



**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – SEPTEMBER 17, 2019**  
**COMMUNICATIONS**

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Please note there may be further Communications.

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – SEPTEMBER 17, 2019**  
**COMMUNICATIONS**

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**Please note there may be further Communications.**

**Subject:** City of Vaughan - Notice of Public Hearing - Short-Term Rental By-Law 1-88 Review  
**Attachments:** Airbnb Rental Article.pdf

**PUBLIC HEARING  
COMMUNICATION**

C1

Date: Sept 17/19 ITEM NO. 4

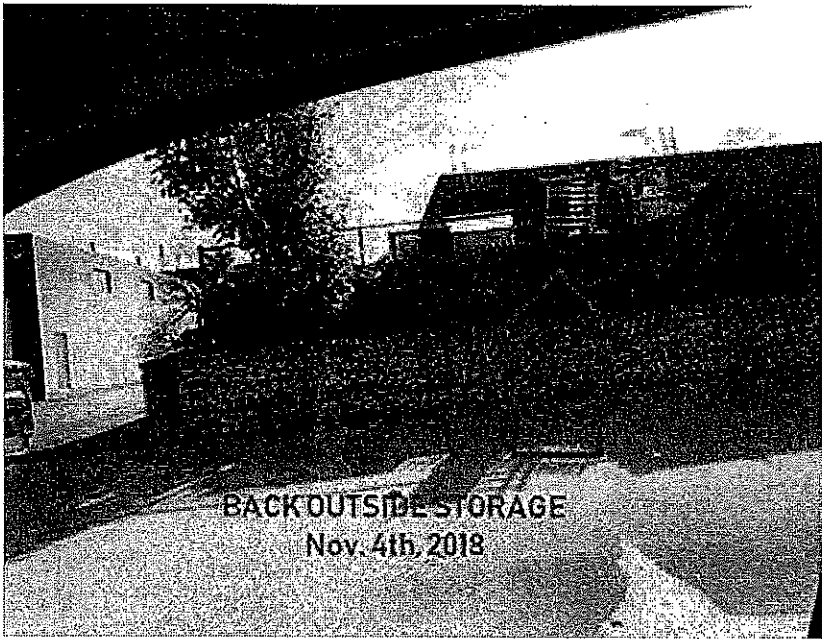
**From:** luna Barone [REDACTED]  
**Sent:** September-04-19 11:58 PM  
**To:** Policyplanning <Policyplanning@vaughan.ca>  
**Cc:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Brusco, Nicolino <Nicolino.Brusco@vaughan.ca>; Michaels, Gus <Gus.Michaels@vaughan.ca>; Singh, Harinder <Harinder.Singh@vaughan.ca>; Sterritt, Nicole <Nicole.Sterritt@vaughan.ca>; Jozefacki, Celeste <Celeste.Jozefacki@vaughan.ca>; Rick.Girard@vaughan.ca; Williams, Jeremy <Jeremy.Williams@vaughan.ca>  
**Subject:** FW: City of Vaughan - Notice of Public Hearing - Short-Term Rental By-Law 1-88 Review

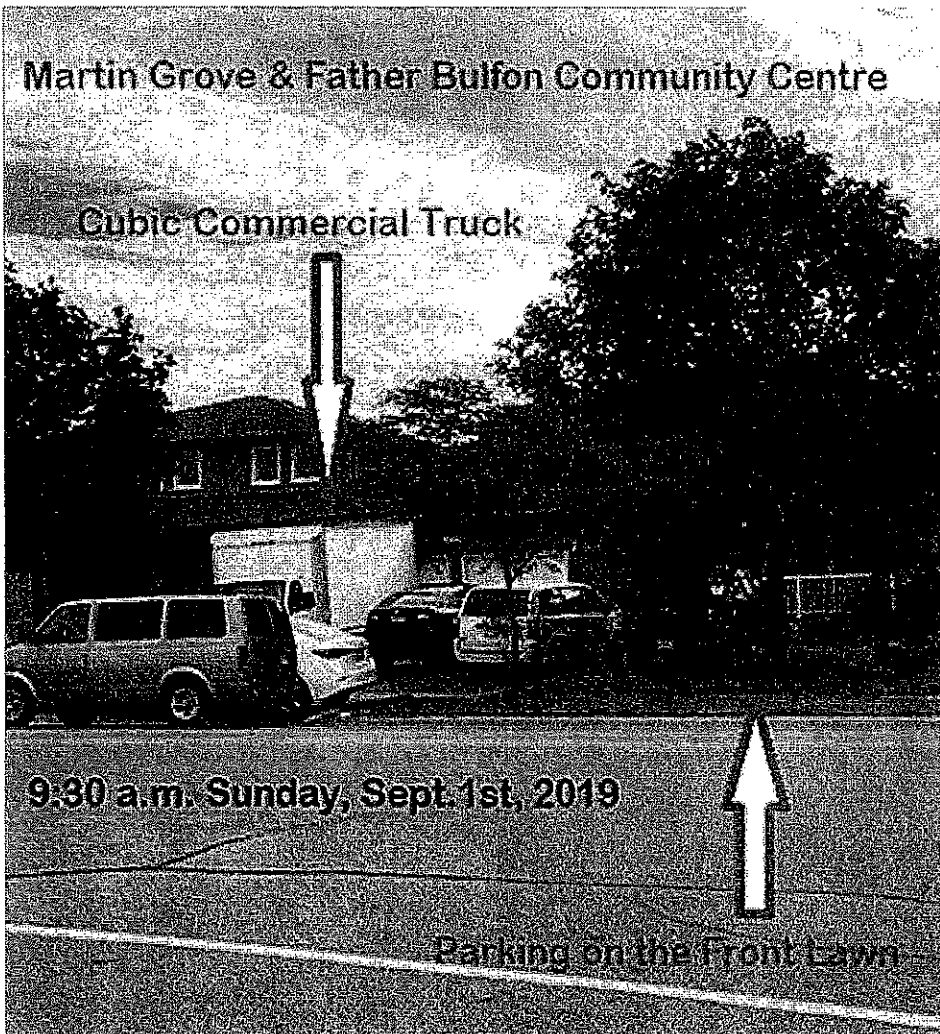
To everyone involved in the Public Hearing about Short-Term Rental By-Law or any By-Law for that matter,

First of all the City of Vaughan's By-Laws are not respected by the York Regional Courts nor from tenants or landlords/owners! Anyone can break the By-Laws of the City of Vaughan for many years. Just ask the By-Law Officers that I have included in this email!

The City of Vaughan By-Law Officers have been in court with [REDACTED] Drumlin Circle's Landlord since 2013 and they are still operating regardless of the By-Laws the City of Vaughan has for this property! [REDACTED] Drumlin Circle as well is in court and still violating the By-Laws since 2017! Both properties have NO OUTSIDE STORAGE Permitted. No Recycling/Dump/Garage Permitted.







The City of Vaughan will have their By-Law Officers drive street to street to see who is parking on the road after 2:00 a.m. yet they don't ticket the big cubical trucks that are parked over night on residential properties! It's too much work to look over to the right!

The City of Vaughan says one is to call in on your neighbours if you see they are doing things against the By-Laws and then.....nothing! The violators get a "warning notice" and then they get a "to be spoken to" court appearances **for years!** This is too laughable!

Instead of creating new By-Laws, the City of Vaughan should create new procedures of how to FORCE the existing By-Laws in the City of Vaughan! Do something to help the By-Law officers have confidence and satisfaction that their job matters and will be respected in court and by the public. Now, if the City of Vaughan acted like the City of Toronto (*see attached newspaper article from the Toronto Star Newspaper*) then your talking!

The City of Vaughan can't handle the simple problems! How does the City of Vaughan think they can prove a short term rental is actually a short term rental if they can't prove outside storage is outside storage?

Thanks for reading my response to your request of my opinion of short term rental By-Law 1-88.

Iuna Barone  
Vaughan Home Owner

**From:** Policy Planning and Environmental Sustainability <[policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca)>  
**Sent:** August 22, 2019 3:41 PM  
**To:** [REDACTED]  
**Subject:** City of Vaughan - Notice of Public Hearing - Short-Term Rental By-Law 1-88 Review

## **NOTICE OF PUBLIC HEARING**

### **SHORT-TERM RENTAL BY-LAW 1-88 REVIEW**

On May 6, 2019, the Finance, Administration and Audit Committee considered a staff report and received public submissions on a proposed Licensing By-law and other regulatory changes to address Short-Term Rental ("STR") accommodations in Vaughan. On May 14, 2019, Vaughan City Council ratified the Committee's recommendations which included that staff be authorized to undertake any action required to implement the recommendations by making any amendments to related by-laws, which includes amending Zoning By-law 1-88 ("By-law 1-88").

Section 34 of the Planning Act prescribes that council ensure that sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by council and that at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law.

This public meeting is the culmination of almost two years of research and public involvement regarding the STR accommodations issue and relates to the proposed amendment to By-law 1-88.

#### **Your chance to provide feedback**

A Public Hearing is being held to receive public input on the proposed amendment(s) to By-law 1-88 as it relates to Short-Term Rental accommodations. The Public Hearing offers an opportunity for the public to provide comments on the proposed By-law Amendment prior to its further consideration by the City of Vaughan Committee of the Whole.

A hearing to receive public input on the proposed amendment will be held on:

**COMMITTEE OF THE WHOLE (PUBLIC HEARING)  
TUESDAY, SEPTEMBER 17, 2019 AT 7:00 PM**

**VAUGHAN CITY HALL, COUNCIL CHAMBER  
2141 MAJOR MACKENZIE DRIVE, VAUGHAN, ONTARIO L6A 1T1**

A copy of the proposed amendment to By-law 1-88 will be posted on the City's project webpage by the end of the day on September 10, 2019 at: [www.vaughan.ca/shorttermrentals](http://www.vaughan.ca/shorttermrentals). Additional information on the Short-Term Rental amendment to Zoning By-law 1-88 review can also be obtained on the project webpage or from Bill Kiru at [bill.kiru@vaughan.ca](mailto:bill.kiru@vaughan.ca) (905) 832-8585, ext. 8633.

The corresponding staff report will be available by end of day September 10, 2019, via the City of Vaughan website at [https://www.vaughan.ca/council/minutes\\_agendas/Pages/default.aspx](https://www.vaughan.ca/council/minutes_agendas/Pages/default.aspx). The staff report can also be obtained in-person during regular office hours from the Office of the City Clerk as of September 10, 2019.

Comments may be mailed to the Policy Planning and Environmental Sustainability Department at the address above or e-mailed to [policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca) prior to the meeting (please quote

file name). Any personal information in a written comment is collected under the legal authority of the Planning Act, R.S.O. 1990, c.P.13 (as amended) and may be disclosed to any individual.

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*The Planning Act, R.S.O.1990,c.P.13 authorizes the City of Vaughan to collect any personal information in your communication or presentation to City Council or its Committees. The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, facsimiles, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it such as your address and postal code or e-mail address available to the public unless you expressly request the City to remove it.*

*The City audio and video records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be audio and video recording you and City staff may make these recordings available to the public.*

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Please direct any questions about this collection to the Planner listed above.

**JASON SCHMIDT-SHOUKRI, Deputy City Manager - Planning and Growth Management**

**TODD COLES, City Clerk**

**NOTE:**

If you wish to be notified of the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.

DATED at the City of Vaughan this 22nd day of August, 2019.



Policy Planning & Environmental Sustainability, City of Vaughan,  
2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 Canada

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Sent by [policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca)

# House sold for \$2.03M

FINE from A1

Last March, during one party nearby, residents heard four or five shots ring out inside the home, and saw partygoers fleeing.

A young man who received a gunshot wound to his head survived, Toronto police say.

Last November, Zhao pleaded guilty on behalf of 2391324 Ontario Ltd., which owns the two-storey home at the corner of Bayview and Glenelia Aves.

Zhao told the Star on Wednesday that he was acting as "an agent" for the homeowner. He acknowledged his wife, Dan Wei, is the sole officer and director of the numbered company.

Zhao said that after the city told them to stop the short-term rentals, "there were no new bookings. There was existing bookings but no more new bookings."

The company has 90 days to pay the fine.

Prosecutor Geoffrey Uyeno told court the "defendant corporation" had lessened the penalty by co-operating with the city, selling the house last November and agreeing not to rent it on a short-term basis until the March 31 closing.

But Altobello said a \$1000 fine "would just be an expense of doing business," and failed to take into account the soaring value of the property in today's explosive housing market.

The Star has learned the detached house sold for \$2.038 million, more than \$230,000 over asking price.

The guilty plea related to a zoning bylaw violation in October 2015 that came after inspectors interviewed a couple from Ottawa who were renting the house for four nights.

Altobello agreed to the prosecutor's request to impose an order prohibiting the company from renting any property in this fashion in Toronto, unless the law changes.

