

**COMMUNICATION C13**  
**ITEM NO. 9**  
**COMMITTEE OF THE WHOLE (2)**  
**October 13, 2021**

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

**Sent:** Monday, October 11, 2021 9:53 PM

**To:** Clerks@vaughan.ca

**Cc:** Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>; Todd Coles <Todd.Coles@vaughan.ca>; Isabel Leung <Isabel.Leung@vaughan.ca>

**Subject:** [External] Wednesday Oct 13, 2021 - Item 9

Please include this submission as part of the meeting.

See the attached deputation form and submission.

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

Item 9 CITY-WIDE COMPREHENSIVE ZONING BY-LAW THE CORPORATION OF THE CITY OF VAUGHAN (REFERRED)

Vaughan Councillors:

I agree with Irene Ford regarding many of the points made and concur with the following:

- York Region sets the land use boundary and designations. Whatever is approved by York Region Council the City of Vaughan will be committed and married to.
- York Region's Municipal Comprehensive Review/Official Plan [update](#) has been ongoing since 2019 and the Mayor and Regional Councillors have done nothing to promote public consultation opportunities with residents. It is disingenuous to suggest that our feedback on the urban boundary expansion can be meaningfully incorporated this late into the process. It is a failure of regional representation from Vaughan's Mayor and Regional Councillors.
- If York Region's plan is approved as currently recommended then Vaughan Council will have been complacent and complicit in allowing every last inch of Vaughan to be developed with the exception of lands designated as Greenbelt, Oak Ridges Moraine and floodplain or under the jurisdiction of conservation authorities.
- York Region does not have the money to pay for the wastewater infrastructure required to develop these lands. It is fiscally irresponsible for politicians to support such extensive development without knowing how it will be financed. Development charges are not an answer and do not pay for the full life cycle and maintenance costs of infrastructure. Support for East Gwillimbury to approve all of its whitebelt land without a wastewater solution is also irresponsible plus it is unlikely that Lake Simcoe will be able to withstand the impacts that this level development will bring.
- It is premature to make any decisions about the fate of these lands in Vaughan given the uncertainty surrounding the proposed GTA West Corridor.
- Typically, Official Plans have a planning horizon of 20 years, the province has directed 30 years during a pandemic and climate emergency.
- Support for this level of urban growth is not at all consistent with declaring a Climate Emergency. The level of greenhouse gas emissions that will result from the quantum of land use changes proposed will never be able to be negated through tree planting or offsetting.
- Promoting greenfield development is an abandonment of existing communities because it prioritizes infrastructure investment away from your existing residents.
- The problems of traffic congestion will not be solved by building more communities elsewhere. The complaints that Vaughan Council hears when existing developments in built up areas are proposed will remain because these developments continually come without any benefit to the community and create competition in communities that are already underserved for transit, stores and community services.
- Our communities will change, they will grow, and our population will increase approving more greenfield development will do nothing to solve or address the existing complaints you hear from your constituents, the public, residents. You need a plan that addresses the needs of your current residents and potential future residents.

- The mayor promotes and equates the wellbeing of the City with economic growth. This is a great plan to promote economic growth but it's a terrible plan if you are trying to achieve complete communities, deal with traffic congestion, achieve environmental protection and address the climate crisis in any meaningful way.

Our asks:

- That York Region nor the City of Vaughan make any decisions on forecasted land needs or urban boundary expansion until the release of the [Auditor General's Value for Money Audit](#) on the land needs assessment process and direction provided by the province on provincial growth
- That the City of Vaughan consider passing a motion and/or sending a letter in support of the Auditor General's ongoing value you for money audits on the LNA, provincial growth direction. If Council is unwilling to pass a motion that individual Councillors take the initiative to send a letter expressing concern as was done by Councillor Iafrate.
- That the City of Vaughan provide comments back to the Region, cc the Minister of Housing and Municipal Affairs expressing concern about the magnitude of lands proposed for urban expansion, the time horizon and express concern that public consultation opportunities on the proposed urban boundary expansion for Vaughan residents have been inadequate.

Best,

Robert A. Kenedy, PhD  
President of the MacKenzie Ridge Ratepayers Association  
[MackenzieRidgeRPA@gmail.com](mailto:MackenzieRidgeRPA@gmail.com)