

**COUNCIL MEETING – NOVEMBER 16, 2021
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed November 12, 2021</u>				
C1.	Alexandra Ney, dated November 2, 2021.	49	11.1.3	Committee of the Whole
C2.	Jenni Le Forestier, dated November 2, 2021.	49	11.1.3	Committee of the Whole
C3.	Irene Ford, dated November 1, 2021.	49	11.1.3	Committee of the Whole
C4.	Angela Grella, dated November 1, 2021.	49	11.1.3	Committee of the Whole
C5.	Tony Malfara, dated November 1, 2021.	49	11.1.3	Committee of the Whole
C6.	Bruno Malfara, dated November 2, 2021.	49	11.1.3	Committee of the Whole
C7.	Patricia Qaqish, dated November 9, 2021.	52	14	Committee of the Whole
C8.	Jorge Amaral, dated November 2, 2021.	52	14	Committee of the Whole
C9.	Odetta Amaral, dated November 2, 2021.	52	14	Committee of the Whole
C10.	Nguyen Thanh Giang, dated November 8, 2021.	52	14	Committee of the Whole
C11.	Claudia L., dated November 8, 2021.	52	14	Committee of the Whole
C12.	barbie malibu, dated November 8, 2021.	52	14	Committee of the Whole
C13.	Colin Ng, dated November 8, 2021.	52	14	Committee of the Whole
<u>Distributed November 15, 2021</u>				
C14.	Mathew Halo on behalf of Sandra Patano, Weston Consulting, dated November 15, 2021.	51	2	Committee of the Whole (Working Session)
C15.	Mathew Halo on behalf of Sandra Patano, Weston Consulting, dated November 15, 2021.	51	2	Committee of the Whole (Working Session)
C16.	Ryan Guetter and Mark N. Emery, Weston Consulting, dated November 15, 2021.	51	2	Committee of the Whole (Working Session)
<u>Distributed November 16, 2021</u>				
C17.	Confidential memorandum from Deputy City Manager, Administrative Services and City Solicitor, dated November 16, 2021.	53	5	Committee of the Whole (Closed Session)

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**COUNCIL MEETING – NOVEMBER 16, 2021
COMMUNICATIONS**

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C18.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated November 15, 2021.	52	3	Committee of the Whole
C19.	Lisa La Civita, Armland Group, dated November 15, 2021.	51	2	Committee of the Whole (Working Session)

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Please note there may be further Communications.

C1
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (1) - Report No. 49, Item 11.1.3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Item 9.3
Date: November-02-21 9:24:02 AM
Attachments: [Transportation Taskforce Meeting Minutes.docx](#)

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

From: alexandra ney [REDACTED] >
Sent: Tuesday, November 02, 2021 8:15 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Item 9.3

Good morning,

See attached letter.

Alexandra

November 2nd, 2021

Vaughan Mayor and Members of Council,

I respectfully ask, that Item 9.3 Consideration of The Transportation Taskforce's Meeting Minutes be deferred until November 9th, as was originally communicated from the City Clerk on October 8th.

The Community has been preparing to send letters, and give deputations in one week's time, not today. To discover after the deadline to submit communications and/or deputation requests, that the meeting minutes are on today's November 2nd agenda, has unfortunately curtailed any opportunity to give input.

I ask - at the October 7th Transportation Taskforce meeting as I understand:

- How did the motion to support the EA, contrary to a previous Council decision which supported the Federal Impact Assessment, end up being voted on after the Chair left the meeting?

It is my hope, that in the interest of good governance, this item will be deferred to allow the Public the opportunity to comment on the proposed motion, and/or the motion of support for the GTA West EA be withdrawn.

Thank you for taking the time to read and consider my comments.

Regards,
Alexandra Ney
Ward 1 Resident, Vaughan

C2
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (1) - Report No. 49, Item 11.1.3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Defer Transportation Taskforce Meeting Minutes Containing GTA West Motion to Support Provincial EA to Nov 9
Date: November-02-21 9:24:50 AM

From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Tuesday, November 02, 2021 8:14 AM
To: Clerks@vaughan.ca
Subject: Fw: [External] Defer Transportation Taskforce Meeting Minutes Containing GTA West Motion to Support Provincial EA to Nov 9

From: Jenni Le Forestier [REDACTED] >
Sent: 02 November 2021 12:40 AM
To: Council@vaughan.ca <Council@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>
Cc: Bonnie Lysyk <Bonnie.Lysyk@auditor.on.ca>; Isaac Callan [REDACTED]; Javed, Noor <njaved@thestar.ca>; Joel Wittnebel [REDACTED] Jones-co, Sylvia <sylvia.jonesco@pc.ola.org>; Keith Brooks <[REDACTED]>; Laura Bowman [REDACTED]; Natasha O'Neill [REDACTED]; Paul Webster [REDACTED]; San Grewal [REDACTED]; Seeback, Kyle - M.P. <kyle.seeback@parl.gc.ca>; Sustainable Vaughan [REDACTED]; caroline.mulroney@pc.ola.org <caroline.mulroney@pc.ola.org>; [REDACTED] <[REDACTED]>; iaac.ontarioregion-regiondontario.aeic@canada.ca <iaac.ontarioregion-regiondontario.aeic@canada.ca>; info@ombudsman.on.ca <info@ombudsman.on.ca>; jonathan.wilkinson@parl.gc.ca <jonathan.wilkinson@parl.gc.ca>; project_team@gt-west.com <project_team@gt-west.com>
Subject: [External] Defer Transportation Taskforce Meeting Minutes Containing GTA West Motion to Support Provincial EA to Nov 9

Vaughan Mayor and members of Council;

It is alarming that some Municipalities feel they are entitled to circumvent the requirement for reasonable notice on agenda items. Caledon and Vaughan are frequently posting items relating to the GTA West Corridor/Highway 413 without adequate notice which is severely limiting the ability of the public to be involved or respond.

The Town of Caledon recently breached the Municipal Act and broke procedural bylaws at the October 4th special council meeting when they made a blatant attempt to [support the GTA West Corridor/Highway 413 and undermine the Region of Peel's](#) withdrawal of support. This resulted in a complaint to the ombudsman's office and ultimately due to many other related issues a complaint to the Integrity Commissioner and the auditor general.

Respectfully, I ask that Item 9.3 Consideration of The Transportation Taskforce's

Meeting Minutes be deferred until November 9th as was originally communicated from the City Clerk on October 8th so that residents and taxpayers can respond and be heard as is their right in a democratic society.

Thank you,
Jenni Le Forestier
Resident of Caledon

C3
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (1) - Report No. 49, Item 11.1.3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Defer Transportation Taskforce Meeting Minutes Containing GTA West Motion to Support Provincial EA to Nov 9
Date: November-02-21 9:25:06 AM
Attachments: [Outlook-whnkv1a2.png](#)

From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Tuesday, November 02, 2021 8:13 AM
To: Clerks@vaughan.ca
Subject: Fw: [External] Defer Transportation Taskforce Meeting Minutes Containing GTA West Motion to Support Provincial EA to Nov 9

From: IRENE FORD <[REDACTED]>
Sent: 01 November 2021 10:29 PM
To: Todd Coles <Todd.Coles@vaughan.ca>; Council@vaughan.ca <Council@vaughan.ca>
Cc: Paul Webster <[REDACTED]>; Noor Javed <njaved@thestar.ca>; GTA West Project Team <project_team@gta-west.com>; Ontario Region / Region d'Ontario (IAAC/AEIC) <iaac.ontarioregion-regiondontario.aeic@canada.ca>; Dina Ibrahim <dibrahim@yrmg.com>; Isaac Callan <[REDACTED]>; Laura Bowman <[REDACTED]>; Keith Brooks <kbrooks@environmentaldefence.ca>; [REDACTED] <[REDACTED]>; Ombudsman On Info <info@ombudsman.on.ca>; Sustainable Vaughan <sustainablevaughan@gmail.com>; Kara-Inc <kara@kara-inc.ca>; South Maple Ratepayers' Association <rinaldo6173@rogers.com>; Jonathan - M.P. Wilkinson <jonathan.wilkinson@parl.gc.ca>; Caroline Mulroney <caroline.mulroney@pc.ola.org>; Michael Tiboloco <michael.tiboloco@pc.ola.org>; Stephen Lecce <stephen.lecce@pc.ola.org>; Suzanne Craig <Suzanne.Craig@vaughan.ca>; Isabel Leung <Isabel.Leung@vaughan.ca>; Wendy Law <Wendy.Law@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Sandra Volante <Sandra.Volante@vaughan.ca>; Tony Malfara <[REDACTED]>; Angela Grella <[REDACTED]>; Bruno Malfara <[REDACTED]>; Michael A. DiMuccio <[REDACTED]>; Alexandra Ney <[REDACTED]>; Louisa Santoro <[REDACTED]>; Tony Kiru <[REDACTED]> Keep Vaughan Green <keepvaughangreen@gmail.com>
Subject: [External] Defer Transportation Taskforce Meeting Minutes Containing GTA West Motion to Support Provincial EA to Nov 9

Vaughan Mayor and Members of Council,

Respectfully, I ask that the Item 9.3 Consideration of The Transportation Taskforce's Meeting Minutes be deferred until November 9th as was originally communicated in the below email from the City Clerk on October 8th.