He said it's "essential that this doesn't happen somewhere else" and disrupt and upset communities "and not making it a good atmosphere for people to live in."

In court Wednesday was Glenelia Ave. resident Jan Morrissey, who said she was "absolutely thrilled" the justice of the peace imposed the harsher financial penalty in order to send a strong message.

"I hope people have to balance, 'Gee, I could rent my place out and get some money,' with 'I could also, perhaps be fined, big time.'"

Morrissey also praised the bylaw enforcement officers for their persistence. "I hope this now helps in turn to prod city politicians to get their act in gear and speed up on this and get the regulation that's needed."

It is the first conviction and sentence for the city's municipal and licensing department, which is grappling with Toronto's fast-growing short-term rental market. The licensing division will make recommendations on how to regulate the burgeoning industry in June. Under an old North York bylaw, which still applies while the review is underway, short-term home rentals must be seven days or more.



RICHARD LAUTENS/TORONTO STAR FILE PHOTO

### Man gets \$10,000 fine and a verbal lambasting in Toronto's first conviction of an Airbnb owner

# 'THIS IS WRONG. THIS IS NOT WHAT YOU DO TO A COMMUNITY'

BETSY POWELL  
CITY HALL BUREAU

A justice of the peace has imposed a \$10,000 fine on the owner of a Willowdale home who violated city bylaws by accepting short-term renters, often using websites such as Airbnb to find them.

Justice of the Peace Gerry Altobello rejected a submission from the city prosecutor that the fine be set at \$1,000 because that was "not enough" to send a message of deterrence to others doing the same thing. The maximum penalty for a conviction is \$50,000.

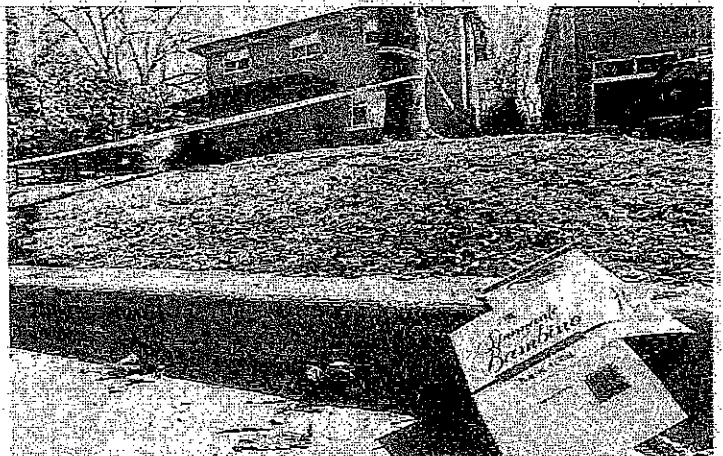
Altobello said the defendant, Yan Pan Zhao, was "thumbing his nose at the community and the city" by continuing to rent the home at 5 Glenelia Ave. for periods of less than seven days, after being told to stop.

"This is wrong. This is not what you do to a community," Altobello said.

The home has been the site of problems and neighbours complained about the high turnover of occupants and loud parties.



Yan Pan Zhao was fined Wednesday in connection with short-term rentals at 5 Glenelia Ave., top, which was the scene of a shooting last March.



RICHARD LAUTENS/TORONTO STAR FILE PHOTO

5 Glenelia Ave. was a notorious destination for short-term renters.



**Subject:**

PROPOSED APARTMENT DEVELOPMENT - SOUTH WEST CORNER OF RUTHERFORD ROAD & VELMAR DRIVE - WESTON DOWNS

**PUBLIC HEARING  
COMMUNICATION**

C2

Date: Sept 17/19 ITEM NO. 5

**From:** DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>

**Sent:** Wednesday, September 04, 2019 1:58 PM

**To:** 'Frank Gasbarre' [REDACTED]

**Cc:** Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>

**Subject:** RE: PROPOSED APARTMENT DEVELOPMENT - SOUTH WEST CORNER OF RUTHERFORD ROAD & VELMAR DRIVE - WESTON DOWNS

Hi Frank,

Thank you for taking the time to share your findings. By copy of this email I am requesting that staff review your correspondence and add your findings to their report.

Warmest Regards,

**Rosanna DeFrancesca**

905-832-8585 x8339 | [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)

**City of Vaughan | Ward 3 Councillor**

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



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

**From:** Frank Gasbarre [REDACTED]

**Sent:** Wednesday, September 04, 2019 1:09 PM

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

**Subject:** FW: PROPOSED APARTMENT DEVELOPMENT - SOUTH WEST CORNER OF RUTHERFORD ROAD & VELMAR DRIVE - WESTON DOWNS

Good afternoon Councillor DeFrancesca

Hope you are doing well.

Further to the meeting held in the past few weeks at the community centre with respect to the above noted subject, it is my understanding that there is no more sanitary sewer capacity for this redevelopment. The as built sanitary sewer for the portion affected by this commercial site redevelopment has already reached capacity to receive upstream flows based on the design criteria.

It is my understanding that municipal staff dealing with this issue were aware of this capacity condition prior to assumption of the subdivision. Staff accepted the condition of the as built sanitary sewer on the basis that remediation would be extensive and would impact homeowners. Furthermore, I understand that securities were provided to the municipality for a period of time to guarantee that there would be no adverse affects. According to city design information, **no additional capacity is available.**

As such, the proposed high rise development on the commercial plaza site has reached the capacity and no additional development can or should be permitted.

I believe that this condition also affects the Astona Boulevard and Weston Road commercial plaza in the same way and no further development should be considered should any redevelopment applications come forth.

**Please have city staff review / clarify / confirm this information with respect to the sanitary sewer and report back to everyone with their findings.**

This information should and will be made public.

**Frank Gasbarre**

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**Subject:** Proposed construction at Rutherford Rd and Velmar

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

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

Sent: Tuesday, September 03, 2019 2:46 PM

To: 'Larry Biancolin' [REDACTED]

Cc: Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: RE: Proposed construction at Rutherford Rd and Velmar

**PUBLIC HEARING  
COMMUNICATION**

C3

Date: Sept 17/19 ITEM NO. 5

Hi Larry,

Thank you for taking the time to bring your concerns forward. I appreciate any and all correspondence pertaining to this development. By copy of this email to the planning department they will log in your address, comments and will send you updates on the process.

As you know, I have and will continue to represent my community, having said that there is a process that the City needs to follow under the planning act. Under the Planning Act, the City of Vaughan has a responsibility to review and evaluate all applications that are submitted. Everyone has the right to submit an application.

As part of its commitment to transparency, the City of Vaughan sent a notice about the development application to homeowners with 250 metres of the site, exceeding the legislated 120 metre requirement. A notice of Public Hearing will also be mailed to these individuals.

Public Hearing on this application has been scheduled for September 17, 2019 at 7PM in Council Chamber. The residents can address Council at Public Hearing and if they are not able to attend they may submit their written feedback to [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca). NO decisions will be made at Public Hearing. At Public Hearing I will seek support from Council to create a residents group from the 250 metre radius to participate in more fulsome discussions.

Should your require any further assistance please do not hesitate to contact me.

Rosanna DeFrancesca  
905-832-8585 x8339 | [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)

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

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

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

From: Larry Biancolin [REDACTED]

Sent: Wednesday, August 28, 2019 9:47 PM

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

Subject: Proposed construction at Rutherford Rd and Velmar


Ms. Defrancesca, I thank you for your continued effort in supporting the city of Vaughan. I appreciate your regular email updates and commitment to this city.

I am writing to you as a resident of Weston Downs.

I want you to be perfectly clear that the majority of residents of Weston Downs are OPPOSED to the proposed 7 storey building at Rutherford Rd and Velmar.

As the councillor for this ward, I expect that you will work hard oppose this construction.

Thank You

Larry Biancolin  


**Subject:** Protest ( Regarding Files OP.19.003 and Z.19.00

**PUBLIC HEARING  
COMMUNICATION**

C4

Date: ~~Sept~~ 17/19 ITEM NO. 5

**From:** lisa c [REDACTED]

**Sent:** Tuesday, September 10, 2019 3:48 PM

**To:** Messere, Clement <Clement.Messere@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>

**Subject:** Re: Protest

To Whom It May Concern,

I can not attend the meeting scheduled for next week regarding the proposed development. Therefore, I will write you my concerns of the increase of traffic in a residential area whereby the only available main road to travel to reach this proposed new development is Rutherford.

Rutherford is congested on an hourly basis. There is traffic as early at 6:45am until 7pm. I know this fact as I travel during these hours on a daily basis and occasionally have arrived late to pick up my children at school which resulted in extra fees. I recall one of the delegates that campaigned in my area discussed the traffic strain that this area brings as motorists are using residential streets as back ways to avoid Rutherford and Weston Road ie travel by way of Valeria, Santa Barbara and Velmar. In fact, since my vote I have not seen any relief in traffic in this area.

And now the City is considering granting a developer the right to build a low rise condo with over 200 PARKING SPOTS!!! It goes without saying that 200 more cars even 50 during the height of rush hour will be destructive!

I am positive that you will not find one residential owner within the boundaries that agrees this is a good idea or positive change. Where are the City/Government representatives that I voted for to eliminate congested traffic now?

Sent from Yahoo Mail for iPhone

On Monday, July 29, 2019, 6:50 AM, lisa c [REDACTED] wrote:

Good morning  
Notice still in same position

Sent from Yahoo Mail for iPhone

On Tuesday, July 23, 2019, 10:17 PM, lisa c [REDACTED] wrote:

The Notice has not moved and frankly should not be accounted as part of the required time frame until it's moved. I'm sure part of the by-law is that the notice has to be visible Notice..which it never was!

Sent from Yahoo Mail for iPhone

On Friday, July 19, 2019, 10:11 AM, lisa c [REDACTED] wrote:

Hi

I will not be able to attend any meetings. Therefore if I provide you with an email simply stating my name and address protesting this development for reasons of against city's by-law, high congested traffic, attracting lower income families. All these factors will reduce the value of all residences in the area. Will the city guarantee it won't? The only benefit is the pocket of the developers. I ask the City to consider all these factors and other concerns by residences.

Thank you

Sent from Yahoo Mail for iPhone

On Thursday, July 18, 2019, 5:07 PM, Messere, Clement  
<[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)> wrote:

Hello,

You can provide your comments, in writing, to me. If you can please provide me with your name and mailing address, I can forward your information to the City's Clerks Department to include you on the list of persons to be notified of the future Public Meeting. We have asked the applicant to relocate the sign that was erected on Velmar Drive.

Regards

**Clement Messere, BAA, MCIP, RPP**

**Senior Planner**

T: [905-832-8585](tel:905-832-8585) x 8409 | F: [905-832-6080](tel:905-832-6080) |  
[clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

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



---

**From:** lisa c [REDACTED]  
**Sent:** Wednesday, July 17, 2019 10:21 AM  
**To:** Messere, Clement  
<Clement.Messere@vaughan.ca>  
**Subject:** Protest

Re: <https://www.yorkregion.com/news-story/9498523-vaughan-resident-rejects-7-storey-condo-proposal-at-dedicated-low-density-area>

Please advise steps required to protest this proposal for those that can not attend the meeting scheduled in September.

Please also clarify if only those residences that received Notice can attend the meeting and voice a concern or opened to the general public (copies of by-laws required)?

I would like to further point out that I only became away of this issue by a neighbour. I frequently drive by that area and the so called "Notice" is conveniently hidden under trees (picture to follow). Further, a copy of City's by-law permitting a change in a low density housing area is appreciated.

Thank you for your time and look forward to hearing from you.

Sent from Yahoo Mail for iPhone

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

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**Subject:** B and B

**PUBLIC HEARING** C5  
**COMMUNICATION**

Date: Sept 17/19 ITEM NO. A

**From:** N Gazen [REDACTED]  
**Sent:** September 10, 2019 19:39  
**To:** Shefman, Alan  
**Subject:** B and B

We are aware of the meeting and we are unfortunately out of town but we would like to pass on our comments to Council and the Mayor. Jeff and I are 100% against any air BandB We have had police raids on our street in house rentals. We live at [REDACTED] Peter Andrew Crescent in thornhill. There are lots of children in our neighbourhood and school one block away. To have people coming and going at all times day and night is unwelcome. It's very unsettling and for sure our property value will decrease. Thanks.

