACTED]
Sent: Sunday, May 09, 2021 6:44 AM
To: philc@quadcam.ca; rosec@quadcam.ca; Rosemarie Humphries <rhumphries@humphriesplanning.com>
Cc: [REDACTED] DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Kiru, Bill <Bill.Kiru@vaughan.ca>; Bayley, Rob <Rob.Bayley@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca; Victor LaCaria [REDACTED]; [REDACTED]; [REDACTED]; Shefman, Alan <Alan.Shefman@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>
Subject: [External] 4101 Rutherford Road Discussions

Hello Phil, Rose and Rosemarie,

I was recently notified that Quadcam has decided to take the 4101 Rutherford Road proposal to the LPAT. The Weston Downs Ratepayers Association (WDRA) is surprised that Quadcam decided to abruptly pull out of discussions with the community, since we felt that we were close to reaching a compromise.

The WDRA was very optimistic with the latest designs that your team and the City of Vaughan provided. I have included this design below. Given the fact that we were so close, the WDRA and the community are still open to completing these discussions, hoping to reach an agreement on a building that we can all be happy and proud of.

Thank you for your time and consideration.

Regards,

Rob Salerno

Vice-president

Weston Downs Ratepayers Association

Chief Technology Strategist

Direct: 647-930-1714,

Fax: 647-930-1714,

Mobile: [REDACTED]



Communication : C 37
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Steven Marino [REDACTED]
Sent: Saturday, May 08, 2021 10:57 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; rosanna.defrancesca@vaughan.ca
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] 4101 Rutherford Road

Good evening,

I am writing you to formally document my opposition to the proposed six storey, 135 unit condominium project in the Weston Downs community. It is void of good planning.

First and foremost, the northern Weston Downs community is used as a thoroughfare for traffic looking to avoid Rutherford during rush hour. The traffic calming measures have not worked over the course of my 14-year residence in the community. The introduction of additional density at Velmar will only heighten what is already an unmanageable and untenable traffic situation. An abdication to further responsibly manage this problem will result in a deterioration of this community.

Secondly, the proposed project does not reflect the character of the surrounding community. The inclusion of 99 1-bedroom units will not complement the character and fabric of the neighbourhood. I appreciate the need to increase density in the community as part of Ontario's broader densification plans. Two and three bedroom units would be a more appropriate fit with the character of the community. As a participant in the development community, I appreciate that the associated economics are not as attractive. The economic benefits that accrue with 1-bedroom units should not be a consideration in defining what is ultimately good planning, in keeping with the character of the community.

As a ratepayer, I fail to understand how the city could support this proposal given these concerns. The primary role of government is to represent and manage the best interests of its residents. The community has loudly voiced its concern on this matter. The proposed project's reduction to a six storey project fails to address these concerns.

On this basis, I would ask you to oppose this development proposal.

Regards,

Steven Marino

Communication : C 38
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

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

From: Danny [REDACTED]

Sent: Saturday, May 08, 2021 10:08 PM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; info@westondownsra.ca
Subject: [External] Weston Downs poor planning

Dear Mr. Mayor Bevilacqua and Councillors,

I have been living in Weston Downs for the last 21 years.

We decided to invest in a home in this area for various reasons.

Safety being the most important. With the arrival of more than 135 units only 500 metres away from my home I no longer feel safe for my family due to the increased traffic that this project will create.

The other reason I decided to live here was for the low density designation keeping my property value high.

I do not want this Condo to change the character of my community and reduce my home value.

Why are you supporting medium density living in a low density designated neighbourhood?

Why is the developer receiving concessions on density, height and setbacks?

I respectfully ask that you Reject this poor planning!

Thank you for your continued service to our great City of Vaughan.

Please make the right choice and say no to this project and keep Weston Downs in its original and beautiful state with NO condos being built.

Best regards,

Thanks,

Danny Becevello

Sent from my iPhone

From: Sunny Jia [REDACTED]

Sent: Saturday, May 08, 2021 9:11 PM

To: Clerks@vaughan.ca

Cc: Antoine, Mark <Mark.Antoine@vaughan.ca>; Council@vaughan.ca;
developmentsplanning@vaughan.ca; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>;
DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario
<Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda
<Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate,
Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra
<Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Subject: [External] Re: Notice: Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003,
Z.19.008, and DA.19.042

To whom it may concern,

My name is Sunny Jia, and I am living in [REDACTED] Siderno cres.

I am writing to oppose the proposed condominium at Velmar and Rutherford. There are a number of reasons for which this tentative development is detrimental to the quality of life of the residents of the community. First of all, given the already congested traffic situation in the community, especially during rush hour, this development will only exacerbate said problem. Secondly, there is also the privacy issue of having upper-story units overlooking multiple backyards of existing residents' houses. This would be a gross invasion of reasonable expectations of privacy. Again, this is something that goes without saying.

I hope that Vaughan Council will consider the well-being of the Weston Downs community when deliberating over the proposed condo application. It is clear that this development should not go forward.

Please confirm receipt.

Thank you in advance for your consideration.
Sunny Jia

On Sat, May 8, 2021 at 9:06 PM Kevin z [REDACTED] wrote:

To whom it may concern,

This is Kevin Zhu. I am living in [REDACTED] Siderno cres..I am writing to oppose the proposed condominium at Velmar and Rutherford. There are a number of reasons for which this tentative development is detrimental to the quality of life of the residents of the community. First of all, given the already congested traffic situation in the community, especially during rush hour, this development will only exacerbate said problem. Secondly, there is also the privacy issue of having upper-story units overlooking multiple backyards of existing residents' houses. This would be a gross invasion of reasonable expectations of privacy. Again, this is something that goes without saying.

I hope that Vaughan Council will consider the well-being of the Weston Downs community when deliberating over the proposed condo application. It is clear that this development should not go forward.

Please confirm receipt.

Thank you in advance for your consideration.

Kevin Zhu

On Tue, May 4, 2021 at 2:13 PM Antoine, Mark <Mark.Antoine@vaughan.ca> wrote:

Good Day, please see attached.

Should you wish to provide your comments on the proposed development, there are many ways to participate in the meeting and have your say while Vaughan City Hall remains closed to the public, including:

- speaking live via teleconference to Mayor Maurizio Bevilacqua and Members of Council during the meeting. To pre-register to speak at an electronic-participation meeting, send a completed [Request to Speak form](#) (PDF) to clerks@vaughan.ca or call Access Vaughan at 905-832-2281. Participants will be provided instructions on how to connect to the meeting. A test meeting will also be held before every electronic-participation meeting to allow participants to test their connection and software. Members of the public can connect through their own computer, smartphone or tablet.
- speaking live from a telephone (regular landline or cellphone) during the meeting. To pre-register to speak via telephone, please contact the Office of the City Clerk at clerks@vaughan.ca or call Access Vaughan at 905-832-2281.
- submitting a written communication for review by Members of Council as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.

All speaker requests and written submissions must be received by noon on the last business day before each meeting. In addition, they must relate to a matter on the agenda, clearly state the request or message trying to be conveyed and include the participant's name and contact information. The name and address for any citizens submitting a communication – written, electronic or by telephone – will appear in the public record and be posted online following the meeting.

For additional details about submitting a communication or speaking live, visit vaughan.ca/HaveYourSay.

Sincerely,

Mark Antoine M.Pl., MCIP, RPP

Senior Planner

905-832-8585 ext. 8212 | mark.antoine@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

vaughan.ca



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Communication : C 40
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Kevin z [REDACTED]
Sent: Saturday, May 08, 2021 9:06 PM
To: Antoine, Mark <Mark.Antoine@vaughan.ca>
Cc: Clerks@vaughan.ca; Council@vaughan.ca; developmentsplanning@vaughan.ca; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Subject: [External] Re: Notice: Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003, Z.19.008, and DA.19.042

To whom it may concern,

This is Kevin Zhu. I am living in [REDACTED] Siderno cres..I am writing to oppose the proposed condominium at Velmar and Rutherford. There are a number of reasons for which this tentative development is detrimental to the quality of life of the residents of the community. First of all, given the already congested traffic situation in the community, especially during rush hour, this development will only exacerbate said problem. Secondly, there is also the privacy issue of having upper-story units overlooking multiple backyards of existing residents' houses. This would be a gross invasion of reasonable expectations of privacy. Again, this is something that goes without saying.

I hope that Vaughan Council will consider the well-being of the Weston Downs community when deliberating over the proposed condo application. It is clear that this development should not go forward.

Please confirm receipt.

Thank you in advance for your consideration.

Kevin Zhu

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Good Day, please see attached.

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- speaking live from a telephone (regular landline or cellphone) during the meeting. To pre-register to speak via telephone, please contact the Office of the City Clerk at clerks@vaughan.ca or call Access Vaughan at 905-832-2281.
- submitting a written communication for review by Members of Council as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.

All speaker requests and written submissions must be received by noon on the last business day before each meeting. In addition, they must relate to a matter on the agenda, clearly state the request or message trying to be conveyed and include the participant's name and contact information. The name and address for any citizens submitting a communication – written, electronic or by telephone – will appear in the public record and be posted online following the meeting.

For additional details about submitting a communication or speaking live, visit vaughan.ca/HaveYourSay.

Sincerely,

Mark Antoine M.Pl., MCIP, RPP

Senior Planner

905-832-8585 ext. 8212 | mark.antoine@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

vaughan.ca



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Communication : C 41
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: SELLITTO [REDACTED]
Sent: Saturday, May 08, 2021 6:36 PM
To: Clerks@vaughan.ca
Subject: [External] RE: File#s OP.19.003, Z.19.008, AND DA.19.042 [4101 Rutherford Road, Block 31, Registered Plan #65M-2948]

Dear Mr. Antoine et al and Committee members,
I (a resident of Velmar Drive) am providing you with this email to cast my opposition to the construction application being presented and voted upon (as referenced above) at the Committee of the Whole Meeting on Wednesday May 12, 2021.

To this day, I cannot fathom how such a clear and grotesque abomination of the existing zoning plans and restrictions has continued to advance. Unfortunately, we have established a process that does not reflect the majority views of the community but the minority strengths of special interests. How any one can conscionably conclude that the constructions plans and the related requests for changes are in the best interest of the community and the intention of the official plans, both past, present, and even future is hard to comprehend unless those who are most directly impacted are ignored.

There are no positives to this community.....far from it.

- Traffic congestion will increase.....full stop and regardless of the endless studies which lead no where because of past compromises to true traffic improvement options (eg. Pine Valley extension is REQUIRED!)
- a community will be punished by an unsightly building of multiple stories.....why I ask the Councillors is this necessary;
- property values of surrounding homes will decreaseI for one will commence an appeal to my property taxes even today given this albatross looming over our heads and soon around our necks;
- The downstream impact on nearby properties is truly ignored and unknown as it pertains to sewer systems etc.but it can't be good.....shame.

The increase noise and congestion associated with nearly 150 units and nearly double in occupancy will be another cross to bear by the neighbourhood.....shame.

This manipulation of process invites criticism of all involved and takes resources away from what is truly of value.....community building that respects those within the community as a whole...not a chosen few.

A real travesty is unfolding.....that fact that the outcome can actually be an approval to the filing is sad....just sad.

But this was not the only travesty. The fact that the original plan was changed a few years back allowing for a 4 storey residential building was a shrouded shame.

To my Councillor Rosanna DeFrancesca.....regardless of the outcome.....for my sake I hope you do not get reelected in my Ward 3 if you choose to run for this office again. You have failed me miserably from Day 1 when you stated that you "needed to think about it". If I wanted to vote in someone to "think" it would not have been you. The answer has been clear from the start if you truly valued this community. I for one didn't need your "negotiating" presence. Shame on you for not standing beside us from the start. Hope you enjoy yourself before, during,, and after the construction.

And finally to the owner and builder of the property.....your plans are quite ambitious and overly optimistic. You have blinded everyone involved.....including yourself.

Communication : C 42
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Yang Edison [REDACTED]
Sent: Saturday, May 08, 2021 5:45 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca
Cc: Clerks@vaughan.ca
Subject: [External] Say no to: Velmar Condo project (4101 rutherford road)

Dear Mayor and Councilors,

Western down and nearby neighbour community noticed final vote for this ridiculous condo project will be May 12 at 1:00pm. Please make your wise choice, say no to that project, stand together with our Vaughan community and taxpayers who always unwavering support you. Don't let people talk it's you who approved this project which damaged our neighbourhood tradition and make this area ugly every time when they pass this building. People will remember.

Thanks, and have a nice evening.
Edison from Siderno cres.

Communication : C 43
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

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

From: Sonia Sbergio [REDACTED]
Sent: Saturday, May 08, 2021 4:10 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] 6 Storey condominium proposal at Velmar and Rutherford

To All Recipients of this E-mail,

Firstly I would like to say I REJECT this proposal. As a Citizen of Vaughan since 1984, and as a resident of Weston Downs I cannot believe this is still being proposed let alone up for debate.

I live at [REDACTED] Polo Cres. , I moved here 17 years ago with the idea I was moving to a residential area. I have made this my families home and had no intentions of moving. If this building goes up when I look in my backyard I will see a building. When the afternoon sun finally reaches my backyard it will be covered by this building.

Secondly, Rutherford and Velmar are already at its capacity of traffic especially during traffic hour, for a residential area it is way too congested and busy and this building and adding all these residents to one confined area will make it worse.

I will be joining the meeting on the 12th and I hope all the people who have spoken will be heard and their views and opinions considered. We have paid our taxes all these years we have made Vaughan prosper and we deserve to be heard and we don't deserve this building obstructing our views and causing extra congestion and traffic.

Yours Truly,
Sonia Sbergio

Sent from my iPhone

Sent from my iPhone

Communication : C 44
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

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

From: Nada Tasevski [REDACTED]
Sent: Saturday, May 08, 2021 4:01 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] Proposed Condo at Velmar and Rutherford Rd.

I have previously, on a number occasions, expressed to you in writing, my vehement opposition to the proposed condo development at Velmar and Rutherford roads.

My opinion has not changed, and my strong opposition has not wavered. My hope is that you, as our elected representatives, will really listen to our concerns, our wants, our needs and make sound, thoughtful and compassionate decisions based on the betterment and not the detriment of this neighbourhood, which we are so proud of.

My concerns are:

- 1) the construction of this condo in our low density, family centric neighbourhood
- 2) the unacceptable concessions being made by the city with regard to density, height, setbacks
- 3) the unacceptable proposed height and number of units that are much too small and will attract rentals and singles versus families or retirees. This can only lead to trouble.
- 4) the inferior exterior of the building with glass balconies that will likely serve as storage areas and will provide a clear line of vision to an unsightly mess. This is your opportunity as decision makers and our representatives to go truly green by incorporating shrubs and plants as part of any future plans.
- 5) the inadequate customer parking, which will hurt businesses and force them to depend on the tenants only as their primary source of income
- 6) the increased traffic and delays

Here is a forward thinking condo design.



Communication : C 45
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Sandro Di [REDACTED]
Sent: Saturday, May 08, 2021 12:14 PM
To: Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] 6 storey condo

Hello everyone,
We moved into our beautiful home on Velmar Dr. in 1993 with our three young children. Everything we needed was close by ; schools, parks and shopping. Velmar Dr. was a shortcut to Rutherford but traffic north and south was tolerable. The neighborhood was still a peaceful place to live.
Almost thirty years later Velmar Dr. looks like the 400 highway at peak periods. We don't need a 135 unit condo to add to the increased traffic flow. Weston Downs is a low-density area. Why the change now?
Reject this project and protect the rights of all the people who moved here.

Sandro and Linda Di Lorenzo

Communication : C 46
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Joe Andreoli [REDACTED]

Sent: Monday, May 10, 2021 9:29 AM

To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Subject: [External] Velmar Road & Rutherford Rd Proposed Condo Application - Objection

Hello, my name is Joe Andreoli and I am a resident of Weston Downs. I live at [REDACTED] Novaview Cres. I am writing to you today because I have issue with the proposed development at 4101 Rutherford Road. I believe this building should not be built and will only support the politicians that reject this ridiculous proposal moving forward. My issues are listed below in no particular order:

Before Covid-19 even started, the entire community of Weston Downs came to a meeting at Vellore Village Community to let the politicians know we did not want any part of this. **The community made it loud and clear that this project was not welcome and did not make sense. Politicians should have been at that meeting and sadly were not there. These people voted you in and need your help. Now they can vote people out when our best interests are not being met.** The community showed overwhelming support against the building with 500+ people showing up at the initial introduction of this proposal to council.

The politicians need to make an attempt to listen to the Community as does the builder.

We have a petition of 1500+ residents who are against the proposed building. You need to listen to common sense.

The Building exceeds the Vaughan Official Plan by 3 stories and requires a large number of changes to setbacks. In fact the proposal currently removed numerous parkland trees and will have patios that go to the fence line as well as balconies that hang over the fence line

The units in the building are small and do not conform to the type of community that I live in. Our community is made up of single family dwelling was required lot size of min 60ft wide lots. The majority of units are one bedroom apartments that does not fit the area at all.

We currently use the plaza as a neighborhood convenience that everyone supports and needs. The proposed commercial units have been reduced and they have been made inaccessible. I can no longer use a "convenience store" because it just isn't convenient. I have to park in a underground parking garage and take an elevator. Ridiculous.

Velmar is too congested now and it will get worse. Adding this number of residents will make Velmar unusable

The amount of shadow cast by the building will reduce sunlight for numerous residents.

The building is an eyesore. Architecturally it does not fit with the community. areas of Vaughan which have the same communities do not have the same type of buildings in their areas. Ie: Major Mackenzie in Maple – 4 stories, Major Mackenzie in Woodbridge – 4 stories, King street in King City – 4 stories. Why should a building of this size be allowed in a subdivision that only has detached homes.

Finally, as a real estate sales representative, I know this type of development will decrease the value of homes in the area. People have worked hard in this community and deserve to have their property values maintained. I specialize in pre construction condo sales and can tell you from experience that 95% of these projects are purchased by investors who rent them out for profit. Some will become Airbnb units, some will become a place where criminals may conduct their business whether it is drug trafficking or prostitution. I am not opposed to development at all. They should be building these units where it makes sense and it does not make sense to drop a building that nobody wants in an area that is 100 single family dwellings. Stop the madness.

Joe Andreoli

At Your Service.....Always



OFFICE | 416.487.5131

www.AtYourServiceAlways.com

RE/MAX Ultimate Realty Inc., Brokerage

Communication : C 47
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Sam Ricci [REDACTED]
Sent: Monday, May 10, 2021 10:47 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>
Cc: Rob Salerno [REDACTED]; Rose Savage [REDACTED] > [REDACTED]; Al Grossi [REDACTED] Nadia Magarelli [REDACTED]; Victor Lacaria [REDACTED] info@westondownsra.ca; [REDACTED] jgrimaldi@yrmg.com
Subject: [External] REJECTION of the 4101 Rutherford Road Rezoning Application

To: Honourable Mayor Maurizio Bevilacqua, Council Members & Regional Council Members:

We have been residents of Weston Downs for 30 years and during that time we have never been involved in any rezoning issues. However, today that has changed and we **beseech you and your Council to align with your constituents and REJECT the application of one avaricious developer regarding the 4101 Rutherford Road Rezoning.**

The residents of Weston Downs have opposed and have vehemently voiced their opposition and concerns in letters and deputations to Vaughan City Council and to Vaughan City Planners over a major change to existing zoning bylaw at 4101 Rutherford Road.

The change to the existing zoning bylaw for **4101 Rutherford Road Plaza** from a C3 or NC neighborhood commercial (only 3 floors high with max height of 11 m) zoning bylaw to a Mixed Use bylaw to allow for a 7+ floor building with also a 2 floor high mechanical rectangular structure on the roof (in reality 9+ floors).

There must be a very high standard to change a zoning bylaw this drastically. The existing C3 zoning bylaw for this property has been in place since day 1, over 25 years ago and has served the community very well.

The only person benefiting from this major change is the developer. There are absolutely NO benefits for residents from this change but there will be numerous major negative impacts on the residents of Weston Downs as already documented to you by residents and summarized on the Weston Downs Ratepayers Association Website.

Families have made major investments to live in the area and they based their decision to purchase in Vaughan partly on the zoning by-laws. It is totally unfair and unethical to change the zoning bylaw for the benefit of one person or one group, the owners of the land that wish to simply increase the return on their investment by allowing a significantly larger structure to be built for major developer profit uplift but at the expense of the community. The owners of this property at 4101 Rutherford Road were well aware of the zoning bylaw when they purchased the property and it is unreasonable to allow this zoning designation change simply for the benefit of the owner(s) of the property on the Southwest corner of Rutherford Road and Velmar Drive.

Also this application for rezoning does not meet the policies and intent of Ontario, York Region and VOP-2010 planning documents and should therefore be rejected.

Again the developer is not just seeking minor variances, he is significantly exceeding every boundary set in the bylaw and wants Vaughan City Council to approve it. The Vaughan City planners and council are not trying to even accomodate the residents. Instead they are accomodating this developer for his every requested change. This makes no sense at all.

The Vaughan official plan VOP-2010 states this area is NOT a designated intensification zone, so it should NOT be allowed to change, plain and simple. This area does not need a condo with 135 units, the majority as small as 500 - 700 sq ft. This will likely cater to Airbnb rentals and vast profits to the developer and his posse.

The Vaughan City planners have not attempted to resolve any of the residents' numerous documented concerns and they have been in fact, very dismissal of the residents at meetings etc. They have, instead, been extremely biased in favor of this developer. Why? Why have we not seen the criteria used to make this assessment? **Please clarify Honourable Mayor Bevilacqua.**

This developer, Phil Campioni, is the same person who was caught up in the Linda Jackson campaign scandal involving illegal funding donations and catering cost scandal when she was Mayor.

Given the above, why has she not recused herself from this issue????? In fact, during one of the meetings, I attended she was totally disinterested in the views of her voters and played on her phone until someone asked her to stop. Your voters pay attention to the actions of the council.

Under the circumstances, the public's perception of council and the council's reputation will be forever tarnished if the developer's application is approved.

The developer has resubmitted his application with virtually no changes and the residents are still strongly opposed with all the same articulated concerns. But the Vaughan City Planners and it appears that the Vaughan City Council continue to plow ahead appearing to support the developer who is positioned to make a fortune on this development. We have yet to understand the criteria used to assess this proposal. Please provide this criteria which we are assuming is fact based and not biased towards this applicant or other applicants.

In fact, council and the city planners have been quite guarded in explaining their position and in particular their criteria in assessing the case. Now we find out it will most likely go ahead per the email below.

This entire issue appears to have been handled in closed door manner. It remains very strange for

elected officials to not advocate for their constituents but rather defend the developer and make excuses about that Ontario govt might step in.

Why Honourable Mayor Bevilacqua – does the Vaughan City Council not care about its constituents / voters?

Please refer to the two articles below:

1. By Phinjo Gombuurban affairs reporter Fri., May 1, 2009 [Catering costs key in Jackson charges | The Star](#)
2. <https://www.yorkregion.com/news-story/9498523-vaughan-resident-rejects-7-storey-condo-proposal-at-dedicated-low-density-area-/>

Regards and Stay Safe,

Grace and Sam Ricci

Sent from [REDACTED] for Windows 10

Letter to the City of Vaughan – May 8, 2021

Hello,

My recently deceased mother and I have been residents of Weston Downs for the past 20 years. My mother was a member of the Rate Payers Association and Volunteer Recognition Society. Weston Downs is important to me because it is the place where I was raised, intend to raise my family, volunteer for the less fortunate and practice my religion.

Our subdivision, currently holding a 97% residential rate, with two neighbourhood commercial plazas, is occupied by long term Vaughan residents. These residents value the tranquility and privacy associated with Vaughan subdivisions, which lies in stark contrast to large urban settings.

Weston Downs has thrived and continues to increase in value because of the long-term residents' dedication to keeping our community clean, safe and nuisance free. The renters occupying the units in this proposal would not only encroach on the privacy of Weston Downs residents but also substantially increase the level of noise, pollution, and hazards. It is unreasonable to assume that these renters or property owners will show the same level of commitment and dedication to community safety and involvement, given their short-term investment in a temporary residence.

The Builder's disregard for the residents of Weston Downs is apparent. This large structure would cast over a bulk of the houses, entirely eliminating the enjoyment from backyard use and outdoor recreational activities. I understand the attractiveness of increasing tax revenue by allowing such a proposal to proceed, but we ask the City to place a greater value on the social lives of its residents who have endured considerable strain during the pandemic and dedicated their time, effort and money to keeping Weston Downs a subdivision of peace, privacy and safety.

Aside from the social and structural issues of this proposal, traffic concerns are also evident. Having already recognized the extreme traffic congestion in our subdivision, in 2015, City Council adopted the Peak Period Turning Restriction for Weston Downs Community Resolution. This resolution, although helpful, did not relieve the chronic traffic infiltration and congestion that continues to intensify. For most residents, it takes 20 minutes to get home from either Langstaff Road or the Weston and Rutherford intersection during rush hour. This proposal would not only add to this problem, but substantially increase its potency and create a new problem in its own by further congesting Velmar Drive.

Weston Down residents already sacrifice by accommodating a majority of Woodbridge rush hour commuters who drive through the subdivision and create both excessive traffic congestion and noise. It is neither reasonable nor acceptable to force us to further sacrifice by having our homes substantially decrease in value, both monetarily and socially. We have invested our livelihoods, family stability and retirement plans in a subdivision which promised to maintain its residential identity. This proposal will cripple our investment, force us to relocate and shatter our hopes of remaining in a subdivision in which we have built our lives and planned our futures around.

Please reconsider and keep the social cost of this proposal in mind when basing your decision.

Sincerely,

Anthony Turrin, on behalf of my neighbours and subdivision as a whole

From: [REDACTED]

Sent: Monday, May 10, 2021 9:38 AM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>

Cc: Clerks@vaughan.ca

Subject: [External] Plan OP.19.003, Z.19.008 and DA.19.042 - Velmar Centre Property Ltd.

RE: 4101 Rutherford Road, Block 31, Plan 65M-2948

Dear Honourable Mayor, Councillors, Planners and Clerks of the City of Vaughan, I am a concerned resident of the Weston Downs community and have called this area our family's home for the last 10+ years. I have had a number of opportunities to live elsewhere, but have chosen to remain in the City of Vaughan. I had confidence that as elected officials and as caretakers of our community that you would always have the interests of the citizens of Vaughan in mind and that you would advocate and represent the very people who elected you to office. I am discouraged and disappointed by the favouritism being shown by council to the developer/builder, Quadcam Development Group o/b Mr. Phil Campione for the condo building project on the corner of Weston Rd. and Velmar Dr. I understand that council and the city planners have recommended that the condo proposal be accepted, even when so many citizens oppose the project. This council and committee of planners have vehemently opposed hearing any of the concerns raised by me or my neighbors, being the majority of citizens of the Weston Downs community. Our lives and properties are being impacted by this project and it appears that our concerns are being swept aside in favor of the builder.

There are specific guidelines represented by the VOP2010 that this project opposes which we have tried to discuss with council and the developer in order to find a compromise. The developer and his representative/agent abruptly ended their last meeting when councillors attempted to address the height and FSI of this building. This is completely unacceptable when this matter impacts a significant amount of citizens in this community. It's concerning that our Mayor and councillors are completely ignoring our concerns.

At the very least we have asked the Mayor and council to ensure :

- The appearance and structure of the building respects the character of the community.
- That unit size is increased to 3 bedroom to achieve "Family-friendly units" - Currently 70% of the units are 700sqft 1 bedroom + Den

- Replace overhanging balconies and replace them with “Juliette” style balconies.
- Reduce the FSI of the building from 2.74 which grossly exceeds the 1.5 FSI in the approved Vaughan Official Plan 2010 (VOP2010).
- Reduce the 6 story height which exceeds approved height in the VOP2010 by 50%.
- Address parking issues. Only 3 of the 231 spots are above ground.
- Address the traffic issues which will compound our current problems with infiltration and through traffic

None of the above noted concerns have been addressed. The fact that council will vote on this project on May 12 without having addressed the communities concerns demonstrates how little the mayor and council truly care about the needs of it's citizens. I would ask the mayor and council to post pone the vote and address the issues raised by the Weston Downs community. I may be one citizen writing to you today, but I assure you I represent the voice of many of my friends, family members and neighbors who live in Vaughan.

With kind regards,

Vince Baggetta



From: Girvasi [REDACTED]
Sent: Monday, May 10, 2021 9:44 AM
To: osanna.defrancesca@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; info@westondownsra.ca
Subject: [External] Velmar Condo development

Councillors and City Staff

I find it truly disappointing that this development continues to go ahead with all the known negative effects it will bring to the community. The development will do irreparable harm to the area. Traffic congestion is already at its maximum levels. And no more buses will not solve the traffic issue.

Why has this development/developer received so many concessions for set back, density, etc.? Please explain the rationale for ALL these concessions.

Furthermore, the notion that a "planning study has been done and proves that there is benefit" is another fallacy. Planning studies are performed in an ideological framework and not reality. These individuals pass through the community for the study but do not live, and breathe the day to day life of the community (not to mention the community spirit of parks and green space). I sincerely hope that Councillors do not defer to the planning studies as a way to avoid their accountability to the community and say "a planning study was done and recommended the development." I would ask this council to stand up for the constituents and STOP this development.

Lastly, the council meeting for this is set at 1:00 pm. People do have jobs that they can not afford to miss.

From: Maria Guadagnolo [REDACTED]

Sent: Monday, May 10, 2021 10:20 AM

To: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>

Subject: [External] Condo Proposal - 4101 Rutherford Road.

Dear Mayor Bevilacqua and members of Regional and City Council,

my name is Maria Guadagnolo and I live at [REDACTED] Siderno Cres in the City of Vaughan.

I'm writing this email as a result of all the feedback I received from dozens and dozens of home owners in the Weston Downs regarding the proposed condo development at 4101 Rutherford Road. Two days ago, Saturday May 8th, I spent most of the day going door to door, notifying residents of the upcoming City of Vaughan Committee of the Whole meeting this Wednesday, May 12th, that will decide whether to accept or reject the proposed 6-storey condominium building with 135 units at Velmar and Rutherford, 4101 Rutherford Road.

I feel compelled to express the opinion of the many, most of which are elderly folks that do not know how to use the internet, speak very little English, and feel that their best interest is not being represented by the City of Vaughan officials that they elected.

I patiently heard their concerns and explained that we cannot stop progress, but if we voice our opinion, we can impact what is being approved or rejected.

Almost all of the residents I had the pleasure to meet, expressed concerns regarding the height and density of the building. The proposed density is far too high. The current official plan permits densities of no greater than 1.5 FSI, and this applicant is proposing a density of double that. The height is 50% more than what has been approved in the 2010 VOP. This site has been designated as a low-rise mixed-use property, not a medium-density or medium high-rise density site.

They are also concerned about the additional traffic it will generate. The proposal will compound the traffic issue that Weston Downs residents have been experiencing with traffic infiltration.

Another very important concern is that the proposed building has 99 1-Br units and 31 2-Br Units and 5 3-Br Units. The residents feel that the 2-Br units should be double the 1-Br units to accommodate the many Weston Downs' empty nesters that want to downsize but still live in the community.

Lastly, the exterior design and Facade of the building should compliment our upscale community of Weston Downs. The Site should not encroach onto Velmar Downs Park and the planning design should include beautification and improvements to the adjacent park by the Developer.

Please confirm receipt and/or reply to concerns.