The community has been preparing and planning to send letters and give deputations in one week's time, not tomorrow. We have discovered after the deadline to submit communication or deputations requests that the meeting minutes are on tomorrow's Nov. 2nd agenda. This has effectively curtailed any opportunity for public input, whether intentional or not.

It is alarming, and quite frankly disheartening, that the Clerk and City Manager, who approve the agenda, saw no issue with changing the date after sending this email. A different date had clearly been communicated to the public

and media almost a month early. They have made no attempt to notify anyone that the meeting minutes have been brought forward earlier. On top of this there are significant procedural concerns that occurred at the Oct 7 Transportation Taskforce meeting.

- **How did the motion to support the EA contrary to a previous Council decision which supported the Federal Impact Assessment end up being voted on after the Chair left the meeting?**
- The meeting is not recorded so there is no way for the public to know other than to ask members who were present.
- **Were conflicts of interest declared properly?** The MTO and Metrolinx staff members do not appear to have declared a conflict of interest? Jullian Britto appears to or has worked for WSP and the Town of Caledon; she did not declare a conflict of interest?
- **If these are conflicts and they were declared would the motion have passed?**

This is the third occurrence since September in which agenda items relating to the GTA West Corridor/Highway 413 have been brought forward in a manner that reduces transparency, notice and the ability of the public to be involved if they so choose.

1. Sept 10, 2021 a staff communication [SC.3](#) provided an update on the GTA West Corridor was not listed as a line item. One would only have known it was present if they clicked and reviewed all staff communications.
2. The [Transportation Taskforce Meeting](#) had a presentation given from the GTA West Team with no notice provided to the public and somehow a motion to support the Province's ongoing EA was voted upon and supported, after the Chair left the meeting and it would appear members with conflicts of interest voted upon said motion and did not declare real or potential conflicts.
3. The meetings of the [Transportation Taskforce](#) have been brought forward one week ahead of what had been communicated to members of the public and media.

I hope that in the interest of good governance at the City of Vaughan, a strategic goal of this Council term that this item will be deferred and allow the public the opportunity to comment on the proposed motion or that the procedural irregularities will be investigated and the motion of support for the GTA West EA withdrawn.

I thought it may also be of interest to Vaughan Council to know that the Town of Caledon recently made a blatant attempt to [support the GTA West Corridor/Highway 413 and to undermine the Region of Peel's](#) withdrawal of support. In so doing they were not compliant with their own procedural by-law, the municipal act and many other concerning items arose from this meeting that are still unraveling.

Thank you, I appreciate you taking the time to read and consider my request today.

Irene Ford
Ward 2 Resident, Constituent and Voter
Vaughan, York Region

On Friday, October 8, 2021, 04:30:01 p.m. EDT, Todd Coles <todd.coles@vaughan.ca> wrote:

Ms. Ford,

Thank you for the questions. My responses are below:

What is the procedure for presentations for a taskforce? Did the Committee request the presentation, if so is this documented in previous meeting minutes? Was it a request of the GTA West Project Team, if so would this be subject to Vaughan's Procedural By-Law and

was a presentation request submitted?

- The Task Force requested additional information on the Highway 413/GTA West Corridor at their meeting of April 13, 2021. Specifically, the [minutes](#) reflect the following:
- - **3. NEW BUSINESS – HIGHWAY 413 / GTA WEST CORRIDOR**
The Transportation and Infrastructure Task Force advises Council:
That further information, for discussion, regarding the Highway 413 / GTA West Corridor extension be provided to the September 13, 2021 Task Force meeting by staff.
 -
- Please note that the September 13th meeting referenced in the motion was subsequently rescheduled to October 7th.

Can you please confirm the Transportation Taskforce Committee Members (council and members of the public) and who was present for today's meeting?

- The following are the members of the Task Force (names with an * were in attendance at the meeting):
 - **Members of Council**
 - Councillor Rosanna DeFrancesca, Chair *
 - Regional Councillor Gino Rosati, Vice-Chair *
 - **Technical Members**
 - Fabrizio Guzzo, Operations Director, York Region Transit (YRT) *
 - Margaret Mikolajczak, Senior Project Manager, Ministry of Transportation (MTO) *
 - Doug Spooner, Director, Service Planning, Planning & Design, Metrolinx
 - Brian Titherington, Director, Transportation & Infrastructure Planning, York Region *
 - **Citizen Representative Members**
 - Alexander Bonadiman *
 - Jillian Britto *
 - Daniel Henrique *
 - Thanh Nguyen *
 - Lucio Polsinelli
 - Maurizio Rogato *
 - Lito Romano *
 - Guillermo Rybnik *

Can you please confirm what date the agenda was posted with the GTA West Presentation Item listed, as well as the date the Communications link was posted, which includes the presentation?

- The agenda for the Transportation and Infrastructure Task Force was posted to the City's website on Thursday, September 30th. The Communication was posted on Friday, October 1st.

Can you please confirm if any recommendations or motions to Vaughan Council resulted from today's meeting and if so the content?

The motion passed does not request any action from Council.

- The motion passed, in part, is as follows:

-

- The Transportation and Infrastructure Task Force advises Council:

1) That it supports the long standing and on-going Environmental Assessment planning, associated with the GTA West Environmental Corridor Environmental Assessment, including the planning for a highway, transit and other appropriate modes of transportation; and

Can you please confirm procedurally what will happen next with this meeting? Will the presentation, any motions/recommendations, minutes come before Committee of the Whole and Council and if so when will that occur?

- The minutes from this meeting will be included on the November 9th, 2021 Committee of the Whole(2) agenda, under the "Consideration of Statutory/Ad Hoc Committee Reports" section of the agenda, to be "received" by the Committee.

Will there be video of this meeting posted?

- The City's task force meetings are not audio or video recorded.

-

I would also like to confirm if Quorum as defined in the Taskforce's TOR was satisfied? There has clearly been issues with attendance as documented at the last meeting May 19, 2021. I also note on today's agenda there was an item entitled membership resignation. My understanding is the Chair was absent today.

- Yes, a quorum of the members were present at the meeting. With 14 members, 8 members are required to constitute quorum of the Task Force. The reference to the chair in the Terms of Reference is there to confirm that the chair of the meeting counts toward quorum, and not that the Chair (Councillor DeFrancesca) of the Task Force is required to attend in order for quorum to be present. I do understand that Councillor DeFrancesca was present for the presentation but needed to leave after it was given. Regional Councillor Rosati then assumed the role of Chair. Quorum was maintained with the number of remaining members.

What is the difference between a staff communication and staff report?

- A staff communication is defined in the City's [Procedure By-law](#) as:
 - **STAFF COMMUNICATION** - Shall be a communication from City of Vaughan staff intended only for information purposes.
- A staff report is defined as:
 - **STAFF REPORT** – A City official's report that makes recommendations to a Committee or to Council
- The primary difference between the two is the a Staff Communication is not permitted a recommendation for Committee to consider. It can only be informational in nature.

Please let me know if you have any further questions.

Thanks,

Todd

Todd Coles, BES, 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: IRENE FORD [REDACTED] >
Sent: 07 October 2021 3:14 PM
To: Todd Coles <Todd.Coles@vaughan.ca>
Cc: Council@vaughan.ca <Council@vaughan.ca>; Paul Webster <pchwebster@hotmail.com>; Noor Javed <njaved@thestar.ca>; GTA West Project Team <project_team@gt-west.com>; Ontario Region / Region d'Ontario (IAAC/AEIC) <iaac.ontarioregion-regiondontario.aeic@canada.ca>; Dina Ibrahim <dibrahim@yrmg.com>; Isaac Callan [REDACTED]; Laura Bowman [REDACTED]; Keith Brooks [REDACTED]; [REDACTED]; [REDACTED]; Ombudsman On Info <info@ombudsman.on.ca>; Sustainable Vaughan <sustainablevaughan@gmail.com>; Kara-Inc <kara@kara-inc.ca>; South Maple Ratepayers' Association <rinaldo6173@rogers.com>; Jonathan - M.P. Wilkinson <jonathan.wilkinson@parl.gc.ca>; Caroline Mulroney <caroline.mulroney@pc.ola.org>; Michael Tiboloco <michael.tiboloco@pc.ola.org>; Stephen Lecce <stephen.lecce@pc.ola.org>; Suzanne Craig <Suzanne.Craig@vaughan.ca>
Subject: [External] Vaughan Transportation Taskforce - Oct 7 - GTA West Team Presentation

Mr. Coles,

I regret that I am sending you another email about process and procedural matters at the City of Vaughan. It is not

my intent to be vexations or frivolous. Nor is it my intent to portray staff or Council in any negative manner. Unfortunately, as of late the role between government and governance seems continually blurred. Asking these questions, I believe, is necessary to ensure that these roles and distinctions are upheld.