Nadyne and Jeff Gazen

[REDACTED]  
[REDACTED] Peter Andrew Crescent  
Thornhill Ontario [REDACTED]



## WESTON DOWNS RATEPAYERS ASSOCIATION

[www.westondownra.ca](http://www.westondownra.ca)

September 12<sup>th</sup>, 2019

Mayor and Members of Council  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

PUBLIC HEARING C6  
COMMUNICATION

Date: Sept 17/19 ITEM NO. 5

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

Dear Mayor and Members of Council,

We hereby oppose the approval of the Official Plan Amendment OP.19.003 and Zoning By-Law Amendment Z.19.008 submitted by Velmar Centre Property Limited to permit the development of a 7-storey mixed-use residential apartment building that includes 139 residential units and 615 m<sup>2</sup> of commercial space, at 4101 Rutherford Road.

We oppose the approval to the Official Plan and Zoning By-Law for the following reasons:

- The proposed built form of this 7-storey building is not compatible with the built form of the surrounding community of single family homes.
- This apartment is out of character with the neighbourhood. In fact this community was built as a cohesive community with minimum 60 foot lots and unique urban design guidelines. This apartment building will destroy the character of the community that we have loved and lived in for over three decades.
- The density of this proposal is too high. Though the current Official Plan permits a density of no greater than 1.5 FSI, this applicant is proposing a density of 3.14 FSI.
- This proposal will compound the current traffic issues that the Weston Downs community is experiencing with traffic infiltration. Many residents who live to the north and west of Weston Downs cut through our residential streets in order to circumvent the gridlock on Weston Road during the morning and evening rush hours.
- Weston Road and Rutherford Road already experience traffic issues. The current residents of Weston Downs have difficulty turning onto Rutherford Road in the morning not to mention adding an additional 200 or more cars to the problem of turning right or left onto Rutherford.

- This tall and large apartment building will overshadow the tennis court and park which abut the proposed apartment building.
- The tall and large apartment building will cast shadows on the houses that are across the street from this development.
- There are only 3 parking spaces at grade with the remaining 257 parking spaces located in the 3 underground parking levels. It is clear from this parking situation that this will no longer serve as a local convenience plaza for our neighbourhood. The residents of Weston Downs do not want to run in and out of our local stores by parking underground. The local plaza stores essentially will be unusable for our Weston Downs Community.
- The access in and out of the apartment building complex will not work properly. It is currently difficult to go in and out of the plaza during the morning and afternoon rush since there is a line of cars along Velmar which infiltrate Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road. It is currently difficult for our current residents to leave their properties as they try to enter the gridlock on Velmar caused by infiltration during these times. How do you expect an additional 200 cars to do this in the morning and afternoon rush?
- This proposal has directed the commercial space towards the Rutherford Road frontage indicating that they want to encourage a pedestrian friendly environment. This will accomplish the opposite. Without the commercial space on Velmar, our community of approximately 5000 residents will no longer have convenient access to our local plaza establishments.
- It is too soon after the last VOP 2010 review to make such changes to the official plan. The City invested a significant amount of time and money into the VOP review and it is not appropriate for a developer to try to change what has just been approved just to increase their profits.

In conclusion, we ask that Council turn down this application as presented based on the excessive density, traffic issues, ingress and egress issues as well as unsuitable built form. This proposal is not compatible with the character of the vibrant Weston Downs community. It will cause shadows and traffic issues that will serve to reduce the current resident's enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores. Please do the right thing and support our residents by turning down this proposal.

Thank you for your time and consideration.

Yours truly,



Weston Downs Ratepayers Association

Per:

Nadia Magarelli

Co-president, Weston Downs Ratepayers Association

---

**From:** Xiaoyu Yang <[REDACTED]>  
**Sent:** Friday, September 13, 2019 10:24 AM  
**To:** Clerks@vaughan.ca  
**Subject:** Attending to Public hearing for 4101 Rutherford Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sir/Madam,

I am writing to inform you that I would like to appeal the decision of City of Vaughan and attend public hearing at 7:00PM on Sep. 17th 2019 about the property of 4101 Rutherford Road (file number OP.19.003 and Z.19.008: applicant Velmar Centre Property Limited).

My name is Juan du  
Address : [REDACTED]

Please let me know if you need any further information at [REDACTED] or [REDACTED]

Best regards,

Juan Du

---

**From:** Nick Ciappa <[REDACTED]>  
**Sent:** Friday, September 13, 2019 2:35 PM  
**To:** Bevilacqua, Maurizio; DeFrancesca, Rosanna; Ferri, Mario; Clerks@vaughan.ca; Council@vaughan.ca; DevelopmentPlanning@vaughan.ca; stephanie.ferrira@vaughan.ca; Messere, Clement; rsalerno@westondownsra.ca  
**Subject:** Opposed to Rezoning of Weston Downs, 4101 RutherFord Property (southwest corner of Rutherford Rd and Velmar Drive)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**To: City of Vaughan Council of the Whole, Vaughan Development Department, and City Clerk**

I and my family are strongly opposed to allowing the rezoning of the southwest corner of Rutherford Road and Velmar Drive from a low to high density designation to allow for the construction of a 7 storey building on this property.

This property has been designated as a low density area, for many, many years and likely since day 1. There are really no tangible benefits for the majority of residents in Weston Downs for this zoning designation change but there are many significant disadvantages (see below) to the residents of Weston Downs for having this property rezoned from low density to high density.

As you know people and families make major investments to live in the area and they based their decision to purchase partly on the zoning by-laws. It is totally unfair and to a certain degree, unethical to change the zoning bylaw for a property for the sole benefit of one person or one group, the owners of the land that wish to simply increase the value of their property to allow for a significantly larger structure to be build for increased sales revenues. The owners of this property at 4101 Rutherford Road were well aware of the zoning bylaw when they bought the property and it is unfair to allow this zoning designation change simply for the sole benefit of the owner(s) of the property on the Southwest corner of Rutherford Road and Velmar Drive.

The higher density rezoning of the Rutherford Rd and Velmar Drive to allow a 7 storey residential complex, along with the rezoning of the other 2 local plazas (i.e. southwest corner of Weston Road and Rutherford Road and on Astona Blvd north side) in Weston Downs, will significantly increase traffic infiltration into Weston Downs, which as you know is still a significant issue to all residents of Weston Downs and to which the Vaughan City Council still has not taken any concrete action to reduce or eliminate this traffic infiltration problem. This zoning bylaw change will also cause significant shadow issues to neighboring homes and deeper into the Weston Downs community.

I am respectfully asking you on behalf of myself and my family to vote against this rezoning application to rezone 4101 Rutherford Road and the other 2 plaza locations in Weston downs from a low density to a high density designation.

Sincerely,

Nick Ciappa, P. Eng.  
Resident of Weston Downs Community

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**From:** Holyday, Margaret  
**Sent:** Sunday, September 15, 2019 9:13 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Resident input on proposed Development

FYI – comments on Block 18 Properties Inc. going to the September 17<sup>th</sup> Public Hearing.

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**From:** David Atkinson [REDACTED]  
**Sent:** Monday, September 02, 2019 9:17 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Cc:** Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>; [REDACTED]  
**Subject:** Resident input on proposed Development

ATTENTION: Margaret Holyday  
ATTENTION: Councillor Sandra Racco

Re File: **19T-19V003**  
Applicant : Block 18 Properties

From: David Atkinson  
[REDACTED]

I have a few questions and comments for consideration regarding the propose development associated with this file:

1. Has a traffic study been conducted to look at the feasibility of a cul-de-sac being attached to Muret Cres. mid block?
  - a. This design is inconsistent with the rest of Block 18 – why would the access to this new development not enter off of Grand Trunk which is a main feeder street.
  - b. Does this plan include any additional consideration for the width of Muret Cres?
2. Has an Environmental assessment been conducted? Lots 28-37 are adjacent to the existing wooded lot – is the set back for the house sufficient given the slope of the land?
3. The local public school – Dr. Roberta Bondar – is over full already, it has 4 or 5 portables and other local kids are being bussed to other schools out of district. 40 additional units will likely add a number of new students to the school – has this been fully considered?
4. While I understand that this lot was originally planned for a school and so the underlying zoning was RD4 – the proposed development is very dense and inconsistent with the surrounding houses.

Overall my request is for the planning department and for the City Council to consider a development plan that is more considerate of the neighbourhood. I would like to see the development be connected to the main feeder road (Grand Trunk) and I would like larger lot frontages.

Thank you for your consideration.

C 10  
COMMUNICATION  
CW (PH) Sept 17/19  
ITEM - 5

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**From:** Anthony Turrin [REDACTED]  
**Sent:** Saturday, September 14, 2019 9:51 PM  
**To:** Council@vaughan.ca; Clerks@vaughan.ca  
**Subject:** Committee of the Whole: OP.19.003 and Z.19.008  
**Attachments:** City of Vaughan Weston Downs Letter.pdf

Hello,

Please find attached hereto a document containing the oral comments I plan to present at the Committee of the Whole on September 17, 2019, regarding the above mentioned file numbers.

Please attach said document to the Committee of the Whole record, so residents may read along during my delivery.

Best regards,

*Anthony Turrin*

Juris Doctor Student, Osgoode Hall Law School  
Honours Bachelor of Commerce, Ryerson University

[REDACTED] | [REDACTED]

City of Vaughan, Committee of the Whole, September 17, 2019

Good evening,

My name is Anthony. I am an Osgoode Hall Law School student and active member of Vaughan's political system. I also speak on behalf of my mother Phyllis, who is currently out of town. My mother and I have been residents of Weston Downs for the past 20 years. Since such time, my mother has been an active participant of the Rate Payers Association. Weston Downs is important to us because it is the place where we grew as family, volunteer for the less fortunate, practice our religion and ultimately call home.

Our subdivision, currently holding a 97% residential rate, with two commercial plazas, is occupied by long term Vaughan residents. These residents value the tranquility and privacy associated with Woodbridge subdivisions, which is what separates us from typical city, Toronto-based, living.

Weston Downs has thrived, both economically and socially, because of its residents' dedication to keeping our community clean, safe and nuisance free. The renters occupying the units in this proposal would not only encroach on the privacy of Weston Downs residents but also substantially increase the level of noise and pollution. Most renters do not show the same level of dedication to community safety and sustainability as long-term home owners, further increasing the hazards associated with this proposal.

The Builder's utter disregard for the residents of Weston Downs is apparent, as this seven story structure would cast over a bulk of the houses and a majority of Velmar park, entirely eliminating the enjoyment from backyard use and outdoor recreational activities. I understand the attractiveness of increasing tax revenue by allowing this proposal to proceed, but ask the City to place a greater value on the lives of its residents who have dedicated their time, effort and money to keeping Weston Downs a subdivision which embodies the values of peace, accountability, privacy and safety.

Aside from the social and structural issues of this proposal, traffic concerns also arise. Having recognized the extreme traffic congestion in our subdivision, in 2015, City Council adopted the Peak Period Turning Restriction for Weston Downs Community Resolution. This resolution, although helpful, has not relieved the chronic traffic infiltration and congestion, as since 2015, traffic has continued to intensify. For most residents, it takes 20 minutes to get home from either Langstaff Road or the Weston and Rutherford intersection during rush hour. This proposal would not only add to this issue, but substantially increase its potency and create a new problem in its own by increasing the level of risk Velmar pedestrians face.

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

Please consider the weight of this structure on the lives of Weston Downs residents and bear the privacy, safety and traffic cost of this proposal in mind when basing your decision. Thank you for your time.



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**Subject:** FW: Short Term Rentals in the City of Vaughan

**From:** [REDACTED]  
**Sent:** September 14, 2019 21:40  
**To:** [Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)  
**Cc:** [Debi.Traub@vaughan.ca](mailto:Debi.Traub@vaughan.ca)  
**Subject:** Short Term Rentals in the City of Vaughan

Mr. Shefman,

This email is to inform you of our opposition to the proposal (to be discussed at a public meeting on September 17, 2019) concerning short term rentals in the City of Vaughan.

We have heard several negative stories about short term rentals in other parts of the G.T.A. (and, in fact, throughout Canada) and thus, we oppose this concept.

Yours sincerely

David and Noreen Burton  
[REDACTED]  
[REDACTED]  
[REDACTED]

??

**Subject:** FW: Weston Downs Condo Proposal

----- Forwarded message -----

**From:** "Messere, Clement" <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>  
**Date:** Mon, Sep 16, 2019 at 8:56 AM -0400  
**Subject:** FW: Weston Downs Condo Proposal  
**To:** "Magnifico, Rose" <[Rose.Magnifico@vaughan.ca](mailto:Rose.Magnifico@vaughan.ca)>

Hello Rose,

Below is correspondence with regard to Applications OP.19.003 and Z.19.008 that will be the subject of a Public Hearing on Tuesday.

Regards,

**Clement Messere, BAA, MCIP, RPP**

**Senior Planner**

T: 905-832-8585 x 8409 | F: 905-832-6080 | [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)

**City of Vaughan | Development Planning Department**

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

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



**From:** DeFrancesca, Rosanna  
**Sent:** Sunday, September 15, 2019 1:08 PM  
**To:** Messere, Clement  
**Cc:** Tamburini, Nancy ; Ward 3 Support Staff  
**Subject:** Fwd: Weston Downs Condo Proposal

Hi Clement,

Please add to the file.