[Redacted]

Maria Guadagnolo,
Broker, SRS, CLHMS

Direct:

[Redacted]

Office: 416-987-8000

Website:

www.MariaG.ca

Website: www.Forsaleinvaughan.com

Website: www.Forsaleinking.com

Email: mylistingsell@gmail.com

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From: ANGELO DAMIANO [REDACTED]
Sent: Monday, May 10, 2021 10:54 AM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca
Subject: [External] RE: Velmar Centre Property Limited / Files: OP.19.003, Z.19.008, and DA.19.042

Att. Planning Committee

I Angelo Damiano, resident of the Weston Downs I believe that the proposed building construction at Velmar Rd. and Rutherford Rd. is not the appropriate location, for a building of the proposed size, because this area is residential with single family homes, a condo would impact the daily life of all the residents (especially those close to the proposed building site) and destroy the beauty of our prestigious community. This will increase the density of population in a very small area that will impact the day to day life and serenity of all the residents of Weston Downs and create a serious increase in danger due to an unacceptable flow(clog) of traffic throughout the entire subdivision and will increase congestion on already very busy area which at present residents have a major issues with local traffic.

Other issues with this 6 store Mixed-Use Building proposal:

1. it will be an Eyesore as the current condo architecture style does not match the upscale architecture of the community
2. will have a big impact to the public park and playground where so many residents spend time with family to engage in recreational activities
3. it is too close to the adjacent roads causing traffic concerns for getting in and out of the property
4. there is not enough outside visitor parking to accommodate the visitors of the building and the commercial business customers, which will force people to park on the road causing more traffic congestion and increase vehicles accidents which is a serious concern for the residents Weston Downs not to mention that it will be next to impossible for residents on the opposite side of the street to get in or out of their driveways.

The present commercial building was approved and built for the convenience of the residents which has and is serving the community well, why not leave the building to

operate the way it is now?

If there is a need to build a new building!! It should be designed to a limit of 3 stories high, re-design the footprint and landscape design, increase allocation of visitors parking spaces needed in the underground,

Plus allocate the appropriate outside number of commercial parking according to the bylaws, calculated according to the square footage of the commercial spaces and ensure appropriate space to have commercial vehicles that need to service the building be able to do so on the property of the condo so they are not forced to park on Velmar thus making it more appealing to the neighborhood and convenient for residents and business to operate in a harmonious relationship.

I hope that my elected officials turn down the application to build a condo on the corner of Rutherford Road and Velmar Road based on the **residents of Weston Downs who have overwhelmingly voted and thus stating a condo in Weston Downs is not appropriate for the Neighbourhood.**

Regards

Angelo Damiano

**Pinemeadow Dr.
Woodbridge ON**

From: Anna [REDACTED]
Sent: Monday, May 10, 2021 11:15 AM
To: Antoine, Mark <Mark.Antoine@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Re: Notice: Velmar Centre Property Limited - 4101 Rutherford Road - OP.19.003, Z.19.008 ,and DA.19.042

I live at [REDACTED] Velmar Dr ,

Once again I am writing to get your support TO VOTE AGAINST this proposal. We as residence of Weston Downs have given reasons why this should not be approved and nothing has changed since last public meeting. If anything during this very difficult time during this pandemic it should support your decision not to approve this . Protect quality of life and our neighbourhood.

Anna Garisto

Sent from my iPhone

On May 4, 2021, at 2:13 PM, Antoine, Mark <Mark.Antoine@vaughan.ca> wrote:

Good Day, please see attached.

Should you wish to provide your comments on the proposed development, there are many ways to participate in the meeting and have your say while Vaughan City Hall remains closed to the public, including:

- speaking live via teleconference to Mayor Maurizio Bevilacqua and Members of Council during the meeting. To pre-register to speak at an electronic-participation meeting, send a completed [Request to Speak form](#) (PDF) to clerks@vaughan.ca or call Access Vaughan at 905-832-2281. Participants will be provided instructions on how to connect to the meeting. A test meeting will also be held before every electronic-participation meeting to allow participants to test their connection and software. Members of the public can connect through their own computer, smartphone or tablet.
- speaking live from a telephone (regular landline or cellphone) during

the meeting. To pre-register to speak via telephone, please contact the Office of the City Clerk at clerks@vaughan.ca or call Access Vaughan at 905-832-2281.

- submitting a written communication for review by Members of Council as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.

All speaker requests and written submissions must be received by noon on the last business day before each meeting. In addition, they must relate to a matter on the agenda, clearly state the request or message trying to be conveyed and include the participant's name and contact information. The name and address for any citizens submitting a communication – written, electronic or by telephone – will appear in the public record and be posted online following the meeting.

For additional details about submitting a communication or speaking live, visit vaughan.ca/HaveYourSay.

Sincerely,

Mark Antoine M.Pl., MCIP, RPP

Senior Planner

905-832-8585 ext. 8212 | mark.antoine@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

vaughan.ca

<image001.jpg>

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.

<Courtesy Notice .Velmar.pdf>

Letter to the City of Vaughan

Hello,

My family has lived and contributed to the Weston Downs community for 25 years. My recently deceased father and mother were members of the Ratepayer's Association and have raised me and my sister in our house our entire lives. It would be a major accomplishment to provide for my family the same community, encompassing all its safe amenities that have been protected and offered to residents for so many years. Why, amidst a pandemic reaching the tail-end, should we then have to sacrifice further? It is unlikely that short term renters can positively contribute or would even consider the rest of our community in the same way as long time residents and its utterly obvious all of the negative implications the builder's have provided.

There will be a shadow cast upon our small, residential community, physically by the presence of the building, and spiritually knowing that our government at every level has deemed that this improper rezoning is appropriate. Who benefits? Governments who can increase tax revenue. Developers who will construct the building. Speculative property owners who will rent out the units without a second thought. One could argue the individuals securing affordable housing will, but at what cost? Where and when has the meaningful consultation with the residents of Weston Downs been valued. In 2019, at Vaughan City Hall, it was the most impactful political venue I had ever attended for influencing my perspective. There was an auditorium of hundred of residents who's wishes are now seeming as though they'll be ignored. What other issue causes people to make the effort other than protecting the security, safety and wellbeing of themselves, their families and their most prized possession, their home.

I, as an Environmental Studies graduate with a major in Urban and Regional Environments understand the Ontario Growth Plan of 2017 and the purpose to intensify neighbourhoods with pre-existing services. This is not lost on me, people deserve a chance to rent dwellings in a solidified and functional subsection of society. But the GTA provides ample opportunity and more, albeit the cost is expensive, but this is the reason why our homes have value. To allow the attractive draw of a traditional residential community to be relinquished is both a shame and unsubstantiated. There is an element of NIMBY-ism that pervades throughout the tone of this letter, as it has for those living in the privileged communities of The Annex or Forest Hill, but this is not Toronto, this is Vaughan, and our decisions to choose this City as our home meant something back then which is apparent when municipalities want to sell our dream for a couple of extra dollars.

Would it be nice as a young person to own a condo nearby to my families residence, yes it would. But this opportunity does not outweigh the problems it will cause for my fellow residents. Traffic congestion and public safety are the first and only issues that really need to be mentioned. It is not in the best interest of the residents and I am positively sure there is ample area outside of our subdivision to build a structure with rentable units if the possibility is explored further. Please do not allow greed for money to supersede our earned desire for space and tranquility. Please allow Weston Downs to flourish another 35 years without the knee-jerk reaction to urban sprawl impeding on our residents combined drive and conviction

for space, safety, and the sanctity of our shared neighbourhood. I hope this letter has shed some light onto one young man's opinion with the consideration of urban planning themes, and contemporary strategies with which we organize handling people, dwellings, and affordable housing crises throughout the GTA.

Sincerely,

Ryan Neiman, on behalf on my entire subdivision as a whole

From: John Simone [REDACTED]
Sent: Monday, May 10, 2021 1:34 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>
Cc: Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] 4101 Rutherford and Wednesday's Council meeting

Hello Mr Mayor, Members of Council and City Staff,

I am a resident of the Weston Downs community and Woodbridge has been my home for most of my life. I am now raising my family in the same areas where I grew up. I have seen what other cities have been planning with regards to growth, such as 20 minute walkable communities, and these communities are located in the right areas, not in the centre of established communities and homes. With engagement and planning, great things can happen to prepare us for the future. The decisions we make now will not only impact us but the next generation.

I received a note from fellow residents, that Council will be voting on Wednesday on the 4101 Rutherford, six storey condo. I am frustrated and angered that our City staff would approve a building concept that is not reflective of our community. I hope Council will reject this monstrosity as it has been poorly planned. I don't understand why our planning department would approve a six storey condo, when the area has a low density designation.

I also understand concessions were provided on building density, height and setbacks. This also doesn't take into consideration the increased traffic and increased demand for our parks, which already are at capacity. Is that fair, we all have to follow the rules, why are city staff allowing this?

This is the time to do this the right way, planning and collaboration needs to be done to enhance the community, rather than bring it down. Do you want residents to leave the area? Would you want this in your neighbourhood, or for that matter across the street from your house?

Please vote **NO** on Wednesday to this development.

Thank you

From: Pat Pelliccione <PPelliccione@jkoverweel.com>

Sent: Monday, May 10, 2021 2:29 PM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; mario.ferii@vaughan.ca; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; sandra.rocco@vaughan.ca; Shefman, Alan <Alan.Shefman@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>

Cc: Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>

Subject: [External] FW: 4101 Rutherford Redevelopment

Dear Mayor, Members of Council, Members of the Vaughan Planning Department , Members of the City Clerk Department and the Integrity Commissioner:

I hope that all of you are well. By now you have all been inundated with letters regarding the proposed development at 4101 Rutherford Road (within the Weston Downs subdivision). I have been a member of the Vaughan Community since 1978 and I operate a large business that has an office , a production plant and a warehouse in Vaughan. I live in the Weston Downs community. The purpose of this e-mail letter is to advise you that I am no longer proud to be a member of the Vaughan Community. The reason for this is that in most communities the citizens of the community matter and have a voice. This is the basis for a democracy. However with the issues surrounding this particular development at 4101 Rutherford Road all the rights that I have as a Vaughan citizen have been eliminated or ignored. I am trying to figure out if the reason for this is that the Vaughan Planning Department has the freedom to do whatever they want. I have also considered the reason to be that maybe some members within the Vaughan community have a debt to be serviced to the developer of 4101 Rutherford Road. I am making these statements since the metrics surrounding the development department's recommendations for the development at 4101 Rutherford Road make no sense. To elaborate on this statement I have included in the attachment an analysis of the application submission. As a community we are not ignoring development. We are opposing the approval of conditions that have been redefined by the Vaughan Planning Department. I would like to ask all of you to meet with me at the proposed site of this development. If after meeting on the

site and reviewing the proposed development any of you still think that this development should proceed I will not continue with my opposition to the development. For me it does not make a lot of sense that a community going on more than 30 years requires a face lift or redevelopment especially when there are many parcels of land in Vaughan still undeveloped. It also does not make sense that with the type of opposition from the Weston Downs community itself that such a development would even be considered by the Vaughan Planning Department.

In conclusion the Rate Payers Association of Weston Downs has done a lot of work to voice our communities opposition to this development at 4101 Rutherford Road. I would ask the City Council Members who are next in line to vote on the Vaughan Planning Department 's poor recommendation to proceed with this development at 4101 Rutherford Road to reject the Vaughan Planning Departments recommendation. Vaughan's City tag line is " The City Above Toronto". Please let us continue to make this phrase be appropriate for the future. Given what has transpired I hate to say it but I feel the Vaughan City Tag Line is back to " The City Above the Law". This proposed development will give Vaughan a very bad reputation as appeasing land and building developers at the expense of the citizens of the Vaughan community. Please do the right thing and vote this development down. Make Vaughan a democratic place to live and do business. The future repercussions are unthinkable with the approval of such a development. Thank you all for your cooperation and I would appreciate a response by each of you to this e-mail.

Sincerely,

Patrick Pelliccione
Jan K Overweel Limited
3700 Steeles Avenue West Suite 702
Woodbridge, Ontario
L4L-8K8
Canada
Telephone: (905) 850-9010 Ext 2231
E-Mail: ppelliccione@jkoverweel.com
www.jkoverweel.com

From: [Pat Pelliccione](#)
To: [Pat Pelliccione](#)
Subject: FW: [External] RE: 4101 Rutherford Road Application resubmission
Date: Monday, May 10, 2021 10:45:00 AM

Please note below the analysis of the Application Submission for the 4101 Rutherford Road Project verses the current VOP 2010 Legislation:

| VOP 2010 Plan (Binding legislation) | | 4010 Proposal | Pass | Fail | Comments |
|-------------------------------------------|---------------------------------|----------------------------------------------------|------|------|----------------------------------------------------------------------------------------------------------------------------|
| Number of Stories | 4 | 6 | | X | 50% over Official plan |
| FSI | 1.5 | 2.7 | | X | 80% higher density than allowed by Official Plan |
| Zoning NC | | | | X | In conjunction with number of floors this proposal falls outside of allowed use |
| Set-back | 14 m from Rutherford Road | 0 | | X | |
| Sewer Loads | | Sump pumps needed below parking structure | | X | Not sure original sewers were designed to take load from 135 units constrained in this parcel of land |
| Traffic Increases | | | | X | At an FSI of 2.7 this block will contains about 8% of the residents of the whole of Weston downs |
| Amenity areas | | | X | | |

Patrick Pelliccione

Jan K. Overweel Limited/Limitee
3700 Steeles Avenue West Suite 702
Woodbridge, Ontario, Canada
L4L-8K8
Telephone: (905) 850-9010 Ext. 2231
Fax: (905) 850-9277
Email : ppelliccione@jkoverweel.com
Website: www.jkoverweel.com

Communication : C 57
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 3:25 PM
To: Clerks@vaughan.ca
Subject: FW: [External] STOP INTENSIFICATION IN OUR NEIGHBOURHOOD

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



To subscribe to my E-Newsletter click [here](#).

From: Anna Morrone <[REDACTED]>
Sent: Monday, May 10, 2021 11:04 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibollo@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] STOP INTENSIFICATION IN OUR NEIGHBOURHOOD

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following

- 1) First and foremost oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
- 2) Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
- 3) Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
- 4) Oppose that this proposal is not at an intersection but rather on the crest of a dangerous portion of HWY #7 with no north-south east-west traffic possibility.
- 5) Oppose this proposal as it is not on a major hub no throughway to Steeles. There is no public transit travelling south on Kipling as such this high-density development has no public transit.
- 6) Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
- 7) Oppose the City of Vaughan accepting a payment of \$578 000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt to convince the City and Region that the two properties addressed on Hwy #7 which are not at an intersection justify consideration under The Places to Grow Act. This behaviour needs to **stop**! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development **not 5217 & 5225 Hwy #7!**

Our neighborhood has allowed substantial developments under The Places to Grow Act we expect the City the Region and the Province to send a strong opposition to this preposterous proposal!

ReplyReply allForward

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 3:27 PM
To: Clerks@vaughan.ca
Subject: FW: [External] One 12 storey building with a temporary exit on Hawman Avenue and eventual exit on Kipling Avenue

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



To subscribe to my E-Newsletter click [here](#).

From: Saveria Tornabene <[REDACTED]>
Sent: Monday, May 10, 2021 10:24 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] One 12 storey building with a temporary exit on Hawman Avenue and eventual exit on Kipling Avenue

Councillors and Mayor of Vaughan,

Enough is enough. Our little neighbourhood with no through street on Kipling to Steeles cannot take another 12 story condo building.

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Let us not forget the chaos that occurred two years ago when Ford Nation had their annual BBQ at the Veneto Centre and the residents of Kipling, Veneto, Hawman, Sara, and Angelina had no way of getting to our homes due to the backlog of traffic. This development will worsen the situation and must be stopped.

Thank you.

Saveria and Charles Tornabene.

■ Veneto Drive, Woodbridge, Ontario

Communication : C 59
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Drazen [REDACTED]

Sent: Sunday, May 09, 2021 6:27 PM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] City of Vaughan Committee of the Whole Meeting May 12, 2021; Agenda Item No. 5 -- Highway 7 and Kipling Avenue (and Hawman Avenue)

Good afternoon,

I am writing to oppose the applications by 919819 Ontario Ltd. and 1891445 Ontario Ltd. to amend the Official Plan and Zoning By-Law in relation to 5217 and 5225 Highway 7 and 26 and 32 Hawman Avenue.

I am disappointed that City Staff appears to support the applications, despite the strong, consistent and meaningful opposition from the Community.

I live on Veneto Drive, which is south of the subject property in this land-locked community. I have read some of the other submissions by members of the Community who oppose the development and the applications, and I agree with and support their comments and objections. I also object to the proposed development for the reasons that were expressed by a number of residents who attended the Committee of the Whole public meeting on June 4, 2019, as well as the following:

1. The re-designation of the subject lands is NOT in line with the applicable legislation or the existing low density residential neighbourhood. There should be no amendments to the existing height requirements, property lines, or density designations.
2. The height of the proposed building does not conform with the angular plane requirements.
3. The height and density of the proposed building does not fit with the existing character of the surrounding low density residential homes neighbourhood.
4. I strongly oppose any traffic access to the subject property from Hawman Avenue or Kipling Avenue, especially given there is no other way residents who live south of Highway 7 can exit the community. The fact a current traffic study found there would be little impact to traffic at Kipling Avenue and Highway 7 is not a surprise given that most of the residents are working from home due to Covid19. The situation will be much different once residents begin driving to work, and any access from the subject lands onto Kipling Avenue will create significant congestion.

The Staff Report sets out all of the various amendments that would have to be approved if the proposed development proceeds. This fact, in and of itself, is telling. The fact so many amendments are required is an indication of how unsuitable this development is for the proposed location, and it should not be permitted.

The intersection of Highway 7 and Kipling Avenue appears for some reason to be a "magnet" for developers. It is a minor intersection which leads south into a land-locked low-rise residential community with no through access to Steeles Avenue and only one exit. The City should take a stand and should stop developments, like the current proposal, which do not fit the existing character of the existing low density residential neighbourhood.

I respectfully ask that the City reject the proposed applications.

Drazen Bulat

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:11 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:53 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

FYI

From: Maria & Enrico D'Amico <[REDACTED]>
Sent: May-08-21 11:18 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Stop the Inappropriate intensification at Kipling and Hwy 7 - It is Unsafe - Do Not Turn Your Backs on the Residents

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.

3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Sincerely, from the 4 legal voters who reside at [REDACTED] Veneto Drive

Enrico D'Amico
Maria D'Amico
John D'Amico
Matteo D'Amico

Communication : C 61
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:11 AM
To: Clerks@vaughan.ca
Subject: FW: [External] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:53 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

fyi

From: Roy Cetlin [REDACTED]
Sent: May-09-21 10:55 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] SUPPORT YOUR RESIDENTS AND NOT THE DEVELOPERS

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--

Roy Cetlin

█ Woodbridge Avenue

█

Woodbridge, ON █

█

█

█



Virus-free. www.avast.com

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:12 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Files OP.18.008 and Z.18.013

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:52 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Files OP.18.008 and Z.18.013

FYI

From: Cristina Morrone <[REDACTED]>
Sent: May-09-21 7:14 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Subject: [External] Files OP.18.008 and Z.18.013

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: [External] RE: Files OP.18.008 and Z.18.013

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] RE: Files OP.18.008 and Z.18.013

FYI

From: tmorrone67 [REDACTED] >
Sent: May-09-21 7:16 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Subject: [External] RE: Files OP.18.008 and Z.18.013

Sent from my Bell Samsung device over Canada's largest network.

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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Communication : C 64
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: [External] The Places to Grow Act. This behaviour needs to stop!

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] The Places to Grow Act. This behaviour needs to stop!

FYI

From: Arthur Pereira [REDACTED]
Sent: May-09-21 9:34 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>
Subject: [External] The Places to Grow Act. This behaviour needs to stop!

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not

disrupt existing low density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of \$578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Thank for taking the time to read this and doing the right think for our neighborhood.

Arthur Pereira

■ Sara Street

Woodbridge

Sent from my iPhone

Communication : C 65
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:14 AM
To: Clerks@vaughan.ca
Subject: FW: Disappointed with council and there Zoning

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:51 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Disappointed with council and there Zoning

FYI

From: Tony Morrone <[REDACTED]>
Sent: May-10-21 7:13 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] RE: Disappointed with council and there Zoning

| | | | | | | |
|--------------|--|---------------------|--|-----------------|--|---------------|
| Tony Morrone | | Engineering Manager | | P: 416-749-1698 | | M: [REDACTED] |
| | | | | x.635 | | |

From: Tony Morrone
Sent: Monday, May 10, 2021 7:09 AM
To: maurizio.bevilacqua@vaughan.ca mario.ferri@vaughan.ca gino.rosati@vaughan.ca; linda.jackson@vaughan.ca marilyn.iafrate@vaughan.ca tony.carella@vaughan.ca; sandra.racco@vaughan.ca alan.shefman@vaughan.ca rosanna.defrancesca@vaughan.ca;

michaeltibolloCO@pc.ola.org nadia.porukova@vaughan.ca samar.saadinejad@vaughan.ca

Subject: Disappointed with council and there Zoning

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Tony Morrone
Engineering Manager

Focused Expertise. Benchmark Performance.

StackTeck Systems Ltd.
1 Paget Road
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L6T 5S2, Canada
Office: 416 749 1698 x. 635
Fax: 416 749 2795

Web: <http://www.stackteck.com>

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StackTeck Systems Limited

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:15 AM
To: Clerks@vaughan.ca
Subject: FW: INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

Please see below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 8:50 AM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

FYI

From: [REDACTED]
Sent: May-10-21 8:48 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>
Cc: Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>
Subject: [External] INAPPROPRIATE INTENSIFICATION IN OUR DISTINCT QUIET NEIGHBOURHOOD!

To whom it may concern,

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
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height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Regards,

Marco Capponi

Sent from [Mail](#) for Windows 10

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:15 AM
To: Clerks@vaughan.ca
Subject: FW: [External] We need you to stand up for us once again like you did on June 4, 2019

Please see below

From: [REDACTED]
Sent: May-09-21 3:26 PM
To: Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] We need you to stand up for us once again like you did on June 4, 2019

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.
5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
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7. Oppose the City of Vaughan accepting a payment of \$578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government, starting with all of you needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are miles of blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!** DID YOU KNOW YOU THAT THE PROPOSED BUILDING IS RIGHT NEXT DOOR TO A RESIDENTIAL HOME?

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Enzo Spizzirri



Hawman Avenue

Communication : C 68
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:16 AM
To: Clerks@vaughan.ca
Subject: FW: Files OP.18.008 and Z.18.013

Please see below

From: Janice Cooper [REDACTED]
Sent: May-09-21 12:26 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] Files OP.18.008 and Z.18.013

Hello Eugene,

I am sending this asking that it be included and read in the meeting for May 12th, 2021 as I won't be on the zoom.

Why are you trying to continue pushing through the Hwy7/Hawman Ave/Mackenzie and when we can't have a proper in chambers meeting with you as there are a lot of us that don't know how to do things with computers. It's not an even playing field because of covid regulations. This is causing extra unnecessary pressure and stress to us. We are already dealing with being in lockdown with lots of different problems that we are forced to deal with and now this!!!! How cruel can you be at this time!!

It was made very clear in the previous meetings that this project IS NOT suited or WANTED for this street and area. Even one of the council members stated that it was LANDLOCKED (and I think it might still be) and NOT proper for this property as it IS for RESIDENTIAL buildings and to take it somewhere else. I guess you have a SHORT MEMORY as to what you said! The number of cars that would be coming out on to Hawman from the HUGE numbers of people in this building would be horrific to our street and area that is at capacity already.

If this is to proceed the problems that would be coming are- the road that they say would only be temporary from Hwy 7 to Hawman WOULD become a permanent one as there wouldn't be a time for it to be closed (probably never). The number of equipment and vehicles that would be on the street while the building was done would make it very tight to go up and down the street safely. Our street is used for many different things because it is a dead end street. Some of the things that it's used for are- seniors walks, walking dogs, walking with little kids and strollers, wheelchairs, bikes, jogging, skateboards, and in the summer when there wasn't covid the kids would be out playing

games. Others also come down our QUIET street.

The numbers of people they want to stack on top of each other is not smart as this puts too many people in a small enclosed area. Has COVID TAUGHT YOU NOTHING about people vs space. There are more people now buying individual homes as they are trying to escape the high rises. Why don't they go with what works in a residential neighborhood and what would be more realistic.

Jack and Janice Cooper

■ Hawman Avenue

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 9:17 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Official Plan Amendment File OP.18.008. Committee of the Whole May 12, 2021

Please see below

From: Ron Moro <[REDACTED]>
Sent: May-05-21 9:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; [REDACTED]; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; michaeltibolloCO@pc.ola.org
Subject: [External] Official Plan Amendment File OP.18.008. Committee of the Whole May 12, 2021

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. based upon;

1) Oppose re-designating the north portion of the subject lands is not consistent with Places To Grow, specifically "do not disrupt existing low density residential neighborhood".

The proposal should be within the existing property lines of 5217 and 5225 Hwy #7, there should be no amendments to existing property lines to accommodate this proposal.

2) Oppose the City of Vaughan accepting a payment of \$578,000.00 in return for an increase in the permitted building height and density. This is outrageous. Where does the Places to Grow Act encourage municipalities to accept a meagre payment for increased height and density resulting in great profit for the developer?

We would rather demand dedicated parkland on this property.

3) Oppose height as it does not conform to the Places to Grow Act good planning of the 45 degree angular plane.

4) Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.

As you may recall, the building at the southwest corner of Hwy #7 and Kipling has full access on Kipling because York Region vetoed the original in and out access on HWY #7 because it was on a transit stop.

5) Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

In conclusion, this proposal is based upon a developer's attempt, including with financial payment, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow. If anything, their proposal should entirely be on the two HWY #7 properties not on the existing Hawman Ave. or Kipling Ave. property. The public clearly sees this is a mockery of The Places to Grow Act and would be a disruption to the existing low density residential neighborhood, in particular, to the immediately surrounding homes.

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this ridiculous proposal.

**Ron Moro
■ Tasha Court**

Communication : C 70
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 4:13 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Overdevelopment with oversized buildings in residential areas for rich builders willing to pay

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



To subscribe to my E-Newsletter click [here](#).

From: [REDACTED]
Sent: Monday, May 10, 2021 2:27 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>;

michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>

Subject: [External] Overdevelopment with oversized buildings in residential areas for rich builders willing to pay

How many times will our neighbourhood be abandoned by our politicians who continue to allow for variances that benefit builders and penalize residents? It is hard not to become cynical. Are the zoning guidelines optional for rich builders – pay and proceed as you wish? Very disappointing as a concerned citizen.

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
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This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Regards,

Lynn Amanda and Tony Di Iorio
[REDACTED] Dalmato Court
Woodbridge, ON [REDACTED]

From: Ninetta Massarelli-Cucci [REDACTED]

Sent: Monday, May 10, 2021 12:07 PM

To: Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Clerks@vaughan.ca; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>

Subject: [External] Opposition to Highway 7 & Kipling Development

I oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
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This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to **stop**! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Sincerely,

Ninetta Massarelli

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 12:32 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Fwd: Reminder of the proposal your Committee rejected

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 12:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Fwd: Reminder of the proposal your Committee rejected

FYI

From: Tamara Fontana <[REDACTED]>
Sent: May-10-21 12:04 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Fwd: Reminder of the proposal your Committee rejected

Dear Mayor and honourable Councillors,

As per our neighbours,

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of \$578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Thank you for your attention,

Tamara Fontana

Communication : C 73
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, May 10, 2021 4:25 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Re: Where do we draw the line?!

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



To subscribe to my E-Newsletter click [here](#).

From: Frank Commisso [REDACTED]
Sent: Monday, May 10, 2021 11:21 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Re: Where do we draw the line?!

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
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Frank and Luz Maria Commisso

■ Graceview COURT

Frank COMMISSO
Sales Representative
Right at Home Realty INC., Brokerage
■

fcommisso@trebnet.com

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Sent from iCloud

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 1:15 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Strongly Oppose (email from 115 Angelina Avenue)

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 1:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: [External] Strongly Oppose (email from 115 Angelina Avenue)

FYI

From: JOE SIMONETTA [REDACTED]
Sent: May-10-21 12:15 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Doug Ford <premier.correspondence@ontario.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Strongly Oppose (email from [REDACTED] Angelina Avenue)

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

*An electronic version of this email can be sent to you. Simply send your request to [REDACTED]

Communication : C 75
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Sent: Monday, May 10, 2021 1:15 PM
To: Clerks@vaughan.ca
Subject: FW: Hasn't Our Neighbourhood Had Enough!!!
Importance: High

Please see email below

From: Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Sent: May-10-21 1:14 PM
To: Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: FW: Hasn't Our Neighbourhood Had Enough!!!
Importance: High

FYI

From: Diana Boreanaz <[REDACTED]>
Sent: May-10-21 12:35 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; inda.jackson@vaughan.ca; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Hasn't Our Neighbourhood Had Enough!!!
Importance: High

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by

919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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density residential neighborhood'. The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.

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This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, not 5217 & 5225 Hwy #7!

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Very Concerned Resident!

Diana Boreanaz

Communication : C 76
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: patrizia [REDACTED]
Sent: May-10-21 6:34 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org <michaeltibolloCO@pc.ola.org>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Development Proposal at 5217 and 5225 Hwy #7

To whom it may concern,

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Thank you for your time,

Alex and Patrizia Cianfarani

Communication : C 77
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Jo Femia [REDACTED]
Sent: May-11-21 12:08 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lindajackson@vaughan.ca;
sandrarocco@vaughan.ca; michaeltibolloCO@pc.ola.ca; marioferri@vaughan.ca; lafrate, Marilyn
<Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia
<Nadia.Porukova@vaughan.ca>; gino.rossati@vaughan.ca; Carella, Tony
<Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi
Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Not one more building at Kipling and 7

Signed Femia and Ciullo families. [REDACTED] Nadia Dr.
Sent from my iPhone

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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Communication : C 78
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Stefan [REDACTED]
Sent: May-11-21 7:55 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] New high-rise apartment development at Kipling and Hwy 7

I oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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Stefan Starczewski

■ Veneto Drive, Woodbridge, ON

Communication : C79
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Tina Morra [REDACTED]
Sent: Tuesday, May 11, 2021 11:32 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] FW: 5225 Highway 7

Good Afternoon Mayor Bevilacqua & Members of Council

My name is Tina Morra and I have been a resident of [REDACTED] Angelina Avenue for more than 25 years. The purpose of this email is to offer my support for the development applications submitted by 919819 Ontario Ltd. And 1891445 Ontario Ltd., for the lands at 5217 and 5225 Highway 7 & 26 and 32 Hawman Avenue. It is my opinion that the proposed development represents the appropriate and much needed evolution of the area and will provide an opportunity for myself and those in a similar stage of life to downsize for our current homes, but continue living in the neighbourhood. The owner has shown a willingness to work with our community to address the concerns that have been raised, particularly with respect to the funneling of cars onto local streets (Hawman Avenue) and I believe that the proposal before Council is a compromise that we can all be proud of. Our neighbourhood has many positive attributes, but is lacking in the variety of types of dwellings that are available. This development will help to improve that.

Thank you very much.

Tina Morra
The Travel Firm
888-871-3876-ext 225
905-264-9251

Communication : C 80
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Akawi, Maria [REDACTED]
Sent: May-11-21 10:32 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Cc: [REDACTED]
Subject: [External] [Newsletter/Marketing] Opposition to further development Highway 7 & Kipling Avenue Hub

Dear respected Mayor and City Councillors,,

Please stop this insanity. These proposals are devaluing of our neighbourhood and impacting the safety and security of all residents in the area.

We oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

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Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south

5. on Kipling, as such, this high-density development has no public transit.
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Maria Akawi

[REDACTED]
[REDACTED]

Internal

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Communication : C 81
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Gord Kirk [REDACTED]
Sent: May-11-21 10:30 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Proposed Development at 5217 and 5225 Hwy #7

Good morning,

We understand that the developers have come back with a revised proposal for a 12-story building at the above mentioned site, with temporary access from Hawman Avenue and future access from Kipling Avenue.

