

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

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

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**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](http://www.armlandgroup.com)

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November 15, 2021

**Delivered by email to [clerks@vaughan.ca](mailto: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 16<sup>th</sup>, 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.**

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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](#)

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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](mailto:shahrzad.davoudi-strike@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

[vaughan.ca](http://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](mailto:llacivita@armlandgroup.com)>

**Sent:** November-02-21 4:33 PM

**To:** Shahrzad Davoudi-Strike <[Shahrzad.Davoudi-Strike@vaughan.ca](mailto:Shahrzad.Davoudi-Strike@vaughan.ca)>

**Cc:** Nancy Tuckett <[Nancy.Tuckett@vaughan.ca](mailto:Nancy.Tuckett@vaughan.ca)>; Daniel Belli <[dbelli@armlandgroup.com](mailto:dbelli@armlandgroup.com)>; Haiqing Xu <[Haqing.Xu@vaughan.ca](mailto:Haqing.Xu@vaughan.ca)>; brunob <[brunob@historyhillgroup.com](mailto:brunob@historyhillgroup.com)>; stevend <[stevend@historyhillgroup.com](mailto: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](mailto:Shahrzad.Davoudi-Strike@vaughan.ca)>

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

**To:** Lisa La Civita <[llacivita@armlandgroup.com](mailto:llacivita@armlandgroup.com)>

**Cc:** Nancy Tuckett <[Nancy.Tuckett@vaughan.ca](mailto:Nancy.Tuckett@vaughan.ca)>; Daniel Belli <[dbelli@armlandgroup.com](mailto: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](mailto:shahrzad.davoudi-strike@vaughan.ca)

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[vaughan.ca](http://vaughan.ca)



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**From:** Haiqing Xu <[Haqing.Xu@vaughan.ca](mailto:Haqing.Xu@vaughan.ca)>

**Sent:** November-01-21 12:32 PM

**To:** Lisa La Civita <[llacivita@armlandgroup.com](mailto:llacivita@armlandgroup.com)>

**Cc:** Shahrzad Davoudi-Strike <[Shahrzad.Davoudi-Strike@vaughan.ca](mailto:Shahrzad.Davoudi-Strike@vaughan.ca)>; Nancy Tuckett <[Nancy.Tuckett@vaughan.ca](mailto:Nancy.Tuckett@vaughan.ca)>; Daniel Belli <[dbelli@armlandgroup.com](mailto: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

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**From:** Lisa La Civita <[llacivita@armlandgroup.com](mailto:llacivita@armlandgroup.com)>

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

**To:** Haiqing Xu <[Haqing.Xu@vaughan.ca](mailto:Haqing.Xu@vaughan.ca)>

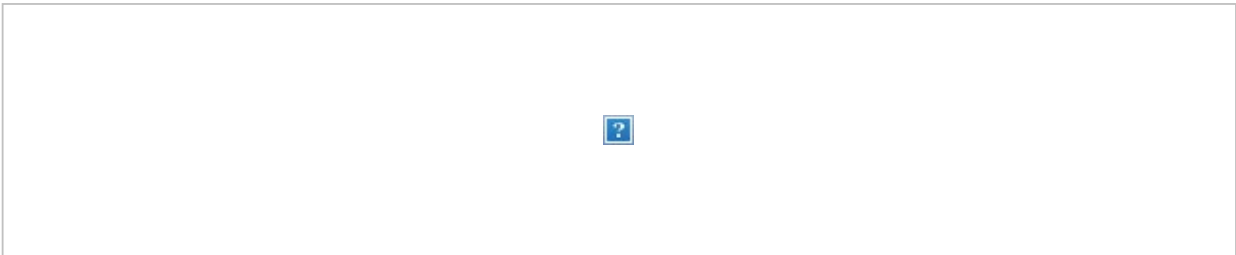
**Cc:** Daniel Belli <[dbelli@armlandgroup.com](mailto:dbelli@armlandgroup.com)>

**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 VM CSP 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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