Thank you,

Rosanna DeFrancesca Councillor

Ward 3, Woodbridge/Vellore

City of Vaughan

Begin forwarded message:

**From:** Jeff Hershberg [REDACTED]  
**Date:** September 14, 2019 at 9:13:02 PM EDT  
**To:** "[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)" <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>  
**Cc:** Jeff Hershberg [REDACTED] "[clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)" <[clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)>, "[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)" <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>, "[mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)" <[mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca)>, "[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)" <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>, "[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)" <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>  
**Subject:** Weston Downs Condo Proposal

To the Honourable Mayor, Deputy Mayor, Local and Regional Councillors, Ward 3 Councillor, and Senior Planner Manager;

Hello. I just learned today about the proposal to build a 7 storey, 130+ residential unit condominium on Rutherford Road at Velmar Drive.

To start off, Rutherford Road from Pine Valley to Weston Road is a disaster during rush hour and over the years the traffic has extended into non-rush hour periods.

With the increase in traffic, the neighbourhood roads I've seen an increase in traffic. Notably the areas south of Velmar as well as Via Campanile and Fossil Hill all the way up to Davos Road. These cars fly through and often disregard signage (most notably, Stop Signs). The amount of kids and teens walking in these dangerous areas is scary as traffic increases. Driving my daughter to school (and picking her up) often takes 10-15 minutes for a 2km drive.

Many of the people who live in these neighbourhoods moved (or decided to remain) here to avoid condo congestion and sightline.

Condos are a way of life. They are great for tax income for the City. That said, there are areas ideal for them and areas that are not.

I urge the City of Vaughan to look beyond the possible tax revenue and consider the hardworking citizens who live in this area already. We vote individuals onto City Council to give a voice to those who live in the area. We expect our voices to be heard, considered, and followed when we are right. I truly believe we are right in this circumstance.

I have no doubt the 7-storey condo can find a home elsewhere (perhaps closer to highway 27 on Rutherford where it will be near the new 427 expansion).

I'd be happy to discuss this further with anyone who is interested.

Sincerely,

Jeff Hershberg



**Subject:** FW: September 17 Public Hearing Absence - Vote AGAINST application for 7 Storey Apartment

----- Forwarded message -----

From: "Messere, Clement" <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>  
Date: Mon, Sep 16, 2019 at 11:03 AM -0400  
Subject: FW: September 17 Public Hearing Absence - Vote AGAINST application for 7 Storey Apartment  
To: "Magnifico, Rose" <[Rose.Magnifico@vaughan.ca](mailto:Rose.Magnifico@vaughan.ca)>

Hello Rose,

Below is correspondence with regard to Applications OP.19.003 and Z.19.008 that will be the subject of a Public Hearing on Tuesday.

Regards,  
**Clement Messere, BAA, MCIP, RPP**  
**Senior Planner**  
T: 905-832-8585 x 8409 | F: 905-832-6080 | [clement.messere@vaughan.ca](mailto:clement.messere@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[www.vaughan.ca](http://www.vaughan.ca)



**From:** Paolo P <[REDACTED]>  
**Sent:** Monday, September 16, 2019 9:29 AM  
**To:** Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>  
**Cc:** Nadia Petricca <[REDACTED]>  
**Subject:** September 17 Public Hearing Absence - Vote AGAINST application for 7 Storey Apartment

Good morning Mr. Messere,

My wife and I live in the neighborhood of Weston Road and Rutherford (down the street from Saint Clare of Assisi) and have received mail regarding the application for a 7 storey mixed used residential apartment. Unfortunately we will not be able to attend the public hearing scheduled for Tuesday, September 17 @7pm, but I found a notice online indicating that we should contact you directly if we cannot make the hearing in person (<https://www.yorkregion.com/news-story/9498523-vaughan-resident-rejects-7-storey-condo-proposal-at-dedicated-low-density-area-/>).

Please note that my wife and I wish to express our disagreement against the proposal and vote AGAINST the application for approval. I've detail some of the underlying quality of life concerns below. This list is not comprehensive, however captures some serious concerns for ourselves and neighbors in our area.

- Traffic congestion. Traffic in our area is already awful. Adding more population density into the community puts additional risk towards community members, pedestrians and children who play in the area
- Property value. Increasing the number of homes in our area will affect the value of homes in the area. My concern is that the apartment will become a vehicle for investment driving more rental competition in the area.
- Environmental. More housing units means more waste. Here I'm referring to waste in the physical form as well as waste of energy resources creating an additional concern for things such as pollution and air quality (e.g. garbage stench).

Should you have any questions or require additional information or clarify, please contact me directly at this email or the number in my signature below.

Thank you for taking the time to listen to concerned community members.

Best regards,  
Paolo Petricca



**Subject:**

FW: 4101 Rutherford Road

**PUBLIC HEARING  
COMMUNICATION**

C14

Date: Sept 17/19 ITEM NO. 5

**From:** Judy Macedo [REDACTED]

**Sent:** Friday, September 13, 2019 11:52 AM

**To:** Messere, Clement <Clement.Messere@vaughan.ca>

**Subject:** 4101 Rutherford Road

Good morning

My name is Judite Macedo I live at Johncrest Way Woodbridge. My family and I would like to oppose to have the 139 residential and ground floor commercial units... I'm totally a worried and concerned on what this will bring into the community!!!! Hawkview Blvd and Vellore Woods Blvd can get very very congested with Traffic!!! During school months I sometimes have to drive north on Vellore Woods Blvd to Major Mackenzie to get onto 400 south cause traffic is HORRIFIC and honestly I live so close to 400S on Rutherford but I have to make the extra drive !!! Rutherford Rd AGAIN is sooo congested with traffic and the city wants to put more commercial and residential it doesn't make sense at all, and 139 residential I'm sure this means apartments and that alone is insane. We don't need more traffic in the area!!!!!!!



Judy Macedo  
Office Administrator

[REDACTED]

## Weston Downs Ratepayers' Assoc

www.westondownsra.ca

C15  
  
PUBLIC HEARING  
COMMUNICATION

Date: Sept 17/19 ITEM NO. 5

Your worship, Members of Council, Staff, my name is Victor Lacaria, Co-President of the Weston Downs Ratepayers Association ("WDRA").

On August 16, the WDRA convened a community meeting attended by 550 residents, and graciously attended by Regional Councillor Ferri, Councillor De Francesca, MPP Tibollo, and MP Sorbara, to address a proposed redevelopment of an existing C3 zoned neighbourhood commercial plaza, less than 1 acre, with an allowance of 20,000 sq. ft. coverage with limited retail and commercial uses, to a 7+ storey apartment building containing 139 residential condominium units, with an additional rooftop floor, ground floor commercial uses, requiring 3 levels of underground parking providing 257 parking spaces, and we cannot forget 3 parking spaces at grade, inadequate for the commercial tenants let alone for any of the 139 residential units.

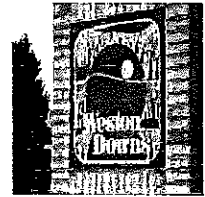
The proposal is a complete redevelopment including substantial intensification within the fully built out and existing Weston Downs community effectively amending the VOP 2010, By-law 1-88 and the Weston Downs North Secondary Plan. Our community has been planning approved to be a unique, and differentiated homogeneous community meeting the pillars of good planning: appropriateness, accessibility, affordability and compatibility.

This is supported from OP 240, zoning standards, Urban Design Guidelines and the Weston Downs Master Plan North.

- **Walled or gated community.** Weston Downs was introduced as a unique, rare and differentiated planned community as found in gated communities throughout the southern United States of America. In fact, we have been characterized as "living behind the wall".
- **Homogeneous community of single detached homes by lot size, character, features, and urban design.** The single detached lots range from 21 metres and reduce to 18 metres to provide intensification within the planned community. The community has already been intensified, and if you reflect upon it carefully you will note that the range in lot sizes is consistent with the zoning standards intensification within Vaughan, i.e. R1 and R2 and R3 all have intensification within the same range.
- **Unique and differentiated Urban Design or architectural control exists with home style, elevation, grading, color, and features.** Restriction with exterior design, duplication, color of door, no asphalt driveway, fencing prohibitions, and accessibility differentiation as homes have 3 car garage and not subject to the same access.

# Weston Downs Ratepayers' Association

[www.westondownsra.ca](http://www.westondownsra.ca)



- **Road Pattern.** The community was designed to internalize the traffic and provide restricted access to regional arterial roads. While this internalization was designed to do so, the existing road layout has resulted in one street feeding into another street, which would not be approved today, as it has resulted in substantial road safety issues with traffic infiltration. The roads were never intended or designed for traffic infiltration, which has caused major problems, and any proposed development, which would itself constitute over a 7% increase in the total Weston Downs community would be devastating.
- **Accessibility.** We tend to forget the master plan of our community was not unlike a gated community in which accessibility would be lowered and restricted. The proposed plaza currently is located on Rutherford Road and Velmar Drive and currently provides significant accessibility problem with traffic infiltration as supported by Council's own studies they have approved. Council has approved of studies to examine infiltration and for the same corner there will be 7 times the intensification and further road traffic delays and issues.
- **Park dedication.** Weston Downs is a walled community to be self-sufficient and serve the residents with schools and parks. Weston Downs south has 1 school and 1 park attached to the school. Weston Downs north has 1 school and 1 park attached to it, and a second park abutting the proposed development for a community of over 1876 households. The Weston Downs master plan provided reduced parklands in exchange for the larger lots. Now it would appear we are being penalized with intensification, as we are an existing community of low-density housing.
- **Good planning is to take into consideration infrastructure and community amenities.** Weston Downs, unlike most other communities throughout Vaughan, does not have a single community service or amenity. We effectively gave up community services in exchange for having a single detached house within the context we gave up park space as well. We intensified by design. We have no library, no community center, no fire hall, and no district park.  
WDRA reached out to the residents at the community meeting and obtained surveys, and continue to do so by providing the survey on-line.

Weston Downs want Vaughan Council to understand we are an existing and mature community in which the proposal fails each of the pillars of good land use planning: appropriateness, accessibility, affordability, and compatibility. The Weston Downs Master Plan was approved, promised, delivered to us. Council is being requested to honor your own long approved decision having created Weston Downs. We ask you to respect Weston Downs by leaving our community alone so we can meet the challenges we face. By rejecting the proposal, your message will demonstrate existing communities



# Weston Downs Ratepayers' Association

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have to be respected and the proposed intensification application is not appropriate, compatible, affordable or accessible.

The Provincial Policy Statement, PPS, defines the "Vision for Ontario's Land Use Planning System" as:

**"The long term prosperity and social well-being of Ontario depends upon planning for strong, sustainable, and resilient communities for people of ages, a clean and healthy environment, and a strong and competitive economy."**

Thank you,

A handwritten signature in black ink, appearing to read "Victor Lacaria". The signature is fluid and cursive, with a large initial "V" and "L".

Victor Lacaria

Co-President of the Weston Downs Ratepayer' Association

COUNCIL COMMITTEE AGENDA 27 JUNE 1988

In the interim, Council, on May 19, 1987, recommended the approval of the Blue Coin Investments Inc. (File 19T-85028) draft plan of subdivision to the Region of York. It was found that the Blue Coin plan could be integrated into the lands to the north, it being under single ownership. Therefore, this Plan will primarily concern itself with those lands in Lot 15, Concession 6, being the last component to be finalized in the greater neighbourhood.

As required by the Official Plan, the majority of the owners in Lot 15, Concession 6, have undertaken the preparation of a Neighbourhood Plan, dealing specifically with this area. Staff have reviewed the plan and are prepared to recommend approval of the version of the plan set out in Attachment #3 to this staff report.

EXISTING DEVELOPMENT CONTROL

Official Plan

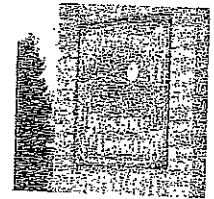
i) Land Use

The subject lands are primarily designated "Low Density Residential", "Open Space", "Elementary School" and "Drainage Tributary" by OPA #240 (Woodbridge Community Plan). OPA #240 was adopted by Council on June 22, 1987 but has not yet been approved. The Minister of Municipal Affairs has referred the amendment to the Ontario Municipal Board for a hearing.

It is noted that Staff are recommending that a .8 ha (2 acre) Neighbourhood Commercial site be provided at the Rutherford Road intersection of the most westerly feeder road. OPA #240 does not provide for such a designation. Staff can support the location of the commercial site in this area. In addition, the location of the feeder road as shown on Schedule "A" will be amended to reflect the feeder road location specified in this plan. The incorporation of these changes will be dealt with through a modification to OPA #240 in a related item prepared for this agenda. With the exception of this site, the distribution of land uses proposed by the Neighbourhood Plan conforms to OPA #240.