We are opposed to this development, for a number of reasons, the first and foremost of which would be traffic congestion and safety.

- As you know, this neighbourhood has only one access point, at Kipling and Hwy 7, which is already quite busy.
- Hwy 7 narrows down in this area and is always lined-up with traffic at rush hours. The alignment and elevation changes make for poor visibility, and the awkward intersection with

McKenzie Street exacerbates the situation.

- The most recent townhouse development between Coles and Hwy 7 has added to the traffic congestion, with westbound traffic exiting via Kipling Avenue, plus continuous (illegal) on-street parking.
- No responsible traffic planner could approve an exit from the proposed development onto Kipling Avenue, given the proximity to the busy intersection as described above.

In the 19 months we have lived in this neighbourhood we have already witnessed three serious accidents at the intersection of Kipling and Hwy 7, and we don't want to see any more.

Please do the right thing and reject this latest development proposal. Let these properties remain as the suburban residential usage they were meant to be.

Respectfully yours,

Gordon Kirk

■ Sara Street
Woodbridge ON



Communication : C 82
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: elisangela barroso [REDACTED]
Sent: May-11-21 10:25 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>
Cc: [REDACTED]
Subject: [External] Hwy 7 and Kipling - Our community needs to be protected Opposing OPA/and or Zoning Amendments

Hello Councillors and City Staff and members of Parliament.

Our community at Hwy 7 and Kipling has seen a significant number of proposals to intensification , with one street to in and out of this area it already represents issues , our kids are crossing Hwy 7 & to go to school everyday and before COVID there was significant traffic to cross Hw7# during rush hours, intensifying that area t would kill our quiet district and take away what we have accomplish as a a community.

We oppose any official plan amendment and/or zoning by law amendment as proposed by 919819 Ontario Ltd and 1891445 Ontario Ltd files OP 18.008 and Z.18.113 based on the following:

1. We oppose redesigning the north portion of the subject lands, is not in line with places to Grow Act and it explicit says " do not disrupt existing low density residential neighborhood", the proposal should be within the property lines of 5217 and 5225 Hwy #7.
2. We oppose the height as it does not conform to the places to Grow Act, good planning of the 45 degree angular plane.
3. We oppose temporary movement access from Hawman Ave or full movement access from Kipling - this is already a high traffic area and this will only add to the problem.
4. We oppose that this proposal is not an intersection but rather on the crest of a dangerous portion of Hwy& with not north-south, east-west traffic possibility.
5. We oppose that this proposal is not a major hub, no throughways to Steeles, There is no public transit traveling south on Kipling as such this high density development has no public transit.
6. We oppose this proposal as we do not want Hawman Ave to become another parking lot likes Coles Ave has became as a result of the development on the S/w corner of Kipling & Hwy& despite 2 no parking signs.
7. We oppose the City of Vaughan accepting a payment of \$578,000,00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more disruptions to our neighborhood and profits to a developer.

This developer's proposal and the financial payment are an attempt to convince the City and Region that the 2 properties addressed on HWY7, which are not at an intersection, justify consideration under the places do Grown Act. This behavior needs to stop where density is not needed and to start somewhere when grown will benefit a neighborhood. Government needs to steer developers to develop the more expensive lands that are already zoned for larger developments encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are expensive blocks of one level industrial commercial spaces across HWY7 that should the reevaluated for multi high rise developments, **NOT 5217 and 5225 HWY7.**

Our neighborhood has allowed substantial developments under the Places to Gown Act, we expect the City , the region and the Province to send a strong message opposition to this preposterous proposal and to protect our neighborhood

With Regards
Elisangela & Leandro Barroso

Communication : C 83
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Joseph Tusa [REDACTED]
Sent: Tuesday, May 11, 2021 10:36 AM
To: Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] First Avenue development at 5217 and 5225 Hwy 7

Hello Mayor Maurizio Bevilacqua and Members of Council

I am writing to you today to offer my endorsement for the proposed project by First Avenue Properties at 5217 and 5225 Hwy 7.

I am the resident of [REDACTED] Hawman Ave which is the property that is beside the proposed development. I had expressed my concerns to the owner as well as the City of Vaughan through a deposition last year. After listening to my concerns, the owner made changes to their proposal and worked with me to purchase the property which now allows the original proposed access from Hawman Ave. to be closed.

I feel that this access point was the main cause of concern for the residents of Hawman Ave. and with this change I feel that the proposed development is a comprehensive plan that is appropriate for the area and will not impact the residents on Hawman Ave.

Thank you
Joe Tusa

Communication : C 84
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Huma, Liviu [REDACTED]
Sent: May-11-21 9:55 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] [Newsletter/Marketing] My Opposition to Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013

Dear Politicians and Public Servants,

I strongly oppose any Official Plan Amendment and/or Zoning By-law Amendment as proposed by 919819 Ontario Ltd. and 1891445 Ontario Ltd. Files OP.18.008 and Z.18.013 based on the following:

1. First and foremost, oppose re-designating the north portion of the subject lands **is not in line** with Places To Grow Act. It explicitly says: "do not disrupt existing low density residential neighborhood". The proposal should be within the existing property lines of 5217 and 5225 Hwy #7. There should be no amendments to existing property lines to accommodate this proposal.
2. Oppose height as it does not conform to the Places to Grow Act good planning of the 45-degree angular plane.
3. Oppose temporary full movement access from Hawman Ave or a full movement access from Kipling Ave.
4. Oppose that this proposal is not at an intersection, but rather on the crest of a dangerous portion of HWY #7 with no north-south, east-west traffic possibility.

5. Oppose this proposal as it is not on a major hub, no throughway to Steeles. There is no public transit travelling south on Kipling, as such, this high-density development has no public transit.
6. Oppose this proposal as we do not want Hawman Ave. to become another parking lot like Coles Ave has become as a result of the development on the s/w corner of Kipling & Hwy #7 despite 2 no parking signs.
7. Oppose the City of Vaughan accepting a payment of \$578,000.00 in return for an increase in the permitted building height and density. This is unacceptable. Where does the Places to Grow Act encourage municipalities to accept payments such as this that will only result in more profit to the developer?

This developer's proposal and the financial payment are an attempt, to convince the City and Region that the two properties addressed on Hwy #7, which are not at an intersection, justify consideration under The Places to Grow Act. This behaviour needs to stop! It needs to start somewhere. Government needs to steer developers to develop the more expensive lands that are already zoned for large development, encourage them to develop commercial spaces that are already built on and expand upwards more than just one storey. There are extensive blocks of one level industrial commercial spaces across HWY 7 that should be re-evaluated for multi mid-high-rise development, **not 5217 & 5225 Hwy #7!**

Our neighborhood has allowed substantial developments under The Places to Grow Act, we expect the City, the Region, and the Province to send a strong opposition to this preposterous proposal!

Vasile Liviu Huma –  Angelina Ave, Woodbridge

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Communication : C 85
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Paul C [REDACTED]
Sent: May-10-21 9:11 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; michaeltibolloCO@pc.ola.org; Ferri, Mario <Mario.Ferri@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>; Fera, Eugene <EUGENE.FERA@vaughan.ca>
Subject: [External] Fw: 919819 Ontario Ltd. 1891445 Ontario Ltd. 5217 and 5225 Hwy 7, 26, 32 Hawman File # op.18.008 and z.18.013

Dear members of City of Vaughan Council,

I am a resident of [REDACTED] Hawman Ave. in Woodbridge. I am writing to you to make you aware of my family's and many local residents' opposition to the proposed development on the south east side of Kipling and Hwy 7, a 16 story condo, the proposed temporary access from Hawman Ave and/or access to Kipling Ave on the east side of the road.

This proposed application which has been presented to the City of Vaughan for a 16 story condo to be built on the south east section of Highway 7 and Kipling (along McKenzie Street) will be located directly east of a Petro Canada gas station. I am writing to you to express my opposition and local residents opposition to this proposed development. A number of residents along Hawman Ave, McKenzie Street and in the southern section of Kipling Ave have met several times and are rallying against this development. We along with many of the residents in the area appeared before the hearing on June 4, 2019 and expressed our opposition to this and other proposed developments in the Kipling/Hwy 7 intersection. **Many of the council members present agreed with our position and expressed their opposition to such a development for this neighborhood with one council member sitting that it could set a very unwanted precedent and that planning staff present at the meeting should really reconsider this proposal.**

One of the main issues of contention in addition to the building itself is the proposed north to south lane way/road the developer is proposing to be built on the condo property from McKenzie north, exiting south onto Hawman Ave. This would be an extremely egregious outcome for an otherwise quiet residential neighborhood.

Reasons for our opposition:

1. **Safety concerns of local residents** as a result of builder's proposed ingress and egress street from Mackenzie drive to Hawman ave. or proposed ingress/egress from Kipling Ave. My daughter has a disability (cerbral palsy) and uses a walker to walk along Hawman Ave. to get to a bus stop. If a street/laneway is approved from McKenzie St to Hawman ave., this will impact on her safety and ability to walk down the street to the bus stops in a safe manner because of the additional car traffic exiting onto Hawman to make a right (go south) on Kipling that will be a result of this proposed road. The builder is proposing this street out of Hawman because the only other way out for his condo dwellers would be right on Hwy 7 from McKenzie or an almost impossible left on Hwy 7 from McKenzie. This left on Hwy 7 from McKenzie St. in itself risky and could lead to an increased number of collisions since it is not an intersection with traffic lights and the number of cars that come eastbound to Kipling and Hwy 7 will impact the ability to make this left turn for residents of this condo, putting their safety at risk as well. THIS REASON IN ITSELF SHOULD BE IMPORTANT ENOUGH TO NOT APPROVE THIS DEVELOPMENT. Many parents walk their children along Hawman Ave. to bus stops in the mornings. During rush hour there are many cars heading south on Kipling trying to access Hwy 7. There is only one lane that goes north or right and one lane that goes left. The additional cars from the dwellers of this 16 story building using Hawman will cause a safety hazard for pedestrians. If my daughter is injured as a result of the increased number of vehicles on Hawman because of this development, I would certainly file a claim against the city for her injuries.

2. **Insufficient Infrastructure:** This is a residential area with single family homes. To add a 16 story condo is not only inappropriate but not in keeping with the residential landscape of single family dwellings. This crowded area already houses a condo of 12 stories at the south west corner of Hwy 7 and Kipling. Stacked townhouses have been built along Coles Ave and parking on the northside of the road has already become a nuisance. . Why would all this development have been approved in such an already crowded area with no throughway makes no sense to me and local residents.
3. In addition, there are several other developments in progress south and north of Kipling that will impact vehicular traffic flow on Kipling to Hwy 7 negatively in addition to the proposed 16 story condo. The area does not have the infrastructure to accommodate the additional vehicles which will be the result of this 16 story building and the other developments in the area. If there are 180 units in this 16 story condo, you can certainly expect almost the same number of vehicles that will suddenly be using Hawman, McKenzie and Kipling as the roads to get to Hwy 7. This is a safety concern for all pedestrians and other drivers, school bus pick up, children walking to bus stops, seniors walking on Hawman, etc. These vehicles will almost certainly use the streets for parking as well.
4. **Disaster and Evacuation:** The designation of this section of Woodbridge (Kipling/Hwy7) as an area of intensification is very poor planning on the city's part as the area does not have the infrastructure to accommodate the increased amount of vehicular traffic. There is only one way into south Kipling Ave and one way out. Rush hour traffic leaving this neighborhood is bad enough now. Add several hundred more cars and you will have the perfect storm of congestion and frustration. **There is no throughway to Steeles Ave from Kipling. If there is an emergency situation that will require evacuation of the area south of Kipling, it will be very challenging and dangerous with the addition of many more residents from both the low rise and high rise dwellings and additional vehicles as a result. The City of Vaughan would be accountable if such an evacuation became a disaster.**

I urge members of council and planning staff to oppose this application as it is very inappropriate for this location. There is no throughway on Kipling south, making only one exit from Kipling to highway 7 for an area with several hundred residential homes and condo/town homes. I believe safety of local tax paying residents who elected members into office should be paramount as this development will cause an inappropriate influx of vehicular traffic that is not sustainable south of Kipling Ave, a safety risk to children and senior pedestrian traffic and existing vehicular traffic, an increased risk of collisions to vehicles traveling along highway 7, and finally the demise of the character of one of the oldest residential neighborhoods in Vaughan. Please do the right thing and do not accept this application for the 16 story condo, for the local tax paying residents who have raised their families and expect to live out their senior years in a safe, pedestrian friendly neighborhood. I have nothing against this developer but it

needs to find a more appropriate place for this building and one that is zoned accordingly.

Thank you,

Paul Cucci

■ Hawman Ave

From: Robert D'Angelo <Robert.DAngelo@manulifesecurities.ca>
Sent: Tuesday, May 11, 2021 12:00 PM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] [Newsletter/Marketing] new building kipling & 7

My name is Robert D'Angelo and I have been a resident of ■■■ Angelina Avenue for more than 22 years. The purpose of this email is to offer my support for the development applications submitted by 919819 Ontario Ltd. And 1891445 Ontario Ltd., for the lands at 5217 and 5225 Highway 7 & 26 and 32 Hawman Avenue. It is my opinion that the proposed development represents the appropriate and much needed evolution of the area and will provide an opportunity for myself and those in a similar stage of life to downsize for our current homes, but continue living in the neighbourhood. The owner has shown a willingness to work with our community to address the concerns that have been raised, particularly with respect to the funneling of cars onto local streets (Hawman Avenue) and I believe that the proposal before Council is a compromise that we can all be proud of. Our neighbourhood has many positive attributes, but is lacking in the variety of types of dwellings that are available. This development will help to improve that. Thank you very much.

Robert D'Angelo
Senior Financial Advisor, Manulife Securities Investment Services Inc.
Independent Life Insurance Advisor
206-5451 Highway 7
Woodbridge, Ontario L4L 0B2
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Communication : C 87
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5

From: Adam Di Stefano [REDACTED]
Sent: Tuesday, May 11, 2021 11:49 AM
To: Clerks@vaughan.ca; Coles, Todd <Todd.Coles@vaughan.ca>
Subject: [External] Mayor Maurizio Bevilacqua and Members of Council

I was brought a letter to my door from some residents opposing condo's being built on Hawman Ave. As a young adult resident in the Kipling and 7 area looking to move out in the coming years, I believe being able to buy a condo in my neighborhood would be a favorable idea, considering we would be so close to our parents, friends and existing work places.

With the big increase in the housing market in Vaughan I believe someone in their late 20's has no opportunity to buy a property unless looking at a condo, with another development so close to home going up it gives some sense to the youth that we could own something of our own right in the neighborhood we grew up in. Kipling & 7 is an older neighborhood with majority of our residents looking to sell in the next 10-15 years, I believe another condo being built would be giving my parents and neighbors an opportunity to scale down and buy a condo without having to relocate to a different city or town.

The homes at Kipling & 7 were built in the early 90's, condos would revise the look of the area giving us the downtown feel and increase the consumers for all surrounding businesses.

Thanks,
Adam Di Stefano
Resident of Nadia Ave. Woodbridge, ON. [REDACTED]

Communication : C 88
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: D G [REDACTED]
Sent: Monday, May 10, 2021 5:07 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>
Subject: [External] proposal to build six story condo at Velmar and Rutherford

As residents of Weston Downs we are concerned about the proposal to build a six story condo at Velmar and Rutherford. We are opposed to this poorly planned project as it will bring increased traffic and pollution to an already congested area. **STOP BUILDING FIRST AND PLANNING LATER.**

Vaughan continues to take this approach to the detriment of the environment, the wellbeing of our citizens, and the overall value of our homes. **WE OPPOSE THE CONSTRUCTION OF YET ANOTHER CONDO IN WOODBRIDGE.**

Luigi and Raffaella De Bartolo

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

From: Domenic Borrelli [REDACTED]
Sent: Monday, May 10, 2021 10:17 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: info@westondownsra.ca
Subject: [External] 4101 Rutherford Rd. - Request to reject upcoming proposal

Dear Honourable Mayor Bevilacqua and distinguished councillors,

I hope you are well and staying safe and healthy.

My name is Domenic Borrelli, and my wife Rosamaria and our family have been residents of Vaughan since 1998. We live at [REDACTED] Polo Crescent, in the Weston Downs community and in close proximity to the proposed condominium development at 4101 Rutherford Road.

I believe that the proposal for this development is coming to council for a vote this Wednesday, May 12, 2021 and I would respectfully request that you reject this proposal as presented for a few reasons.

First, the proposal is not within the current zoning regulations for this property, regulations that were well known to the developer, and accepted by the nearby residents in the community, regulations that support development but respect the community overall. Specifically, the height and density requirements that are in the current zoning regulations should be upheld, versus modified per the request from the current land owner in the proposed property. The building height of 4 stories should be respected as is in the current zoning, and there is no reasonable rationale to change this at this time, along with the density requirement which is significantly higher in the proposal being brought forward to you versus the current approved zoning requirements.

Second, the proposal will bring a significant increase in traffic to our community, given the number of units proposed and will certainly be a significant contributor to increasing congestion in our residential community.

There are other reasons as well for opposing this development as proposed, but in summary we would respectfully request you to reject the current proposal and to communicate to the developer to work within the current zoning regulations, in height and density, consistent with what all current nearby residents expect as per current guidelines. I see no reasonable rationale to change these zoning requirements at this time.

Please feel free to reach out to me if questions.

Thank you for your consideration

Best Regards

Domenic and Rosamaria Borrelli

[REDACTED] Polo Crescent

Communication : C 90
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: G Badwal [REDACTED] >

Sent: Monday, May 10, 2021 8:40 PM

To: Clerks@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>

Subject: [External] Re: Regarding Proposed Condo at 4101 Rutherford Rd.

May 10th, 2021

Re: Applications OP.19.003 and Z.19.008

To City of Vaughan Council of the Whole, Vaughan Development Department, and City Clerk.

I am writing to you in regards to the proposed application for the condo at 4101 Rutherford Road. I furthermore request that this letter be entered into council minutes. I currently reside alongside my husband, two children, and in-laws at [REDACTED] Velmar Dr. which is directly across the proposed site. In my opinion, the first few homes across the address have the greatest number of justifiable concerns. We have been residents and taxpayers of Vaughan for 18 years and specifically moved from Brampton to enjoy this city. I hope that our concerns be noted and taken seriously as

this affects us the most.

In my first email to the council which I wrote over a year ago, I stated all the impacts that the initial application presented. The application has now been revised for a 6-storey development; however, my initial concerns still apply to this new submission. Anything above what is already there (the one storey plaza) will cause an invasion of privacy. Our home specifically is a two-storey home, with bedroom windows facing Velmar, understand that any building directly across with multiple occupants would be able to peer into our windows. We will no longer be able to pull up our blinds, hence getting no natural light, this is detrimental to one's mental and physical well-being. I for one start my day each and every morning by pulling up my blinds which allows for natural light to come in, I will need to rethink doing this knowing that there could be potentially multiple occupants in a building being able to see into my room. Our view of the sunset will also be blocked, again something my family enjoys looking at. (Image attached)

Another issue with a multiple storey building would be blockage of natural sunlight during certain parts of the day. My in-laws work hard and enjoy their garden during the summer months. They have a "special spot" in the backyard in which they sit down in the evenings just to enjoy the beautiful sun for the few months out of the year that they actually can. After reviewing both shadow studies conducted by the developer is clearly demonstrates that we lose a substantial amount of natural sunlight in our background. (Images attached). I would also like to point out that I have 2 children that enjoy playing outside in the backyard when the sun is out and shining....not in shadow. I believe this is our fundamental human right to have a Right to Light. With the building being built not only will my in-laws not be able to enjoy the sun in the backyard but all of our neighbors beside and behind us as well. This to mean is huge infringement on not only my family but to surrounding homes.

Another major concern has to do with traffic as you have probably heard about from numerous other residences in the Weston Downs area. Since our home is the corner lot and very first home on Velmar there are 3 major issues already we are dealing with when it comes to the traffic. First, when trying to exit our driveway in the morning between the hours of 7:30 am-9:00 am it is very difficult to back out and get into any of the lanes to get out onto Rutherford. Once we do finally get out we get caught with a red light, hence taking approximately 5 or more minutes just to get out of our driveway. Even during the stay-at-home order there is traffic that is blocking our driveway entrances. The proposed condominium states there will be well over 250 parking spots, that is at least at minimum 200 cars added to that already tight corner. Second, between the hours of 4:00 pm-7:00 pm is a complete disaster. It is so incredibly hard to turn into any of the homes on Velmar, our home being the worse as it is the first home off of Rutherford. There is not a day I do not come home after work and not get honked at or told off just for turning into my home. Furthermore, it is very and I mean very rare that anyone leaves the front of our driveway clear. I get extreme anxiety turning in either direction as I worry about getting hit from the back or side. Once again, I point out that the proposed building would add at least another 200 if not more vehicles adding to the already chaos of traffic. This is a complete nightmare of an idea for all Weston Downs Residences.

I would also like to point out that if visitors to the building are parking on Velmar, this will become a huge safety concern to young children trying to get to the park. We have many families that visit the park to not only use the playground, basketball nets but also the tennis courts that travel by car. They usually park in front of the entrance, however if there is no place for them to park, they will need to park on the other side of the street. Children act on impulse especially when they are excited, the likelihood of a child being hit by a car while trying to enter or exit the park entrance will greatly increase due higher amount of traffic from the proposed development. Everyone's worse nightmare.

Since living at our current home for 18 years, the property owner has not done an adequate job of upkeeping his property. The parking lot is a disaster, in need of much repairs. The tall business sign has become extremely rusty, faded and in also need of other repairs. The roof has also damage in which repairs need to be made. These repairs have been outstanding for many years and in fact some of the business owners have complained that repairs are needed but the owner is not stepping up. If this is how he take care of a single-story plaza, how will he take care of a 6 storey 135-unit building. Since repairs are not being done to the property, it really diminishes the character of the rest of the community. (Images attached)

I would like to also convey my concerns about what will happen if this proposal gets passed and construction begins. This project would take over a year if not more to complete. During this time heavy equipment, noise, dust, dirt and overall safety concerns will affect all areas surrounding the site. We are also concerned about how any digging for underground parking, pipes, water, and sewage will affect our homes and their stability.

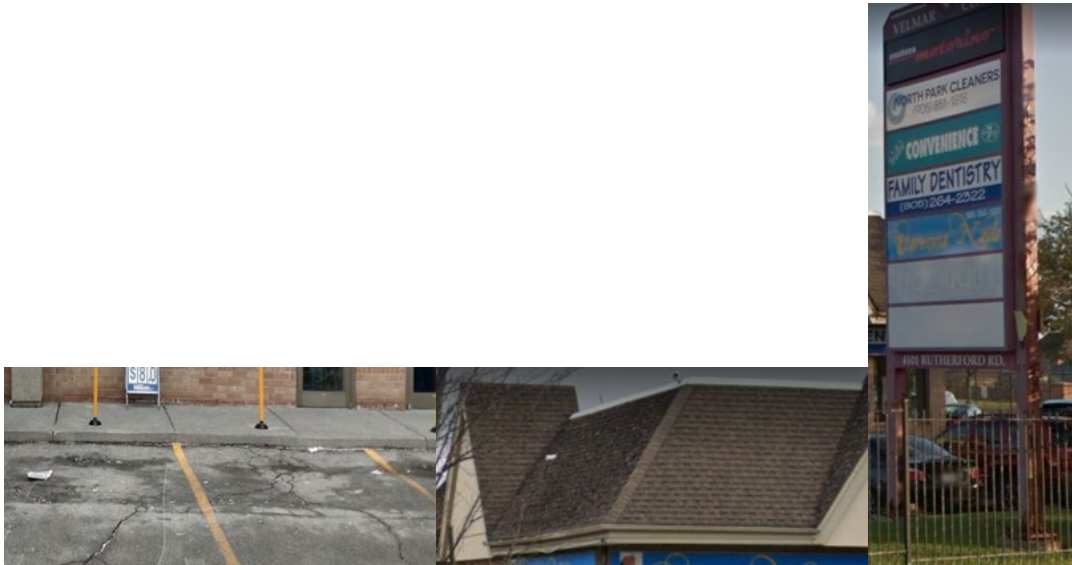
I would like to make it clear that even accepting a proposal like this for our community is detrimental not only for the major concerns stated above but for many other reasons as well. The applicant is also requesting a zoning change, which in turn would set a precedent if accepted because this would give the message to other possible builders that they can just build these types of buildings anywhere. I would like you to please take these concerns as well as other residents' concerns seriously and do the right thing and reject this application. I completely understand The City of Vaughan vision for planning; however, the city has gone above and beyond meeting development goals along Hwy 7, and other locations where residences are not affected substantially. I am also open to having a verbal conversation regarding our concerns, I can be reached at [REDACTED].

Thank you for taking the time to read this letter and considering my family concerns regarding this application.

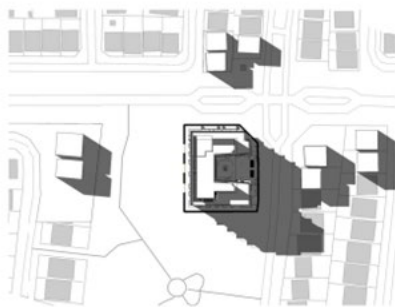
Sincerely,

Gurdeep Badwal

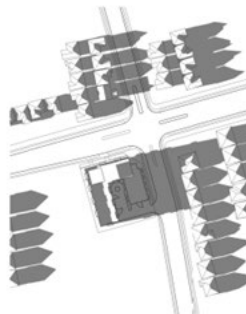
Sunset view from bedroom



Property not well maintained.



10 June 21 - 6.18pm
1 : 2000



9 March 21st 05.18 PM
1 : 2000

Sun Blockage





Communication : C 91
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: [REDACTED]
Sent: Monday, May 10, 2021 10:21 PM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>
Cc: [REDACTED] Council@vaughan.ca; Antoine, Mark <Mark.Antoine@vaughan.ca>; [REDACTED]; 'Nadia Magarelli' [REDACTED]
[REDACTED]
[REDACTED] 'Nick Ciappa' [REDACTED]; [REDACTED]; 'Victor Lacaria' [REDACTED]; 'Angela Grossi' [REDACTED]
Subject: [External] Letter submission to Vaughan Council to Reject 4101 Rutherford Road building application (From Al Grossi)

Mr. Mayor, members of council and City Clerk department,

Without prejudice, I hereby request that the planning department recommendation for 4101 Rutherford Road be turned down and that the application for a development be **REJECTED** and that council hear and align with the position of much of the community impacted by this development.

I would like to see council launch a formal review of the City of Vaughan planning department to determine how we can achieve a fully transparent review process that does not use, for convenience, obscure and partial statements from provincial and municipal documents to improperly justify recommendations or ask Council to approve

legislative changes that contravene existing laws and frameworks. I will outline these issues in detail in the flowing pages.

Furthermore, I continue to ask you the Vaughan Council and the City Planning Department to provide a detailed checklist of what these decisions are measured against. Which legitimate boundaries are set on those checklist items so that the community can clearly understand when contraventions occur and would result in an unbiased rejection of an application that is clearly offside?

To note, the 4101 Rutherford application requires the granting of 18 variances and an Official Plan Amendment, yet the Planning Department is recommending approval and without the requisite due process being executed with the public. Included in these 18 variances are ones that the community believes are critical and NOT minor as stated in the report. Some are:

- Height of allowable building approved 4 stories as per VOP 2010. However, By-law 1-88 provides a more restrictive height of 3 stories, lower than allowed in the VOP. The more restrictive by-law applies to the site as per provincial legislation. As such, six (6) floors is 100% above the approved limit. (Also note that the submission also adds 2 more floors on the building when mechanical rooms on the roof are taken into consideration)
- FSI, allowed in VOP is 1.5. This application is requesting an FSI of 2.15, which is 80% higher than what is allowed.
- Site allowed low rise development. This application is requesting a site designation change to mid-rise. Note, once this change is granted, we are fearful that this will eventually trigger an amendment to the location to go beyond 6 stories and be pushed to the limits of the mid-rise designation.
- Setbacks. Builder is asking for 0 setback along Rutherford. Setback serve a purpose and planning is recommending that they be ignored for this location.
- Respecting the character of established community areas. Weston down is a community of single-family home on large 60-foot lots. This does not respect the local community by any measure.
- Traffic Study – Submitted in the middle of COVID and totally obfuscating and contradicting the numerous traffic study reports conducted by the city under the direction of council that uncategorizably stated that the Weston Downs community has a critical traffic problem.

The community sees the above list of variances, and other in the report, as critical and should automatically constitute a **REJECTION** of this application. I am led to ask the following: What would have to be on an application to cause the Planning Department to deny approval? From a layman's perspective and because of the process to date, it seems that they provide blanket approval to any submitted application regardless of the number or severity of variances. I trust that you can agree that it is long past time that the process be fixed so that the Planning Department cannot use qualitative statements to support these types of applications. What is needed is a clear checklist that can be used to remove ambiguity, consolidates prevailing legislation, and serve as a touchstone in these matters.

The following pages will provide specific input and references to provincial legislation and Policy frameworks to support this position. I request that they be read in their entirety and that council and the City Planning Department provide detailed and itemized responses for me and the community as to why they may not apply, are being ignored or circumvented. I am also providing a PDF attachment of this document to mitigate any formatting issues that may arise when sending this text via email.

Material and input supporting a REJECTION of the application for 4101 Rutherford Road.

Note: Items in **RED lettering** and in **Italics** are excerpts from either the, A Place to Grow Growth Plan for the Greater Golden Horseshoe (GPGGH), The Provincial Policy statements (PPS), the Vaughan Official Plan 2010 (VOP2010) and the City of Vaughan website. **Yellow** highlights are intended to guide the reader to areas of importance as they pertain to the 4101 Rutherford application.

Background

Further to my official letter submitted on April 29, it seems that our community suspicions, that the Builder pulled out of negotiations at the last minute, may have been a result of someone at the city providing him indication that the submitted application would be approved by the planning department. On May 7, 2021, the planning report for 4101 Rutherford Road did in fact provide a recommendation to approve the application. It would be unfortunate to find out that the applicant was tipped off to this outcome.

We have also been advised by City staff that the builder has, in parallel, applied directly to the OMB/LPAT with the original design of a SEVEN (7) story building citing an issue that the City failed to reply to his application within a 120-day period from the date of submission. Aside from timelines potentially being impacted by COVID I am utterly shocked that the builder would pull such a manoeuvre. This clearly points to bad faith negotiations with the City and the community. This bully technique only serves to anger the public while neutering the entire oversight that the Vaughan City council should be providing. Notice that he has gone to the OMB/LPAT with a proposal of higher height and FSI all **WHILE THIS PROPOSAL TO COUNCIL IS STILL ACTIVE AND HAS NOT BEEN PULLED**. That alone should negate the proposal before council so that you can then turn your attention to fighting the OMB/LPAT submission on our behalf.

Provincial Decision framework

Provincial legislation clearly states that, A Place to Grow Growth Plan for the Greater Golden Horseshoe (GPGGH), The Provincial Policy statements (PPS), and the VOP 2010 must be read as a whole and applied accordingly since they form the currently active legislation and framework. The following is extracted from the plan and provided as reference:

From (GPGGH/PPS)

1.2.3 How to Read this Plan Read the Entire Plan

This Plan is to be read in its entirety and the relevant policies are to be applied to each situation. The language of each policy, including the policies in Section 5, will assist decision-makers in understanding how the policies are to be implemented.

*While some policies refer to other policies for ease of use, these cross references do not take away from the need to read the Plan as a whole. **There is no implied priority in the order in which the policies appear.***

The legislation also states that GPGGH is to be used as the authority is any policies are in conflict between the documents. There are NO CONFLICTS with the GPGGH, the PPS and the VOP2010. Therefore, the designations in the VOP2010 for 4101 Rutherford are in force and prevail.