As I started to prepare for next week's Official Plan meeting I came across [today's Transportation Taskforce Meeting](#) which included a presentation from the GTA West Project Team. I have the following questions.

Transportation and Infrastructure Task Force - October 07, 2021

What is the procedure for presentations for a taskforce? Did the Committee request the presentation, if so is this documented in previous meeting minutes? Was it a request of the GTA West Project Team, if so would this be subject to Vaughan's Procedural By-Law and was a presentation request submitted?

Can you please confirm the Transportation Taskforce Committee Members (council and members of the public) and who was present for today's meeting?

Can you please confirm what date the agenda was posted with the GTA West Presentation Item listed, as well as the date the Communications link was posted, which includes the [presentation](#)?

Can you please confirm if any recommendations or motions to Vaughan Council resulted from today's meeting and if so the content?

Can you please confirm procedurally what will happen next with this meeting? Will the presentation, any motions/recommendations, minutes come before Committee of the Whole and Council and if so when will that occur?

Will there be video of this meeting posted?

I would also like to confirm if [Quorum](#) as defined in the Taskforce's TOR was satisfied? There has clearly been issues with attendance as documented at the [last meeting](#) May 19, 2021. I also note on today's agenda there was an item entitled membership resignation. My understanding is the Chair was absent today.

QUORUM

1. A majority of members, including the chair, shall constitute quorum.
2. Ex-officio members will not be counted for the purpose of calculating the total number of persons appointed to the task force, but will be counted as a member present when in attendance.

woodbridge, be received.

3. NEW BUSINESS – ATTENDANCE AT TASK FORCE AND SUB-COMMITTEES MEETINGS

The Transportation and Infrastructure Task Force advises Council:

Due to the lack of attendance at the Task Force and Sub-Committees meetings, Councillor DeFrancesca, Chair of the Transportation and Infrastructure requested that an email be sent out to all members to re-affirm their commitment to the Task Force mandate, including attending all meetings on a regular basis.

The foregoing matter was brought to the attention of the Task Force by Councillor DeFrancesca.

I find it very concerning that the GTA West Team has been provided an opportunity to present to the Transportation Taskforce when membership appears to be in flux, the Chair was absent and it is unclear what prompted the GTA West Team presentation. It is also unclear if members of the public were notified in any way that this presentation would be occurring. Given the high level of public concern and media attention the GTA West Corridor has received combined with continued complaints from residents about the lack of meaningful public consultation I find it unsettling that the City of Vaughan and/or Councillors aware did not believe it was necessary to increase public awareness of this agenda item. I would've thought it would be in the best interests of Vaughan to do so to demonstrate a commitment to public awareness/involvement, transparency and accountability in government and governance at the City of Vaughan. **Finding it like this would make it appear that the City of Vaughan and the GTA West Team are strategizing to find a way to have Highway 413 return to Vaughan Council's agenda in an effort to overturn the Vaughan Council decision made on March 10, 2021 that resulted in the City of Vaughan withdrawing support for the Highway 413/GTA West Corridor.**

This sentiment is only compounded by the [staff communication dated Friday Sept 10, 2021 providing an update on the GTA West Corridor](#) on the Committee of the Whole's agenda Tuesday September 14, 2021. It seems likely that it was only posted for one full business day. Because this item was not a staff report it was buried within the staff communications, it was not a line item on the agenda and therefore easily missed by the public. I never received an answer to my question submitted in my communication to this meeting. What is the difference between a staff communication and staff report? In the past updates on the GTA West Corridor were provided as staff reports.

Thank you very much. I look forward to your responses.

Irene Ford

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C4
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (1) - Report No. 49, Item 11.1.3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Transportation Task Force
Date: November-02-21 9:25:16 AM

From: Angela Grella [REDACTED]
Sent: Monday, November 01, 2021 9:01 PM
To: Council@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External] Transportation Task Force

To the City Clerk, Council Members, and Task Force Members:

I am shocked at the lack of governance and terrible processes that are being followed by this task force and committee members. It is my understanding that a working task force proposed a motion requesting support of highway 413 and the motion was put forward by an individual who is not independent of the process and has an interest in the highway proceeding, who in the end also voted in support.

I find it unbelievable and unacceptable that individuals who are biased and who will benefit from a vote supporting the 413 don't understand the inappropriateness of this act, but then feel it's fine to vote and not declare a conflict. External members should be required to declare their relationships and interests and not be allowed to vote.

What is being displayed here is an abuse of the existing process. A conflicted/biased member was allowed to raise a motion requesting that the City support the Highway and vote in favor without declaring conflicts instead of declaring a conflict and being excused from the voting process.

As I understand, if a conflicted party from MTO did not vote and if Councillor DeFrancesca had been present to vote it would have been a tie vote and not passed.

Councillor DeFrancesca, this sloppiness needs to be addressed and the vote needs to be reversed and handled properly.

Would you please take the appropriate steps and ensure that this motion goes no further until proper governance and process are taken.

I ask that the task force recommendation be refused OR ask that the report be deferred to next week so that the citizens of Vaughan may send in correspondence or request to speak at the

meeting.

Regards,
Angela Grella (Ward 3)

C5
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (1) - Report No. 49, Item 11.1.3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Transportation Task Force
Date: November-02-21 9:25:23 AM

From: Tony Malfara [REDACTED] >
Sent: Monday, November 01, 2021 8:37 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Transportation Task Force

To: The City Clerk, Councillor DeFrancesca, Councillor lafrate, and Transportation Task Force Members:

I am shocked at the lack of governance and terrible processes that are being followed by this task force and committee members. It is my understanding that a working task force proposed a motion requesting support of highway 413 and the motion was put forward by an individual who is not independent of the process and has an interest in the highway proceeding, who in the end also voted in support.

I find it unbelievable and unacceptable that individuals who are biased and who will benefit from a vote supporting the 413 don't understand the inappropriateness of this act, but then feel it's fine to vote and not declare a conflict. External members should be required to declare their relationships and interests and not be allowed to vote.

What is being displayed here is an abuse of the existing process. A conflicted/biased member was allowed to raise a motion requesting that the City support the Highway and vote in favor without declaring conflicts instead of declaring a conflict and being excused from the voting process.

As I understand, if a conflicted party from MTO did not vote and if Councillor DeFrancesca had been present to vote it would have been a tie vote and not passed.

Councillor DeFrancesca, this sloppiness needs to be addressed and the vote needs reversed and handled properly.

Would you please take the appropriate steps and ensure that this motion goes no further until proper governance and process is taken.

Thanks for your time

Tony Malfara.

C6
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (1) - Report No. 49, Item 11.1.3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Transportation Task Force - GTA 413
Date: November-02-21 9:54:32 AM

From: [REDACTED] >
Sent: Tuesday, November 02, 2021 9:52 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Transportation Task Force - GTA 413

To: Councilor lafrate, Councilor DeFrancesca and Transportation Task Force Members:

What is happening to our political process? Why are such underhanded non transparent practices being used by my city elected officials. How can you allow individuals who are biased and who will benefit by a vote supporting the GTA 413

I am extremely concerned that this council is lacking transparency and are using sneaky tactics against the best interests of its community members / tax payers. It was brought to my attention that the a working task force proposed a motion requesting support of the GTA 413 and the motion that was brought forward by an individual who is not independent of the process and actually has an interest in seeing the GTA 413 move forward. Also why was this individual allowed to vote.

Folks, I find it unbelievable that the lack of transparency around the process is being ignored and abused. I find it completely inappropriate that individuals who are biased and stand to gain from the GTA 413 moving forward being allowed to vote on this topic. I find inappropriate that individuals who stand to gain from the GTA 413 moving forward NOT declare their interest.

Councilors can you please assist and help ensure this motion does not go any further

Thank You

Bruno Malfara

C7
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (2) - Report No. 52, Item 14

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] I reject the highrise!!
Date: November-10-21 12:43:21 PM

From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Tuesday, November 9, 2021 11:55 AM
To: Clerks@vaughan.ca
Cc: Isabel Leung <Isabel.Leung@vaughan.ca>; Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Subject: Fw: [External] I reject the highrise!!

From: Patricia Qaqish [REDACTED] >
Sent: 09 November 2021 11:50 AM
To: Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] I reject the highrise!!