# Weston Downs Ratepayers' Association

www.westondownscmmunity.ca



ATTN: City of Vaughan Planning Department and City Clerks Department

I am addressing the City Clerk and the Planning Department on behalf of the residents of Weston Downs by stating that we wish our community be respected during the Vaughan Official Plan 2020 and recent notice of amendments to Bylaw 1-88. As the Co-President of the Weston Downs Ratepayers' Association, I speak for the residents who have been reaching out to the WDRA. They want the City of Vaughan to ensure that our community continues to be respected regarding the province's intensification policy updates.

The Weston Downs Ratepayers' Association does not want the current intensification policy to affect our existing community. The four planning principles set out by the Provincial Intensification Policy (Appropriateness, Affordability, Accessibility, and Compatibility) must be met in order to maintain good planning.

Intensification within Weston Downs does not satisfy any of the four planning principles set out by the province because of the current low-density homes located in the sub-division. Any style of intensification within the community would disrespect the existing community by allowing medium to high-density homes to be built. There is no room to fit developments in such nature due to the service roads not able to satisfy the current and future traffic infiltration issues plaguing our community as a whole.

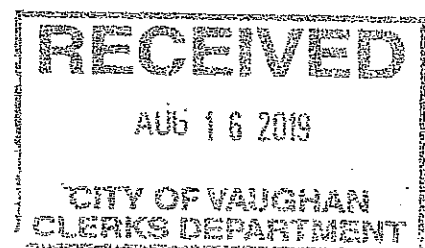
By amending Bylaw 1-88 to allow any form of intensification into the community, it would disturb the equilibrium of Weston Downs. The community is already underserved; as it does not have the amenities like a community centre, fire hall, or library. This was the result of a promise made by the City and developers that we would enjoy bigger lot sizes and exclusivity that the other surrounding communities wouldn't have. That promise was maintained, is still being maintained, and will continue to be maintained by the WDRA.

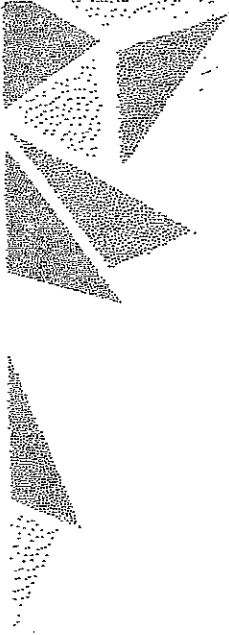
We would like City Staff and Council to respect the community of Weston Downs as the community the way it was intended to be. Please respect the current plans and by-laws that maintain R1 zoning for housing in Weston Downs; as well as maintaining the current C3 zoning for both of the commercial service areas us residents utilize everyday within the community. We would also like our community to be respected regarding the intensification corridor ending at Weston Rd, and Rutherford Rd. The VOP and York Region Official Plan do not call for any intensification west of Weston Rd and Rutherford Rd.

We hope you find this letter informative. We, the residents of Weston Downs, want to continue enjoying our community as it was promised decades ago.

With regards,

Victor Lalaria  
Co-President of the Weston Downs Ratepayers Association



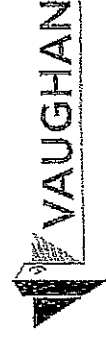


# **City of Vaughan City-wide Comprehensive Zoning By-law**

**First Draft Zoning By-law - Ward-based Open Houses**

May 2019

**WSJ** BrookMcIlroy/



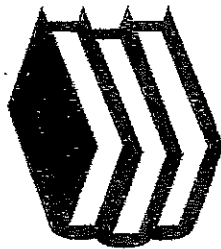


# **Outline**

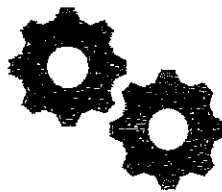
- 1. General Overview of the Process**
- 2. What is a Zoning By-law?**
- 3. Review of Proposed Zones**
- 4. Review of General Provisions, Specific Use Provisions, Parking and Loading**
- 5. Next Steps**

# Purpose of the Zoning By-law Review

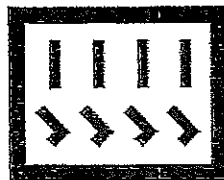
## Purpose and objectives of the Zoning By-law Review:



Implement the 2010  
Vaughan Official Plan

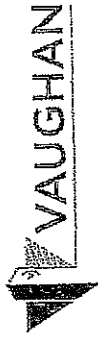
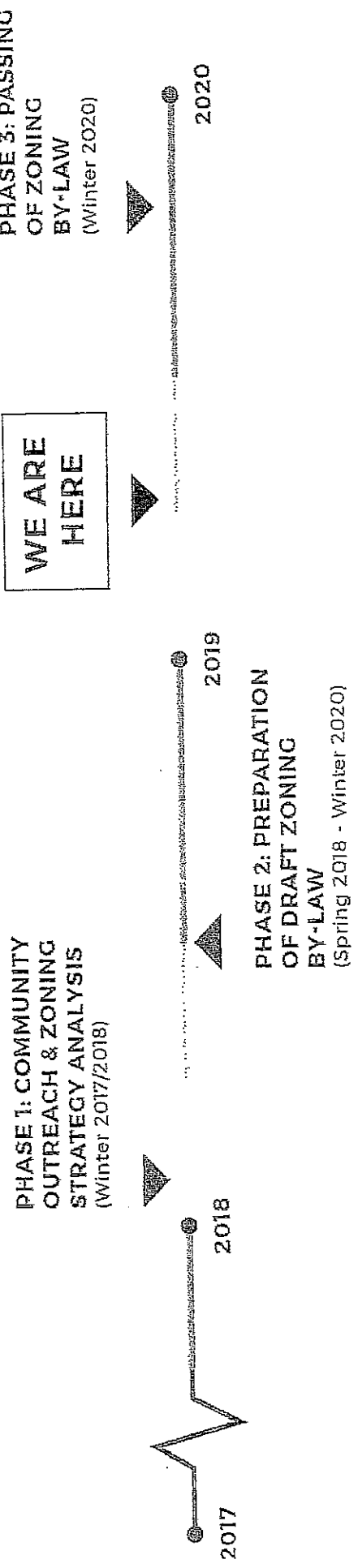


Modernize the  
provisions  
and standards



Adhere to the key principles  
and recommendations of  
the Zoning Strategy Report

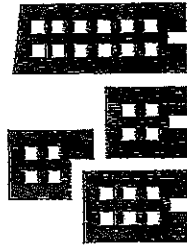
# Overview of the Process



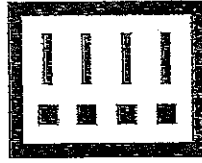
# Commercial Zones



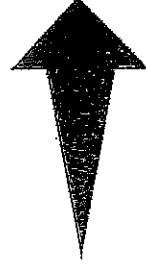
## Part 9 of the First Draft Zoning By-law:



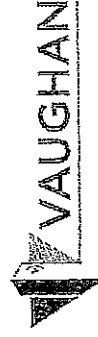
A range of existing  
Commercial Zones  
within Vaughan



No Commercial Land  
Use Designation in  
2010 VOP



Commercial Zones  
applied to acknowledge  
existing conditions





**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M5G 2E5  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M5G 2E5  
Tél. : 416 585-7000



19-4059

September 17, 2019

The Honourable Michael Tibollo, MPP  
Vaughan – Woodbridge  
[michael.tibollo@pc.ola.org](mailto:michael.tibollo@pc.ola.org)

Dear MPP Tibollo:

Thank you for your letter regarding the authority of local councils in making planning decisions. I am pleased to provide you with information regarding the work our government has done with respect to supporting local land-use planning decisions.

As you are aware, our government is committed to building more housing and bringing down costs for the people of Ontario. To help fulfill this commitment, we have developed a broad-based action plan to address the barriers getting in the way of new ownership and rental housing. **More Homes, More Choice: Ontario's Housing Supply Action Plan** outlines our plan to tackle Ontario's housing crisis, while encouraging our partners to do their part.

I would like to share some details regarding initiatives led by the Ministry of Municipal Affairs and Housing which include amendments to the *Planning Act* in the *More Homes, More Choice Act, 2019*; proposed changes to the **Provincial Policy Statement**; and a new provincial plan for the region, **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**.

The *More Homes, More Choice Act, 2019*, which received Royal Assent on June 6, 2019, is central to the **Housing Supply Action Plan** and is intended to eliminate unnecessary steps, duplication and barriers to creating the housing Ontarians need.

As a part of this work, we've made changes to the *Planning Act*, most of which took effect on September 3, 2019, that would:

- Streamline development approvals processes and facilitate faster decisions,
- Increase the certainty and predictability of the planning system,
- Support a range and mix of housing options, and boost housing supply,
- Make charges for community benefits more predictable, and
- Make other complementary amendments to implement the proposed reforms.

.../2

On July 22, the Ministry launched a 90-day consultation on proposed policy changes to the **Provincial Policy Statement** (PPS), as part of the **Housing Supply Action Plan**. The PPS sets out the province-wide direction on land use planning matters of provincial interest and municipalities are key implementers.

The proposed policy changes to the PPS focus on five key themes:

- Increasing housing supply and mix;
- Protecting the environment (including the Greenbelt) and public safety;
- Reducing barriers and costs;
- Supporting rural, northern and Indigenous communities; and,
- Supporting certainty and economic growth.

The ministry is holding meetings with key stakeholders, as well as regional technical sessions with municipal staff, and we look forward to receiving their input on the proposed policies. Vaughan has been invited to participate in this process. Additionally, the ministry is undertaking ongoing engagement on the PPS with Indigenous communities.

As you know, **A Place to Grow** supports the government's commitment to growth and prosperity. Through our priorities of increasing housing supply, creating more jobs, generating economic opportunities, attracting new investments, and better aligning infrastructure investments, we will ensure that people can live and work locally, all while maintaining protections for our environmentally sensitive areas, notably the Greenbelt, cultural heritage assets, employment areas and agricultural lands. A Place to Grow not only allows for greater autonomy for local decision-making that is responsive to local needs and opportunities, but also recognizes that one size does not fit all and as such provides for greater flexibility at the local level.

**A Place to Grow**, which came into effect in May 2019, introduces new policies that:

- Make it faster and easier for local governments to make modest changes to settlement area boundaries when they need them, helping them to be more responsive to market demands for new housing or economic development opportunities;
- Streamlines development near major transit station areas, like subway and GO stations, so that municipalities can begin their planning sooner;
- Promotes economic development and job creation by ensuring that provincially significant employment zones are identified;
- Cuts red tape, where it makes sense, to foster mixed-use development and increase housing supply, while ensuring that jobs are maintained; and
- Protects important environmental and agricultural assets.

We heard loud and clear from our planning partners that local decision-makers know their communities best and as such they would like greater flexibility to address the unique circumstances that they face.

It is the **Vaughan Official Plan of 2010**, not the Province, that provides direction for new development under the **Housing Supply Action Plan**. The Vaughan Official Plan maintains that in Community Areas with established development, new development must "be designed to respect and reinforce the existing physical character and uses of the surrounding area."

Our planning changes in the **Housing Supply Action Plan** reflect our trust in the ability of local governments to make decisions about how their communities grow, while achieving the government's commitment and priority to create the housing that Ontarians need. We remain committed to supporting our municipal partners in meeting this commitment as they are the frontline in responding to local needs and priorities.

Once again, thank you for your letter and for all the work you do on behalf of your constituents in your riding of Vaughan – Woodbridge. Please accept my best wishes.

Sincerely,

A handwritten signature in cursive script that reads "Steve Clark".

Steve Clark  
Minister

**Weston Downs Residence Survey : Entry # 11**

Name

Maria Guadagnolo

Email

[REDACTED]

<p><b>PUBLIC HEARING COMMUNICATION</b></p> <p>Date: <i>Sept 17/19</i> ITEM NO. <i>5</i></p>	<p><i>C16</i></p>
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*(V. Lacaria)*

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

Yes

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 12****Name**

Sandra Facecchia

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 13****Name**

Tony Alati

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

Yes

b. Do you feel this intensification is appropriate for Weston Downs?

No

4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?

No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 14**

**Name**

Segna Andrea

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 16****Name**

Laura Paglia

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?

No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes



**Weston Downs Residence Survey : Entry # 18**

**Name**

Mary Salvatore

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

Not Sure

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 19****Name**

Michelle D'Ercole

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

Not Sure

b. Do you feel this intensification is appropriate for Weston Downs?

No

4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?

No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 20**

**Name**

Josie Lacia

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

Yes

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 21**

**Name**

Rose Savage

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 22**

**Name**

Mario Cavallaro

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 23**

Name

Ucal Powell

Email



1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?