The City planning department has also incorrectly suggested that the site can be approved because of intensification targets being pushed by the province. That is an entirely incorrect position. The GPGGH and the PPS do NOT confer any new land use designations or change existing ones. From the relevant documents:

6. *The identification of strategic growth areas, delineated built-up areas, and designated greenfield areas are not land use designations and their delineation does not confer any new land use designations, nor alter existing land use designations. Any development on lands within the boundary of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval processes.*

Also,

4.0 Implementation and Interpretation

4.6 *The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated, and long-term planning is best achieved through official plans.*

The VOP 2010 is an active robust, and balanced plan that is in effect until 2031, It also meets or exceeds ALL provincial requirements for land use and planning.

VOP 2010

On many occasions I have heard from the Vaughan Planning Department that the VOP is old and outdated, in need of an update and cannot bind their decisions. I would rebut that with the following from the plan itself:

An Extensive Engagement Exercise (From the VOP2010)

A visionary plan that could be supported across the City required extensive input from the public and key stakeholders. In order to gather such input, a new and visionary approach to public consultation was implemented. The innovative approach to consultation, taken under Council direction and described below, garnered Vaughan a 2009 Award for Excellence in Communications and Public Education from the Ontario Professional Planners Institute.

In addition to consultation with the general public, the Plan was prepared through regular consultation with related agencies such as York Region, the School Boards, and the Toronto and Region Conservation Authority to facilitate a comprehensive and integrated approach.

VAUGHAN OFFICIAL PLAN 2010 - VOLUME 1

The City of Vaughan undertook an ambitious three-year project to create a new Official Plan as part of the City's integrated Growth Management Strategy. On September 7, 2010, Council adopted a new Official Plan, it addresses all elements of effective, sustainable and successful city-building, while managing projected growth to 2031.

The plan is active, in force and sufficient until 2031 and with community alignment. I also understand that the City won an award for the process used to develop the plan...

The innovative approach to consultation, taken under Council direction and described below, garnered Vaughan a 2009 Award for Excellence in Communications and Public Education from the Ontario Professional Planners Institute.

The Vaughan planning department should align to it contents as use it as reference when making decisions.

Furthermore, portions of the plan have been evolving and approvals granted to portions as late as 2016 at OMB and

we expect more to be announced as disagreements are resolved through the municipal process. In fact, the designation for 4101 Rutherford Road was achieved in 2016. Furthermore:

Official Plan Review

10.1.1.30. To undertake a review of the policies of this Plan at a minimum of every 5 years. The review shall determine if the policies of the Plan are adequately achieving the goals, objectives, and intent of this Plan.

10.1.2.2. That the full range of uses, densities or heights permitted by this Plan may not be permitted by the Zoning By-law in all locations or all instances. Zoning By-law provisions may be more restrictive than the policies of this Plan.

Land use designation from VOP 2010 for 4101 Rutherford Road

*9.2.1.4. **No building or structure shall** exceed the height in storeys indicated on Schedule 13 by the number following the letter H.*

*9.2.1.5. **No development shall** exceed the floor space index indicated on Schedule 13 by the number following the letter D.*

(As per the plan the term shall is equated to must)

Schedule 13 of VOP 2010 as it pertains to 4101 Rutherford Road. (Cut and paste of relevant portion only)



MAXIMUM HEIGHT = 4 Stories

MAXIMUM FLOOR SPACE INDEX = 1.5

Zoning by-law 1-88 is more restrictive at C3 = 3 Stories

These MAXIUM targets were set with the community after 6 years of input, negotiation, and constructive dialogue and with the participation of the current landowner.

It is critical to note that setting the maximum height and the FSIs required extensive negotiations with the City and the owner of the property who was and was the VERY BUILDER who submitted the current application. After all this this community effort It is now unconscionable to have the City Planning Department arbitrarily ask council to overrule and amend the VOP and suggest that all 18 variances being requested by the builder are all minor and should not be used to turn down or modify the submission.

That position, at the end of the day, supplants the entire public input process, minimizes it, and relegates it behind baseless opinions of the Planning Department. Community based input demands that the process be followed and respected. Should changes be needed then the process to amend the plans and frameworks needs to be properly initiated, follow the mandated public input process and not merely done at the request of the Planning Department.

Furthermore, legislation further emphasises the point in the previous paragraph by stating that any changes to targets must be done via a municipal comprehensive review. The targets cannot be reset but council and city planning departments without due process. I would ask that if targets are in need of adjustment, then a Comprehensive Municipal Review be launched at which point the public can wholesomely participate, including the land owner. Otherwise as stated in the legislation:

9. Any alternative target permitted by the Minister will be revisited through each municipal comprehensive review. If a municipality does not request a new alternative target, or the Minister does not permit the requested alternative target, the applicable minimum intensification or density target in this Plan will apply.

Intensification Targets

Council and the planning department also stated and expressly know that the provincial intensification targets are measured across all lands in the city. Vaughan has far exceeded the intensification targets set by the province in the identified intensification corridors. 4101 Rutherford is not part of an official intensification corridor and the site-specific intensification being requested is far beyond what is currently allowed in the VOP2010, is unjustified and should not be promoted by the City planning department.

5.2.5 Targets

1. The minimum intensification and density targets in this Plan, including any alternative targets that have been permitted by the Minister, are minimum standards and municipalities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of this Plan, the PPS or any other provincial plan.
2. Except as provided in policy 2.2.7.3, the minimum intensification and density targets in this Plan will be measured across all lands within the relevant area, including any lands that are subject to more than one target.

Additionally, the VOP 2010 identifies Weston Downs as a Community Area and binds any decision by the following statements that planning ought to know:

2.2.3 Community Areas

Fundamental to Vaughan's Urban Structure is its communities. Woodbridge, Kleinburg, Maple, Thornhill, Concord, and the new communities of Vellore and Carrville contribute to a unique sense of place for the City and establish the Vaughan identity. New communities will do the same.

*Vaughan's existing **Community Areas** are characterized by predominantly **Low-Rise Residential** housing stock, with local amenities including local retail, community facilities, schools and **parks**, and they provide access to the City's natural heritage and open spaces. The policies of this Plan will protect and strengthen the character of these areas. As the City grows and matures, these*

Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.

Small retail and community uses, such as schools, **parks** and community centres, intended to serve the local area, are encouraged throughout **Community Areas** to reduce the need of residents to drive to mixed-use centres to meet their regular daily needs for such amenities and services.

2.2.3.2. That **Community Areas** are considered **Stable Areas** and therefore **Community Areas** with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces **the existing scale, height, massing, lot pattern, building type, orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan. (OPA #15)**

2.2.3.3. **That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 (4 stories with an FSI of 1.5) and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.**

The proposed application for 4101 Rutherford contravenes these sections of the VOP 2010 and negates the position of the Planning Department and should invalidate their entire report submission to council.

Notification and Public Meetings

This section is copied directly from the Planning Department report of May 7 for the 4101 Site.

10.1.4 Notification Procedures for Statutory Public Meetings

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol. The City, on August 23, 2019, mailed a Notice of Public Meeting (the 'Notice') to an extended notification area of all property owners within 650 m of the Subject Lands, as shown on Attachment 2. The Notice was also sent to the Carrying Place, Greater Woodbridge, National Estates, Pinewood Estates and Vellore Woods Ratepayers' Associations, and those individuals that had requested notice or provided a written submission regarding the Applications to the City. A copy of the Notice was also posted on the City's website at www.vaughan.ca and notice signs were installed on the Subject Lands along Rutherford Road and Velmar Drive, in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on October 2, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of September 17, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. Vaughan Council also resolved to hold Community Meetings with City Staff, and with the Local and Regional Councillors.

The following Community Meetings were held after the Public Meeting:

1. October 8, 2019, at Vaughan City Hall with Planning Staff and the Local Councillor with approximately 20 residents and members from the Weston Downs Ratepayers Association ('WDRA').
2. November 21, 2019, at the Vellore Village Community Centre to present the proposal for the Subject Lands and receive additional comments from the community. Attendees included City Staff, the Local Councillor, Regional Councillors, a moderator, the Owner's consultants, and approximately 250 residents.

3. March 23, 2021, via a remote meeting, with City staff and representatives from the WDRA to receive comments regarding the revised submission.
4. March 30, 2021, via a remote meeting, with City staff, the Owner, the Owner's planning consultant and architect, and representatives from the WDRA to receive comments regarding the revised submission.
5. April 23, 2021, via a remote meeting, with City staff, the Local Councillor, and representatives from the WDRA to discuss the design of the revised submission.

Please note the following from official provincial legislation:

10.1.4 Notification Procedures for Statutory Public Meetings

The Planning Act requires that a statutory public meeting be held prior to Council adoption of an Official Plan, enactment of a Zoning By-law or any amendments to those documents. These meetings ensure that adequate information is made available to the public and to allow the public to make representations on the matter being considered.

It is the policy of Council:

10.1.4.1. *That at least one public meeting shall be held prior to the adoption of an Official Plan or Zoning Bylaw amendment at which the public may make representations in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:*

a. *any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting; and/or*

b. *an application(s) has been significantly amended, such as an increase to the proposed density and/or building height, beyond what was proposed and considered by Council at a previous public meeting.*

(OPA #4)

10.1.4.2. *When a further public meeting is held, the procedures identified in Policies 10.1.4.2 through 10.1.4.5 shall apply. (OPA #4)*

10.1.4.3. *That in order to provide ample opportunity for the public to review and discuss the proposed plan amendments, by-laws or by-law amendments and to prepare their comments, the notice of any public meeting required under Policy 10.1.4.1 shall be given at least twenty (20) days prior to the date of the meeting.*

Furthermore, from the Vaughan Website:

Public Hearing

OFFICIAL PLAN AMENDMENT APPROVAL PROCESS

Vaughan Official Plan 2010

Provincial and Regional Context

Pre-application Consultation

Submitting an Application

Public Hearing

[Committee of the Whole](#)
[Official Plan Adoption/Approval](#)
[20-day Appeal](#)

Vaughan Official Plan 2010

An Official Plan describes Vaughan Council's policies on how land in the City of Vaughan should be used. It is prepared with input from you and others in the community and helps to ensure that future planning and development will meet the specific needs of the community.

An Official Plan deals mainly with issues such as:

- *where new housing, industry, offices and shops will be located*
- *what services like roads, parks, schools, watermains and sewers will be needed*
- *when and how and in what order, parts of the city will grow*
- *community improvement initiatives*

The City's Official Plan is [Vaughan's Official Plan 2010](#) (VOP 2010) that was adopted by City of Vaughan Council on September 7, 2010, as partially approved by the Ontario Municipal Board (OMB) on July 23, 2013, Dec. 2, 2015, Feb. 3, 2014, Sept 30. 2014, Feb. 24, 2015 and June 15, 2015. VOP 2010 represents the City of Vaughan Council's comprehensive planning policy with respect to the future development of the City.

*When a complete **OPA Application** is received, a public hearing will be scheduled to consider the application. The purpose of the public hearing is to receive comments and input from the public and Vaughan Council to inform the planning process. A notice of the public hearing will be circulated by the City to all land owners within a minimum of 150 metres of the subject property, and a minimum of 20 days before the Hearing. The owner, or his/her agent, must attend this meeting to make a brief presentation of the proposal before Vaughan Council, and to answer any questions from Vaughan Council or the public.*

The 4101 application requires several by-law amendments and an actual OPA amendment to be approved. To date, we have not had any public meetings to discuss the proposed amendments and provide written input. I believe that the City has been negligent in their legislated duty in this regard. It seems that the Planning Department is merely detailing them in the planning report and recommends that council approve all amendments while directly circumventing the public process. From all available material an Official Plan Amendment (OPA) application has not been received or discussed via public hearings as required.

I believe that the items detailed in this submission provide a strong basis to REJECT the application for 4101 Rutherford Road.

Sincerely,

Al Grossi
Resident of Kimber Crescent, Weston Downs

Communication : C 92
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Kevin Doan <kevin@injurylawcentre.com>

Sent: Tuesday, May 11, 2021 9:45 AM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Integrity Commissioner <Integrity.Commissioner@vaughan.ca>

Cc: rsalerno@westondownsra.ca; 'Victor Lacaria' <lacariv@gmail.com>; Antoine, Mark <Mark.Antoine@vaughan.ca>; info@westondownsra.ca; 'J SAVAGE' <rose_savage@rogers.com>; magarelli16@hotmail.com; al.grossi@gmail.com; 'Kevin Doan' <kevin@injurylawcentre.com>

Subject: [External] RE: 4101 Rutherford Road Vaughan - Velmar Centre Property Limited - FILE OP.19.003; Z.19.008; DA.19.042;

Tuesday, May 11, 2021
9:45 A.M.

Dear Honourable Mayor, Members of Council, City Clerk, and Integrity Commissioner,

Following my two earlier emails, to which I have not received a reply, I am now sending this email No. 3. The lengths of my emails and existence of some typos are as a result of the lack of notice, time, and due process presently afforded to me and local residents. This email in particular must reach the City Clerk no later than noon today while I only received the Guidelines below at 5:25PM yesterday.

All of the below are respectfully requested, required, or made accordingly, including my complaints to the Commissioner.

A. **Postponement:**

1. I have recently obtained a copy of the *"Guidelines for the Implementation of Section 37 of the Planning Act"*, but only in the evening of May 10. It is 14 pages long and appears to set out the requirements relating to how the \$622,000 in bonusing was to be handled.
2. Due to the short amount of time since the recent release of the City Manager report of May 12, 2021, and the very recent release of the above *Guidelines*, I can only make some limited observations to bring to your attention, in time by the deadline of the day before

the meeting in order to be included in the record. I had earlier tried to notify you of my adjournment request on May 7 to give you as much notice as I could, hence in my rush to get my notice to you, occasional typos may survive.

3. In my brief review of the *Guidelines*, there are additional concerns about due process of the timing of the release of the Manager report, and the transparency of the current process to consider approval of the application.
4. An adjournment is even more proper, considering the requirements of the *Guidelines*, as discussed below.
5. Without properly following a fair and transparent implementation of s. 37 of the Planning Act, including a transparent implementation of the *Guidelines*, a strong appearance of a conflict of interest on the part of the decision makers, including the City Manager, and Council Members would reasonably appear to exist. I will explain.
6. According to the *Guidelines* and the Act, the **higher the building**, the more storeys permitted beyond the possible maximum of 4 storeys, the higher the revenues the City obtains from the development. It is in the City and Council's interest to obtain as much density bonus as possible, as such funds can be used in the local communities and, when proper, in other city projects.
7. But the Manager and the City have not apparently been compliant with the *Guidelines*. Among other things, its principle 3.2 appears to state that the community benefits to be implemented through the bonus money must "at a minimum" have "an appropriate **geographic** relationship to the development...". Here, according to the Manager report, the amount allocated to Velmar Downs Park (the local park adjacent to the development) seems very low and vague, which can be possibly even lower than \$50,000 out of \$622,000 density bonus. The remaining will go to some "South Humber trail development and facilities" which bears no disclosed geographic relationship to the development. That is more than 90% taken away from the local development. This must be more transparently explained. A "*rationale*" per the *Guidelines* must be provided by the Manager, but I do not recall seeing any rationale.
8. At "**6.4 Transparency**" the *Guidelines* states that "*To ensure greater transparency, Planning Staff will include the rationale for the allowance of the increased building height and density in the "Comprehensive Technical Report" to Committee of the Whole.*" However, I am not aware of any such rationale other than vague and conclusory terms such as "modest" and "appropriate". Effectively, the Staff and Manager failed to provide any rationale. The Staff and Manager also failed to explain in the May 12 report why over 90% of density bonus will be taken away and will bear no appropriate geographic relationship to the development.
9. More importantly however is the apparent conflict of interests, in the absence of compliant transparency, that Council may want more bonus money by approving 2 extra storeys over the objection of local residents, and by relying on conclusory opinions, without the Manager discussing whether or not the recommended development represents "good planning".
10. The *Guidelines* actually reiterates under "**3. Planning Principles ... 3.1 "The**

development must represent good planning ... Good planning includes sustainable designs and good architecture and ... should constitute the foundation for all development in the City.” But the Manager report did not anywhere suggest that the design constitutes “good planning”. As I wrote in my first email, minimal requirements do not equate to good planning, and the report is fundamentally flawed.

11. Furthermore, a second factor to increase the amount of density bonus is **the number of units**, according to the *Guidelines*. Therefore, the very high **135** units with a vast majority of them being likely under 600 sq. ft. (one bed, or one bed plus very small den units) allows the City to get more money in density bonus.
12. The *Guidelines* also discloses a third factor namely **Gross Floor Area** (“GFA”). The City would apparently receive **zero** bonus if the GFA is less than 5,000 m² in total. The City Manager is recommending 11,301 m² plus 496 m² in commercial space. The more GFA above 5,000 m², the more money is collected under the bonus.
13. Then where will this bonus money, assuming but without deciding that it was secured in good faith, go? The Mayor and Council Members were required to be consulted in advance, and the City Manager report stated that the City “agreed” to the amount of bonus, and the allocation of such bonus has also apparently been agreed to by Members of Council: to take some 90% of it away from the local communities when it appears that the priority was to be for the local communities according to the *Guidelines* and other possible directives. Therefore, transparency and due process are key and crucial in order to dispel any appearance of conflict.
14. Local residents and association have raised with the City that it has neglected the upkeep of the landscaping features within Weston Downs community. This has been raised by others and the association, and consistent with my observation.
15. Weston Downs, I believe, was developed with its own Design Guidelines and it is the only residential subdivision with some 2,000 households with minimum frontage of some 60 feet wide, and bounded by lighted masonry walls. New development in the area should also respect such Design Guidelines. Concerningly however, I am told that the City does not even keep a copy of such Design Guidelines, which is an unacceptable answer. Further particulars of effort would be reasonably required.
16. The City Manager should have cited and respected other City Wide urban design guidelines, and at least had to have referenced Weston Downs Guidelines in order to decide whether such guidelines apply to this development. He referenced neither, but rather he focused his argument and conclusion that the design guidelines for infill project do not apply to this “Low Rise Mixed Use” zoning. In the result, **he did not appear to cite any design guidelines as being applicable to the application.**

B. Production of Information

17. It is imperative for transparency and accountability sake that earlier information requests be fulfilled.

18. As only one example, I had separately requested calculation of the \$622,000 density bonus to Mr. Mark Antoine alone during the past weekend, and in response Mr. Antoine promptly provided me with the above *Guidelines* at 5:25PM yesterday Monday May 10. The *Guidelines* appears consistent with the appearance that the Mayor and Members of Council having been consulted, discussed, and agreed to the amount, and the allocation of the bonus – but all without apparent transparency to local residents and contradicting the transparency requirements of the *Guidelines* itself.

19. It is therefore important for production of all information requested to be made to me and residents.

20. I further formally request production of the Design Guidelines for Weston Downs subdivision. Per the Weston Downs Ratepayers Association's earlier correspondence, nearly 2,000 homes in the area are all 60 foot wide, and were developed with an award-winning architect of global renown.

21. I respectfully request the City Manager to specifically confirm all design guidelines that are applicable to the land, property, and application in question and surrounding area, including whether any City Wide design guidelines, and Weston Downs design guidelines etc... apply.

22. I require to be advised as to why the City has not apparently examined the safety aspects of the application by way of a **safety** engineering report? And if delegated or delayed to another authority or jurisdiction, why so? **Why delayed such an important aspect of safety for example to York Region when safety on Rutherford Road can be directly or indirectly impacting safety on Velmar Avenue which is a local road?**

23. I require the City to examine whether the proposed road widening on Rutherford can be done safely, including proper safety triangle, and safety on related Velmar Avenue. Presently, the site plan indicates that road widening is proposed to be basically exactly adjacent to the North foundation wall/parking wall of the proposed building. This among other things may impact the safety triangle (and allowance of future sidewalks?).

24. I require an explanation of the following two Recommendations (1 and 2 at page 2 of Manager report):

1. THAT York Region be advised that Vaughan Council recommends Official Plan Amendment File OP.19.003 (Velmar Centre Property Limited) BE APPROVED, to amend the site-specific "Low-Rise Mixed-Use" designation in Vaughan Official Plan 2010 to increase the maximum building height from 4-storeys to 6-storeys and the maximum Floor Space Index from 1.5 times the area of the lot to 2.72 times the area of the lot, for the Subject Lands shown on Attachment 2;

2. THAT Official Plan Amendment File OP.19.003 be forwarded to York Region for Approval and

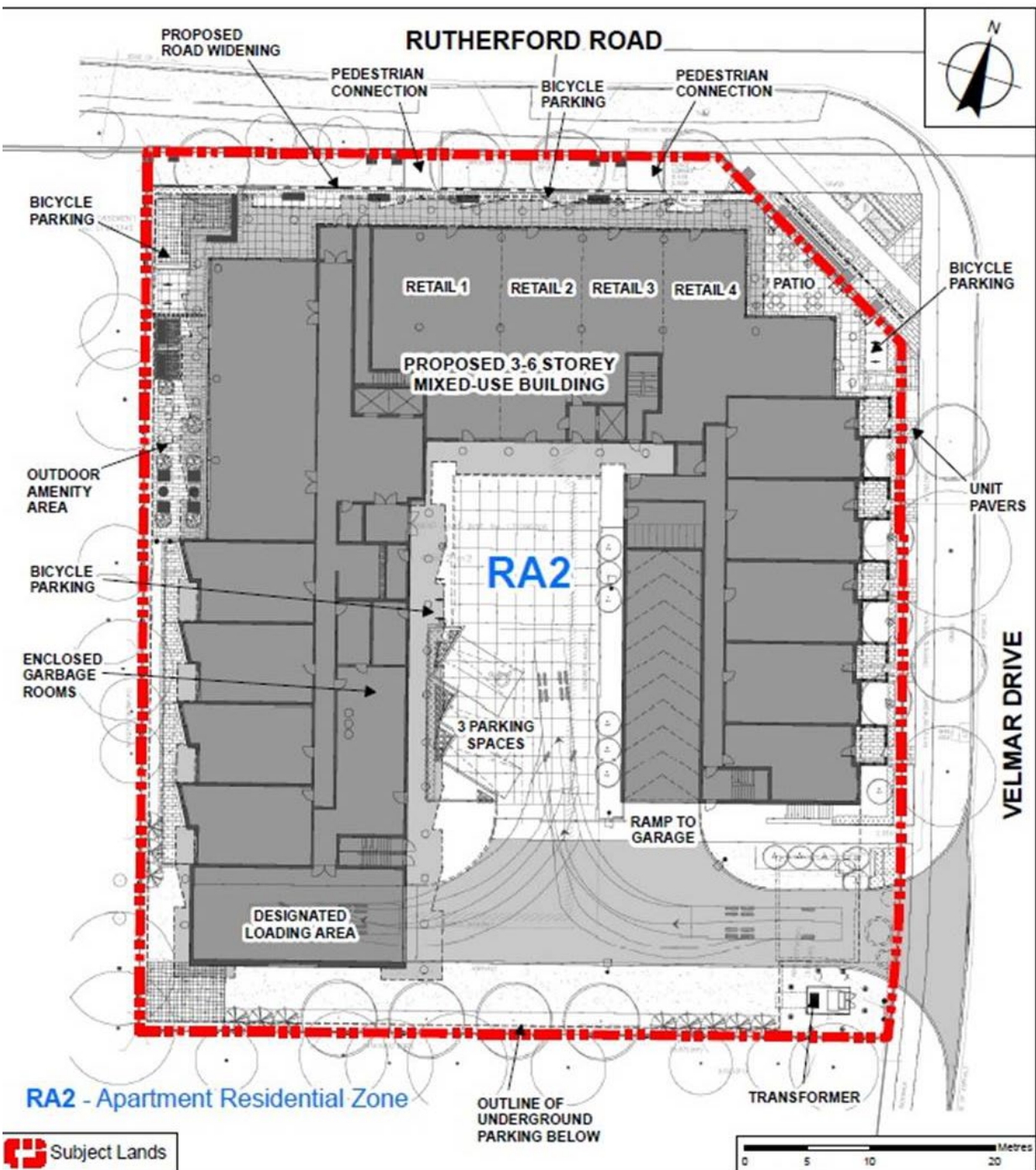
inclusion into Volume 2 of Vaughan Official Plan 2010, being the incorporation of a new Section in Chapter 13 “Site Specific Policies” and identified as an “Area Subject to a Site Specific Plan” on Schedule 14-C of Vaughan Official Plan 2010

Would Council please explain:

- a. Whether such recommendations, if accepted, will hamper or cause any potential extra difficulties or expenses to York Region, the City, or any other parties, in carrying out future master transit plan in a safe and orderly manner?
- b. Why should these recommendations be accepted now without the City being satisfied that all safety aspects of the application including vehicular and pedestrian traffics are met, on both Rutherford Road and Velmar Avenue and in the surrounding areas?

25. With regard having only 3 surface parking spots (with one being reserved for mobility-challenged driver, thus only 2 surface spots for others) - See Site Plan and Proposed Zoning copied below - who will likely drive into an underground parking lot, 3 level deep, then trekking up using stairs or elevator, just to access a local convenience store? The design and angle of the three parking spots are extreme tight, and will further require very awkward backing out at a 45% angle, either all the way to the South fence, or forward to make a three-point turn, or a five-point turn in order to drive out!!! Safety design involving these 3 surface spots appears to be in serious question.

26. A copy of the proposed Site Plan and zoning bylaw is produced below – and please note the **very little spaces** around the 3 parking spots in the centre of the diagram. As a warning of how poor design may occur in relation to parking, this true story is instructive: In the city of St. Catharines, a waterfront condo building was built adjacent to Lakeside Beach Park in Port Dalhousie, on the shore of Lake Ontario. In the end result, the underground parking spots were **actually built significantly smaller than what is required by law**. That City allegedly did not know how that occurred and who could have approved it etc... or the process of how it was approved. Therefore, after the fact and belatedly, the City forwarded to an Office of the Ombudsman (recently and within the last couple of years – and please let me know if you need a link to the articles on Google) to investigate to prevent future repeat occurrence. I and the local residents wish to prevent the actual building of a condo building that will be found to be a design contravention and safety hazards, contravening legal requirements.



27. In Council's deliberation on this application, in the event that Council relies on the relatively recent decision by the LPAT in [Rodaro v. City of Vaughan, December 20, 2018](#) (click on hyperlink for your ease of reference) as a cautionary tale in part to approve the application, I

respectfully request that a legal opinion first be formally sought from the City Solicitor or legal department. That decision rejected a lower density agreement with the builder (Countrywide Homes), communities and the City, at Woodend place in Ward 3 same ward as ours, in the form of mostly detached but small lots (less than 30 feet wide). Mr. Rodaro who apparently owned an estate size lot appealed and unfortunately, the LPAT ordered that the original builder's proposal - being all town homes but still all low-rise – was brought back and approved by LPAT. The main reason for the order was that a density of some 37 units per net hectare was required to promote success on public transit planning. The agreed-plan with mainly detached lots was set aside. In our application at 4101 Rutherford, it seems that the proposed application would build some **300 to 400 units per net hectare**, far in excess of what is required for successful public transit. The number of units (**135**) may be reduced by some 90% to **15** units and we would have satisfied the concerns of the LPAT Tribunal in *Rodaro*. Furthermore, a lower number of units than 15 may well be satisfactory to any LPAT challenge by the developer if there are other constraints such as safety, existing low-rise community, and other guidelines etc... **Therefore, at a minimum on this point, a legal opinion ought to be formally sought for the record if Council intends to rely on Rodaro to approve the application.**

28. With regard to the recommendation by City Manger at p. 2 of his report of May 12, 2021, paragraph 6: "THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, ... to permit minor adjustments to the implementing Zoning By-law." Unfortunately, there have been so many instances where such a recommendation basically provides an effective backdoor to later allow for increases in residential units and densities, lowering parking space requirements, and other possible effects to indirectly allow things such as building roof-top amenities, adding gross floor areas, or further reducing any setback requirements – all by trying to argue that such future changes are "minor". Let us prevent future arguments of what is minor or not, given that this application already pushed all boundaries, and assuming without accepting that it can be approved, if Council will in any event approve it, then this recommendation ought to be more specific and precise to the developer such that there is clear understanding in advance, that certain parameters or characteristics be spelled out as **will not be permitted**. This backdoor practice has been used elsewhere to defeat the upfront process, transparency and accountability and ought not to occur again in Weston Downs. A complaint to the Integrity Commissioner is made herein to stop this practice for the future.

29. **Honourable Integrity Commissioner:**

Given the urgency with little time being afforded to me by current City process, I therefore am directing my emails to the City Integrity Commissioner at the same time, and make my respectful complaints to the Commissioner without prior opportunity to discuss with those I am now complaining.

I must apologize to you that I have not the opportunity to be more organized and focused with

respect to your mandate. Please accept my 3 emails to you as part of the record of my complaints to you. The background of my complaints are set out in my emails, include at this time:

(a) THAT the City Manager and Deputy City Manager (where the latter is responsible for the administration of s. 37 per the *Guidelines*) failed to diligently or otherwise fulfill their duties including duties to Council, and failing to consider relevant and applicable policies, guidelines, safety considerations; and failing to provide relevant information to Council and local residents;

(b) THAT the honourable Members of Council failed to afford due process; failed to consider safety aspects of the application; and failed to apply their independent judgment or rationale on the application – contrary to the law which enables their authority - by wholly or largely rubber-stamping recommendations by the City Manager;

(c) THAT the honourable Members of Council are in conflicts of interests respecting the density bonus under s. 37 of the Planning Act, or otherwise as may be substantiated through future documents being requested; and failed to adhere to required transparency;

(d) THAT the Office respecting Freedom of Information Requests, in relation to the application and or to the requests by Weston Downs Ratepayers Association, failed to provide proper disclosure of information relating to the application (on this allegation, it has been reported that that office provided only heavily-redacted information that renders the information unintelligible – and I apologize in advance if this is not under your mandate, and if it is not, please inform me of the proper administrative authority);

(e) THAT the practice by the City of allowing developers to alter and increase the number of units, heights, floor space, and to lower parking requirements, further reduce setbacks under zoning by-law etc..., all after an application having been approved, be investigated, stopped and/or deemed to be an arbitrary or otherwise improper use of authority by Council and all Committees thereunder including the Vaughan Committee of Adjustments;

(f) THAT respectfully the honourable Members of Council acted arbitrarily and therefore, or otherwise, in bad faith in relation to the affected local residents and communities on this application; and that in doing so, they knowingly or otherwise put the City of Vaughan and hence all of Vaughan taxpayers in greater undue risks of liability to pay damages. The greater undue risks of liabilities include the risks of being found liable to pay for damages to the affected residents and homeowners in Weston Downs and Vellore Area for their undue decreased quiet enjoyment of life, loss or reduction of amenities, increased safety risks, and decreased property values, whether by way of a Class Action or other possible proceedings.

All of which is respectfully submitted,

Kevin Doan.

Encls. (s. 37 Guidelines by City of Vaughan, received on May 10, 2021 at 5:25PM)

Guidelines for the Implementation of Section 37 of the Planning Act

1. Introduction

Section 37 of the Planning Act (also referred to as “density bonusing”) allows municipalities to secure “services, facilities or matters” (i.e. community benefits) as a condition of the approval of rezonings for increases in building height and/or density above existing planning permissions. The Section also provides for Section 37 benefits to be secured through Agreements that are registered on title. The policy framework regarding the application of Section 37 in the City of Vaughan are contained in Sections 10.1.2.9 – 10.1.2.12 of the Vaughan Official Plan (VOP) 2010.