Good morning,

I understand that Council is voting TODAY on the high rise near Weston Road and Major Mackenzie and I wanted to let you know that I live in the community and reject the highrise!!

Thank you,

Patricia Qaqish

Sent from my iPhone

C8
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (2) - Report No. 52, Item 14

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] High rise on Weston Road
Date: November-10-21 12:49:53 PM

From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Tuesday, November 9, 2021 10:35 AM
To: Clerks@vaughan.ca
Cc: Isabel Leung <Isabel.Leung@vaughan.ca>; Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Subject: Fw: [External] High rise on Weston Road

From: Jorge Amaral <[REDACTED]>
Sent: 09 November 2021 10:31 AM
To: Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] High rise on Weston Road

I live in this community and strongly DISAGREE with the construction.

Sent from my iPhone

C9
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (2) - Report No. 52, Item 14

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Condos
Date: November-10-21 12:52:54 PM

From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Tuesday, November 9, 2021 10:32 AM
To: Clerks@vaughan.ca
Cc: Isabel Leung <Isabel.Leung@vaughan.ca>; Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Subject: Fw: [External] Condos

From: Odette Amaral <[REDACTED]>
Sent: 09 November 2021 10:30 AM
To: Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] Condos

I leave in the area for long time and strongly DISAGREE with the construction

Sent from my iPhone

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Reject Ozner Corporation (South)
Date: November-11-21 4:50:26 PM

From: NguyenThanh Giang [REDACTED] >
Sent: Monday, November 8, 2021 10:31 PM
To: Clerks@vaughan.ca
Cc: Mayor and Members of Council <MayorandMembersofCouncil@vaughan.ca>
Subject: [External] Reject Ozner Corporation (South)

To the City of Vaughan

On behalf of my community to ask your urgent intervention to rejected or postpone Ozner Corporation South proposal. Due to the reasons that we and our community did not get any email or written letter from the city regarding this meeting on November 9. 2021 at 1pm. We wish to have the right to meet in person to reject this proposal because we have a disputatious for more than eleven years. Please give us an opportunity for all of our neighborhoods to gather and speak for their right. Not by sneakily behind ours back and approved the corporation without consider for Vaughan citizens. When not too long ago the City of Vaughan was refused their proposal to build a 9 levels building. Don't forget we are all tax payers and voters!

If you have any request please contact me and my community are more than happy to collaborate.

Thank you for your consideration,

Weston Road and Major Mackenzie community

- -
 -
-

C11
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (2) - Report No. 52, Item 14

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Ozner application
Date: November-11-21 5:05:43 PM

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

From: pauljrkassandra s [REDACTED] >
Sent: Monday, November 8, 2021 11:05 PM
To: Clerks@vaughan.ca
Subject: [External] Ozner application

Hi.

My neighbors just told me about the appointment for tomorrow about the Ozner project, which my family is completely opposed to.

Please helping us to reject this madness, this area is not for that kind of construction, we are younger families with small kids and we have already a lot of traffic our community is overflow, crime has climbed a lot too and the last thing need is more problems and these condos represent more problems in many ways and you guys know this is true.

Why they building a beautiful community and now they trying to destroy it.

Please helping us by rejecting this proposal because even 9 storey is crazy, what about the neighbour's who lives beside this land !!Who cares!! Please.

Take care and God bless you.

Claudia L.

C12
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (2) - Report No. 52, Item 14

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Not on my backyard. Ozner rejecting.
Date: November-11-21 4:56:01 PM

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

From: barbie malibu [REDACTED] x>
Sent: Monday, November 8, 2021 11:24 PM
To: Clerks@vaughan.ca
Subject: [External] Not on my backyard. Ozner rejecting.

I completely reject this application because when Lomel sold us these houses promised us that this area would be commercial and they lied to us, afterwards they built a lot of townhouses and now they trying to make two towers. This problem has already many years.
Please don't let this happens.
Please help us.

Thanks.

C13
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (2) - Report No. 52, Item 14

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Reject OZNER Corporation (South)
Date: November-11-21 4:58:32 PM

From: Colin N <[REDACTED]>
Sent: Monday, November 8, 2021 11:39 PM
To: Clerks@vaughan.ca
Cc: Todd Coles <Todd.Coles@vaughan.ca>; Mayor and Members of Council
<MayorandMembersofCouncil@vaughan.ca>
Subject: [External] Reject OZNER Corporation (South)

To the City of Vaughan,

My family and our community never received any emails or written mail from the city of Vaughan regarding the meeting on Tuesday November 9, 2021 at 1pm regarding the city trying to approve the Ozner Corporation south with 9 level high building. Not long ago the City of Vaughan and Vaughan's citizens refused to Ozner Corporation's proposed 9 storey height. So what makes the city change their mind? Is this because the corporation has more money than average citizens and the power of money can change from rejected to considered approval. We paid taxes and votes for all the people who worked in the City of Vaughan. In return, we asked for the City of Vaughan to have a fair rejection of this greedy builder, who lied to us in the first place, and tricked us that the plot plan will be a low density commercial. If we knew that Ozner Corporation would build a 9 storey high building then nobody would buy their houses. We are hoping the Mayor and Councillors of Vaughan think about the people that were affected by this company and almost two thousand people behind our community that signed the petition.

Thank you for your time and consideration,

Colin Ng

C14
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (WS) - Report No. 51, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: Correspondence to Vaughan Council (November 16) - Vaughan Mills Master Plan (Item 2) - Jane and Korda
Date: November-15-21 12:10:41 PM
Attachments: [2021.11.15 - Vaughan Mills Secondary Plan - 8960 9000 Jane Street and 27 Korda Gate .pdf](#)
Importance: High

From: Mathew Halo <mhalo@westonconsulting.com>
Sent: Monday, November 15, 2021 11:46 AM
To: Clerks@vaughan.ca
Cc: Sandra Patano <spatano@westonconsulting.com>; Joe Di Giuseppe <joed@greenpark.com>; 'Mary Flynn-Guglietti' <mary.flynn@mcmillan.ca>; Annik Forristal <Annik.Forristal@mcmillan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>
Subject: [External] Correspondence to Vaughan Council (November 16) - Vaughan Mills Master Plan (Item 2) - Jane and Korda
Importance: High

Good morning,

Attached to this email is letter we are submitting to Vaughan Council for consideration at their November 16, 2021 Council Meeting regarding the Vaughan Mills Public Realm and Streetscape Master Plan (Item 2 on the Agenda). We are submitting on behalf of the owners of 8960 and 9000 Jane Street and 27 Korda Gate.

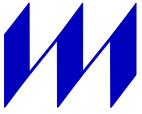
Please acknowledge receipt of this email and advise that the item will be placed on the November 16 Council agenda.

Regards,

MATHEW HALO, BURPI
PLANNER

VAUGHAN 905.738.8080 x282
TORONTO 416.640.9917 x282
CELL 416.882.4989
WESTONCONSULTING.COM





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

November 15, 2021
File 10516

Attn: Mayor Bevilacqua and Members of Vaughan City Council

**RE: Vaughan Mills Centre Secondary Plan & Public Realm and Streetscape Plan
8960 & 9000 Jane Street and 27 Korda Gate, Vaughan
DA.19.084, DA.18.047 and DA.20.060
OLT Case Number: PL110420**

Weston Consulting is the planning consultant for Genazzano Highrises Inc., Granerola Residences Ltd., and Dulcina Investments Inc. the registered owner of the lands at 9000 Jane Street, 8960 Jane Street and 27 Korda Gate, in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Vaughan Mills Centre Public Realm + Streetscape Master Plan, final report, dated November 2021, that was considered and approved by City of Vaughan Committee of the Whole on November 3, 2021. We are pleased to provide the enclosed comments on behalf of the owner and request that this letter be considered at the City of Vaughan Council Meeting on November 16, 2021.

Status of Planning Applications on the Subject Lands and Secondary Plan Participation

Several years of mediation at the Ontario Land Tribunal (formerly the Ontario Municipal Board) have led to decisions rendered on Official Plan Amendment and Zoning By-law Amendment Applications for the subject lands. Following this decision, the landowner submitted Site Development Applications, DA.18.047, DA.19.084 and DA.20.060, to facilitate the development of the master planned community known as ‘Charisma’. The above-noted planning applications have been approved and agreements either executed or underway for the development of the subject lands.

The landowner has been monitoring and an active participant in the Vaughan Mills Centre Public Realm and Streetscape Master Plan and over the years has been an active landowner within the Vaughan Mills Centre Secondary Plan Study Area, including online meetings on October 22, 2020 and February 23, 2021, where the Master Plan was discussed.