No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 24****Name**

Michel Benitah

**Email**

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 25****Name**

Rosemary Borrelli

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes



**Weston Downs Residence Survey : Entry # 27**

**Name**

Predrag Pesic

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 28****Name**

Vesna Pesic

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?

No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 29**

**Name**

Joe Buompastore

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 30**

**Name**

Peter Nobre

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

Yes

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

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No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 31**

**Name**

Helen Cardone

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 32****Name**

Umerto Cardone

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

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4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?

No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 33**

**Name**

h m

**Email**



**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

No

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

No

**a. Support intensification along major roads in Vaughan?**

Yes

**b. Do you feel this intensification is appropriate for Weston Downs?**

Yes

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

Yes

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

No

**Weston Downs Residence Survey : Entry # 35****Name**

Tony Palumbo

**Email**

[REDACTED]

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes



**Weston Downs Residence Survey : Entry # 36****Name**

Arcadia Alaimo

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 37**

**Name**

Rino Aversa

**Email**



**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

**4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?**

No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 38****Name**

Nancy Settino

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?

No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 40****Name**

Emilio Belmonte

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 43****Name**

Franco Pignotti

**Email**

[REDACTED]

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 45**

Name

John Simone

Email



1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 46**

Name

Joseph Facca

Email

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

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No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes

**Weston Downs Residence Survey : Entry # 47**

**Name**

Franca Flabiano

**Email**

[REDACTED]

**1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?**

Yes

**2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?**

Yes

**a. Support intensification along major roads in Vaughan?**

No

**b. Do you feel this intensification is appropriate for Weston Downs?**

No

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No

**5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?**

Yes



**Weston Downs Residence Survey : Entry # 48****Name**

Nick Lacroce

**Email:**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

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Yes

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 49****Name**

Elio Giampietro

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 51****Name:**

Nick Scampoli

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 52****Name**

Seema Padalia

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

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No

5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

**Weston Downs Residence Survey : Entry # 54****Name**

Antoni Pal

**Email**

1. When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?

Yes

2. When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?

Yes

a. Support intensification along major roads in Vaughan?

No

b. Do you feel this intensification is appropriate for Weston Downs?

No

4. The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?

No

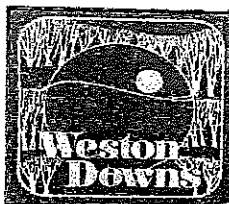
5. Do you experience a problem with traffic infiltration and road safety within Weston Downs?

Yes

# Weston Downs Residence Survey

Name\* ERNESTO RACCO  
Address\* [REDACTED] MELLINGS DRIVE  
\_\_\_\_\_  
\_\_\_\_\_  
Email\* [REDACTED]  
\_\_\_\_\_

- 1 When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing? \*  Yes / No
  
- 2 When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area? \*  Yes / No
  
- 3 An application has been made to convert the neighborhood commercial plaza Rutherford and Velmar to a 7 storey plus rooftop, with underground parking, to a "mixed use" apartment/commercial building contrary to the Weston Downs Master Plan. Do you:
  - a. Support intensification along major roads in Vaughan? \*  Yes /  No / Not sure
  - b. Do you feel this intensification is appropriate for Weston Downs? \*  Yes /  No / Not sure
  
- 4 The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable? \*  Yes /  No /  Not sure
  
- 5 Do you experience a problem with traffic infiltration and road safety within Weston Downs? \*  Yes /  No /  Not sure



## Weston Downs Residence Survey

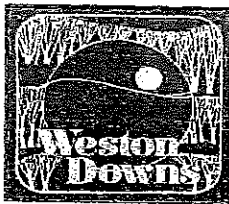
Name\* Clark McLeod

Address\* [REDACTED] Pl

Woodbridge Cnt

Email\* [REDACTED]

- 1 When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing ?\* Yes / No
  
- 2 When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area?\*
  
- 3 An application has been made to convert the neighborhood commercial plaza Rutherford and Velmar to a 7 storey plus rooftop, with underground parking, to a "mixed use" apartment/commercial building contrary to the Weston Downs Master Plan. Do you:
  - a. Support intensification along major roads in Vaughan?\*
  - b. Do you feel this intensification is appropriate for Weston Downs?\*
  
- 4 The 138 unit proposed apartment to possibly include "short term residents and long term residents" is requesting to be exempt of many standards now existing from setbacks, height, maximum floor area, reduced parking, etc . Do you feel this development is desirable, appropriate, accessible or affordable?\*
  
- 5 Do you experience a problem with traffic infiltration and road safety within Weston Downs?\*



# Weston Downs Residence Survey

Name\*

H. David McNeil

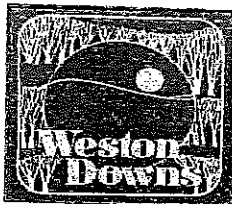
Address\*

[Redacted] Fair Pt  
Weston Downs Ont L4L 1J5

Email\*

[Redacted]

- 1 When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing? \* Yes / No
  
- 2 When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area? \* Yes / No
  
- 3 An application has been made to convert the neighborhood commercial plaza Rutherford and Velmar to a 7 storey plus rooftop, with underground parking, to a "mixed use" apartment/commercial building contrary to the Weston Downs Master Plan. Do you:
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- 5 Do you experience a problem with traffic infiltration and road safety within Weston Downs? \* Yes / No / Not sure





# Weston Downs Residence Survey

Name\* Henry [unclear]

Address\* [redacted] [unclear] [unclear]  
[unclear] [unclear] [unclear]

Email\* [redacted]

- 1 When you purchased your home in Weston Downs, did you wish to be in an exclusive area with single detached housing? \*  Yes /  No
  
- 2 When you purchased your home in Weston Downs, did you expect to have an upscale or luxury area? \*  Yes /  No
  
- 3 An application has been made to convert the neighborhood commercial plaza Rutherford and Velmar to a 7 storey plus rooftop, with underground parking, to a "mixed use" apartment/commercial building contrary to the Weston Downs Master Plan. Do you:
  - a. Support intensification along major roads in Vaughan? \*  Yes /  No /  Not sure
  - b. Do you feel this intensification is appropriate for Weston Downs? \*  Yes /  No /  Not sure
  
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- 5 Do you experience a problem with traffic infiltration and road safety within Weston Downs? \*  Yes /  No /  Not sure



Good evening members of City Council. My name is Giovanni Losiggio and I have been a resident of Weston Downs since 1989. I presently live at [REDACTED] Velmar Drive and I am here this evening to give an oral submission in opposition to the proposed re-zoning for the development at 4101 Rutherford Road.

Velmar Drive is a major thorough fare which provides community access, in and out of Weston Downs. The neighborhood deals with traffic infiltration on a daily basis and it is virtually impossible to exit our driveways between evening/morning rush hours. Residents in surrounding communities to the north and west of us use Velmar Drive and the streets within Weston downs to avoid the backlog of traffic found both on Weston Road and Rutherford Road. The entrance to the proposed development would use Velmar Drive since the city's own official plan will not allow new developments to have access from regional roads. This not only increases the vehicular traffic through the subdivision but also creates an unsafe and unhealthy environment for community residents. The added vehicular traffic at this uncontrolled entrance is a major safety concern for impeding pedestrians having to use the sidewalk in front of the proposed development. The proposed development not only increases traffic congestion but also increases noise, smog and air pollution and ultimately affects climate change. Increased congestion will also adversely impact response times for emergency vehicles needing to enter or exit our subdivision. Seconds saves lives.

The proposed re-zoning and condo development of seven stories plus a green roof at eight creates an unsightly building which will overlook our park and tennis courts, creating privacy concerns for residents. Being such a high structure in comparison to the low-rise homes surrounding it adversely impacts those living near the proposed development as condo dwellers can easily peer into homes, backyards and reduce the private, quiet and pleasant enjoyment of our own properties.

The proposed development is not in a designated growth center nor is it in an intensification corridor. It decreases the livability of our community and destabilizes a community that has been fully developed. You can have appropriate intensification without crushing the neighborhood. The neighborhood's character is just as important as is the compatibility and character within the community. Just because the landowner has a vision of his own it has to be balanced against the good of the many. This application is an insult to the community and an example of corporate greed.

The build form is not compatible with the design of the present neighborhood. There is no feathering, function, shape and configuration which matches what presently surrounds it. It also is not compatible with a relationship to the streets and open spaces of Weston Downs. It dramatically increases the density of the parcel of land incompatible with the community. The height proposal is excessive and substantially exceeds the maximum height adopted in the city official plan a few years ago and is not in line with the Provincial policy of low-rise condo developments being no higher than five stories. Council should stand firm and not change what it decided to do just a short while ago.

Regional roads are not expanding or widening to meet the increased flow of traffic nor is there any investment for transit expansion along Rutherford Road. There are no new North/South routes which are being constructed even though Pine Valley was an option at one time. The city washed its hands of dealing with the issue by donating the land to the Kortright center. Let it be known that the city has the ability to expropriate the land back under eminent domain and being a local City road can easily open up Pine Valley to alleviate some of the congestion within our community without the approval of York Region.

Our public schools are at capacity and bursting at the seams. Our changing demographics shows that the majority of new residents are not Catholic and therefore will attend public schools. The YRDSB schools in the catchment area both at the elementary and high school levels cannot handle the increase student load which comes with added density and intensification. Busing students to alternative schools outside the boundaries will only serve to add to the congestion problems we now face even before exiting the community.

This proposed development is too dense and the building's footprint is both too wide and too tall for the present area. The City of Vaughan is already meeting and surpassing the Places To Grow targets with condo developments along the Highway 7 and the TTC subway line corridor which is where these intensifications should occur. This is where public transportation hubs exist, where new job creation is occurring in the business district/park and where Places To Grow states that increased density should occur not in the middle of a low rise and low density populated area.

Places To Grow also sites that new job creation should occur alongside new intensification developments, therefore affording residents the ability to walk or bicycle to and from work. No new job creation has occurred along the proposed development area. This leaves one with no choice but to use their personal vehicles once again adding to traffic congestion, pollution, and an unhealthy and unsafe living environment for all residents.

The city's downtown core and business park is where jobs are and where new intensified development should be. One of the City of Vaughan's development priorities is to respond to connection - prioritizing compatibility with surrounding context, including streetscapes, built environments and development and complementing design, transition, setbacks and connections. None of these occur with the proposed re-zoning and development.

Weston Downs residents purchased their homes in this community because of the low density and large lots with open green space. Newly constructed development areas and subdivisions are where intensification should happen so that future residents purchasing low rise homes in those areas will know ahead of time of what is to be built.

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Both City councilors and planners have a duty to understand that local community roads such as Velmar Drive, not be considered as an entry and exit for proposed new higher density developments especially if they already provide heavy connectivity to the community and are heavily congested.

The landowner has not considered varied aesthetic forms for its structure such as terracing and set in balconies that do not overhang the building. Strict adherence to a 45° angular plane to avoid casting shadows on open play areas and other residential homes has also not been met. Since tiered flooring or step design has not been applied or utilized there is no reduction of shadows over the tennis courts and into the yards of our neighbours. This will prevent our residents from privately enjoying their own properties as the view from balconies overlooking adjacent residential homes and open spaces is easy to see.

There's also no built form transition between present low-rise residential homes and the proposed development. The City of Vaughan's own official plan encourages and stipulates that there must be a transition area that incorporates a buffer zone between new buildings and existing neighbourhoods. This stipulation that you created within the cities own official plan has not been met. The proposed development increases traffic congestion, noise pollution, smog and air pollution.

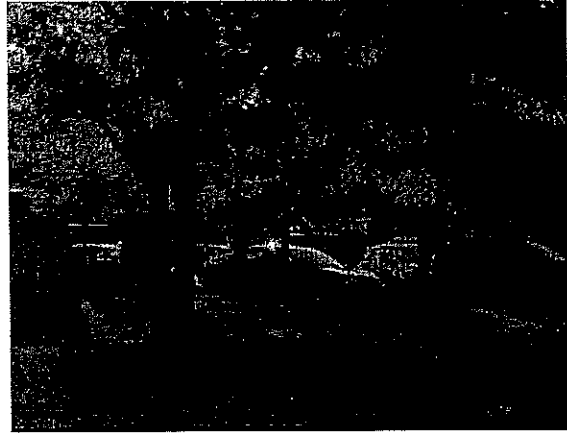
I invite all members of council and members of the planning department to come and visit the site in person to experience what life is like in our community. It is one thing to analyze a proposal and various studies on paper and another to actually witness it with your own eyes and see the adverse impact it will have on our community. Council must not just look at increased density but smart density. The proposed development is too large for the site and inappropriate for the area which does not represent smart planning. I implore you do not set a dangerous precedent for Weston Downs. Furthermore, I request on behalf of the community, that voting on this issue occur at an evening session of council and not during the day so that residents have the opportunity to come and see and hear in person your decision.