The purpose of this Guideline is to provide more detailed direction on how the Section 37 policies will be applied in the City of Vaughan to:

- meet the overall objectives of the Official Plan;
- identify which developments will be eligible for consideration of Section 37 applications; and
- describe the process for negotiating Section 37 Agreements.

These guidelines are intended to assist in the implementation of policies contained in Sections 10.1.2.9 – 10.1.2.12 of the VOP 2010 and must be read in conjunction with the policies of the Official Plan.

2. Application Process

Requests for increases in the height and/or density of development may be considered by Council in the context of rezoning applications, and will be subject to compliance with the planning principles listed below. The height and density limits of the VOP 2010 or the applicable recent Secondary Plan will form the base building height and/or density above which Section 37 policies may apply. If the prevailing Secondary Plan is outdated, then the maximum density can be inferred based on a recent Secondary Plan for “like-kind” properties. Once Council deems the proposed increase in building height and/or density to be acceptable it may require, as a condition of approval, the provision of certain community benefits.

Council may exempt certain non-profit or public facilities where such facilities provide a demonstrable public benefit, such as social housing, or affordable rental housing, from contribution of additional community benefits under the Section 37 Policy and Guidelines. Affordable rental housing is defined as housing rented at or below the average CMHC rents in the York Region CMA. In addition, the property will be subject to a restrictive covenant registered on title requiring the property to be developed and operated as a private market rental apartment complex for a minimum of 20 years.

Council may request a Section 37 contribution for developments proposing an increase in building height and/or density that are appealed to the Ontario Municipal Board.

The administration of the Section 37 policy shall be the responsibility of the Deputy City Manager, Planning and Growth Management in consultation with the Legal Services, Finance, Community Services, Engineering, Real Estate and Public Works Departments.

2.1 Section 37 will focus on the Intensification Areas of Vaughan

The application of Section 37 is primarily intended for the Intensification Areas of the City as identified on "Schedule 1-Urban Structure" of the VOP 2010; however, a site specific by-law including Section 37 benefits, if deemed appropriate, may be enacted by Vaughan Council elsewhere in the City.

3. Planning Principles

3.1 The development must represent good planning

Prior to determining whether a development should be subject to a Section 37 Agreement, planning staff will need to assess if the development, and in particular the increase in height and/or density, represents "good planning". Good planning includes addressing all other policies contained in the Official Plan, including urban design policies and objectives; the relationship of a development to its context, the adjacent street, the creation of a good public realm, improvements to the public realm adjacent to the site (including off site improvements included under Section 41), adequate infrastructure (including an assessment of servicing capacity for roads, water, sewers, etc., that takes into account relevant Regional and City plans), and compliance to the policies of the Plan regarding the natural environment. Good Planning includes sustainable design and good architecture and should not be subject to negotiations regarding building height and/or density increases, but should constitute the foundation for all development in the City. Design quality must not be compromised.

3.2 There should be a reasonable planning relationship between the community benefit and the proposed increase in development.

The determination of appropriate community benefits for a specific application will conform to the relevant Official Plan policies for the development site, and the community benefits must bear a reasonable planning relationship to the increase in the height and/or density of a proposed development, including at a minimum, having an appropriate geographic relationship to the development and addressing planning issues associated with the development.

Where Council approved studies or assessments have outlined community needs, including an assessment of benefit priorities, these particular benefits should form the basis of Section 37 negotiations.

Where provided for in City Policy, funding may be considered as part of a Section 37 agreement to address particular City-wide needs, which cannot be adequately addressed in the vicinity of the development, such as funds for improvement of a district park, or for broadly accessed amenities.

4. Size Threshold

Section 37 density/height bonusing will generally be applied to building projects which are larger than 4,000 sq.m in GFA, and where the proposed density will exceed 1,000 sq.m in GFA over what would otherwise be permitted.

While this guideline is not intended to apply to smaller development projects, there may be circumstances in lower density areas where a proposed development may not meet the minimum threshold size noted above, but could still be a suitable candidate to provide a Community Benefit contribution. Such development sites could include larger vacant or under developed parcels, greyfield sites, smaller properties assembled for larger infill redevelopment, and smaller sites in local centres.

5. Valuation of Community Benefits

The City will secure community benefits for which the cost to the owner/developer represents a reasonable proportion of the increase in residual land value resulting from an increase in height and/or density over the limits identified in the VOP 2010/Secondary Plan. A standard City-wide formula for determining the value of benefits will not be applied and thus the value of the Section 37 benefits will vary from project to project or from one area of the City to another. The approach to determining the base density to be used in the valuation, and the standard guidelines for the determination of increase in land value, are contained in Appendix 1. On average, the City will seek to achieve a value for community benefits that represent a range between 20-35% of the increase in land value resulting from the increase in height and/or density.

The community benefits will be over and above what could otherwise be achieved through other Sections of the Planning Act, such as Sections 41, 42 and/or 50. Section 37 Agreements do not in any way entitle reductions in Development Charges.

The City's Real Estate Division will oversee the land valuation process in accordance with the valuation methodology provided in Appendix 1.

6. Protocol for Determining Community Benefits

6.1 Planning Staff will manage the negotiations Process

Planning staff responsible for making recommendations on development applications to Vaughan Council in accordance with the Planning Act and other Provincial policy, will lead negotiations with owners/developers regarding the nature of Section 37 community benefits. Planning staff will also coordinate input from other departments on the appropriate provision and costing of community benefits. In addition, planning staff will also consult with the Toronto and Region Conservation Authority to determine regulatory feasibility where enhanced public access to natural heritage features, ravines and valleylands is being considered.

6.2 Local Area Studies

Where Council has approved studies or plans for a particular geographic area of the City, including Secondary Plans, which outline the range of community facilities, services or matters that should be provided or supported on a priority basis, these findings will inform negotiations regarding the provision of Section 37 benefits for these areas. Funds established to sustain the long-term maintenance of capital facilities may also be considered.

6.3 Consultation with Councillors and Communities

The Mayor, Regional Councillors, and Ward Councillor will be consulted by the Planning Department between the time of the Public Hearing and the preparation of the Comprehensive Staff Report to Committee of the Whole; to review the list of recommended potential community benefits, prior to the initiation of negotiations with the owner/developer regarding the nature of community benefits. A memorandum with a recommended response date, similar to the approach applied to development application circulations, will be used.

As part of the consultation, the Planning Department will provide the Mayor and Councillors with information regarding community benefits that were identified, any interest expressed by the owner/developer regarding community benefits, and the nature of the increase in land value for the proposed development. Community benefits may

also be discussed and identified during the community meetings/Public Hearing held for the development application in question.

6.4 Transparency

To ensure greater transparency, Planning staff will include the rationale for the allowance of the increased building height and density in the “Comprehensive Technical Report” to Committee of the Whole. Staff will also include an explanation of the nature of the community benefits to be secured and the value of each component (whether cash contribution or in-kind), as part of their technical report recommending development approval of a Section 37 application. The recommended site-specific zoning by-law will include sections addressing the requirement for the developer to enter into a Section 37 Agreement and listing the community benefits to be secured.

7. Securing the Community Benefit(s)

Prior to the enactment of the zoning by-law amendment, the owner/developer will execute the Section 37 Agreement securing the community benefits. The agreement will be registered on title and will identify the community benefits, and how any cash benefit will be used. Cash contributions will be paid prior to the issuance of the foundation permit for the respective development, or earlier if agreed to by the City and the applicant.

The contributions/benefits paid to the City will be indexed to current land value using the date of execution of the agreement as the base value, and indexing the value difference between the date of the execution of the agreement and the issuance date of the building permit, as set out in the Section 37 Agreement.

Proceeds will be placed in a dedicated “Section 37 Reserve Fund” managed by the Finance Commission. For tracking purposes, proceeds for specific negotiated benefits will be applied to a new or specified capital project. A record of proceeds and disbursements will be maintained in conjunction with the Section 37 Reserve Fund and capital projects’ balances.

Should excess funds remain after the reasonable completion and closing of a community benefit project, the City shall maintain the excess funds in the Section 37 Reserve to be used at the City’s discretion towards City-wide community benefits, as per Section 3.2 of these Guidelines.

APPENDIX 1

OVERVIEW OF THE PROPOSED “INCREASE IN LAND VALUE” FORMULA FOR DETERMINING THE MAXIMUM UPSET LIMIT FOR SECTION 37 CONTRIBUTIONS

The City is proposing that an “increase in land value” approach be utilized as a means of setting the maximum upset limit for Section 37 contributions, whereby the maximum contribution for “community benefits” represents a reasonable portion of the increase in the land value resulting from an increase in height and/or density over the limits (i.e. “Base Density”) identified in the Zoning By-law (as adjusted for height or density limits specified in more recent plans, such as the Official Plan or prevailing secondary plan).

The City recognizes that the “increase in land value” formula cannot be the sole method used to determine the required community benefits. Instead, the process for determining the benefits must first and foremost involve a site and area specific assessment of required community benefits bearing a reasonable planning relationship or nexus to the proposed development. As such, the City views the “increase in land value” approach as a means of providing the development community with a degree of certainty regarding the potential quantum of Section 37 contributions through a fair and equitable formula.

Provided below are the proposed standardized guides or steps to implementing the Increase in Land Value formula.

STEP #1 – Determine “Base Density”

STEP #2 – Determine the Buildable Gross Floor Area (GFA) from “Base Density”

STEP #3 – Determine the Land Value that corresponds to Base Density

STEP #4 – Determine the Land Value that corresponds to the Proposed Density
(i.e. density to be approved based on good planning principles)

STEP #5 – Calculate the Increase in Land Value and Maximum Section 37 Contribution (being 20% to 35% of the increase in land value resulting from the increase in density)

STEP #1 – Determine “Base Density”

The “Base Density” for Section 37 purposes represents the maximum density permitted according to one of the following:

1. The Vaughan Official Plan 2010 (VOP 2010);
2. If the maximum density is not specified in the VOP 2010, then the maximum density referred to in the prevailing Secondary Plan shall apply - assuming that the plan is relatively recent (i.e. up to date density limits);
or

3. If the prevailing Secondary Plan is out-dated, then the maximum density should be inferred based on the maximum density stipulated in the land use schedules of the VOP 2010 or recent Secondary Plan for “like-kind” properties (excluding densities associated with site-specific approvals that were subject to Section 37 payments).

Ultimately, the City will avoid using the maximum density referred to in plans, policies or by-laws that are considered out of date and inconsistent with the general intent of VOP 2010 and Provincial policy.

STEP #2 – Determine the Buildable Gross Floor Area (GFA) from “Base Density”

$$\begin{array}{ccccc} \text{Lot Area} & & x & & \text{Base} \\ \text{(SF)} & & & & \text{Density} \\ & & & & \text{(FSI)} \end{array} = \begin{array}{c} \text{Buildable GFA from} \\ \text{Base Density} \end{array}$$

STEP #3 – Determine the Land Value that corresponds to Base Density

Using the predetermined land values assembled in a “Land Value Matrix”, City staff will select an appropriate value per square foot of buildable gross floor area (GFA) according to the location and size (buildable floor area) of the development parcel, which will be multiplied by the Base Density.

The values provided in the Land Value Matrix will be comprised of estimates provided by a qualified real estate appraiser selected by the City. In each case, the land value rate selected will correspond to the proposed/approved density.

The total value of the development site according to Base Density will be calculated as follows:

$$\begin{array}{ccccc} \text{Buildable GFA from} & & x & & \text{Est. Value PSF of GFA} \\ \text{Base Density} & & & & \text{(from Land Value Matrix)} \end{array} = \begin{array}{c} \text{Total Land Value} \\ \text{under Base Density} \end{array}$$

STEP #4 – Determine the Land Value that corresponds to the Proposed Density (i.e. density to be approved based on good planning principles)

Based on the land values included in the Land Value Matrix, City staff will select a value per square foot of buildable gross floor area that corresponds to the quantum of buildable GFA proposed (in order to account for size influences).

$$\begin{array}{ccccc} \text{Buildable GFA from} & & x & & \text{Est. Value PSF of GFA} \\ \text{Proposed Density} & & & & \text{(from Land Value Matrix)} \end{array} = \begin{array}{c} \text{Total Land Value under} \\ \text{Proposed Density} \end{array}$$

STEP #5 – Calculate the Land Lift and ensuing Maximum Section 37 Contribution

$$\begin{array}{ccccccc} \text{Total Land} & - & \text{Total Land} & = & \text{Increase} & \times & \text{Maximum} & = & \text{Maximum Upset} \\ \text{Value under} & & \text{Value under} & & \text{in Land} & & \text{Portion} & & \text{Limit for Section} \\ \text{Proposed} & & \text{Base Density} & & \text{Value} & & \text{(20\% to} & & \text{37 Contributions} \\ \text{Density} & & & & & & \text{35\%)} & & \end{array}$$

It is important to note that the preceding standardized guidelines are predicated on the following two (2) critical components:

1. Predetermined Land Value Unit Rates
(i.e. price per square foot of buildable gross floor area); and
2. A maximum Section 37 contribution equal to 20 to 35 percent of the “increase in land value”.

Phased Developments

The appraisal for phased developments will proceed in stages. The initial land valuation will be based on the Phase One Site Plan Agreement. As construction proceeds, the City will appraise each phase of the development at the time of below grade floor permit issuance. These values will be indexed on a monthly basis as per the Toronto Real Estate Board. Using this approach, each phase of the development can be appraised and the appropriate Section 37 benefits collected in stages, according to the timing of each of the separate phases.

Calculating S. 37 Land Value Increases and Benefit Provisions based Solely on Increases to Height

The following scenario where increased height is sought without increased density is unique since developers generally seek to maximize the site potential of both height and density. In the example below however, the developer is not requesting additional density above that which is permitted.

An informal survey of current new condominium sales shows that the increased value per unit/per floor is approximately \$3,000 to \$5,000.

For example:

An applicant requests 5 additional floors, each floor having 10 units, the additional potential revenue pro forma formula would be as follows:

$$\begin{array}{ll} \$3,000 \text{ to } \$5,000 \times 10 \times 1 \text{ FI} & = \$30,000 \text{ to } \$50,000 \text{ for first floor} \\ \$3,000 \text{ to } \$5,000 \times 10 \times 2 \text{ FI} & = \$60,000 \text{ to } \$100,000 \text{ for second floor} \\ \$3,000 \text{ to } \$5,000 \times 10 \times 3 \text{ FI} & = \$90,000 \text{ to } \$150,000 \text{ for third floor} \end{array}$$

\$3,000 to \$5,000 x 10 x 4 FI = \$120,000 to \$200,000 for fourth floor
 \$3,000 to \$5,000 x 10 x 5 FI = \$150,000 to \$250,000 for fifth floor

Total \$450,000 to \$750,000

Under the proposed Section 37 Implementation Guidelines, the City would be entitled to 20% to 35% of \$450,000 to \$750,000.

- The City would be entitled to capture additional benefits under Section 37, if a subsequent new application to construct on the under-utilized balance of the property requires additional density and/or additional height.

OVERVIEW OF THE ADMINISTRATION OF THE LAND VALUATION PROCESS AND PAYMENT PROTOCOLS FOR SECTION 37 CONTRIBUTIONS

Land Valuation

As an initial step in determining the appropriate land value to include in the “increase in land value” formula, the City will rely on land value unit rates (i.e. price per sq. ft. of buildable gross floor area) included in a “Land Valuation Matrix” that will be updated by a qualified real estate appraiser at the City’s discretion, but that the time lapse between updates should not exceed 3 years.

The land value unit rates included in the matrix will reflect the baseline averages for high density residential development land throughout the City (i.e. approximately 90% to 95% residential with a 5% to 10% retail component at-grade). In order to account for size and locational influences, the Land Value Matrix will include a range of unit rates according to development size (i.e. quantum of buildable gross floor area) for a variety of homogeneous market areas. An example of the matrix envisioned is provided below (values based on “per sq.ft.” unit rates for consistency with market data resources):

EXAMPLE OF THE PROSPECTIVE “LAND VALUE MATRIX”

(land value unit rates = price per sq.ft. of buildable gross floor area)

| Buildable GFA (square feet) | Yonge Street Corridor, Steeles West Sec. Plan & Promenade Mall | | VMC Secondary Plan & Weston Road-Hwy 7 Area | | Vaughan Mills Centre | | All Other | |
|--------------------------------|-------------------------------------------------------------------------|------|------------------------------------------------------|------|-------------------------|------|-----------|------|
| | Low | High | Low | High | Low | High | Low | High |
| 199,999 SF and Below | | | | | | | | |
| 200,000 to 299,999 SF | | | | | | | | |
| 300,000 to 449,999 SF | | | | | | | | |
| 450,000 to 599,999 SF | | | | | | | | |
| 600,000 to 799,999 SF | | | | | | | | |
| 800,000 to 999,999 SF | | | | | | | | |
| 1,000,000 to 1,299,999 SF | | | | | | | | |
| 1,300,000 to 1,599,999 SF | | | | | | | | |
| 1,600,000 to 1,899,999 SF | | | | | | | | |
| 1,900,000+ SF | | | | | | | | |

Once staff have selected an appropriate land value unit rate according to the size and location attributes of the subject site/development, the rate will be indexed to the date of the draft Section 37 agreement according to the rate of monthly market inflation determined by the Toronto Real Estate Board Market Watch Report, which will be derived according to the monthly change in the average sale price for residential dwellings (all types) sold throughout the Board's jurisdiction (typically published on the last page of the Market Watch Report).

Should staff or the developer have concerns about the appropriateness of the unit rate included in the Land Value Matrix, either may request a site-specific narrative appraisal to be completed by a qualified real estate appraiser (AACI designation). The City shall be responsible for commissioning the narrative appraisal report, including the selection of the appraiser in accordance with their prequalified list of AACI-certified real estate appraisers. The City will provide the appraiser with the general terms of reference for the appraisal, including the Base Density and Proposed Density (i.e. the density recommended for approval by planning staff) related to the subject development for the purpose of determining the increase in land value resulting from the increase in density. The fee for the narrative appraisal report shall be paid by the party requesting the report.

The effective date of appraisal shall be consistent with the (anticipated) date/month of the draft Section 37 agreement. If there is a lapse in time between the completion of the appraisal and final agreement, the value opined by the appraiser will be indexed to the date of the final agreement according to the monthly index determined by the Toronto Real Estate Board Market Watch Report.

If the City and developer do not come to an agreement concerning the increase in land value, the City will commission a second appraisal report in accordance with the process outlined above. Should the second appraisal report result in a 15 percent delta (or below) from the value opined in the first site specific appraisal (indexed to the date of the second appraisal), the mid-point of the values opined shall apply. If the delta exceeds 15 percent, and the City/developer are unable to agree to a value, either party may request a peer review of the two appraisals (to be commissioned by the City in accordance with the process outlined above), which will form the final determination related to the increase in land value. The fees related to the narrative appraisal report and/or peer review shall be paid by the party requesting the report.

Final Payment Determination and Timing:

Upon agreeing to a final payment for Section 37 contributions, the payment itself will be due the day before the issuance of the first below grade building permit. The payment outlined in the agreement will be indexed to this date according to the CPI index for the City of Toronto as published by Statistics Canada.

TERMS OF REFERENCE FOR SITE-SPECIFIC LAND VALUATIONS REQUIRED FOR SECTION 37 PURPOSES

Provided below are the generic Terms of Reference to be provided to appraisers conducting site-specific land valuations for Section 37 “increase in land value” calculations. The Terms of Reference set out the reporting requirements and standards for each appraisal report, as well as the background information and inputs that will be provided to the appraiser.

1. Purpose of the Appraisal Report

The purpose of this report is to estimate the increase in land value resulting from an increase in Development Density and/or Height permitted through a Zoning By-law Amendment (required for Section 37 purposes). The appraiser will provide:

1. Land value based on “as of right” maximum height and density (i.e. Base Height/Density).
2. Land value based on “as proposed” height and density (i.e. Proposed Height/Density).

The differential between the “as of right” and “as proposed” is the increase in land value and is what the appraiser will provide to The City of Vaughan.

The “as of right” maximum height/density and the “as proposed” height/density will be provided to the appraiser by the City’s Real Estate Department.

Function of the Appraisal Report

The function of the appraisal is to assist the City of Vaughan in the negotiating process relating to the following policy:

“Section 37 of the Planning Act (also referred to as “density bonusing”) allows municipalities to secure “facilities, matters or services” (i.e. community benefits) as a condition of the approval of rezonings for increases in building height and/or density above existing planning permissions.”

2. Executive Summary of Important Facts and Conclusions

3. Definition of the Appraisal Problem

4. Type of Report

The appraisal shall be a Full Self Contained Narrative Appraisal Report prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

5. Definition of Market Value

This section of the report should be included after an acceptable definition of market value, under CUSPAP.

6. Effective Date Appraisal

The effective date of the appraisal is the date of inspection or the date provided to the appraiser by the City's Real Estate Department.

7. Scope of the Self Contained Narrative Appraisal Report

The Self Contained Appraisal report must conform to the CUSPAP (AIC) requirements and include a registry search to confirm the current ownership of the fee simple interest in the subject property as well as other interests and/or restrictive covenants that may affect its land value. Unless instructed otherwise, the fee appraiser/consultant must:

- a. Provide a brief history of the property including its last conveyance. If the last conveyance occurred during the past year, and if there is a value difference between the purchase price and the appraised value, the appraiser/consultant should provide comments on this differential;
- b. Provide any relative information concerning the amendments to the Official Plan and Zoning By-law designations required to permit the development proposed for the subject property;
- c. Include in the valuation sections other methods of valuation in addition to the Direct Comparison Approach; "*See Valuation*"
- d. Confirm or verify the comparable sales at the land registry office and provide a narrative analysis of the sales used in the appraisal. The depth of analysis and discussion on the comparable sales and value conclusions should be similar to those provided in a full narrative appraisal report. Information provided on the comparable sales should include data on the zoning designations and permitted maximum site coverage/densities;
- e. Photographs of the subject property including street-views, and interior photos for improved properties;
- f. Photographs and sketches of each comparable sale, and if value in contribution, sketches of benefiting abutting properties;
- g. Sales location map;

- h. Any other plans relevant to the valuation such as flood plain maps, topographical maps etc., as required;
- i. Assume that the subject property is clean relative to an environmental condition unless an environmental report to the contrary is available;
- j. Provide a notation that the “*Terms of Reference*” were provided via e-mail from the City of Vaughan;
- k. Provide data research, verification and validation of comparables. Discussions with market participants and consultants in industry.
- l. Provide and explain support for all “*Quantitative*” adjustments and reasoning for all “*Qualitative*” analysis/adjustments in the DCA.
- m. Any “*Extraordinary Assumptions*” and/or “*Hypothetical Conditions*” that are out of the ordinary or utilized due to the intended use and nature of the unique City related appraisal problem are to be discussed with the appraiser at the City of Vaughan before insertion.

8. **Property Valuation**

- The objective of this section will be to estimate the increase in land value or resulting from an increase in Development Density and/or Height permitted through a Zoning By-law Amendment (required for Section 37 purposes).
- The appraiser will provide:
 - a. Land value based on “as of right” maximum height and density (Base Height/Density);
 - b. Land value based on “as proposed” maximum height and density (Proposed Height/Density);
 - c. The differential between the “As of Right” and “As Proposed” is the increase in land value and is what the appraiser will provide to The City of Vaughan.
 - d. Include a value estimate according to the “Direct Comparison Approach” (where applicable);
 - e. Include a value estimate according to the “Land Development Approach” (where applicable);
 - f. Include a value estimate according to the “Land Value Multiplier” (where applicable);
 - g. Explain why a particular value methodology was not utilized or given much weight, when it is normally an important part of the analysis. An example of this would be the non-use of a Floor Space Index (FSI) in a location where density has an influence on value;
 - h. The valuation section of the report should contain a separate sheet for each comparable utilized showing all applicable data for the comparable.
 - i. In the analysis of comparable sales, comment (where applicable) if the comparable sale sold with a value based on the “Principle of Anticipation”. While some properties in Vaughan trade at a value commensurate with the

uses/density permitted under the existing Land Use Controls, some may trade at a price that corresponds to the anticipated opportunity for higher density. This is due to the “Principal of Anticipation”. In each case, the appraiser must analyze the site/sale to determine the appropriate expectations at the time of sale. Upon reconciling the appropriate unit rate to be applied to the subject site (i.e. the price per buildable gross floor area), this unit rate shall be applied to the buildable gross floor area generated from Base Density and the buildable gross floor area generated from the Proposed Density (with adjustments to account for size influences where appropriate). The resulting difference in value represents the increase in land value.

9. Site Description/Analysis

- Include a clear well labeled site plan with dimensions, north arrow and appropriate reference points such as the street the property fronts onto and other features.

10. Description of the Proposed Development

- Meet with the developer and representatives from the City’s Real Estate Department to discuss the specific attributes of the proposed development; and
- Draft a description of the proposed development and include the site plan and corresponding development statistics.

11. Services Available to the Site

12. Land Use Regulations

- a. Include the official plan designation and the zoning description for both the current land use controls and the proposed land use controls;
- b. The City will also have secondary plans which usually take the form of amendments to the Official Plan. Please note the refinements of the policy to the official plan and discuss in the land use analysis section of the appraisal report;

13. Highest and Best Use Analysis (not applicable)

Note: The “Highest and Best Use” is not applicable when the purpose of the report is to estimate the increase in land value resulting from an increase in Development Density and/or Height permitted through a Zoning By-law Amendment (required for Section 37 purposes). The appraiser will provide:

1. Land value based on “as of right” maximum height and density (i.e. Base Height/Density).

2. Land value based on “as proposed” height and density (i.e. Proposed Height/Density).

The differential between the “As of Right” and “As Proposed” is the “Increase In Land Value”.

14. Reconciliation

- a. A “*Reconciliation*” is required when the value indications are derived using two or more approaches to value;
- b. The “*Reconciliation*” is to include an opinion of value as identified in the definition of the appraisal problem. It will also include an explanation of how you derived the final indication of value, an explanation on what approach(s) received the most weight and why, which approaches are not applicable to the valuation and why and which comparable sales received the most weight in the analysis and why;
- c. Provide an explanation as to why, if your final indication of value falls outside your value range;
- d. The “*Reconciliation*” should be consistent, comparing unadjusted sale prices with unadjusted sale prices and adjusted sale prices with adjusted sale prices;
- e. Include the comparable sales that you did not utilize in your report and an explanation as to why you did not utilize these sales. This assures the reader that these comparable sales were found and considered;

15. Sign-off of Appraisal Report

- This report is to be signed by _____, AACI, an Accredited Appraiser, Canadian Institute. _____ is to inspect the subject property and the comparable land sales, as the appraiser and not simply as a reviewer of the work.

16. Copies of the Narrative Appraisal Report

- **3-hard copies** of the Narrative Appraisal Report are to be provided; and, in addition,
- an “**ADOBE PDF**” version saved onto a CD version and also sent via e-mail to: _____ (905-###-#### ext. ####)

17. Client

- The “Client” is the City of Vaughan with any instructions to the appraiser to only come from the Real Estate Department.

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

May 11, 2021
HPGI File: 13340

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

Attn: Mr. Todd Coles
City Clerk

Dear Mr. Coles:

**Re: May 12 2021 Committee of Whole (2) Report
Item#4
Velmar Centre Property Limited ("Velmar")
City File Nos. OP.19.003, Z.19.008, DA.19.042**

We write on behalf of Velmar to advise that we and our client support Staff's recommendation respecting the proposed land use.

As Committee Members may be aware, dialogue with the community indicated that appeals to the Local Planning Appeal Tribunal were all but inevitable. Those appeals would take time and cause delay, so our client has appealed the applications itself. Our client remains willing to work with Council and the community to try to find a mutually satisfactory resolution.

I will attend at the Committee's meeting to answer any questions you may have.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries, BA, MCIP, RPP
President

WARD COUNCILLOR ROSANNA DEFRANCESCA

Vaughan City Hall, Level 400
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1

May 10, 2021

Dear Councillor De Francesca

I am writing to inform you that I have just recently been made aware of the May 12, 2021 Committee of the Whole (2) Report for 4101 Rutherford Rd. Development Project with its intention to fast track the approval of the Developer's project with minimal overall beneficial changes as requested by the residents surrounding it. I am reflecting concerns for my parents and their neighbours who live on Velmar Drive across the street of the Proposed Development. In addition, I am expressing further concerns of the residents of Santa Barbara Place of which I am one.

As you well know the Weston Downs community at large also raised strong concerns about the Developer's project as it presented a grossly unsightly design and scale. To date there has been permitted only one Community meeting to allow residents of Weston Downs community, and in particular that of the residents that will be immediately adversely impacted by the Development, to view material and address the concerns over the proposal that goes far beyond the VOP 2010 standards. That meeting was on Nov 21, 2019. Unfortunately under the guise of the COVID-19 restrictions, further community input and transparency of the review process has been severely limited. At that meeting the residents were promised that they would be given another opportunity to openly review and comment on the modifications to the Initial proposal, to ensure reasonable and acceptable adjustments where to be made, before council would consider approval. The planning department which had from the start unsympathetically supported the dramatic overdevelopment in a long well-established community of over 30 years, appears to have made little of the concerns of the residents who live every day in the community to which we all have contributed to in significant ways for many decades.

I hope Vaughan Council will not also be equally dismissive of our thoughts and concerns for the changes to be forced upon us, which are to the likely benefit of a few while transferring substantial negative impacts on many of the hard working citizens of this community. In principal I am not opposed to development in a community, however fairness in the process and appropriate balance of sensitivities should be required.

In the spirit of good citizenship and “value of participating in the process”, I have listed below some of my concerns about what appears to be rather dramatic one-sided concessions towards one land owner over others.

The VOP 2010 outlines the requirements for a RA2 Apartment Residential Zoning requirements. The location had previously (in 2016) been designated to permit at maximum a 4 storey building with a density FSI of 1.5. There now appears to be highly questionable criteria used to justify approval of so many variances that exceed zoning requirements.

| | VOP 2010 | RA2 Apartment Residential Zone <i>Requirement</i> | 4101 Rutherford Proposed Exceptions | % Detrimental Change |
|----|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------|
| 1. | Building Height | 4 storeys | 3 - 6 storeys | 50 % increase |
| 2 | Floor Space Index | 1.5 times area of lot | 2.72 times | 81 % increase |
| 3. | Mechanical services | To fit within Building Height requirements | 7 th floor (Minimized to North face) | Additional building height > Further 25 % increase |
| 4. | Minimum Parking Spaces | 300 | 274 | ↓ 9.5 % |
| 5. | Minimum Amenity Area | 4,135 m ² | 2,295 m ² | ↓ 45 % |
| 6. | Minimum Building Setbacks | Front Yard - 7.5 m Interior Side Yard - 10.5 m Exterior Side Yard - 7.5 m Rear Yard - 7.5 m Sight Triangle - 3.0 m | 3.0 m 2.65 m 3.0 m 5.0 m 0.0 m | ↓ 60 % ↓ 76 % ↓ 60% ↓ 33% ↓ 100% |
| 7. | Permitted exterior encroachment side yard | 1.8 m | 2.4 m | ↓ reduced side yards |

Table of Weston Downs Residents *somewhat* Beneficial Changes from Developer’s **Initial** Proposal.

| | | Developer’s Initial proposal | Proposed Exceptions to RA2 requirement | % Change | Developer’s Latest proposal |
|----|-----------|------------------------------|----------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------|
| 1. | Total GFA | 13,035 m ² | 11,406 m ² | ↓ 12.5% | This reduction is more then made up for by cutting down the required Amenity space by 1840 m² |
| 2. | FSI | 3.14 | 2.75 | ↓ 12.7% | still 81% above VOP 2010 |

Upon reviewing the above tables one can see that all variances recommended for approval have in fact been to give the Developer the maximum ability to intensify the saleable square footage **on his plot of land** way beyond all VOP 2010 design standards, with little consideration to the actual negative impacts on the **neighbours properties** and the neighborhood overall.