Review of and Comment on the Vaughan Mills Centre Master Plan

Weston Consulting and the landowner have reviewed the Vaughan Mills Centre Public Realm + Streetscape Master Plan, dated November 2021. We offer the following comments based on our review of the draft Vaughan Mills Public Realm and Streetscape Master Plan:

1. ***Current and Future Traffic Demands and Fishermens Way***

We have concern with the planned 2-lane road design of Fishermens Way. The landowner does not agree with the principle of the 2-lane road construction and the reduction from 4-lanes, which was contemplated by the City of Vaughan at the planning application stage for the site-specific development applications, and as contemplated in development agreements between the City and the landowner.

It is our understanding that the Secondary Plan has planned for Fishermens Way to be a future *Minor Collector* street, and that Volume 1 of the City of Vaughan Official Plan identifies minor collector streets as “generally [having] a maximum of two travel lanes and projected traffic volumes shall be less than 500 vehicles in the peak hour and 5,000 vehicles per day”. Based on our review of the November 2021 Final Master Plan Report, we understand that a Tertiary Plan process is anticipated for the phased future development of the Vaughan Mills Mall lands, whereby further transportation, detailed design and analysis would be undertaken to determine the contemplated 3-lane variant option as outlined in the Master Plan.

Based on the technical work and consultation completed to-date through our client's site-specific application process, we request that the City of Vaughan implement Fishermens Way as a 4-lane road, as previously planned. The reduction of the road to two lanes is inappropriate and premature given that the Mall is a destination and that the Mall's owners have not advanced preliminary plans and studies to the City of Vaughan through a Tertiary Plan process or formal planning applications.

It is our anticipation that without formal planning applications or commencement of a Tertiary Plan there is limited understanding of the level of development and subsequent servicing levels demanded by any future development of the Mall lands. As identified in the Master Plan, the detailed design of Fishermen's Way is “subject to a Future Tertiary Plan for Vaughan Mills Mall”; therefore, the categorization of the roadway as a 2-lane street instead of 4-lanes is premature and not supported by sufficient study.

2. ***Land Ownership and Development Agreement***

We request that the City of Vaughan provide supplementary information on how Fishermens Way will function in relation to our client's lands. The Master Plan does not confirm if any of the proposed boulevard treatments for Fishermens Way would be located on our client's lands, and how the existing underground servicing and utility easements that run along the outer edge of the ring road will be dealt with in an ultimate condition, following the dedication of lands to the City as part of the site-specific planning applications and the construction of Fishermens Way.

It is acknowledged that as part of the existing development agreements between the City of Vaughan and the landowner, portions of land will be dedicated for the future construction

of Fishermens Way. It is also acknowledged that the City of Vaughan has contemplated “enhanced streetscaping” as part of the Master Plan and the ultimate condition of Fishermens Way. We request that the City of Vaughan identify the level of obligation that the landowner is required to fulfil as part of proposed streetscape enhancements along Fishermens Way. Should the landowner be required to implement enhanced streetscape conditions for Fishermens Way as part of the fulfilment of application conditions, it is our request that the improvements be considered as Section 37 contributions and discounted towards financial requirements for the approved development.

It is acknowledged that the Vaughan Mills Centre Secondary Plan and Public Realm and Streetscape Master Plan are “living documents”, and that review and update of the Plans is appropriate under the *Planning Act*, however, the Master Plan should acknowledge the planning process and approvals, and the conditions that were discussed and approved by the City and the landowner, as they relate to the Secondary Plan Area and the Plan’s ultimate public realm and streetscape conditions.

We reserve the right to provide further comments as part of the ongoing Vaughan Mills Centre Public Realm and Streetscape Master Plan and any future update to the Vaughan Mills Centre Secondary Plan. We request that this letter be added to the public record for the City Council Meeting on November 16, 2021 and request to be notified of any future reports and/or meetings and decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 or Mathew Halo at extension 282 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

- c. Joe Di Giuseppe, Development Manager, Greenpark Group
Haiging Xu, Deputy City Manager
Nick Spensieri, Deputy City Manager, Infrastructure Development
Ryan Guetter, Weston Consulting
Mary Flynn-Guglietti, McMillan LLP
Annik Forristal, McMillan LLP

C15
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (WS) - Report No. 51, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Correspondence to Vaughan Council (November 16) - Vaughan Mills Master Plan (Item 2) - 8940 Jane Street
Date: November-15-21 12:10:52 PM
Attachments: [2021.11.15 - Vaughan Mills Secondary Plan - 8940 Jane Street \(including 85 105 125 Bass Pro Mills Drive\) .pdf](#)
Importance: High

From: Mathew Halo <mhalo@westonconsulting.com>
Sent: Monday, November 15, 2021 11:48 AM
To: Clerks@vaughan.ca
Cc: Sandra Patano <spatano@westonconsulting.com>; Joe Di Giuseppe <joed@greenpark.com>; 'Dan Mammone' <dan.mammone@mammone.ca>; 'Mary Flynn-Guglietti' <mary.flynn@mcmillan.ca>; Annik Forristal <Annik.Forristal@mcmillan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>
Subject: [External] Correspondence to Vaughan Council (November 16) - Vaughan Mills Master Plan (Item 2) - 8940 Jane Street
Importance: High

Good morning,

Attached to this email is letter we are submitting to Vaughan Council for consideration at their November 16, 2021 Council Meeting regarding the Vaughan Mills Public Realm and Streetscape Master Plan (Item 2 on the Agenda). We are submitting on behalf of the owners of 8940 Jane Street (including 85 105 125 Bass Pro Mills Drive).

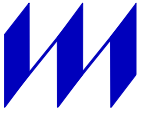
Please acknowledge receipt of this email and advise that the item will be placed on the November 16 Council agenda.

Regards,

MATHEW HALO, BURPI
PLANNER

VAUGHAN 905.738.8080 x282
TORONTO 416.640.9917 x282
CELL 416.882.4989
WESTONCONSULTING.COM





WESTON CONSULTING

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

November 15, 2021
File 10516

Attn: Mayor Bevilacqua and Members of Vaughan City Council

**RE: Vaughan Mills Centre Secondary Plan & Public Realm and Streetscape Plan
8940 Jane Street (including, 85, 105 and 125 Bass Pro Mills Drive)**

Weston Consulting is the planning consultant for the owner of the lands located at 8940 Jane Street (including, 85, 105 and 125 Bass Pro Mills Drive), in the City of Vaughan (herein referred to as the "subject lands"). We have reviewed the Vaughan Mills Centre Public Realm + Streetscape Master Plan, final report, dated November 2021, that was considered and approved by City of Vaughan Committee of the Whole on November 3, 2021. We are pleased to provide the enclosed comments on behalf of the owner and request that this letter be considered at the City of Vaughan Council Meeting on November 16, 2021.

Status of Planning Applications on the Subject Lands and Secondary Plan Participation

Several years of mediation at the Ontario Land Tribunal (formerly the Ontario Municipal Board) have led to decisions rendered on the Official Plan Amendment and Zoning By-law Amendment Applications for the subject lands (OLT Case Numbers: PL110419, PL110420, PL110455, PL11456, PL140839, PL111184). Minutes of Settlement between the owners, the City of Vaughan and Regional Municipality of York were executed on June 20, 2018, whereby a series development conditions obligating the owner of the lands to dedicate portions of the subject lands for implementation of public realm and streetscape infrastructure was outlined. As a requirement of the approvals and the Minutes of Settlement, the landowner is in the process of entering into an agreement with the City of Vaughan for development servicing and for the extension of Romina Drive.

The landowner has been monitoring the Vaughan Mills Centre Public Realm and Streetscape Master Plan and over the years has been an active landowner within the Vaughan Mills Centre Secondary Plan Study Area.

Review of and Comment on the Vaughan Mills Centre Master Plan

Weston Consulting and the landowner have reviewed the Vaughan Mills Centre Public Realm + Streetscape Master Plan, dated November 2021. We offer the following comments based on our review of the draft Vaughan Mills Public Realm and Streetscape Master Plan:

1. ***Current and Future Traffic Demands and Fishermens Way***

We have concern with the planned 2-lane road design of Fishermens Way. The landowner does not agree with the principle of the 2-lane road construction and the reduction from 4-lanes, which was contemplated by the City of Vaughan at the planning application stage for the site-specific development applications.

It is our understanding that the Secondary Plan has planned for Fishermens Way to be a future *Minor Collector* street, and that Volume 1 of the City of Vaughan Official Plan identifies minor collector streets as “generally [having] a maximum of two travel lanes and projected traffic volumes shall be less than 500 vehicles in the peak hour and 5,000 vehicles per day”. Based on our review of the November 2021 Final Master Plan Report, we understand that a Tertiary Plan process is anticipated for the phased future development of the Vaughan Mills Mall lands, whereby further transportation, detailed design and analysis would be undertaken to determine the contemplated 3-lane variant option as outlined in the Master Plan.