As you can clearly see this issue has united our community and our strong opposition to such a re-zoning request and proposed development. Rest assured that we have made our voices in opposition to this proposal heard loud and clear. I urge and strongly suggest that you heed this opposition and not approve re-zoning this parcel of land. Should you not hear our voices today I guarantee you that you will hear them loud and clear at the next municipal election at the ballot box. Thank you for your time and once again I urge you to not approve the re-zoning for the proposed development.

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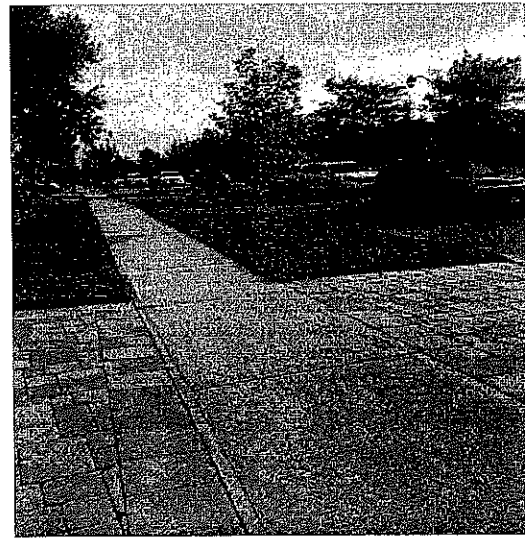
Overflow Parking from Plaza onto Velmar Drive



Plaza Parking Lot Completely full



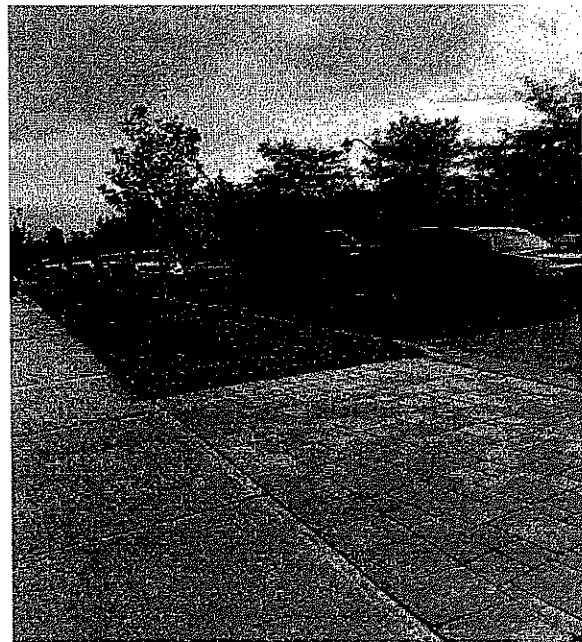
Parking Overflow from Plaza



Traffic congestion looking south on Velmar Dr.



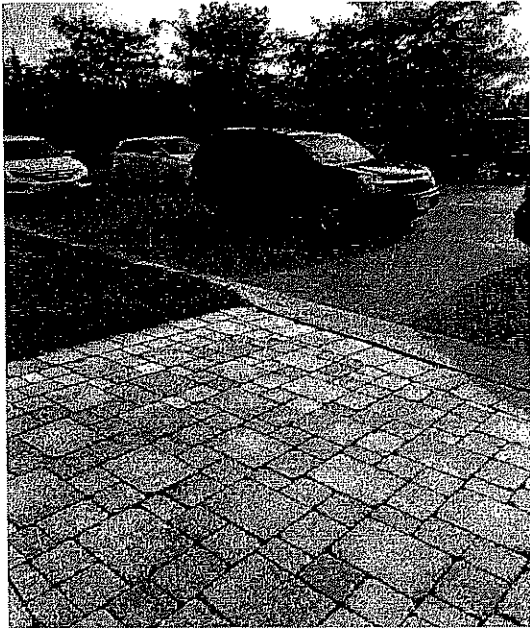
Vehicles infiltration and overtaking onto oncoming traffic looking north on Velmar Drive.



Traffic infiltration looking south on Velmar Dr.



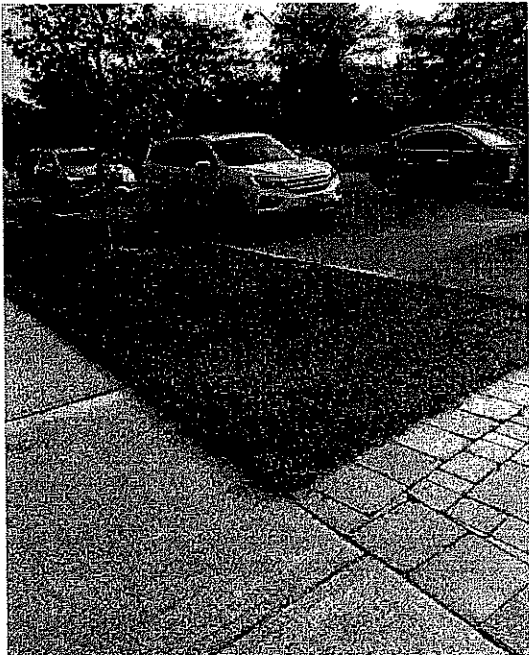
Vehicle overtaking onto oncoming traffic



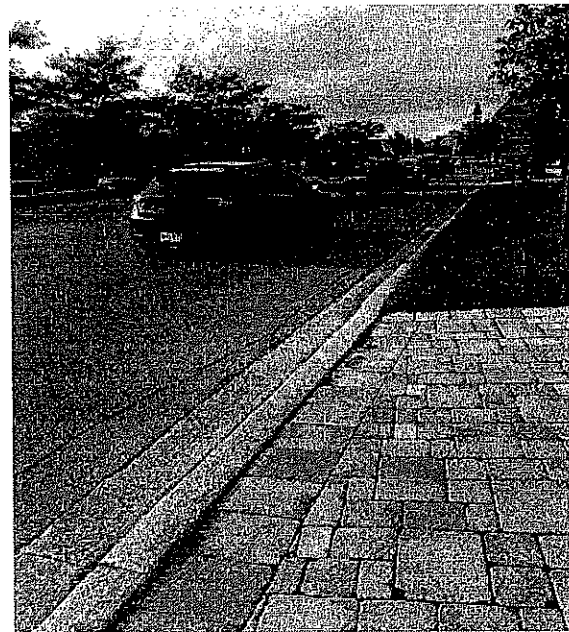
Vehicle overtaking onto oncoming traffic



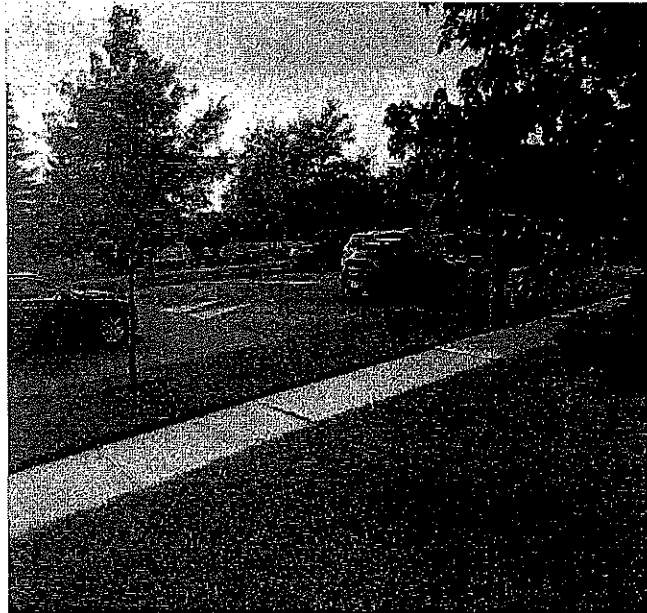
Vehicle overtaking onto oncoming traffic



Vehicle overtaking onto oncoming traffic



Traffic infiltration looking north on Velmar Dr.



Traffic infiltration looking north on Velmar Drive with cars two wide on single lane road.

Giovanni Losiggio  
[REDACTED] Velmar Drive  
Woodbridge, Ontario

[REDACTED]  
[REDACTED]  
[REDACTED]



Ministry of  
Municipal Affairs  
and Housing

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M5G 2E5  
Tel.: 416 585-7000

Ministère des  
Affaires municipales  
et du Logement

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M5G 2E5  
Tél. : 416 585-7000



19-4059

September 17, 2019

The Honourable Michael Tibollo, MPP  
Vaughan – Woodbridge  
[michael.tibollo@pc.ola.org](mailto:michael.tibollo@pc.ola.org)

Dear MPP Tibollo:

Thank you for your letter regarding the authority of local councils in making planning decisions. I am pleased to provide you with information regarding the work our government has done with respect to supporting local land-use planning decisions.

As you are aware, our government is committed to building more housing and bringing down costs for the people of Ontario. To help fulfill this commitment, we have developed a broad-based action plan to address the barriers getting in the way of new ownership and rental housing. **More Homes, More Choice: Ontario's Housing Supply Action Plan** outlines our plan to tackle Ontario's housing crisis, while encouraging our partners to do their part.

I would like to share some details regarding initiatives led by the Ministry of Municipal Affairs and Housing which include amendments to the *Planning Act* in the *More Homes, More Choice Act, 2019*; proposed changes to the **Provincial Policy Statement**; and a new provincial plan for the region, **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**.

The *More Homes, More Choice Act, 2019*, which received Royal Assent on June 6, 2019, is central to the **Housing Supply Action Plan** and is intended to eliminate unnecessary steps, duplication and barriers to creating the housing Ontarians need.

As a part of this work, we've made changes to the *Planning Act*, most of which took effect on September 3, 2019, that would:

- Streamline development approvals processes and facilitate faster decisions,
- Increase the certainty and predictability of the planning system,
- Support a range and mix of housing options, and boost housing supply,
- Make charges for community benefits more predictable, and
- Make other complementary amendments to implement the proposed reforms.

.../2

On July 22, the Ministry launched a 90-day consultation on proposed policy changes to the **Provincial Policy Statement (PPS)**, as part of the **Housing Supply Action Plan**. The PPS sets out the province-wide direction on land use planning matters of provincial interest and municipalities are key implementers.

The proposed policy changes to the PPS focus on five key themes:

- Increasing housing supply and mix;
- Protecting the environment (including the Greenbelt) and public safety;
- Reducing barriers and costs;
- Supporting rural, northern and Indigenous communities; and,
- Supporting certainty and economic growth.

The ministry is holding meetings with key stakeholders, as well as regional technical sessions with municipal staff, and we look forward to receiving their input on the proposed policies. Vaughan has been invited to participate in this process. Additionally, the ministry is undertaking ongoing engagement on the PPS with Indigenous communities.

As you know, **A Place to Grow** supports the government's commitment to growth and prosperity. Through our priorities of increasing housing supply, creating more jobs, generating economic opportunities, attracting new investments, and better aligning infrastructure investments, we will ensure that people can live and work locally, all while maintaining protections for our environmentally sensitive areas, notably the Greenbelt, cultural heritage assets, employment areas and agricultural lands. A Place to Grow not only allows for greater autonomy for local decision-making that is responsive to local needs and opportunities, but also recognizes that one size does not fit all and as such provides for greater flexibility at the local level.

**A Place to Grow**, which came into effect in May 2019, introduces new policies that:

- Make it faster and easier for local governments to make modest changes to settlement area boundaries when they need them, helping them to be more responsive to market demands for new housing or economic development opportunities;
- Streamlines development near major transit station areas, like subway and GO stations, so that municipalities can begin their planning sooner;
- Promotes economic development and job creation by ensuring that provincially significant employment zones are identified;
- Cuts red tape, where it makes sense, to foster mixed-use development and increase housing supply, while ensuring that jobs are maintained; and
- Protects important environmental and agricultural assets.

We heard loud and clear from our planning partners that local decision-makers know their communities best and as such they would like greater flexibility to address the unique circumstances that they face.

It is the **Vaughan Official Plan of 2010**, not the Province, that provides direction for new development under the **Housing Supply Action Plan**. The Vaughan Official Plan maintains that in Community Areas with established development, new development must "be designed to respect and reinforce the existing physical character and uses of the surrounding area."

Our planning changes in the **Housing Supply Action Plan** reflect our trust in the ability of local governments to make decisions about how their communities grow, while achieving the government's commitment and priority to create the housing that Ontarians need. We remain committed to supporting our municipal partners in meeting this commitment as they are the frontline in responding to local needs and priorities.

Once again, thank you for your letter and for all the work you do on behalf of your constituents in your riding of Vaughan – Woodbridge. Please accept my best wishes.

Sincerely,

A handwritten signature in cursive script that reads "Steve Clark".