The Developer is being permitted to eliminate 1840 m² of Amenity space and convert that into an equivalent of 19,805 sq Ft of additional condo units (that value to developer is magnitudes greater than the \$622,000 contribution towards community benefits) !

Many of the zoning variances referenced above are in fact not minor as the planning Department otherwise suggests and need closer scrutiny. The report is also troublesome as it references Recommendation 6. THAT the owner be permitted to apply for further minor variance if required before the second anniversary of the effective implementation Zoning By-law approval. What further changes might this permit that could be detrimental to the residents in the community?

I would like to add a few more comments on some of my concerns about the project.

- The building façade and architecture design materials and colour palette is not in keeping with overall standard of Weston Downs. It is un-appealing and fixes features that are unlikely to ever be modified to a more upscale look that is the general overall characteristic of Weston Downs residences. It is important to get it right from the start, as it has always been easier to progressively upgrade the look of individual residences versus the whole of 6+ storey building once it is set.
- Although the so called **typology** along Velmar Drive has been reduced to 3 storeys, it has been pulled closer to the fronting residences by reducing the required zoning mandated front yard setbacks, all these metrics have been dramatically reduced (60-100%) for this developer. Looking out the front windows the residents on Velmar will have their sky view obstructed not only by a 3 story front building that is at least 60 ft closer than the present commercial structure, but they will also obviously have a further 6+ storey Tall structure behind it and adjacent to it casting shadows and taking away a pleasant skyline. A terraced floor plan would greatly soften the view and enhance the quality of at least some of the units. The present concept of the 3 storey fronting the residential road look like ugly Brown cubicles that look more like cages overhanging the very extreme non-existing front line setback.
- The appeal of the design should meet the general approval of residents who will have to perpetually look at and daily drive by the new project and be affected by any negative changes in characteristics of a new addition to our neighbourhood. There were drawings provided recently by the planning

department which demonstrated a more appealing Architectural design that the Builder ultimately rejected, why?

The Planning Department now suggests all of the variances requested by the property owner are minor and reasonable to approve, however none of them are of benefit to the residents and the Weston Downs community.

It appears that the variances being permitted are for the benefit to further increase the values of the developer's land and the profitability of his project, while simultaneously negatively impacting the values of the home owners living on Velmar Drive and in particular immediately across, and more broadly throughout Weston Downs.

Further difficulties for the Development Proposal are adding to the yet unfixed traffic congestion problems previously created by the Planning Department and Council by permitting expanded and intensified development without considering the future of inadequately designed road structures which created significant and growing problems for residents of Santa Barbara Place and the connecting roads including Velmar Drive at Rutherford Road.

- In fact, due to this type of questionable foresight it resulted in failure to foresee complications of poor design and permitted variances that created a high traffic bottleneck resulting in many problems for local residents. The consequences have been previously reported to City Planning Department and Council, and have included multiple incidents of danger with pedestrian injuries and collisions and damages to property and cars, and even a roll over of a SUV. These problems will worsen with increased density intensification in the subdivision along with Vaughan in general. This has resulted in marked increase in cut through traffic and has yet to be fixed in any effective way !!!
- I note that a Traffic Study was done for this project and reported on July 2020. It concluded that despite the Development adding 135 condo units in addition to replacement for the present commercial plaza use, that all these extra residents would only contribute 38 2-way trips in the morning and 44 2-way trips in the evening. I find that very hard to believe and would at least question its validity as it was carried out during the onset of COVID-19 pandemic with its greatly reduced travel pattern. The report makes minor mention of Left turn lanes blocking the ingress and egress from the Development Project and further obstruction to Velmar residents to also get in and out of their driveways. Further the increased traffic on Velmar Dr. across from community park pose increased danger in particular to the children, cyclists and seniors such as my parents who use it for their daily exercise and walks.

- In summary the Planning Department, and by corollary Vaughan Council, if their recommendations are approved without further transparent review and fair engagement of the community's thought and support will be seen as a travesty of bureaucrats hiding behind self serving manipulation of regulations to deliver profit for the few at the cost to the many. It would lend credence to the fact that there has only been **minor** (insignificant) changes requested by the broad previously gathered community in return for the generous permitted variances demanded by the developer. I think we can agree it has been the developer's appetite for maximum profit that has been limited to only "**minor**" concessions.

I hope you and council will permit a fair opportunity for the community to support you in your laudable efforts of serving the community that is worth living in.

I look forward to your and Vaughan Council's response, and apologize for my late submission but as I mentioned earlier there was little advance notice of the particulars and sudden rapidity to now move the project further.

Respectfully,

Michael Pizzuto M.D.

Communication : C95
Committee of the Whole (2)
May 12, 2021
Agenda Item # 4

From: Lisa Durante [REDACTED]

Sent: Tuesday, May 11, 2021 11:46 AM

To: Clerks@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

Subject: [External] 4101 Rutherford Rd.

Good afternoon Mayor and Councillors,

I have been a resident of Weston Downs since 1996. Needless to say that I have seen all the changes that have come to the City of Vaughan, both good and bad. Unfortunately, the application at 4101 Rutherford Rd., in my opinion, would have to fall in the category of the bad.

Aside from all the exceptions that this landowner is requesting, I find it unconscionable that the City staff would provide a favourable report regarding this application.

The park that abuts this proposal, and I don't use the word "abuts" lightly since the landowner is asking for a variance to allow zero clearance to the property line. My adult children are avid tennis players and when they were young, competed in tennis tournaments and used the tennis courts daily. They, to this day, continue to use the courts. This monstrosity of a building will now cast shadows on the tennis courts, as well as the open space in the park. City planners have indicated that the difference between a four storey building to a six storey building is a "subtle" change. This again reiterates the ongoing problem with the planners for the City of Vaughan wherein they continue to be "textbook" planners and not take into account the importance of maintaining the character of established communities.

Do you feel it is appropriate for the residents of Vaughan to lose their sunshine in order that a developer can fill his pockets deeper?

Thank you

Lisa Durante

[REDACTED] Babak Blvd, Vaughan, ON



Communication : C96
Committee of the Whole (2)
May 12, 2021
Agenda Item # 1

3200 HIGHWAY 7 • VAUGHAN, ON • L4K 5Z5
T 905 326 6400 • F 905 326 0783

DELIVERED ELECTRONICALLY

DATE May 11, 2021

TO: Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

RE: Committee of the Whole (2) Report, Item 1 – Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer Public Statutory Meeting

Dear Mayor and Members of Council,

SmartCentres is pleased to provide the following comments on the **Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer** reports prepared by Hemson Consulting Group dated March 2021 and April 2021, respectively. We look forward to working with staff prior to the finalization of the accompanying by-laws.

SmartCentres owns over 250 acres of land in the City of Vaughan, including 100 acres in the Vaughan Metropolitan Centre (VMC). We have worked closely with City staff for many years on the advancement of various studies and significant development proposals throughout the City of Vaughan. We have always strived to work collaboratively with the City of Vaughan including the significant developments we have advanced within the VMC.

In our review of the ***Development Charges Background Study for the Edgeley Pond and Park and Black Creek Channel Works – March 2021*** we would like to highlight:

1. City of Vaughan is currently undertaking a review of the VMC Secondary Plan and considering a potential expansion of the boundaries of the VMC. As such we respectfully ask that in the event the VMC boundary expansion is approved, the ASDC maps be updated to include the proposed expansion area.
2. The net benefiting areas stated in by-law 079-2016 do not match the net benefiting areas stated in the proposed draft by-law. We'd like to kindly confirm if the reduction in net benefiting areas for maps 2 and 3 solely reflects the developed land within the ASDC map area since the passing of by-law 079-2016.
3. On page 10 of this report, the definition of net developable land area for the purpose of the ASDC calculation excludes lands to be conveyed into public ownership for the purpose of open space and parks. We believe consideration should be given to exclude all publicly accessible open space.

4. Within Appendix A (page 46) of this report, we kindly note that *Figure 3: Areas in the VMC Tributary to Edgeley Pond (SWM Pond P1 NE)* includes outdated information pertaining to the ultimate VMC SWM pond P2 NW and is not correct. This figure is being updated and reviewed through the *VMC Functional Servicing Strategy Report* currently being prepared by CIVICA Infrastructure Group, on behalf of the City of Vaughan. As such we respectfully ask that upon the completion of the *VMC Functional Servicing Strategy Report*, future updates to Hemson's report include this updated figure for consistency and to reflect the ultimate VMC SWM infrastructure in the NW quadrant.

In our review of the ***Development Charge Background Study for the VMC West Interchange Sanitary Service Area – April 2021*** we would like to highlight:

5. The Edgeley Sanitary drainage area is currently under review by the City of Vaughan Development Engineering staff and CIVICA Consulting Group. Therefore, we kindly request that upon the finalization of the VMC Functional Servicing Strategy Report by CIVICA, the City of Vaughan compare the ultimate drainage areas proposed with the drainage boundary identified in Appendix B (page 35) of Hemson's report, for consistency.

We look forward to working with the City of Vaughan on addressing the comments above in consultation with City staff and Hemson Consulting Group prior to the finalization of these new by-laws.

Thank you.

Yours Truly,



Paula Bustard

Executive Vice President, Development

416-949-1377

CC: Tom Bosnjak, Andrew McLeod – SmartCentres

Communication : C97
Committee of the Whole (2)
May 12, 2021
Agenda Item # 8

Irene Ford
Woodbridge, ON
L4L 3W8

May 11, 2018

Vaughan Council,

Re: Agenda Item 6 (8) entitled: YORK REGION PRESENTATION ON PROPOSED 2051 FORECAST AND LAND NEEDS ASSESSMENT

I am very concerned about the current direction provided from the Province for Official Plan Updates. It is not typical to plan 30 years into the future and to rush this process during a pandemic when local councils are unable to engage with the public is irresponsible. There is so much uncertainty from Covid and we do not yet know how the pandemic may have changed our working and living habitats temporarily or permanently. On top of this there is a global Climate Crisis, Biodiversity Crisis and Vaughan has declared a Climate Emergency.

What is the Mayor and our Regional Councillors doing to raise awareness about York Region's ongoing Official Plan Updates? Vaughan will be committed and married to the urban boundary expansion approved in the Region's Official Plan. As Regional representatives have you promoted, told residents, included this in your news letters to let them know what the Region is planning or do you continue only to promote what the City of Vaughan is doing, the job of our local Councillors. What are you doing to rectify the fact that Vaughan Council no longer supports the proposed highway but York Region is still moving full steam ahead and planning for the highway.

The land in Vaughan proposed for the urban boundary expansion all surrounds the proposed GTA West Corridor/Highway 413. The Toronto Star's Recent "Friends with Benefit's" article identifies the ownership. Most if not all is owned by developers known for their powerful and at times inappropriate use of political influence. At York Region's Special Council Meeting on March 18 reports with the revised provincial direction for the Region's Official Plan update were added to an already controversial agenda. These reports are of paramount importance to the future of Vaughan and York Region and were added without announcement to an already highly controversial agenda that contained the GTA West Corridor/Highway 413. As a member of the public giving a deputation, it was like being ambushed. The narrative literally changed from the highway will not cause sprawl to we need the highway because we plan to build sprawl.

Vaughan will lose 100% of its remaining white belt lands if York Region's Official Plan is approved as currently recommended. White belt lands are not lands destined for growth or sprawl it is land that's fate has not yet been decided; it is neither within the urban boundary nor designated Greenbelt most if not all is prime farmland.

The level of greenfield development being recommended on Class 1 soil, the best in Canada is irresponsible, short sighted and does not adequately demonstrate the 'need' to permanently remove these lands from agricultural production. Soil is a non-renewable finite resource; local food production will be increasingly important in the face of Climate Change. The price of food has and is rising. Regardless of ownership, or how the current lands are being farmed or not farmed it is our elected official responsibilities at all levels of government to create plans and policies that support, preserve and enhance local agriculture.

If Vaughan Council supports what York Region has presented then Council will have succeeded in enabling every inch of Vaughan that is not protected by the Greenbelt, ORM or Conservation Authorities to be developed and paved. Recently the Mayor equated the wellbeing of the City with economic growth, this is a business indicator, perhaps even a development indicator it is not an indicator of community well-being or livability. What is before you if measured only by economic growth would be very positive but if environmental and public health externalities were included it would no longer be positive. Quite likely a liability to the long-term prosperity and future vitality of Vaughan. The research is clear sprawl amplifies climate and environmental impacts, results in poorer public health and other social determinant of health outcomes and in the long run infrastructure is subsidized by taxpayers.

Please be critical today as the Province has clearly demonstrated they have no regard for protecting the environment or acting on Climate Change. Local Councils must be strong, must advocate and they must act in the best interests of their communities and their citizens.

Thank you,
Irene Ford
Ward 3 - Resident, Citizen, Taxpayer and Voter

Municipal Motions Supporting Hard Urban Boundaries

Hamilton Request to delay submission of growth plan: <https://pub-hamilton.escribemeetings.com/filestream.ashx?DocumentId=264330> unanimous

Hamilton survey: <https://pub-hamilton.escribemeetings.com/filestream.ashx?DocumentId=264331> 13/2 with 2 abstentions

Halton motion to delay: [Extend Official Plan](#)



3200 HIGHWAY 7 • VAUGHAN, ON • L4K 5Z5
T 905 326 6400 • F 905 326 0783

Communication : C98
Committee of the Whole (2)
May 12, 2021
Agenda Item # 10

DELIVERED ELECTRONICALLY

DATE May 11, 2021

TO: Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

RE: *Committee of the Whole (2) Report, Item 10 – Temporary Public Art Mural at the Vaughan Metropolitan Centre*

Dear Mayor and Members of Council,

SmartCentres is pleased to provide communication regarding the **Temporary Public Art Mural at the Vaughan Metropolitan Centre** report. We are excited and looking forward to working with staff and council on this new project.

SmartCentres owns over 250 acres of land in the City of Vaughan, including 100 acres in the Vaughan Metropolitan Centre (VMC). We have worked closely with City staff for many years on the advancement of various applications and significant development proposals throughout the City of Vaughan. We have always strived to work collaboratively with the City of Vaughan including the significant developments we have advanced within the VMC.

We've retained LNDMRK, a public art specialist, to help produce this temporary public art mural project that will transform the façade of the existing retail building at 101 Edgeley Boulevard in the VMC. Both SmartCentres and LNDMRK have presented to Vaughan Design Review Panel (DRP) on April 29th with a very positive panel response. Moving forward, we will be commissioning four artists to create four installations along each façade of this building.

This cultural injection in the VMC will be activated over the next 70 days and will be an important and memorable landmark. The work itself will showcase a unique variety of artists who are not only icons in their own right but represent the prominent artists communities of Toronto, Montreal and Madrid, Spain, respectively. The artists that have been selected for the project include:

- 1) Ben Johnston, Toronto – Style: 3D Typography - West Wall
- 2) Birdo, Toronto – Style: 3D Geometrical & Hyper Realism - North Wall
- 3) Jeremy Shantz, Montreal – Style: Abstract Futurism - East Wall
- 4) Ricardo Cavolo, Madrid, Spain – Style: Illustrative & Caricature - South Wall

The composition of this collective represents top Canadian talent and one international renowned artist. These sophisticated, experienced artists will be able to propel the project beyond the boundaries of Vaughan. LNDMRK's sister company, The Mural Festival, with a

reach over the last COVID year of 34.6 million viewers across traditional and social media platforms will take this project on a visual world tour. This project will shine a light on the City of Vaughan and the VMC, giving its citizens a much-needed colorful bounce in their step.

Next steps:

The Artists are currently sketching over the next week. Following those submissions, 2 rounds of modifications will be made by LNDMRK's curatorial team, SmartCentres and the City of Vaughn's curatorial representative. This process is the most difficult but the most rewarding as the mockups in this stage will represent 95% of what the finished product will be. From there, a production team made up of experts will begin the production period of approximately 4 weeks. A communication campaign and a COVID-19 respective site will invite residents and tourists to come and interact with these great artist installations.

Upon obtaining artist sketches, we will be providing an addendum communication to council on this report, however we have included precedent images below from each artist for your review in Appendix A.

We look forward to working with the City of Vaughan through this process and looking forward to working with staff and council on this new project.

Thank you.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'Paula Bustard', with a stylized circular flourish at the end.

Paula Bustard

Executive Vice President, Development
416-949-1377

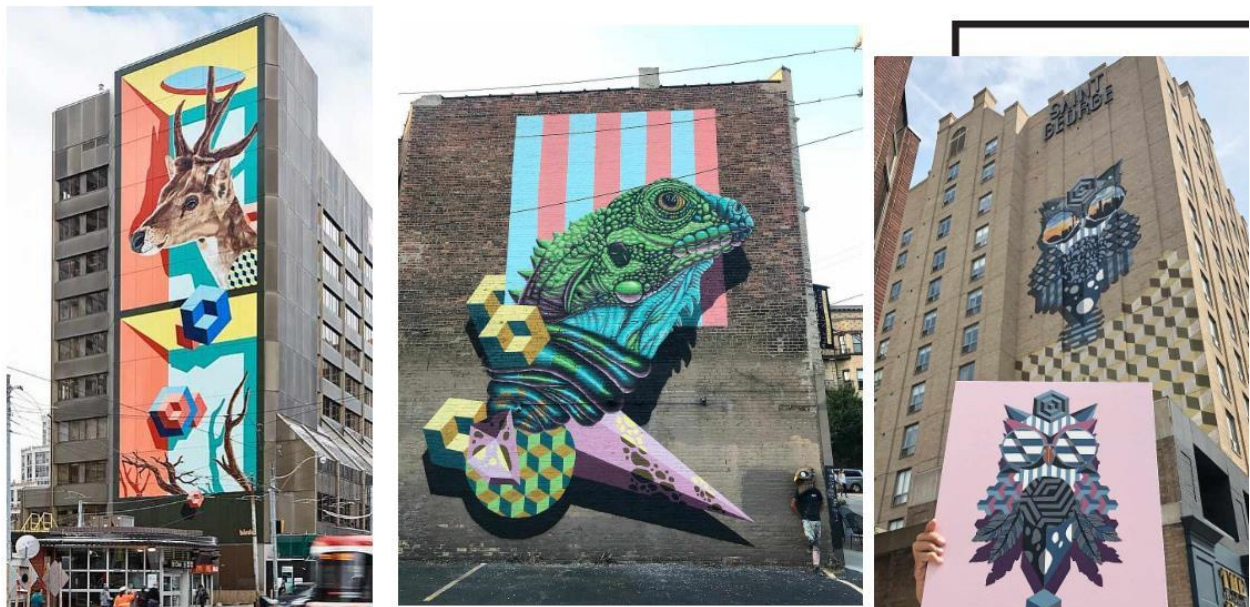
CC: Andrew McLeod – SmartCentres
Saraid Wilson – LNDMRK

Appendix “A”
Supporting Artist Documentation – Precedent Images

1) **Ben Johnston**, Toronto – Style: 3D Typography - West Wall



2) **Birdo**, Toronto – Style: 3D Geometrical & Hyper Realism - North Wall



3) **Jeremy Shantz**, Montreal – Style: Abstract Futurism - East Wall



4) **Ricardo Cavolo**, Madrid, Spain – Style: Illustrative & Caricature - South Wall



**OP.18.008 & Z.18.013 | 5217 AND 5225 HIGHWAY 7 & 26 AND 32 HAWMAN AVENUE
COMMITTEE OF THE WHOLE – MAY 12, 2020**

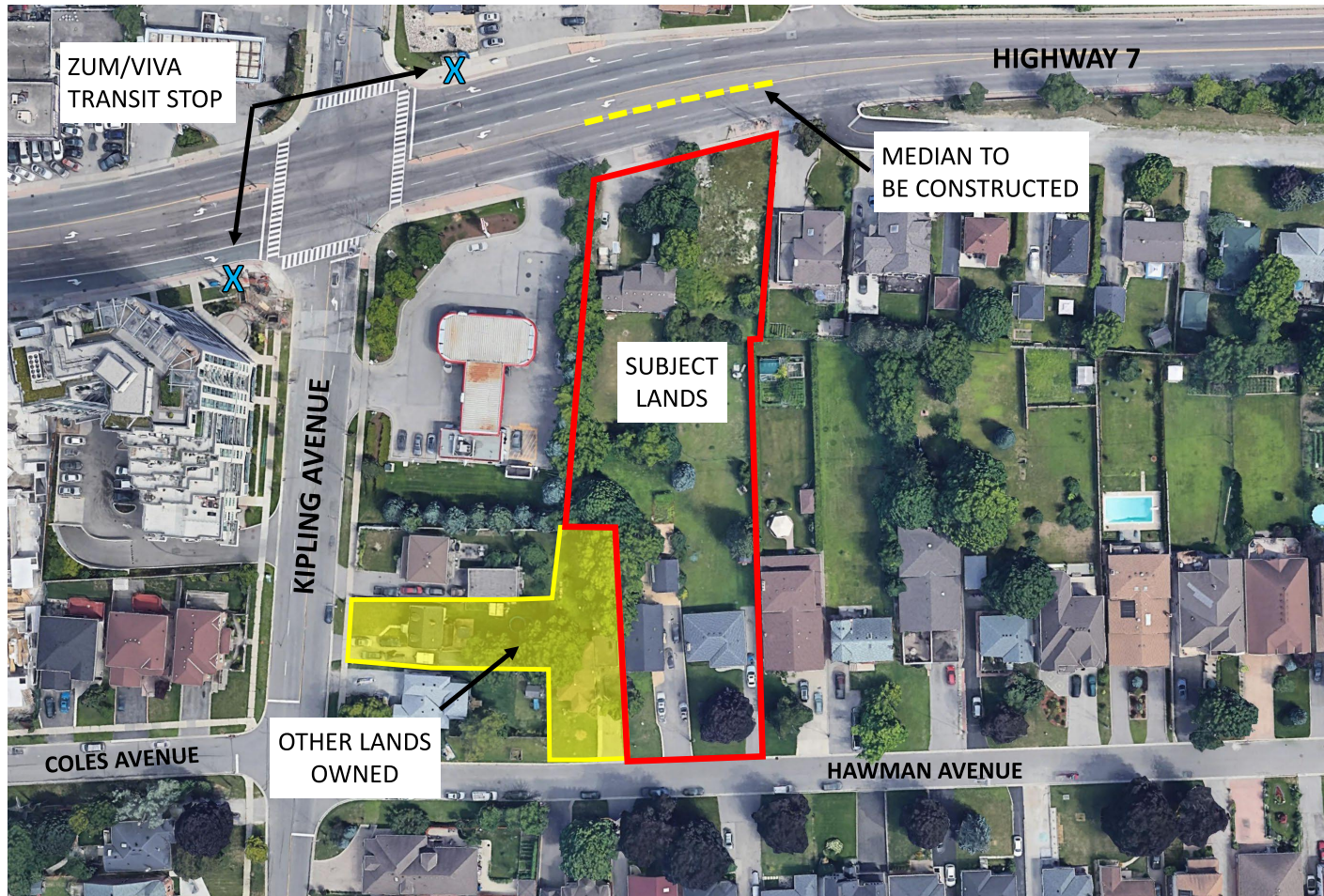


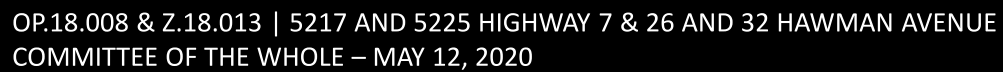
Communication : C99
Committee of the Whole (2)
May 12, 2021
Agenda Item # 5



**FIRST
AVENUE**

LOCATION & CONTEXT MAP

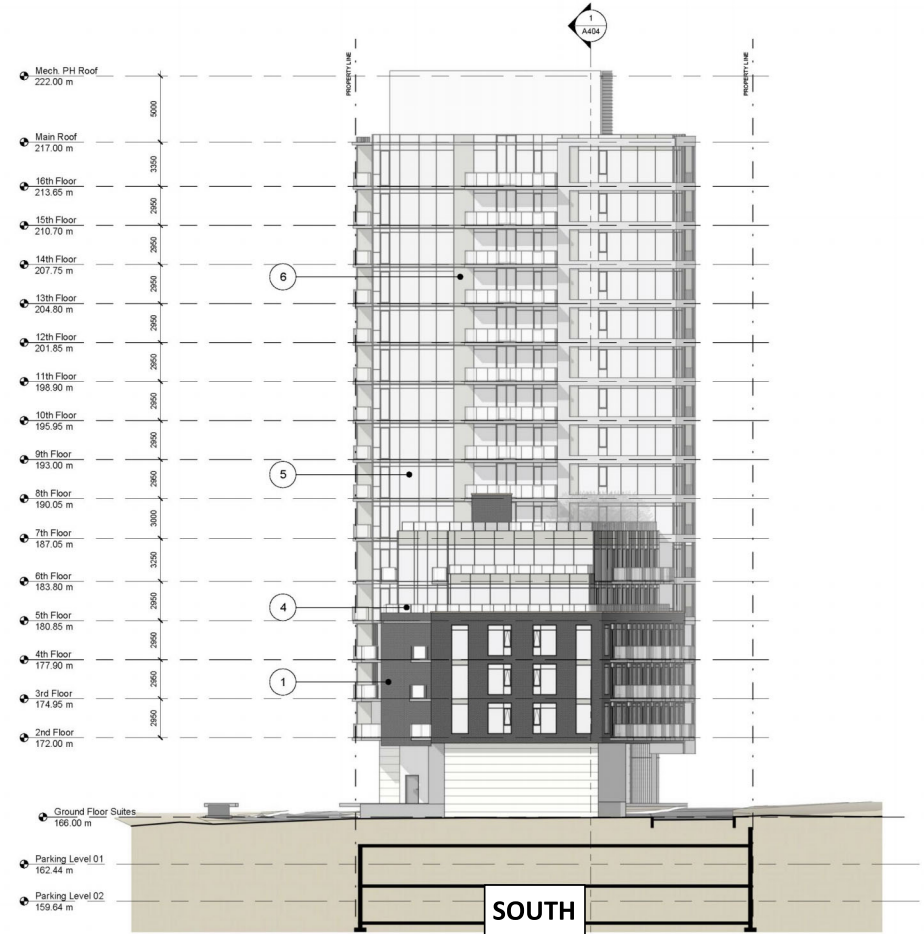
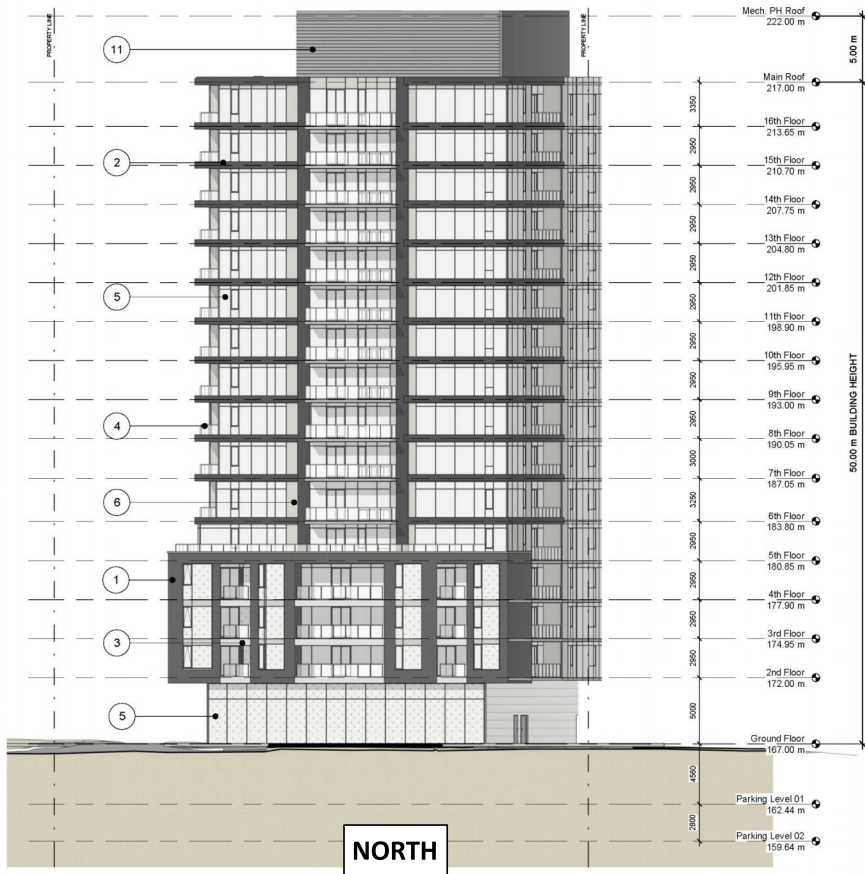




EAST ELEVATION - ORIGINAL



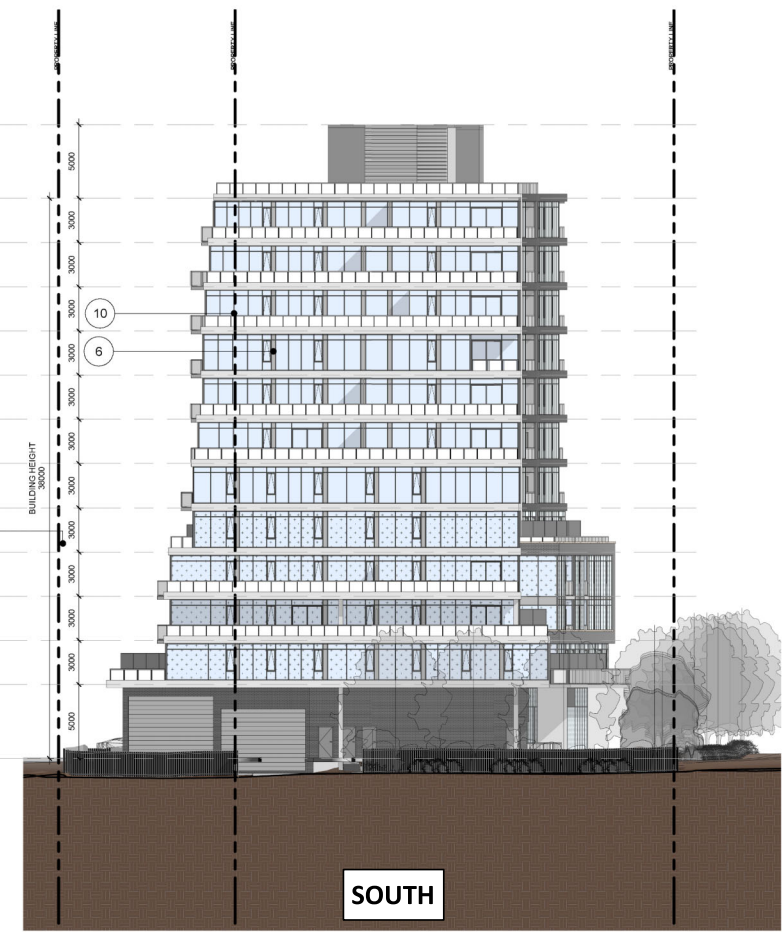
NORTH & SOUTH ELEVATIONS - ORIGINAL





EAST ELEVATION - REVISED





SITE STATISTIC COMPARISON

| | ORIGINAL PROPOSAL | REVISED PROPOSAL |
|-------------------------------|--------------------------------------------------|--------------------------------------------------|
| GROSS SITE AREA | 4,469.30 m ² | 4,469.30 m ² |
| ROW DEDICATION | 270.08 m ² | 206.40 m ² |
| REMNANT PARCEL AREA | N/A | 1008.88 m ² |
| NET SITE AREA | 4,198.37 m ² | 3,254.02 m ² |
| GROSS FLOOR AREA | 16,192 m ² (174,289 ft ²) | 13,352 m ² (143,720 ft ²) |
| FSI | 3.80 | 4.10 |
| NO. OF UNITS | 178 | 166 |
| BUILDING HEIGHT | 16 Storeys | 12 Storeys |
| BUILDING HEIGHT | 50 m | 38 |
| NO. OF PARKING SPACES | 181 (1.01 spaces per unit, inc. visitor) | 186 (1.12 spaces per unit, inc. visitor) |
| NO. OF BICYCLE PARKING SPACES | 123 | 121 |



From: Dino Di Iorio [REDACTED]
Sent: May-11-21 10:52 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Cc: michaeltibolloCO@pc.ola.org; Porukova, Nadia <Nadia.Porukova@vaughan.ca>; Saadi Nejad, Samar <Samar.SaadiNejad@vaughan.ca>
Subject: [External] Kipling/Hwy 7 Development Proposal (Files OP.18.008 and Z.18.013)

I, Dino Di Iorio oppose this development proposal. You probably have received numerous emails from other residents in our neighbourhood, so there is no point in repeating the same "common sense" reasons why this proposal should not move forward.