Based on the technical work and consultation completed to-date through our client’s site-specific application process, we request that the City of Vaughan implement Fishermens Way as a 4-lane road, as previously planned. The reduction of the road to two lanes is inappropriate and premature given that the Mall is a destination and that the Mall owners have not advanced preliminary plans and studies to the City of Vaughan through a Tertiary Plan process or formal planning applications.

It is our anticipation that without formal planning applications or commencement of a Tertiary Plan there is limited understanding of the level of development and subsequent servicing levels demanded by any future development of the Mall lands. As identified in the Master Plan, the detailed design of Fishermen’s Way is “subject to a Future Tertiary Plan for Vaughan Mills Mall”; therefore, the categorization of the roadway as a 2-lane street instead of 4-lanes is premature and not supported by sufficient study.

2. ***Land Ownership and Development Agreement***

We request that the City of Vaughan provide supplementary information on how Fishermens Way will function in relation to our client’s lands. The Master Plan does not confirm if any of the proposed boulevard treatments for Fishermens Way would be located on our client’s lands, and how the existing underground servicing and utility easements that run along the outer edge of the ring road will be dealt with in an ultimate condition, following the dedication of lands to the City as part of the site-specific planning applications and the construction of Fishermens Way.

It is acknowledged that as part of the future development agreements between the City of Vaughan and the landowner, portions of land will be dedicated for the future construction of Fishermens Way. It is also acknowledged that the City of Vaughan has contemplated “enhanced streetscaping” as part of the Master Plan and the ultimate condition of

Fishermens Way. We request that the City of Vaughan identify the level of obligation that the landowner is required to fulfil as part of proposed streetscape enhancements along Fishermens Way. Should the landowner be required to implement enhanced streetscape conditions for Fishermens Way as part of the fulfilment of application conditions, it is our request that the improvements be considered as Section 37 contributions.

It is acknowledged that the Vaughan Mills Centre Secondary Plan and Public Realm and Streetscape Master Plan are "living documents", and that review and update of the Plans is appropriate under the *Planning Act*, however, the Master Plan should acknowledge the planning process and approvals, and the conditions that were discussed and approved by the City and the landowner, as they relate to the Secondary Plan Area and the Plan's ultimate public realm and streetscape conditions.

We reserve the right to provide further comments as part of the ongoing Vaughan Mills Centre Public Realm and Streetscape Master Plan and any future update to the Vaughan Mills Centre Secondary Plan. We request that this letter be added to the public record for the City Council Meeting on November 16, 2021 and request to be notified of any future reports and/or meetings and decisions regarding this matter.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

- c. Haiging Xu, Deputy City Manager
- Nick Spensieri, Deputy City Manager, Infrastructure Development
- Ryan Guetter, Weston Consulting
- Mary Flynn-Guglietti, McMillan LLP
- Annik Forristal, McMillan LLP
- Dan Mammone & Sandra Mammone, Clients
- Joe Di Giuseppe, Development Manager, Greenpark Group

C16
COMMUNICATION
COUNCIL - NOVEMBER 16, 2021
CW (WS) - Report No. 51, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: Council Agenda Submission - Item 7.3.2 Vaughan Mills Centre Public Realm and Streetscape Plan
Date: November-15-21 12:13:37 PM
Attachments: [2021.11.15 - VMCSPP Landowner Group - VMCSPP Streetscape Study Submission Letter.pdf](#)

From: Darrin Cohen <dcohen@westonconsulting.com>
Sent: Monday, November 15, 2021 11:57 AM
To: Clerks@vaughan.ca
Cc: Ryan Guetter <rguetter@westonconsulting.com>; Nina Tanti <ntanti@westonconsulting.com>; Jessica Damaren <jndamaren@westonconsulting.com>; Matthew Peticca <mpeticca@westonconsulting.com>
Subject: [External] Council Agenda Submission - Item 7.3.2 Vaughan Mills Centre Public Realm and Streetscape Plan

Hello,

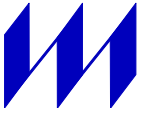
Please find attached written correspondence from Ryan Guetter, Executive Vice President at Weston Consulting, regarding Item 7.3.2 "Vaughan Mills Centre Public Realm and Streetscape Plan" on tomorrow's Council Agenda.

Thank you,
Darrin

DARRIN COHEN
PLANNER

VAUGHAN 905.738.8080 x277
TORONTO 416.640.9917 x277
WESTONCONSULTING.COM





**WESTON
CONSULTING**

planning + urban design

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

November 15, 2021
File 3867-1

Attn: City Clerk and Members of Vaughan Council

**RE: Vaughan Mills Centre Public Realm and Streetscape Plan
Vaughan City Council
Vaughan Mills Secondary Plan Landowners Group**

Weston Consulting is the planning consultant for H & L Title Inc. / Ledbury Investments Ltd., 2811187 Ontario Limited, and Anland Developments Inc., which comprise the Vaughan Mills Centre Secondary Plan Landowners Group (the "Landowners Group") who have land holdings located southeast of the intersection of Weston Road and Rutherford Road on the west side of the Vaughan Mills Centre Secondary Plan ("VMCSP") area in the City of Vaughan (herein referred to as the "subject lands").

We have reviewed the final Vaughan Mills Centre Public Realm and Streetscape Master Plan (the "Master Plan") and are pleased to provide the enclosed comments on behalf of the Landowners Group.

The subject lands are located south of Rutherford Road, west of Highway 400, east of Weston Road, and north of the future extension of Bass Pro Mills Drive. An air photo is included as Attachment 1 to this letter. The subject lands are currently zoned "A - *Agricultural*" by Vaughan Zoning By-law 1-88. However, the lands form part of the VMCSP, which was approved by York Region Council on June 26, 2014 and subsequently appealed by the Landowners Group, among others, to the Local Planning Appeal Tribunal (continued as the Ontario Land Tribunal, "OLT"). The VMCSP proposes to designate the subject lands within the "Vaughan Mills Centre Business District" for Prestige Office Employment and Prestige Employment uses. The Landowners Group had brought forward an alternative concept for the subject lands, which considered an alternative road network and an alternative alignment for the Black Creek corridor among other considerations such as permitted land uses, heights, and densities.

Phase 1 of the OLT proceedings associated with the appeals of the VMCSP by the Landowners Group was heard in June 2021, together with related appeals by the Landowners Group of the Vaughan Official Plan (2010). A decision on Phase 1 has occurred; however, Phase 2 of the OLT proceedings has yet to be heard and will address more detailed elements of the west side of the VMCSP, including permitted land uses, heights, densities, public road network, and the location of the realigned Black Creek and associated greenway corridor among other detailed

considerations. As such, the road network, Black Creek corridor alignment, and ultimate land uses have not yet been finalized for the west side of the VMCSF.

Based on our review of the final Master Plan, streetscape and public realm considerations have been identified for the west side of the VMCSF based on the unapproved road network and Black Creek corridor alignment. Section 2.9 of the Master Plan identifies that the public realm and streetscape design objectives described by the Plan are based on the Character Areas defined by the VMCSF. Figure 37 of the Master Plan identifies the Weston Street Corridor to have a commercial mixed-use focus, while the Business District is identified as a unique, mixed-use employment district that is centered around the Black Creek, which is intended to be a central stormwater management feature and public realm focal point. However, as previously noted, the land use permissions, road network, and Black Creek corridor are still being determined for the west side which may result in changes to the defined character for the subject lands. These undetermined features are key elements that influence character, shape the public realm, and define streetscape patterns. As such, it is premature to define public realm and streetscape guidelines based on considerations of land use and character that are potentially subject to change. These comments were raised in various stakeholder sessions with the project team.

The Master Plan, which is intended to build on the VMCSF, fails to adequately acknowledge the active appeals to the west side of the Secondary Plan and provides no discussion on how the guidelines would be applied in the event that the character, street patterns and central Black Creek focal point were to differ from what has been defined in the appealed VMCSF and the Master Plan document itself. To the extent that the land uses, densities, road network and Black Creek alignment may change from what was originally contemplated, it is premature to define public realm and streetscape design for the west side of the VMCSF at this time without a degree of certainty on these key defining elements.