Steve Clark  
Minister



# WESTON DOWNS RATEPAYERS ASSOCIATION

[www.westondownra.ca](http://www.westondownra.ca)

September 17<sup>th</sup>, 2019

Mayor and Members of Council  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**PUBLIC HEARING  
COMMUNICATION**

Date: Sept 17/19 ITEM NO. 5

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

Dear Mayor and Members of Council;

We hereby oppose the approval of the Official Plan Amendment OP.19.003 and Zoning By-Law Amendment Z.19.008 submitted by Velmar Centre Property Limited to permit the development of a 7-storey mixed-use residential apartment building that includes 139 residential units and 615 m<sup>2</sup> of commercial space, at 4101 Rutherford Road.

We oppose the approval to the Official Plan and Zoning By-Law for the following reasons:

- Section 9.1.2.2 of the VOP states that new development in Community Areas be designed in a manner that respects and reinforces the physical character of the established neighbourhood. The proposed built form of this 7-storey building is not compatible with the built form of the surrounding community of single-family homes. This proposal does not respect the building types, heights or scale of nearby residential properties.
- This apartment is out of character with the neighbourhood. In fact this community was built as a cohesive community with minimum 60 foot lots and unique urban design guidelines. This apartment building will destroy the character of the community that we have loved and lived in for over three decades. Weston Downs was built with very specific Urban Design Guidelines which are not being respected by this application.

- The density of this proposal is too high. Though the current Official Plan permits a density of no greater than 1.5 FSI, this applicant is proposing a density of 3.16 FSI.
- This proposal will compound the current traffic issues that the Weston Downs community is experiencing with traffic infiltration. Many residents who live to the north and west of Weston Downs cut through our residential streets in order to circumvent the gridlock on Weston Road during the morning and evening rush hours.
- Weston Road and Rutherford Road already experience traffic issues. The current residents of Weston Downs have difficulty turning onto Rutherford Road in the morning not to mention adding an additional 200 or more cars to the problem of turning right or left onto Rutherford. The traffic backs up in part due to the cuing for both the north bound right hand east turn from Velmar to Rutherford Road and the northbound left hand west turn from Velmar to Rutherford Road. These movements in the morning peak hours will conflict with traffic egression and ingression into the new development.
- This tall and large apartment building will overshadow the tennis court and park which abut the proposed apartment building.
- The tall and large apartment building will cast shadows on the houses that are across the street from this development.
- The setbacks are all inadequate.
- There are only 3 parking spaces at grade with the remaining 257 parking spaces located in the 3 underground parking levels. It is clear from this parking situation that this will no longer serve as a local convenience plaza for our neighbourhood. The residents of Weston Downs do not want to run in and out of our local stores by parking underground. The local plaza stores essentially will be unusable for our Weston Downs Community.
- The access in and out of the apartment building complex will not work properly. It is currently difficult to go in and out of the plaza during the morning and afternoon rush since there is a line of cars along Velmar which infiltrate Weston Downs in order to bypass the gridlock on Weston Road and Rutherford Road. It is currently difficult for our current residents to leave their properties as they try to enter the gridlock on Velmar caused by infiltration during these times. How do you expect an additional 200 cars to do this in the morning and afternoon rush?
- This proposal has directed the commercial space towards the Rutherford Road frontage indicating that they want to encourage a pedestrian friendly environment.

This will accomplish the opposite. Without the commercial space on Velmar, our community of approximately 5000 residents will no longer have convenient access to our local plaza establishments.

- It is too soon after the last VOP 2010 review to make such changes to the official plan. Large parts of the plan were not brought into effect until 2019 and parts of it are still unapproved and before the LPAT. Until the whole plan is approved, there should be no further amendments to permit developments such as this one. The City invested a significant amount of time and money into the VOP review and it is not appropriate for a developer to try to change what has just been approved just to increase their profits.

#### Concluding Comments:

1. So disappointed that a developer would submit a medium density plan for a site that the VOP 2010 has designated as low rise mixed use...not medium density or medium rise
2. Stop using the province's More Homes, More Choice: Ontario's Housing Supply Action Plan to support this example of poor and disrespectful planning. The Honorable housing minister is clear in his letter dated today that it is the Vaughan Official Plan of 2010, not the Province that provides direction for new development under the Housing Supply Action Plan. The Vaughan Official Plan maintains that in Community Areas with established development, new development must "be designed to respect and reinforce the existing physical character and uses of the surrounding area."
3. The City of Vaughan is meeting the mandate of More Homes, More Choice: Ontario's Housing Supply Action Plan. We have increased densities to meet this mandate at the Vaughan Metropolitan Centre where we have the infrastructure both the subway, Highways 400 and 407 to support the increased densities.
4. Our standard of living and quality of life in Vaughan is being deteriorated by the congestion that is resulting from poor planning. It takes 45-minutes to travel distances that should only be a 10-minute drive because the infrastructure does not exist. For example, most residents avoid the turning on Rutherford Road to go Highway 400 or the Go train in the morning specifically because it will add 15-20 minutes to the morning trip to work. Instead they must go south in order to go north-east.
5. There have been comments about the fact that the council would be going against their own planning staff in order to turn this application down. Well I would hope so! Stop the poor planning examples that we see and recognize in this City. Every time you see one of those traffic mirrors when you enter a plaza or condo parking area, you know it is a result of poor planning. Example: Northwest side of Islington and Rutherford Road. Funny that the Weston Downs Ratepayers had pointed this out to the City at the planning stage though our comments were ignored. Look at 86 Woodbridge Avenue Condo where the

residents keep complaining that they either hit the wall or are in fender benders because of the narrow entrance in and out of the condo. The residents complain about the steepness of the entry into the underground parking lot, causing some of the elderly residents to instead break condo rules by parking in the visitor parking spaces. Let's not keep making poor planning decision when we have the opportunity to make excellent and superior planning decisions. We the residents are the ones who are stuck with the aftermath of poor planning.

In conclusion, we ask that Council turn down this application as presented based on the excessive density, traffic issues, ingress and egress issues as well as unsuitable built form. This proposal is not compatible with the character of the vibrant Weston Downs community. It will cause shadows and traffic issues that will serve to reduce the current resident's enjoyment of their homes and community. This proposal will take away the convenience of visiting our local stores both because of parking issues, traffic and the relocation of the stores. Please do the right thing and support our residents by turning down this proposal.

Thank you for your time and consideration.

Yours truly,

  
Weston Downs Ratepayers Association

Per:

Nadia Magarelli

Co-president, Weston Downs Ratepayers Association



**PUBLIC HEARING  
COMMUNICATION**

C20

Date: Sept 17/19 ITEM NO. 5

### NOTICE OF PETITION

A petition has been submitted with respect to the following matter and a copy is on file in the Office of the City Clerk:

**Meeting & Date:** Committee of the Whole (Public Hearing), September 17, 2019

**Agenda/Report No.:** Item 5, Report No. 25

**Item:** VELMAR CENTRE PROPERTY LIMITED OFFICIAL PLAN AMENDMENT FILE OP.19.003 ZONING BY-LAW AMENDMENT FILE Z.19.008 VICINITY SOUTHWEST CORNER OF RUTHERFORD ROAD AND VELMAR DRIVE

#### **Particulars of the Petition:**

**Dated:** No date.

**No. of Signatures:** 1698

**Submitted by:** Ms. Flora Giancola, Weston Downs Ratepayers Association, Blackburn Boulevard, Woodbridge

#### **Wording on petition:**

" We, the undersigned residents are opposed to Official Plan Amendment, Zoning By-law Amendment, Development Approval and Draft Plan of the 7-storey mixed use condominium submitted by Velmar Centre Property Limited to facilitate the re-development of Weston Down's local commercial site, known as 4101 Rutherford Road, Block 31.

**Traffic:** For the past 15 years, the Weston Downs Community has been dealing with traffic issues within our community, resulting from infiltration, as cars cut through our residential streets to avoid the gridlock on the surrounding regional roads, namely Langstaff Road, Weston Road and Rutherford Road. The additional traffic from this proposed development cannot be accommodated given the gridlock that already exists during peak commuting hours.

**Density and Size:** the proposed condominium of 139 units is too dense and the built form of seven stories does not allow a feathering or gradual matching to the surrounding built forms. The City of Vaughan has a growth population plan in place, which includes building higher density units in the Vaughan Metropolitan Centre which has the infrastructure including subway, bus and highway system in place to accommodate the increased traffic and population."

**For a copy of the petition contact:**

**City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1  
Tel: (905) 832-8504 Fax: (905) 832-8535**



Honourable Mayor Maurizio Bevilacqua and members of council.

I'm Rose Savage and I'm speaking as an owner and tax payer in Weston Downs.

We request that the City of Vaughan REJECTS this application. This application is not appropriate within the Weston Downs Community.

The commercial service plaza is a C3 local commercial zone with a 20,000 square feet allowance *only*

Respecting the appropriateness, accessibility and compatibility:

The proposed Development DOES NOT conform to the maximum building height and FSI policies of the (Vaughan Official Plan - VOP 2010)

The proposed Development will negatively impact Velmar Downs Park. The proposed setbacks do not meet the minimum requirements. A wind/sun/shade study is required. CPTED (Crime Prevention through environmental design) and Safety Audit are requested. The principles needs to be met:

- a) natural surveillance.
- b) natural access control
- c) Territorial reinforcement
- d) maintenance

It does not propose an appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Velmar Downs Park.

The relationship of the building setbacks, height and design with the immediate area is inadequate.

The existing commercial plaza serves a community need. The existing C3 Local Commercial Zone should be protected.

The proposed parking is inadequate and will overflow onto the neighbourhood streets.

Pedestrian and accessibility safety have not been satisfactorily addressed.

Integration of the Development with the existing community does not conform to the needs of the community.

The proposed density is inconsistent with the existing zoning and character of the existing neighbourhood. The neighbourhood consists of low density single detached dwellings. The Development is out of scale and will change the character of the area.

Site circulation, proper vehicular access and turning movements, including service vehicles such as fire and garbage trucks are inadequate.

Provision of sufficient snow storage area is inadequate.

Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading is required. How does this address infrastructure requirements. ie proximity to a school (none in walking distance), capacity of the school, impact on fire with more units, and no community centre or other amenity. Infrastructure is more that water and sewer.

Respecting Weston Downs Community's Urban Design Standards

A traffic study request should consider the current 12,000 vehicles/day with a projected 10 year outlook. Traffic infiltration went up from 6,000 vehicles to 12,000 within 6 years. Knowing this issue and allowing a

dramatic increase of additional traffic contributes to an already chaotic community entrance with known accidents involving the safety of children in the community.

This application with the support of city and planners would demonstrate a Lack of Accountability, responsibility, ownership, transparency and more importantly RESPECT for the Weston Downs Community!

Proposal does not align and is in violation with the vop2010 and the region plan which raises questions about the integrity of the complete application. The proposal asked to be treated as a low rise structure despite meeting definitions and specifications of a mid rise which is not appropriate.

Even with the accommodation of a low rise definition, it fails to meet appropriate building codes and asks for further accommodations which is inappropriate.

The community has overwhelmingly indicated the lack of support for the proposal as it does not meet the service, support and planning expectations of the city for which we pay taxes for.

You are being asked to violate your own rules with the numerous violations brought forward for your approval. Respect Weston Downs and the residents that live in it. Our community is in disagreement with it. Why enforce on a Community a proposal inconsistent with your own city plans and which has no community support.

RA2 with RA5 allowances will begin deconstructing our community into a developer's paradise; and community nightmare; perception and optics show this and we feel this intensification is not appropriate for Weston Downs Community as a whole.

Applicant is requesting medium density when Weston Downs is zoned for low density; that's not appropriate. This application is not environmentally, accessibility or CPTED friendly.

Cutting the curb on the opposite side of proposed development and widen the entrance in order to welcome and accommodate the additional traffic is taking away land from Weston Downs and violates the respect for existing community.

Weston Downs Urban Design Guidelines have not been adhered to as evidenced by this application and the inadequate care of our landscaping.

We want to protect our water source as stated by TRCA's report with the vulnerability in our area.

There were 66 submissions in the report provided by planning Dept and the vast majority were negative.

We request that the City of Vaughan adheres to the Urban Design Guidelines for the entire community from Langstaff to Rutherford and from Weston Road to the abutting neighbourhoods at Pine Valley (Weston Downs in its entirety).

I would like to end by paraphrasing what John F Kennedy said; Ask not what your country/community can do for you, but what you can do for your country/community. Every accomplishment starts with the decision to try. As we express our gratitude, we must never forget that the highest form of appreciation is not to utter words, but to live by them. Do what's right and just by respecting and supporting the residents of Weston Downs Community and your own OPA240, Bylaw1-88, Vaughan Official Plan and York Region Official Plan.