Lately, it seems "**Intensification**" has taken precedence over properly planned development that is suited for the neighbourhood in question.

As many of you are aware, **our neighbourhood is unique**. Besides being a low density residential neighbourhood, **we are land locked** - whereby we are limited to one way in and the same way out of our neighbourhood. Common sense dictates that a catastrophe could not be dealt with in a normal emergency procedural execution plan. **People's lives could be at risk**. We have already had numerous situations whereby we were unable to enter or exit our neighbourhood to access our homes.

Our unique neighbourhood stretches even further. The **City of Vaughan's new and improved transit system** along highway 7 had to be **amended/curtailed** (between Martingrove Rd and Bruce St) due to road restrictions and overpasses. **Making this area, our area, an exception to the rule.**

A boundary line was agreed to years back with **OPA 661** that would not allow structures of this nature. **Where is the value in that agreement?**

Please review this proposal with our uniqueness in mind.

**This proposal is outright wrong for the neighbourhood,
for the ultimate goals of intensification,
and for the safety of our community.**

Let's bring back common sense.

Dino Di Iorio

[REDACTED]

[REDACTED]

May 11, 2021

RESPONSE TO May 12, 2021, 1:00PM Committee of the Whole Meeting:

ITEM 4: VELMAR CENTRE PROPERTY LIMITED OFFICIAL PLAN AMENDMENT FILE OP.19.003 ZONING BY-LAW AMENDMENT FILE Z.19.008 SITE DEVELOPMENT FILE DA.19.042 4101 RUTHERFORD ROAD VICINTY OF RUTHERFORD ROAD AND VELMAR DRIVE

Good afternoon Mayor Bevilacqua, Council, and Staff,

My name is Victor Lacaria, Co-President of the Weston Downs Ratepayers Association. City Staff has presented Council with a “positive” report that recommends approving this development and cites how Vaughan must continue to increase its intensification targets within our established community. This application, as re-submitted, shows all of us that this developer cares very little about the community that has provided years of profits and success for himself and his tenants. He now seeks to squeeze even more profit from this land, intensifying beyond what has been deemed appropriate by City Planning. The developer wishes to develop intensively on this small parcel of land without considering the significant impacts on nearby residents’ quality of life. This application reveals how incompatible, inappropriate, inaccessible, and unaffordable this development will be for current and future residents of Weston Downs.

Weston Downs cannot accept the intensification proposed by this application. Our community was built in a homogenous manner with single detached homes; homes with 60’ lots and frontages, and restricted building materials and architectural designs. Homeowners bought into this concept of larger lot sizes and privacy, and in exchange, we gave up community amenities like a library, fire hall, community centre, and district park. Our road systems were designed to internalize traffic and were not built to handle the traffic that grid pattern “collector” road systems could. The corner of Rutherford Rd. and Velmar Dr. has posed serious accessibility and safety concerns in the past, concerns that have been verified through Council approved traffic studies. So why must the community be punished for what Council and Staff wanted decades ago?

The Provincial policy statements are general policies that govern the Province of Ontario. The policies are to guide planning, zoning, and development throughout the entire Province to ensure intensification and development can keep up with the demand of a growing population. This provincial policy statement which states that intensification must occur does not mean that every application that a municipality receives must be approved off this basis alone. That is why respecting and maintaining the character of Weston Downs is paramount when deciding on new developments.

“...it is the Vaughan Official Plan of 2010, not the Province, that provides direction for new development under the Housing Supply Action Plan. The Vaughan Official Plan maintains that in Community Areas with established development, new development must "be designed to

respect and reinforce the existing physical character and uses of the surrounding area..." – Minister of Municipal Affairs and Housing, Hon. Steven Clarke. September 17, 2019.

Weston Downs was never planned to receive further intensification. The City of Vaughan, through the entire planning process, decided to make our community a fully planned and developed community. We intensified by design. City Staff cannot recommend to approve an application like this without critique, this is concerning to say the least. Why does our planning staff bend to the will of this applicant? Developers, city builders, and homeowners do not have the right of amendments to land use. They are not guaranteed or automatic.

This current application before Council must be turned down and dismissed, as it is abusing the principles and policies of the *Provincial Policy Statement 2020, Greater Golden Horseshoe Growth Plan, Places to Grow: Housing Supply Action Plan, York Region Intensification Policy*, and *Vaughan Official Plan 2010*, without taking into consideration the character of Weston Downs' Master Plan. I also request a motion to have the City Clerk record Council's vote on this item.

Yours truly,

Victor Lacaria

Weston Downs Ratepayers Association Co-President



Polo Crescent

Weston Downs Ratepayers' Assoc

www.westondownsra.ca

**PUBLIC HEARING
COMMUNICATION**

Date: Sept 17/19 ITEM NO. 5

C15

Your worship, Members of Council, Staff, my name is Victor Lacaria, Co-President of the Weston Downs Ratepayers Association ("WDRA").

On August 16, the WDRA convened a community meeting attended by 550 residents, and graciously attended by Regional Councillor Ferri, Councillor De Francesca, MPP Tibollo, and MP Sorbara, to address a proposed redevelopment of an existing C3 zoned neighbourhood commercial plaza, less than 1 acre, with an allowance of 20,000 sq. ft. coverage with limited retail and commercial uses, to a 7+ storey apartment building containing 139 residential condominium units, with an additional rooftop floor, ground floor commercial uses, requiring 3 levels of underground parking providing 257 parking spaces, and we cannot forget 3 parking spaces at grade, inadequate for the commercial tenants let alone for any of the 139 residential units.

The proposal is a complete redevelopment including substantial intensification within the fully built out and existing Weston Downs community effectively amending the VOP 2010, By-law 1-88 and the Weston Downs North Secondary Plan. Our community has been planning approved to be a unique, and differentiated homogeneous community meeting the pillars of good planning: appropriateness, accessibility, affordability and compatibility.

This is supported from OP 240, zoning standards, Urban Design Guidelines and the Weston Downs Master Plan North.

- **Walled or gated community.** Weston Downs was introduced as a unique, rare and differentiated planned community as found in gated communities throughout the southern United States of America. In fact, we have been characterized as "living behind the wall".
- **Homogeneous community of single detached homes by lot size, character, features, and urban design.** The single detached lots range from 21 metres and reduce to 18 metres to provide intensification within the planned community. The community has already been intensified, and if you reflect upon it carefully you will note that the range in lot sizes is consistent with the zoning standards intensification within Vaughan, i.e. R1 and R2 and R3 all have intensification within the same range.
- **Unique and differentiated Urban Design or architectural control exists with home style, elevation, grading, color, and features.** Restriction with exterior design, duplication, color of door, no asphalt driveway, fencing prohibitions, and accessibility differentiation as homes have 3 car garage and not subject to the same access.

Weston Downs Ratepayers' Association

www.westondownsra.ca

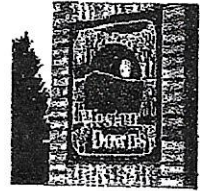


- **Road Pattern.** The community was designed to internalize the traffic and provide restricted access to regional arterial roads. While this internalization was designed to do so, the existing road layout has resulted in one street feeding into another street, which would not be approved today, as it has resulted in substantial road safety issues with traffic infiltration. The roads were never intended or designed for traffic infiltration, which has caused major problems, and any proposed development, which would itself constitute over a 7% increase in the total Weston Downs community would be devastating.
- **Accessibility.** We tend to forget the master plan of our community was not unlike a gated community in which accessibility would be lowered and restricted. The proposed plaza currently is located on Rutherford Road and Velmar Drive and currently provides significant accessibility problem with traffic infiltration as supported by Council's own studies they have approved. Council has approved of studies to examine infiltration and for the same corner there will be 7 times the intensification and further road traffic delays and issues.
- **Park dedication.** Weston Downs is a walled community to be self-sufficient and serve the residents with schools and parks. Weston Downs south has 1 school and 1 park attached to the school. Weston Downs north has 1 school and 1 park attached to it, and a second park abutting the proposed development for a community of over 1876 households. The Weston Downs master plan provided reduced parklands in exchange for the larger lots. Now it would appear we are being penalized with intensification, as we are an existing community of low-density housing.
- **Good planning is to take into consideration infrastructure and community amenities.** Weston Downs, unlike most other communities throughout Vaughan, does not have a single community service or amenity. We effectively gave up community services in exchange for having a single detached house within the context we gave up park space as well. We intensified by design. We have no library, no community center, no fire hall, and no district park.
WDRA reached out to the residents at the community meeting and obtained surveys, and continue to do so by providing the survey on-line.

Weston Downs want Vaughan Council to understand we are an existing and mature community in which the proposal fails each of the pillars of good land use planning: appropriateness, accessibility, affordability, and compatibility. The Weston Downs Master Plan was approved, promised, delivered to us. Council is being requested to honor your own long approved decision having created Weston Downs. We ask you to respect Weston Downs by leaving our community alone so we can meet the challenges we face. By rejecting the proposal, your message will demonstrate existing communities

Weston Downs Ratepayers' Association

www.westondownsra.ca



have to be respected and the proposed intensification application is not appropriate, compatible, affordable or accessible.

The Provincial Policy Statement, PPS, defines the "Vision for Ontario's Land Use Planning System" as:

"The long term prosperity and social well-being of Ontario depends upon planning for strong, sustainable, and resilient communities for people of ages, a clean and healthy environment, and a strong and competitive economy."

Thank you,

A handwritten signature in black ink, appearing to read "Victor Lacaria", with a large, sweeping flourish at the end.

Victor Lacaria

Co-President of the Weston Downs Ratepayer' Association

COUNCIL COMMITTEE AGENDA 27 JUNE 1988

In the interim, Council, on May 19, 1987, recommended the approval of the Blue Coin Investments Inc. (File 19T-85028) draft plan of subdivision to the Region of York. It was found that the Blue Coin plan could be integrated into the lands to the north, it being under single ownership. Therefore, this Plan will primarily concern itself with those lands in Lot 15, Concession 6, being the last component to be finalized in the greater neighbourhood.

As required by the Official Plan, the majority of the owners in Lot 15, Concession 6, have undertaken the preparation of a Neighbourhood Plan, dealing specifically with this area. Staff have reviewed the plan and are prepared to recommend approval of the version of the plan set out in Attachment #3 to this staff report.

EXISTING DEVELOPMENT CONTROL

Official Plan

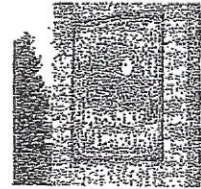
i) Land Use

The subject lands are primarily designated "Low Density Residential", "Open Space", "Elementary School" and "Drainage Tributary" by OPA #240 (Woodbridge Community Plan). OPA #240 was adopted by Council on June 22, 1987 but has not yet been approved. The Minister of Municipal Affairs has referred the amendment to the Ontario Municipal Board for a hearing.

It is noted that Staff are recommending that a .8 ha (2 acre) Neighbourhood Commercial site be provided at the Rutherford Road intersection of the most westerly feeder road. OPA #240 does not provide for such a designation. Staff can support the location of the commercial site in this area. In addition, the location of the feeder road as shown on Schedule "A" will be amended to reflect the feeder road location specified in this plan. The incorporation of these changes will be dealt with through a modification to OPA #240 in a related item prepared for this agenda. With the exception of this site, the distribution of land uses proposed by the Neighbourhood Plan conforms to OPA #240.

Weston Downs Ratepayers' Association

www.westondownscommunity.ca



ATTN: City of Vaughan Planning Department and City Clerks Department

I am addressing the City Clerk and the Planning Department on behalf of the residents of Weston Downs by stating that we wish our community be respected during the Vaughan Official Plan 2020 and recent notice of amendments to Bylaw 1-88. As the Co-President of the Weston Downs Ratepayers' Association, I speak for the residents who have been reaching out to the WDRA. They want the City of Vaughan to ensure that our community continues to be respected regarding the province's intensification policy updates.

The Weston Downs Ratepayers' Association does not want the current intensification policy to affect our existing community. The four planning principles set out by the Provincial Intensification Policy (Appropriateness, Affordability, Accessibility, and Compatibility) must be met in order to maintain good planning.

Intensification within Weston Downs does not satisfy any of the four planning principles set out by the province because of the current low-density homes located in the sub-division. Any style of intensification within the community would disrespect the existing community by allowing medium to high-density homes to be built. There is no room to fit developments in such nature due to the service roads not able to satisfy the current and future traffic infiltration issues plaguing our community as a whole.

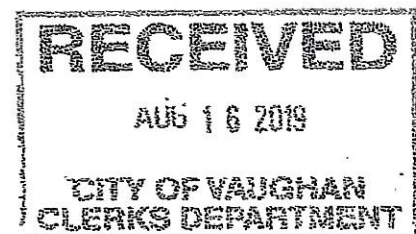
By amending Bylaw 1-88 to allow any form of intensification into the community, it would disturb the equilibrium of Weston Downs. The community is already underserved; as it does not have the amenities like a community centre, fire hall, or library. This was the result of a promise made by the City and developers that we would enjoy bigger lot sizes and exclusivity that the other surrounding communities wouldn't have. That promise was maintained, is still being maintained, and will continue to be maintained by the WDRA.

We would like City Staff and Council to respect the community of Weston Downs as the community the way it was intended to be. Please respect the current plans and by-laws that maintain R1 zoning for housing in Weston Downs; as well as maintaining the current C3 zoning for both of the commercial service areas us residents utilize everyday within the community. We would also like our community to be respected regarding the intensification corridor ending at Weston Rd, and Rutherford Rd. The VOP and York Region Official Plan do not call for any intensification west of Weston Rd and Rutherford Rd.

We hope you find this letter informative. We, the residents of Weston Downs, want to continue enjoying our community as it was promised decades ago.

With regards,

Victor Lacaria
Co-President of the Weston Downs Ratepayers Association



**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-7000



19-4059

September 17, 2019

The Honourable Michael Tibollo, MPP
Vaughan – Woodbridge
michael.tibollo@pc.ola.org

Dear MPP Tibollo:

Thank you for your letter regarding the authority of local councils in making planning decisions. I am pleased to provide you with information regarding the work our government has done with respect to supporting local land-use planning decisions.

As you are aware, our government is committed to building more housing and bringing down costs for the people of Ontario. To help fulfill this commitment, we have developed a broad-based action plan to address the barriers getting in the way of new ownership and rental housing. [More Homes, More Choice: Ontario's Housing Supply Action Plan](#) outlines our plan to tackle Ontario's housing crisis, while encouraging our partners to do their part.

I would like to share some details regarding initiatives led by the Ministry of Municipal Affairs and Housing which include amendments to the *Planning Act* in the *More Homes, More Choice Act, 2019*; proposed changes to the **Provincial Policy Statement**; and a new provincial plan for the region, **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**.

The *More Homes, More Choice Act, 2019*, which received Royal Assent on June 6, 2019, is central to the **Housing Supply Action Plan** and is intended to eliminate unnecessary steps, duplication and barriers to creating the housing Ontarians need.

As a part of this work, we've made changes to the *Planning Act*, most of which took effect on September 3, 2019, that would:

- Streamline development approvals processes and facilitate faster decisions,
- Increase the certainty and predictability of the planning system,
- Support a range and mix of housing options, and boost housing supply,
- Make charges for community benefits more predictable, and
- Make other complementary amendments to implement the proposed reforms.

.../2

On July 22, the Ministry launched a 90-day consultation on proposed policy changes to the **Provincial Policy Statement (PPS)**, as part of the **Housing Supply Action Plan**. The PPS sets out the province-wide direction on land use planning matters of provincial interest and municipalities are key implementers.

The proposed policy changes to the PPS focus on five key themes:

- Increasing housing supply and mix;
- Protecting the environment (including the Greenbelt) and public safety;
- Reducing barriers and costs;
- Supporting rural, northern and Indigenous communities; and,
- Supporting certainty and economic growth.

The ministry is holding meetings with key stakeholders, as well as regional technical sessions with municipal staff, and we look forward to receiving their input on the proposed policies. Vaughan has been invited to participate in this process. Additionally, the ministry is undertaking ongoing engagement on the PPS with Indigenous communities.

As you know, **A Place to Grow** supports the government's commitment to growth and prosperity. Through our priorities of increasing housing supply, creating more jobs, generating economic opportunities, attracting new investments, and better aligning infrastructure investments, we will ensure that people can live and work locally, all while maintaining protections for our environmentally sensitive areas, notably the Greenbelt, cultural heritage assets, employment areas and agricultural lands. A Place to Grow not only allows for greater autonomy for local decision-making that is responsive to local needs and opportunities, but also recognizes that one size does not fit all and as such provides for greater flexibility at the local level.

A Place to Grow, which came into effect in May 2019, introduces new policies that:

- Make it faster and easier for local governments to make modest changes to settlement area boundaries when they need them, helping them to be more responsive to market demands for new housing or economic development opportunities;
- Streamlines development near major transit station areas, like subway and GO stations, so that municipalities can begin their planning sooner;
- Promotes economic development and job creation by ensuring that provincially significant employment zones are identified;
- Cuts red tape, where it makes sense, to foster mixed-use development and increase housing supply, while ensuring that jobs are maintained; and
- Protects important environmental and agricultural assets.

We heard loud and clear from our planning partners that local decision-makers know their communities best and as such they would like greater flexibility to address the unique circumstances that they face.

It is the **Vaughan Official Plan of 2010**, not the Province, that provides direction for new development under the **Housing Supply Action Plan**. The Vaughan Official Plan maintains that in Community Areas with established development, new development must “be designed to respect and reinforce the existing physical character and uses of the surrounding area.”

Our planning changes in the **Housing Supply Action Plan** reflect our trust in the ability of local governments to make decisions about how their communities grow, while achieving the government’s commitment and priority to create the housing that Ontarians need. We remain committed to supporting our municipal partners in meeting this commitment as they are the frontline in responding to local needs and priorities.

Once again, thank you for your letter and for all the work you do on behalf of your constituents in your riding of Vaughan – Woodbridge. Please accept my best wishes.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark". The signature is written in a cursive, flowing style.

Steve Clark
Minister



Communication : C 102
Committee of the Whole (2)
May 12, 2021
Agenda Item # 1

Quinto M. Annibale*
*Quinto M. Annibale Professional Corporation
Direct Line: (416) 748-4757
e-mail address: qannibale@loonix.com

By E-Mail

May 12, 2021

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

Attention: Mr. Todd Coles, City Clerk

RE: Comments: Black Creek Financial Strategy:
Proposed Area Specific Development Charge By-law ("ASDC")
7551 & 7601 Jane Street
City of Vaughan, Region of York

Dear Sir,

I am the solicitor for 785343 Ontario Ltd. & I & M Pandolfo Holdings Inc., being the registered Owner of lands municipally known as 7551 & 7601 Jane Street and located on the east side of Jane Street, south of Highway 7, on the south side of Doughton Road, west of Maplecrete Road and north of the future Interchange Way extension ("*Subject Lands*").

I appreciate the opportunity to provide written comments pertaining to the Black Creek Financial Strategy, intended to accommodate the ultimate channel realignment and the proposed Area Specific Development Charges By-law.

Despite several meetings and discussions with municipal staff, my client is greatly concerned about the negative financial impact the proposed ASDC will have on the future development of the Subject Lands and the future development of the Vaughan Metropolitan Centre (VMC) in general. In my view the proposed ASDC will greatly prohibit continued investment in the VMC and make development financially unfeasible. To put this into perspective, the proposed ASDC proposes an overall increase of approximately **\$19,000,000.00** for the redevelopment of the Subject Lands.

Other lands, within the VMC, will be similarly affected and when coupled with increased construction costs associated with development, the added financial burden of the ASDC will

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create significant barriers for continued investment in the VMC.

City Council and Municipal Staff have worked to ensure the VMC flourishes as Vaughan's new downtown and thus far, the VMC is a model for successful City Building. The proposed ASDC By-law, which seeks to attribute the majority of costs related to the Black Creek Re-alignment to landowners in the immediate vicinity of Black Creek fails to recognize the City-Wide benefits the VMC creates for our community. Most notably, the Black Creek Re-alignment project will create and contribute significant open space for the City as a whole, which residents and visitors to the City will enjoy, for generations to come. These are City-wide benefits.

Accordingly, it is my client's respectful request that Council instruct municipal staff to revise the proposed ASDC By-law to move the total costs associated with the Black Creek Re-Alignment project to the pending City-Wide Development Charges By-law update instead of insisting such costs be borne by the VMC only.

Vaughan's downtown is a collective and community wide city building effort, with significant benefits to the City as a whole. Furthermore, the Subject Lands are unique, in that, my client has a valid Permit from the TRCA which permits it to remove an existing culvert in front of the Subject Lands. Removal of the existing culvert would take almost all of my client's lands out of the floodplain, thereby substantially lowering the proportionate share of the ASDC costs attributable to the Subject Lands. The proposed ASDC by-law does not account for these reduced costs and instead proposes costs which are not accurate nor reflective of detailed design and proper costing analysis.

It is also my client's request the City consider revising the ASDC By-law to defer inclusion of the historical costs of the Black Creek Re-Alignment until such a time as Detailed Design has concluded, at which point a further updated By-law can be brought forward, reflecting accurate costs. These costs should be deferred to the next review of this by-law. There is nothing preventing a second ASDC By-law update prior to the next Statutory timeframe.

In addition to the foregoing, my client has for many years proposed an interim solution which would not require the ASDC to be so onerous at this time; that being the construction of a gabion wall and maintenance of the existing entrance to the banquet hall located on the Subject Lands. My client asks that staff accommodate this in the design of the Black Creek Channel which is about to begin soon. A similar interim solution exists for all adjacent properties, especially the property to the south and north of my client's lands, which would avoid the unnecessary and enormous cost associated with expropriating this entire condominium property.

Finally, I would urge Council to investigate programs for infrastructure funding that were recently announced by the federal government to help alleviate the enormous burden that this project will impose on the VMC (the Disaster Mitigation and Adaption Fund and the Canada Community Building Funds). Cost sharing with senior levels of government will reduce the onerous burden on the very few developments which are to be subject to this by-law.

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We respectfully request City Council not act in haste and ensure the ASDC By-law's costs are accurate while also shifting the costs of the Black Creek Re-Alignment to a City-Wide By-law.

Thank you for the opportunity to provide these comments.

We request Notice of Decision as it relates to the proposed ASDC By-law. We would like to continue to work cooperatively with city staff in order to avoid an appeal of the proposed ASDC.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

Yours very truly,

LOOPSTRA NIXON LLP

A handwritten signature in blue ink, appearing to read "Q. Annibale", is written over a faint, circular blue stamp.

Per: Quinto M. Annibale

QMA

cc – Todd Coles, City Clerk

{L2121265.1}

Proposed 2051 Forecast and Land Needs Assessment

Communication : C 103
Committee of the Whole (2)
May 12, 2021
Agenda Item # 8

Presented to
VAUGHAN COMMITTEE OF THE WHOLE

Presented by
Paul Bottomley
Manager, Policy, Research, and Forecasting

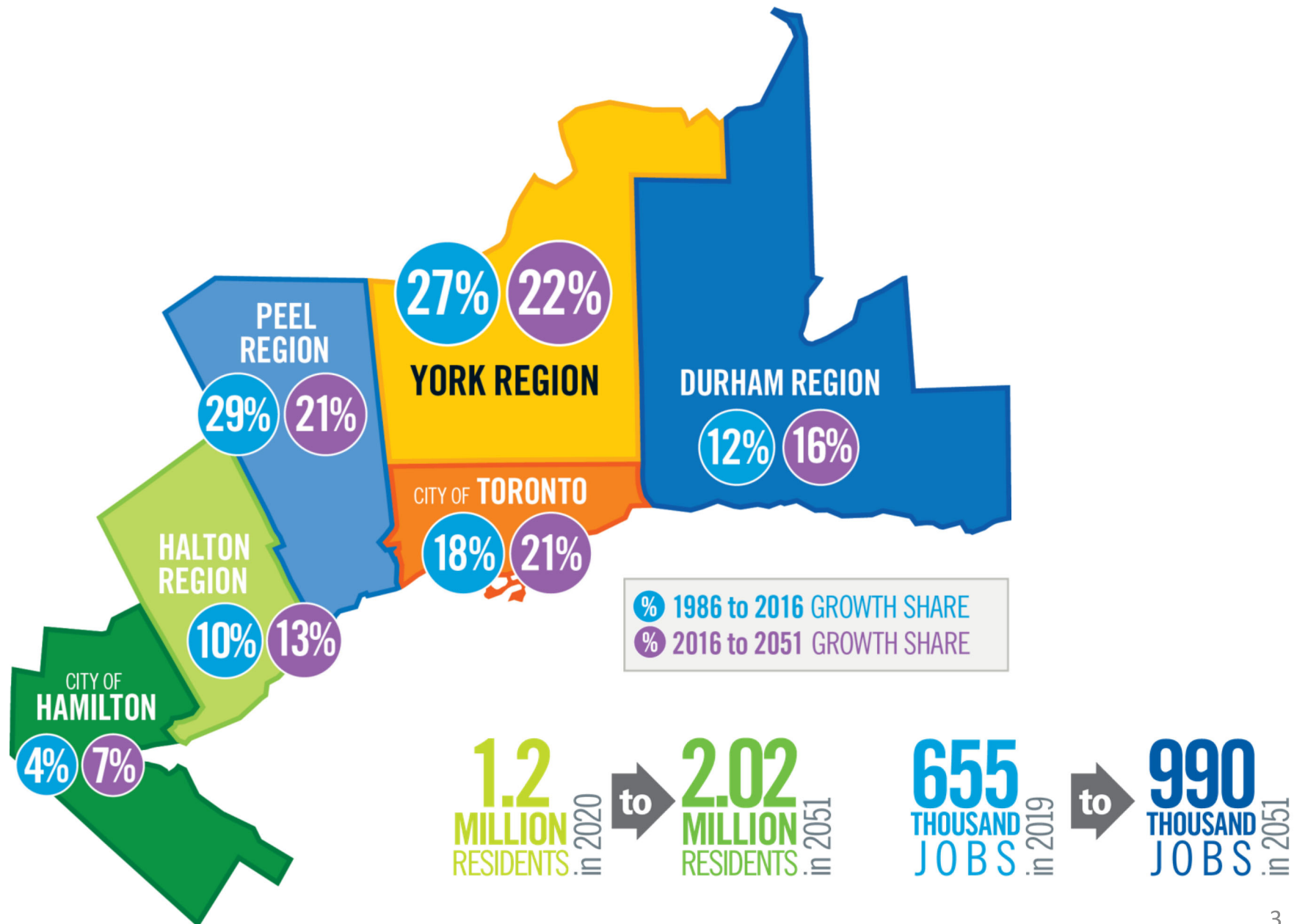
May 12, 2021



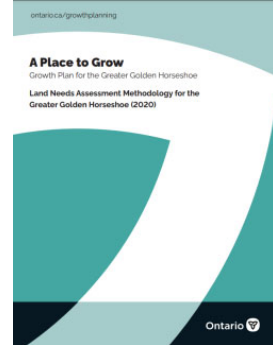
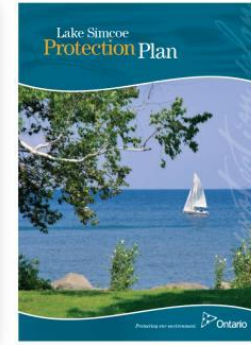
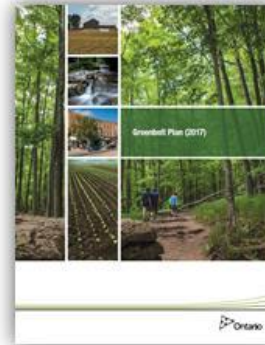
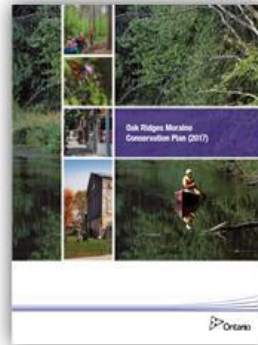
Objectives

1. Provincial Forecast & Land Needs Assessment results
2. Proposed urban expansion mapping
3. Forecasts by local municipality
4. Integrated Growth Management
5. Next Steps

Province Anticipates York Region to Attract Highest Share of Growth in the Greater Toronto and Hamilton Area



York Region is Required to Conform to Provincial Plans



Mandated Provincial Land Needs Assessment Methodology
is used to determine urban land needs

Growth Plan Sets Key Growth Targets

- Planning to 2051
- Minimum Intensification target of 50%
- Minimum Designated Greenfield Area density target of 50 residents and jobs per hectare
- Emphasis on "market based" approach

Key inputs in Provincial Land Needs Assessment methodology result in urban expansion needs

2051 Provincial Land Needs Assessment Results

Need for 2,300 Ha of Community land

- 276,000 new units required
- Minimum 50% intensification target (138,000 units)
- DGA demand-supply analysis determines need for urban expansion

Need for 1,100 Ha of Employment land

- 345,000 new jobs required
- Growth in knowledge based, transportation/ warehousing industries
- Assumed COVID-19 will not impact long term forecast
- Employment area demand-supply analysis determines land need