Given the active OLT proceedings and the potential for changes to key public realm-defining elements on the west side of the VMCSF, we request that the approval of the Master Plan be deferred in its application to the west side of the Secondary Plan Area, including our client's lands, until these matters have been resolved at the OLT.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 240 or at extension 241 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Mark N. Emery, BES MCIP, RPP
President

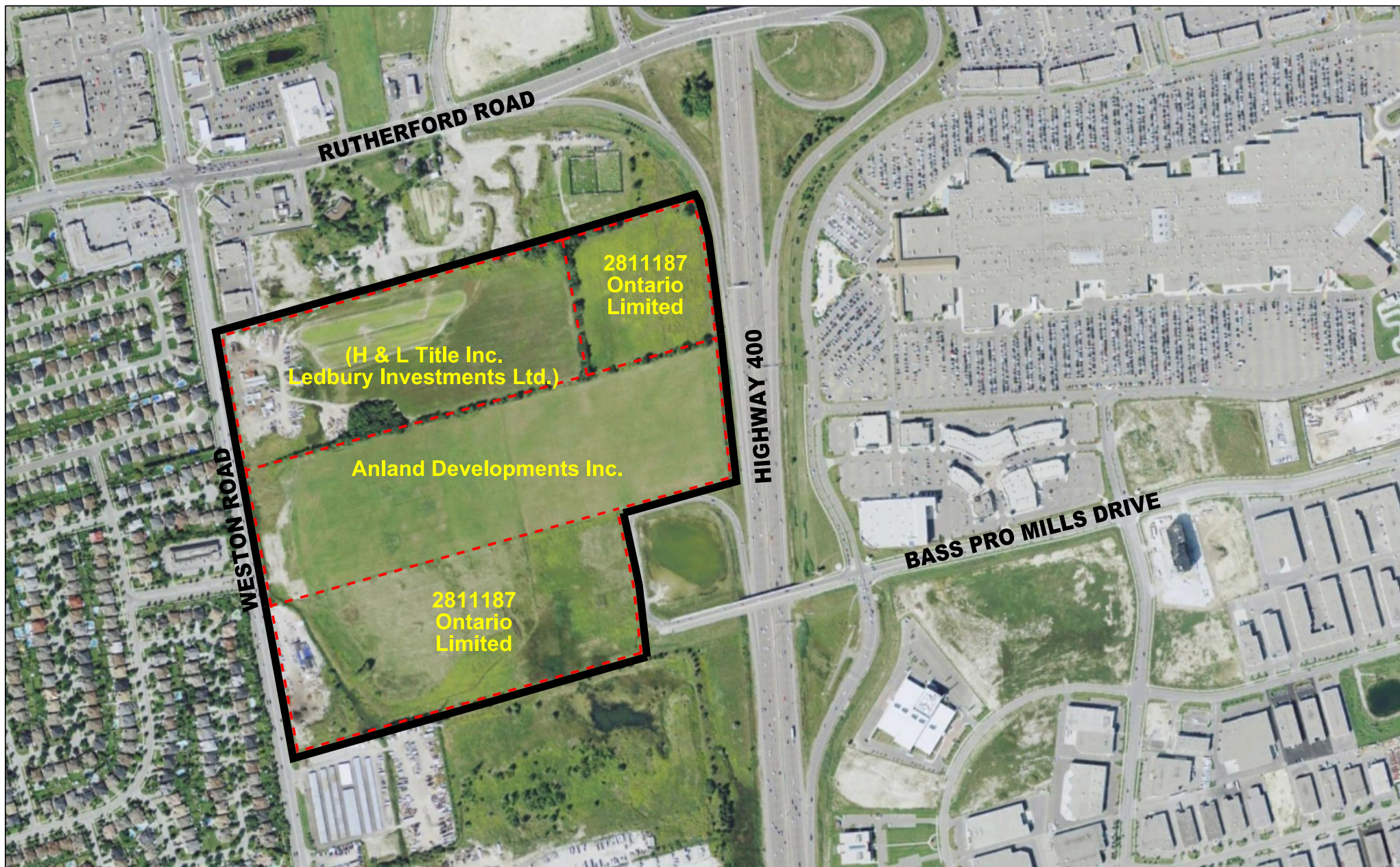
and



Ryan Guetter, BES, MCIP, RPP
Senior Vice President

- c. Haiqing Xu, Deputy City Manager, Planning and Growth Management
Shahrzad Davoudi-Strike, Manager of Urban Design and Cultural Heritage
Nancy Tuckett, Director of Development Planning
Vaughan Mills Centre Secondary Plan Landowners Group
Chris Barnett, Osler, Hoskin & Harcourt LLP
Gerard Borean, Parente Borean
Mark Flowers, Davies Howe LLP

Enclosures



**WESTON
CONSULTING**
planning + urban design

File Number: 3867
Date Drawn: 10 JUNE 13
Drawn By: SM
Planner: JL
Scale: NTS
CAD: 3867/schedules/3867 Ownership map.dgn



LEGEND

— LAND OWNERS GROUP

Air Photograph from Google Earth Pro.
Date of photography: August 2009

LAND OWNERSHIP MAP



DATE: November 15, 2021

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: Communication – Council, November 16, 2021
Item #3, Report #52

**EASTWOOD HOLDINGS CORP.
OFFICIAL PLAN AMENDMENT FILE OP.20.017
ZONING BY-LAW AMENDMENT FILE Z.20.044
WARD 1 – 9221 JANE STREET
VICINITY OF JANE STREET AND RUTHERFORD ROAD**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT Recommendation 3. b) of Item No. 3 of the Committee of the Whole Report (2) No. 52, dated November 9, 2021, be deleted and replaced with the following:

“3. b) the implementing Zoning By-law Amendment is prepared to the satisfaction of the City and shall include the Holding Symbol “(H)” which shall not be removed from the subject lands, or any portion thereof, until the following conditions are addressed to satisfaction of the City, in consultation with CN:”

Background

The Committee of the Whole on November 9, 2021, considered a technical report (Item No. 3 of Report 52) (‘Technical Report’) from the Deputy City Manager, Planning & Growth Management regarding Official Plan Amendment File OP.20.017 and Zoning By-law Amendment File Z.20.044 (Eastwood Holdings Corp.) to seek endorsement and obtain direction from Council for appropriate City staff and external consultants, as required to attend the Ontario Land Tribunal Hearing in support of the refusal Recommendations contained in the report.

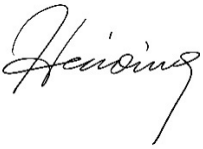
On November 4, 2021, a letter was received (Communication C2) from the CN’s Solicitor (Papazian, Heisey, Myers Barristers & Solicitors) requesting that the Committee not adopt Recommendation 3. b) in the Technical Report. Through

discussion at Committee of the Whole, CN's Solicitor agreed to consider language to include CN in the Recommendation. Revised wording, proposed by Staff, to include CN is stated in the above Recommendation.

The Vaughan Development Planning Department supports the revised Recommendation.

For more information, contact Margaret Holyday, Senior Planner, Development Planning Department ext. 8216.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Haiqing Xu', written in black ink.

Haiqing Xu
Deputy City Manager, Planning and Growth Management

Copy to: Todd Coles, City Clerk
Nancy Tuckett, Senior Manager of Development Planning

C19
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (WS) - Report No. 51, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: VMCSP Public Realm Plan - Council November 16 2021 Agenda Item 7.3 - COW (Working Session) Report No 51 Item 2
Date: November-15-21 4:21:28 PM
Attachments: [image001.png](#)
[VMCSP Public Realm Streetscape Master Plan Letter to Council Nov 15 2021.pdf](#)
[RE Vaughan Mills Centre Secondary Plan - Public Realm and Streetscape Masterplan Comments.msg](#)

From: Lisa La Civita <llacivita@armlandgroup.com>
Sent: Monday, November 15, 2021 4:01 PM
To: Clerks@vaughan.ca
Cc: brunob <brunob@historyhillgroup.com>; stevend <stevend@historyhillgroup.com>; Daniel Belli <dbelli@armlandgroup.com>; Mary Flynn-Guglietti <mary.flynn@mcmillan.ca>
Subject: [External] VMCSP Public Realm Plan - Council November 16 2021 Agenda Item 7.3 - COW (Working Session) Report No 51 Item 2

Good Afternoon Mr. Coles,

Please find enclosed our correspondence on Council Agenda Item 7.3 for tomorrow's Council meeting (November 16) with respect to the Vaughan Mills Centre Public Realm Plan.

Thank you,
Lisa



Lisa La Civita, MCIP, RPP
Development Manager
8700 Dufferin St., Concord, ON. L4K 4S6
T: 905.660.3765 ext. 259 | F: 905.669.6902
www.armlandgroup.com

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November 15, 2021

Delivered by email to clerks@vaughan.ca

The Office of the City Clerk
City of Vaughan
City Hall Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Todd Coles, Clerk of the City of Vaughan

Dear Mayor Bevilacqua and Members of Council

**RE: Council Meeting of November 16th, 2021
Committee of the Whole (Working Session) Report No. 51, Item 2
Vaughan Mills Centre Public Realm and Streetscape Plan
Comments from Limestone Gallery Investments Inc. and Starburst Developments Inc.**

We write this letter on behalf of Limestone Gallery Investments Inc. ("Limestone") and Starburst Developments Inc. ("Starburst") owners of the lands located at 3255 Rutherford Rd, and 9070 Jane Street and 3191 Rutherford Road, respectively, in the Vaughan Mills Centre Secondary Plan Area (the "lands"). Limestone and Starburst have actively been participating in the Vaughan Mills Centre Public Realm Strategy and Streetscape Master Plan Study.