York Region Well Positioned to Meet 50% Intensification Target



INTENSIFICATION SUPPORTS

\$3.2 BILLION
INVESTED BUS RAPID TRANSIT
and SPADINA SUBWAY EXTENSION

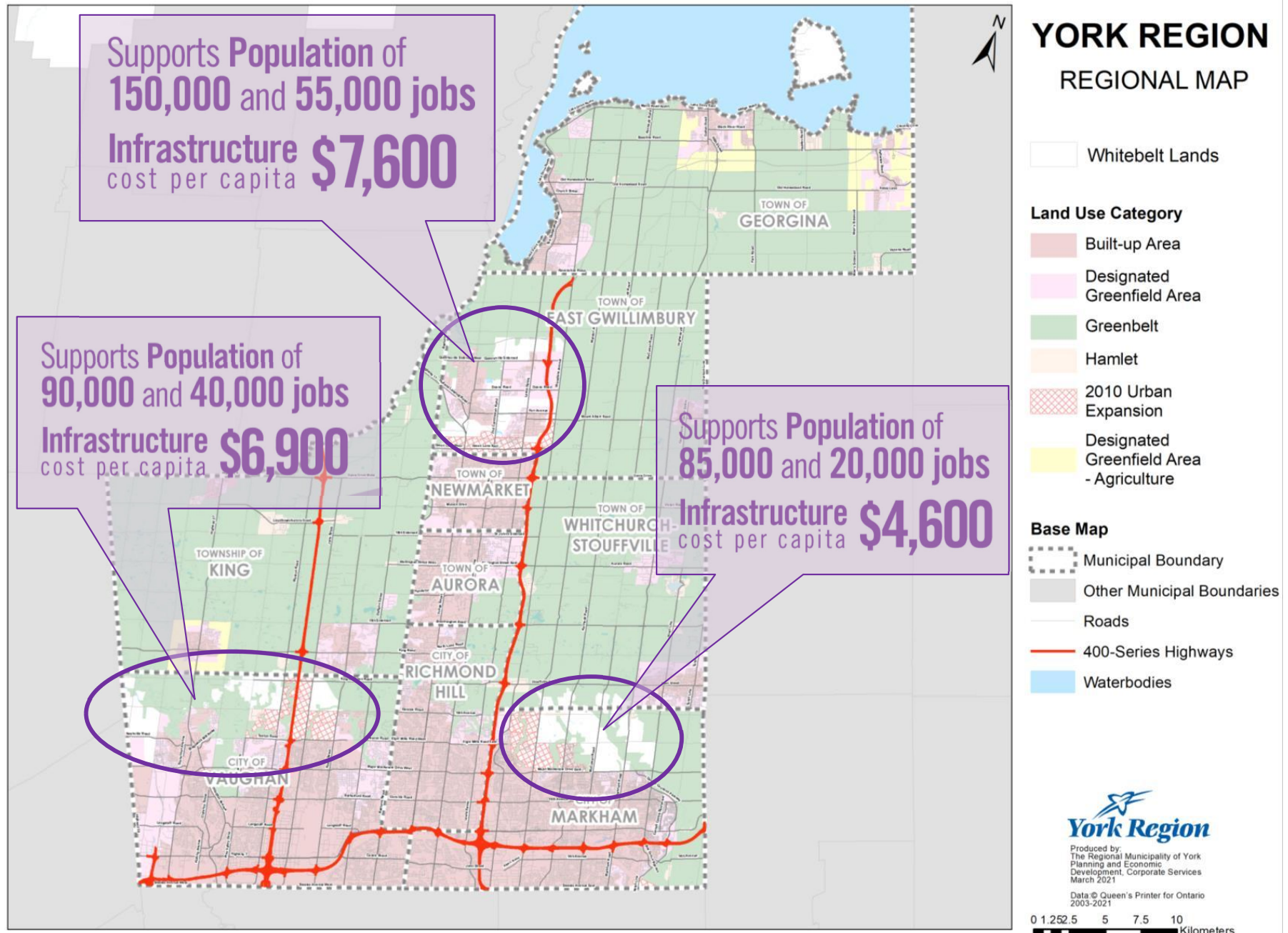


\$5.6 BILLION
YONGE SUBWAY EXTENSION

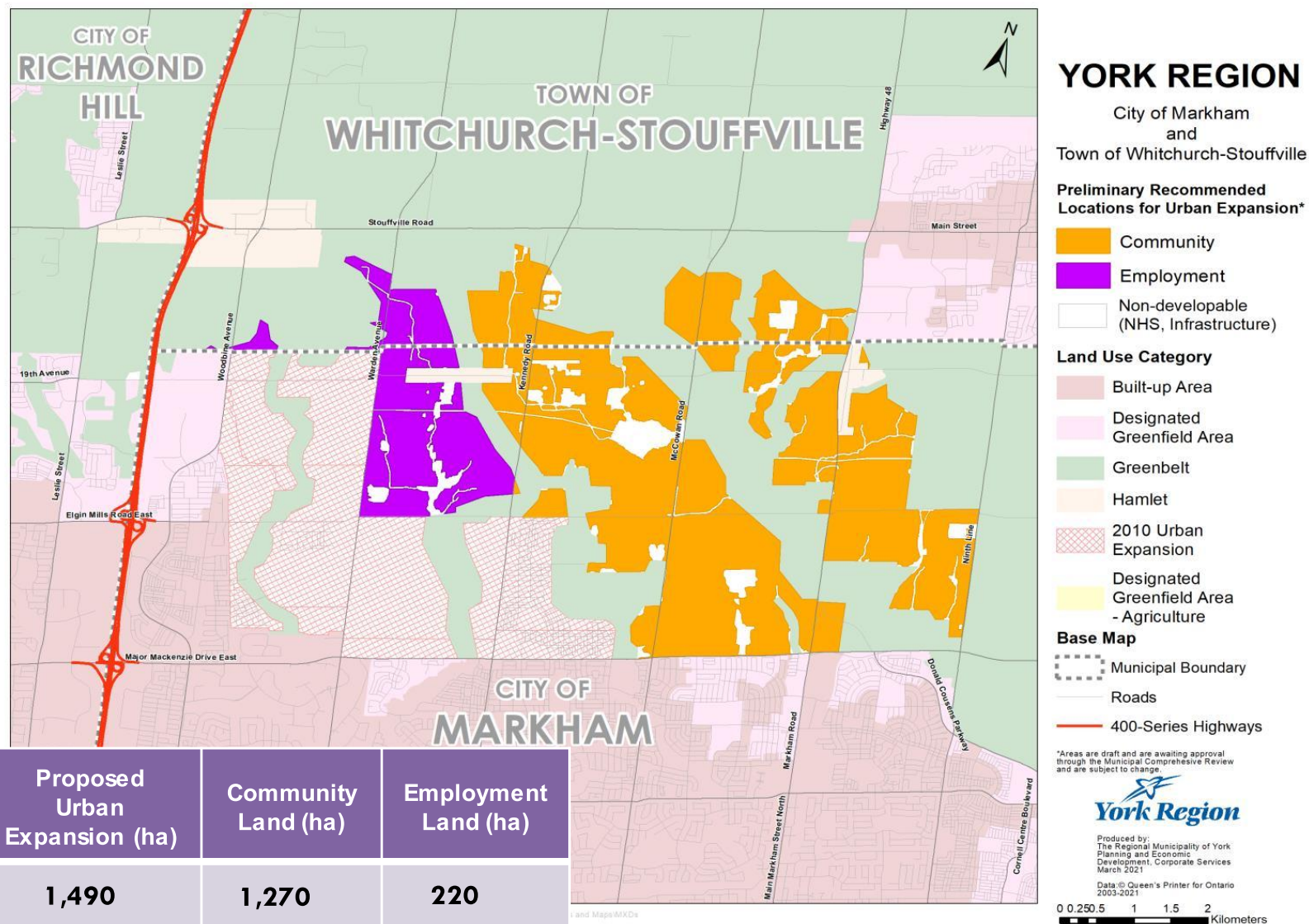
POTENTIAL for **700,000** PEOPLE and JOBS
in **MAJOR TRANSIT STATION AREAS**

Watson identifies that 50% intensification is appropriate

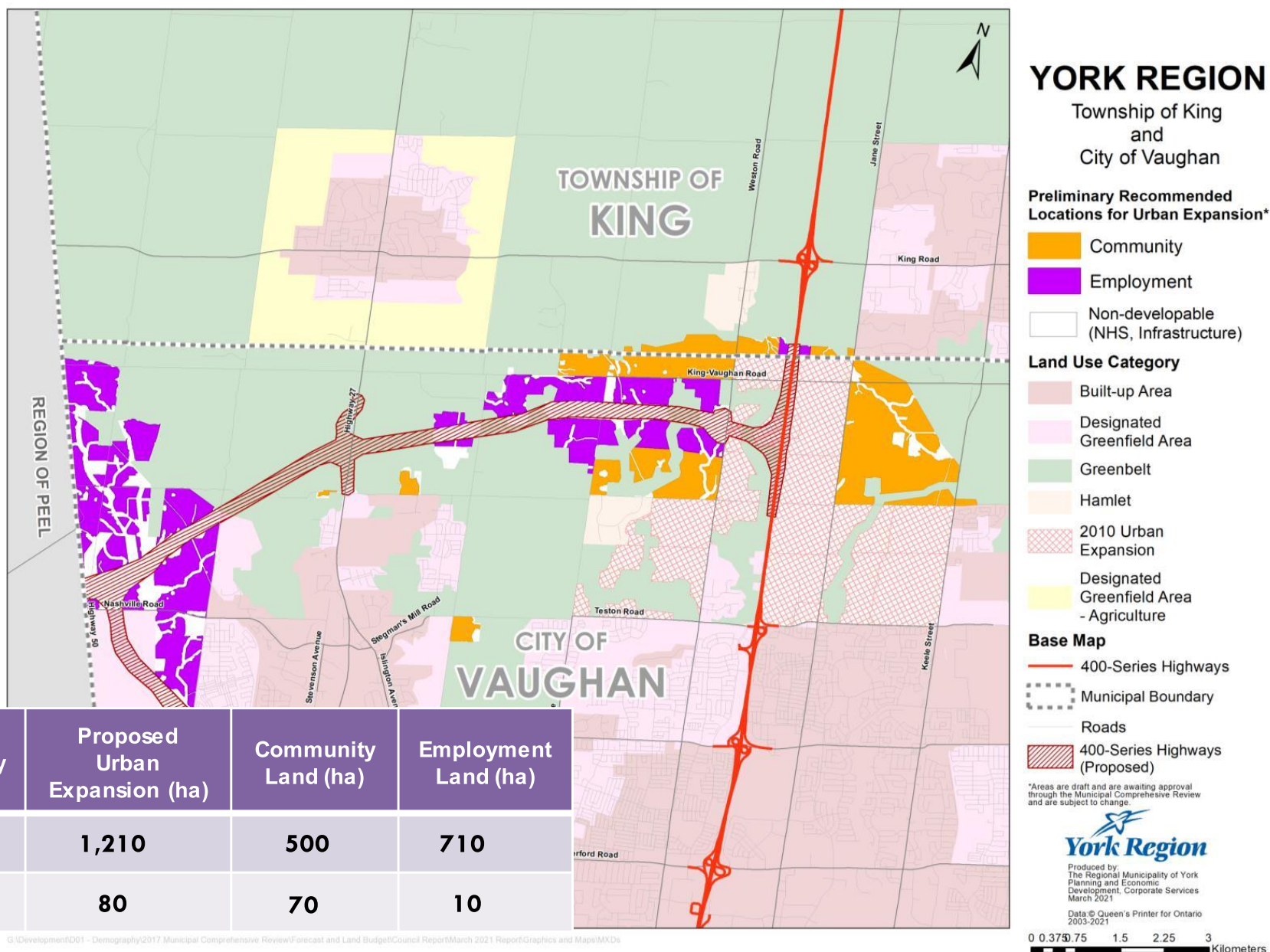
Whitebelt Area Considerations



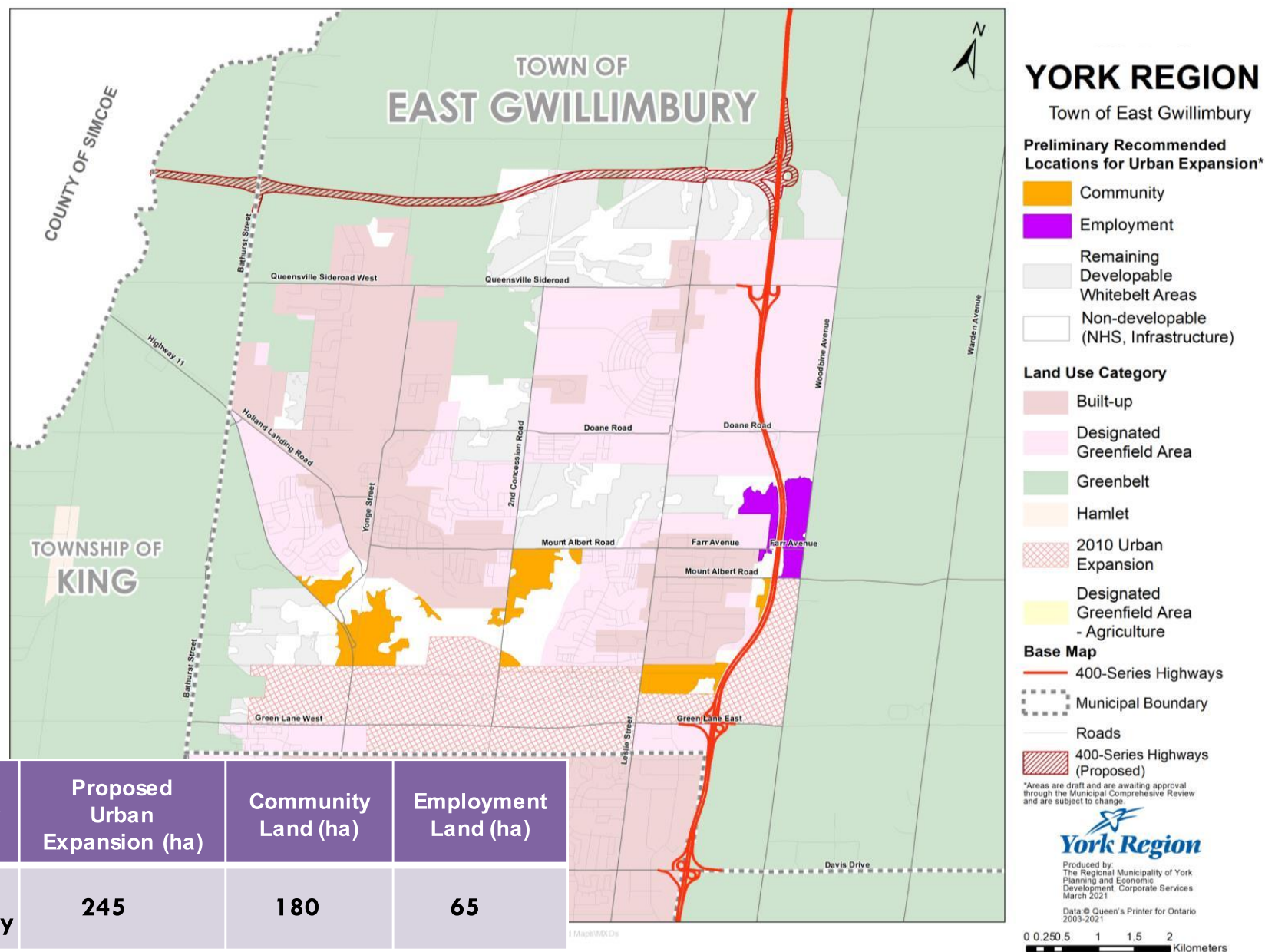
Proposed Geography of Urban Expansion - Southeast



Proposed Geography of Urban Expansion - Southwest

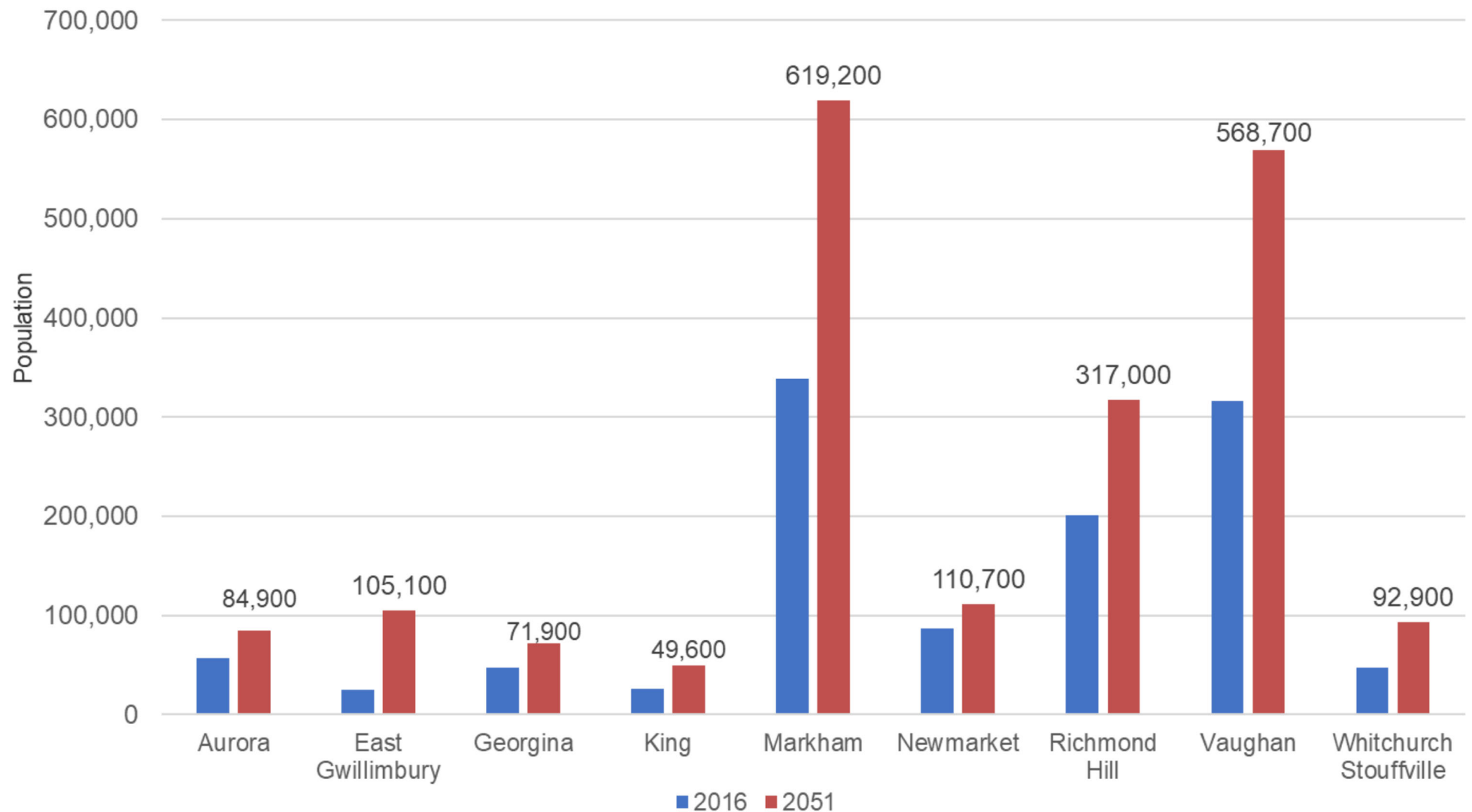


Proposed Geography of Urban Expansion - North

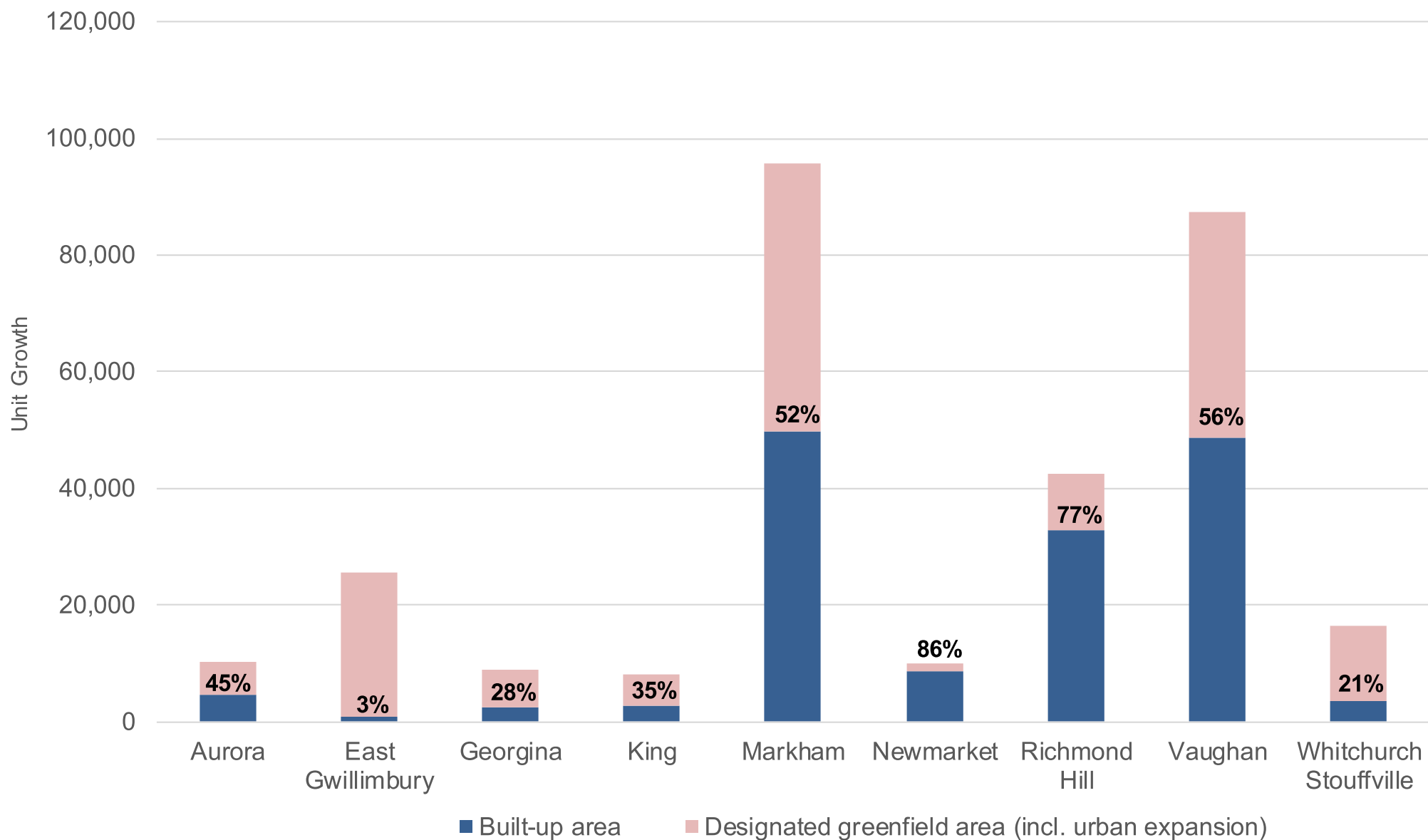


Forecasts by Local Municipality

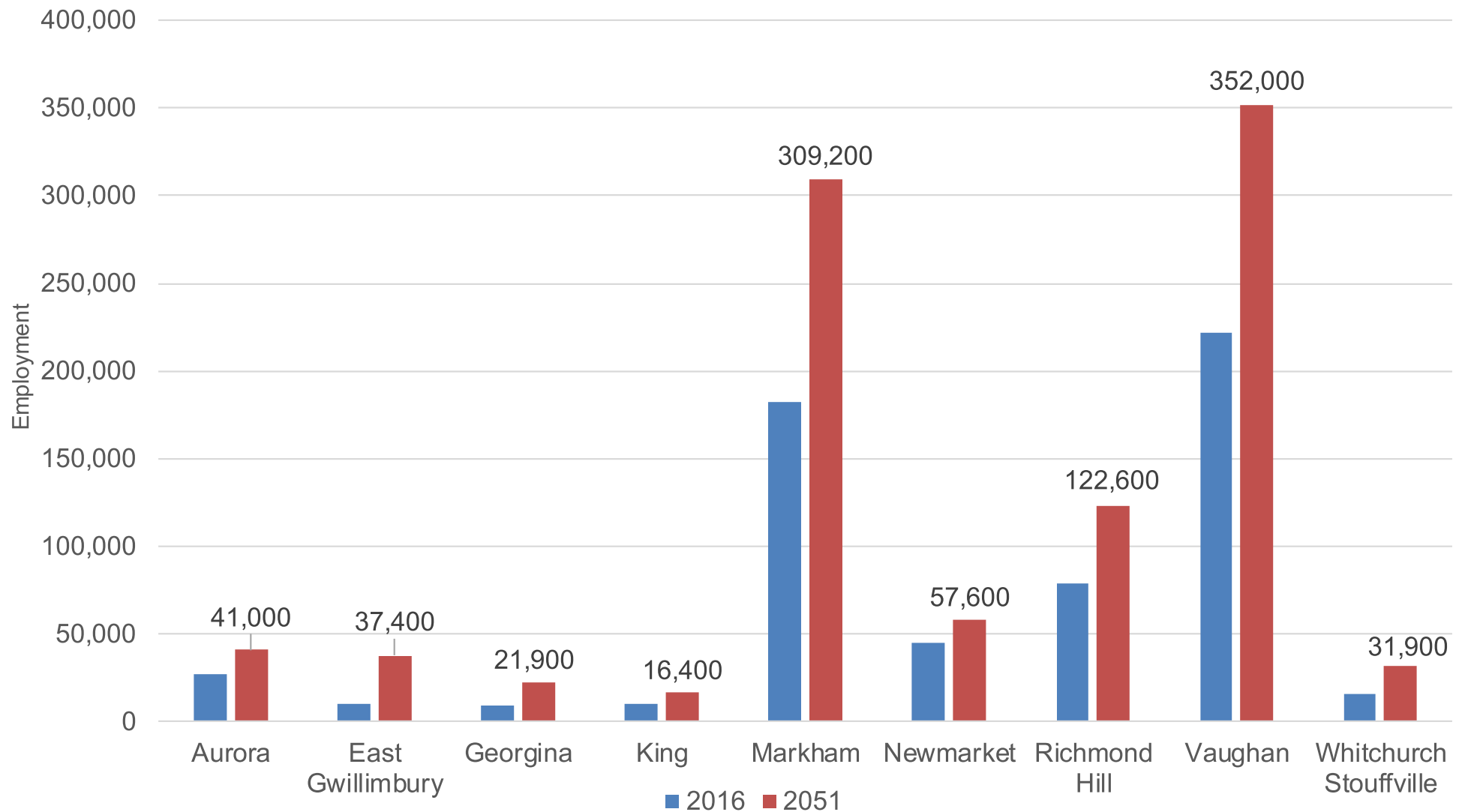
Proposed Population Forecast by Local Municipality



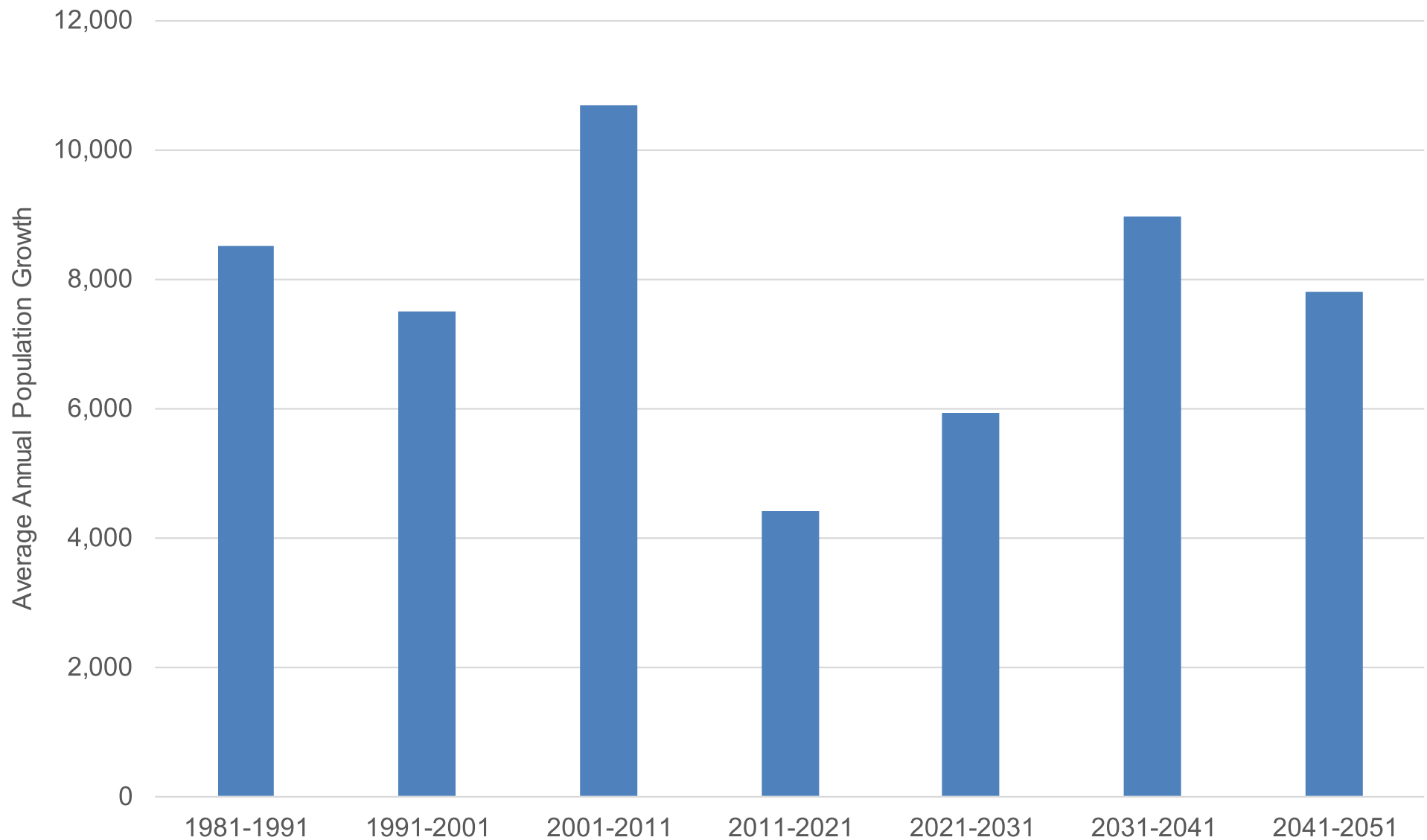
Growth distribution and intensification targets



Proposed Employment Forecast by Local Municipality



Vaughan Historical and Proposed Population Growth by 10-year period



Population and Employment Growth Considerations — Vaughan

- Intensification rate anticipated to increase from 44% to 56%
 - Vaughan Metropolitan Centre and 27 other Major Transit Station Areas (including 6 future MTSAs on Jane St)
 - Yonge North Subway Extension in 2030
- Significant amount of employment land urban expansion
- Anticipated growth in warehouse and logistics expected to drive demand for employment land, particularly in West Vaughan
- Growth in knowledge-based sectors expected to drive growth in major office
- GTA West Corridor uncertainty

Integrated Growth Management

York Region is Entering a Mature Stage of Growth

- Significant investments in infrastructure have been made
- Experiencing a lower rate of growth
- Fiscal Strategy was put in place to manage debt
- An estimated \$11.6B in new infrastructure is required to 2051
- Managing debt and borrowing capacity for next generation of infrastructure

Phasing growth and infrastructure will be
key to mitigate risk

Transit Investment will be Key to Support 2051 Growth

- \$5.6B Yonge-North Subway Extension
- \$5.4B investment required in unfunded bus rapid transit infrastructure

| Bus Rapid Transit Project | Preliminary Estimated Cost (\$M) |
|-----------------------------|----------------------------------|
| Highway 7 East | \$437 |
| Highway 7 West | \$297 |
| Yonge Street (Central York) | \$713 |
| Yonge Street (North) | \$184 |
| Major MacKenzie Drive | \$1,250 |
| Jane Street | \$313 |
| Leslie Street | \$470 |
| Other future BRT | \$1,690 |

Funding from Senior levels of government is essential to service growth

Phasing Policies needed in the Regional Official Plan

- Magnitude of growth to 2051 - cannot happen everywhere at once
- Growth in new areas is dependent on major infrastructure projects
- Phasing ensures urban expansion is aligned with planned infrastructure delivery and actual growth
- Possible approaches include:
 - Policy driven, local municipal implementation
 - Designation driven, Regional implementation

Potential Approaches to Phasing in the Regional Official Plan

- Policy driven, local municipal implementation
 - Strengthen phasing requirements for local municipalities
- Designation driven, Regional implementation
 - Urban expansion areas released in phases
 - Prioritizing areas with lower per capita costs, more certainty, and greater potential return on investment
 - Tying the timing of release of new growth areas to population thresholds and/or a sustained intensification rate of 50%

Next Steps

- Consultation – Spring/Summer 2021
 - Local municipalities
 - Public
 - Development industry
- Policy Directions Report III (including additional direction on phasing)
- Draft Regional Official Plan – Targeted for Fall 2021
- Master Plans and Development Charges Bylaw update – 2021/2022