We have also provided correspondence to Urban Design staff with respect to our comments and issues during this process after each of the Public Information Sessions.

We were pleased to hear Council's direction for Staff to continue working with the stakeholders to have our issues addressed. Staff agreed to remove the portion of the Greenway that falls within the Limestone parcel as this portion of the proposed Greenway is not consistent with the approved Vaughan Mills Centre Secondary Plan. We are attaching our email correspondence- as supporting documentation for the removal of this section of the proposed Greenway.

We understood that the Figures could not be amended in advance of the Committee of the Whole meeting on November 3, 2021 due to timing. However, we are unsure as of this date whether the Final Report presently before Council for approval at its November 16, 2021 meeting, reflects the updated Figures to reflect the agreed upon -modification to delete the proposed Greenway from the Limestone parcel.

We respectfully request that Council amend the recommendation to approve the Vaughan Mills Public Realm and Streetscape Master Plan to include language that is reflective of the modifications as agreed by Staff, to be consistent with the approved Vaughan Mills Centre Secondary Plan.

Regards,


Bruno Baldassarra

c/o Limestone Gallery Investments Inc. and Starburst Developments Inc.

cc. *Steven De Santis, History Hill Group*
Lisa La Civita, Armland Group
Daniel Belli, Armland Group
Mary Flynn-Guglietti, McMillan LLP

From: [Lisa La Civita](#)
To: [Shahrzad Davoudi-Strike](#)
Cc: [Chris Veres](#); [brunob](#); [Daniel Belli](#); [stevend](#); [Haigang Xu](#); [Nancy Tuckett](#)
Subject: RE: Vaughan Mills Centre Secondary Plan - Public Realm and Streetscape Masterplan Comments
Attachments: [image004.png](#)
[image001.png](#)
[image002.png](#)

Hi Shahri,

Thank you for agreeing to removing the Greenway from the Limestone parcel. I trust this will be noted at today's meeting and subsequent Committee and Council meetings.

With respect to the pedestrian/cycling connection, we would argue the same, that a linkage is not contemplated in neither the Secondary Plan nor the Vaughan Pedestrian and Bicycle Master Plan. On Schedule H of the Secondary Plan there is a "Dedicated On-Street Cycling" path shown connecting Rutherford Rd to Fisherman's Way and the proposed Green Buffer Area along the 400 via Sweet River Blvd. This is an appropriate and safe connection for pedestrians/cyclists coming from Rutherford Road as it is farther from the HWY 400 off ramp.

Providing a pedestrian link along this same pathway would probably make the most sense, since there are already cross-sections in the VMCSP Public Realm Study that provide multi-use paths along this route.

Thanks,

Lisa



From: Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>

Sent: Tuesday, November 2, 2021 5:42 PM

To: Lisa La Civita <llacivita@armlandgroup.com>

Cc: Chris Veres <chris@dtah.com>

Subject: RE: Vaughan Mills Centre Secondary Plan - Public Realm and Streetscape Masterplan Comments

Lisa,

We can revise the plan to remove the greenway, However we would like to keep the pedestrian/cycling connection as it contributes to the complete ped/bike network and provide a much needed connection to Rutherford road.

Let me know if this is acceptable. Also note that I cannot update the document that is already uploaded for tomorrow but we can revise the final that will be posted on our website.

Regards,

Shahrzad Davoudi-Strike M.Arch, MUD, MCIP, RPP, LEED AP

Manager of Urban Design & Cultural Heritage

905-832-8585 ext. 8653 | shahrzad.davoudi-strike@vaughan.ca

City of Vaughan | Development Planning Department

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

vaughan.ca



***Please note, I will be working from home for the time being due to the ongoing COVID-19 pandemic. I have access to voicemail and emails from home however I will not be able to**

answer any phone calls from my phone extension 8653.*

From: Lisa La Civita <llacivita@armlandgroup.com>

Sent: November-02-21 4:33 PM

To: Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>

Cc: Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Daniel Belli <dbelli@armlandgroup.com>; Haiqing Xu <Haqing.Xu@vaughan.ca>; brunob <brunob@historyhillgroup.com>; stevend <stevend@historyhillgroup.com>

Subject: [External] RE: Vaughan Mills Centre Secondary Plan - Public Realm and Streetscape Masterplan Comments

Hi Shahrzad,

Thank you for providing the responses and comments to our concerns/comments raised on the VMCSP Public Realm Study.

We recognize that many of our issues will be dealt with through an existing VMCSP Appeal for the Limestone Gallery Investments Inc. ("Limestone") property, and through a future Tertiary Plan for the mall lands. With that said, and to be consistent with the Secondary Plan, we would like the Greenway now shown on the Limestone lands deleted from this Plan as it is inconsistent with what was approved in the Secondary Plan on the east side of the Highway 400 ramp south of Rutherford Rd. I refer to "Fig. 34 Open Space Network (Secondary Plan)" on page 29 compared with "Fig. 49. Urban Parks and Squares" on page 43 of the Final Public Realm and Streetscape Master Plan being considered at the Committee of the Whole Working Session tomorrow morning.

Kind Regards,

Lisa



From: Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>

Sent: Tuesday, November 2, 2021 10:54 AM

To: Lisa La Civita <llacivita@armlandgroup.com>

Cc: Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Daniel Belli <dbelli@armlandgroup.com>

Subject: RE: Vaughan Mills Centre Secondary Plan - Public Realm and Streetscape Masterplan Comments
Lisa,

Please receive detailed response from City and Consultant to your comments as well as the MTO response you had requested. The final draft document can be access from City Website

<https://pub-vaughan.escrimemeetings.com/Meeting.aspx?Id=9a3c895e-c65b-438a-a3e7-56d05610cc34&Agenda=Agenda&lang=English&Item=13&Tab=attachments>

Let me know if you need any more info, I am happy to set up a meeting.

Thank you,

Shahrzad Davoudi-Strike M.Arch, MUD, MCIP, RPP, LEED AP

Manager of Urban Design & Cultural Heritage

905-832-8585 ext. 8653 | shahrzad.davoudi-strike@vaughan.ca

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vaughan.ca



Please note, I will be working from home for the time being due to the ongoing COVID-19 pandemic. I have access to voicemail and emails from home however I will not be able to answer any phone calls from my phone extension 8653.

From: Haiqing Xu <Haqing.Xu@vaughan.ca>

Sent: November-01-21 12:32 PM

To: Lisa La Civita <llacivita@armlandgroup.com>

Cc: Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Daniel Belli <dbelli@armlandgroup.com>

Subject: FW: Vaughan Mills Centre Secondary Plan - Public Realm and Streetscape Masterplan Comments
Thanks Lisa!

I am forwarding your email to Shahrzad, Manager of Urban Design, and Nancy Tuckett, Director of Development Planning, for their consideration.

Regards,
Haiqing

From: Lisa La Civita <llacivita@armlandgroup.com>

Sent: Monday, November 1, 2021 12:03 PM

To: Haiqing Xu <Haqing.Xu@vaughan.ca>

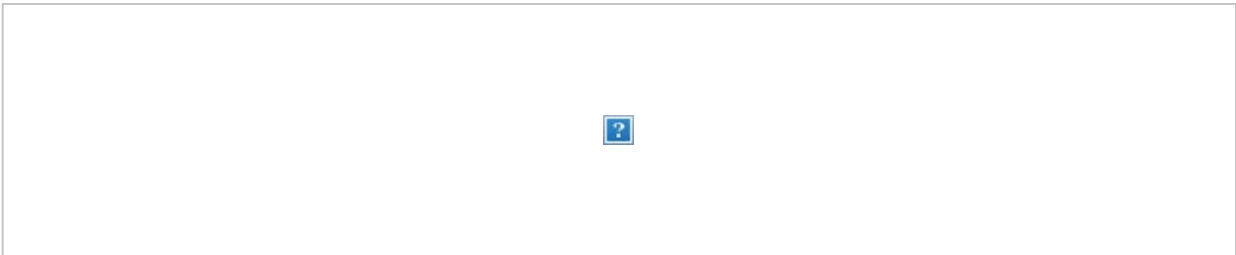
Cc: Daniel Belli <dbelli@armlandgroup.com>

Subject: [External] Vaughan Mills Centre Secondary Plan - Public Realm and Streetscape Masterplan Comments

Hi Haiqing,

Per your conversation with Daniel Belli, I am sending you a copy of our comments on the VMCSPP Public Realm Strategy, as previously submitted. I'm attaching the three sets of comments from PIC 1, PIC 2, and PIC 3.

Thanks,
Lisa



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