

**BASS PRO MILLS DRIVE, FROM HIGHWAY 400 TO WESTON ROAD MUNICIPAL CLASS  
ENVIRONMENTAL ASSESSMENT**

Appendix O Consultation

## **Appendix O.9 PUBLIC CORRESPONDENCE**



**From:** [Robinson, Jennifer](#)  
**To:** [Robinson, Jennifer](#)  
**Cc:** [Addley, Diana](#); [Esedebe, Hilda](#); [Cholewa, Peter](#)  
**Bcc:**



**Subject:** Notice of Study Commencement - MCEA Class EA, Bass Pro Mills Drive (Highway 400 to Weston Road)  
**Date:** Friday, March 6, 2020 12:24:00 PM  
**Attachments:** [160540006\\_notice\\_study\\_commencement\\_final\\_IM-7212-19.pdf](#)

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Hello,

Please see the attached Notice of Study Commencement for the **Bass Pro Mills Drive (Highway 400 to Weston Road)** project. As indicated within the attached notice, the City of Vaughan has initiated a Municipal Class Environmental Assessment study for the proposed extension of Bass Pro Mills Drive, between Highway 400 and Weston Road. The purpose of this notice is to inform you of this study and the overall consultation process.

Should you have any questions, please do not hesitate to contact us.

Regards,

**Jenn Robinson**

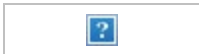
Environmental Planner, Transportation GTA  
OSEC, Markham Office

Direct: 905-944-6232

Fax: 905-474-9889

[Jennifer.Robinson@stantec.com](mailto:Jennifer.Robinson@stantec.com)

Stantec  
300W-675 Cochrane Drive  
Markham ON L3R 0B8



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## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Thursday, March 5, 2020 5:51 PM  
**To:** Robinson, Jennifer; Cholewa, Peter  
**Cc:** Addley, Diana  
**Subject:** FW: [External] Notice of study commencement bass pro mills drive from hwy 400 to Weston road

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

---

**From:** [REDACTED]  
**Sent:** Thursday, March 5, 2020 5:38 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>; diana.addley@stantec.com  
**Subject:** [External] Notice of study commencement bass pro mills drive from hwy 400 to Weston road

Hi Hilda and Diana

Would you be able to include my email on all updates in regards to this study please:

Notice of study commencement bass pro mills drive from hwy 400 to Weston road

Thank you

[REDACTED]

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**Robinson, Jennifer**

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 9, 2020 5:03 PM  
**To:** [REDACTED]; Addley, Diana  
**Subject:** RE: EA Study - Bass Pro Mills Drive, from Highway 400 to Weston Road

Thank you for your email and your interest in the Bass Pro Mills Drive Extension Study. You will be added to the mailing list.

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



---

**From:** [REDACTED]  
**Sent:** Thursday, March 5, 2020 2:23 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>; Diana.Addley@stantec.com  
**Subject:** [External] EA Study - Bass Pro Mills Drive, from Highway 400 to Weston Road

Good afternoon –

Please add me to the above-noted study mailing list.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Friday, March 6, 2020 7:34 PM  
**To:** Robinson, Jennifer; Addley, Diana; Cholewa, Peter  
**Subject:** FW: [External] Bass Pro Mills Drive Class EA Study

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

**From:** [REDACTED]  
**Sent:** Friday, March 6, 2020 7:29 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Subject:** [External] Bass Pro Mills Drive Class EA Study

Hello Hilda  
Can you add me to the email list please Thanks [REDACTED]

Sent from my iPhone

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Monday, March 9, 2020 1:59 PM  
**To:** Robinson, Jennifer  
**Subject:** FW: [External] Re: Notice of Study Commencement

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

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 9, 2020 1:53 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** RE: [External] Re: Notice of Study Commencement

Hi [REDACTED],

Thank you for your email and your interest in the Bass Pro Mills Extension Environmental Assessment Study.

Langstaff Road is a York Region facility, and the Region is currently carrying out an Environmental Assessment Study for the widening of Langstaff Road (between Weston Road and Highway 7), which includes the connection that you noted between Jane and Keele that would cross the CN rail yard, a full moves interchange at Highway 400, separating the grade at the GO rail line and other improvements. For more information, visit [York Region's website](#).

If you would like to be placed on the mailing list for information on the Bass Pro Mills Extension study, please let me know.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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

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

**From:** [REDACTED]  
**Sent:** Friday, March 6, 2020 12:33 PM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Cc:** [Diana.Addley@stantec.com](mailto:Diana.Addley@stantec.com)  
**Subject:** [External] Re: Notice of Study Commencement

Bass Pro Mills Drive from Hwy. 400 to Weston Rd.

While you at it, would be of a great improvement to the Vaughan traffic conditions to create a connection of Lagstaff Rd. between Jane St. & Keele St.

That would greatly improve congestion on Hwy. 7.

Thanks,

A large black rectangular redaction box covering the signature area.A large black rectangular redaction box covering the signature area.

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Monday, March 9, 2020 4:54 PM  
**To:** Robinson, Jennifer  
**Subject:** FW: Environmental Assessment Study - Bass Pro Mills Drive

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

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

**From:** [REDACTED]  
**Sent:** Saturday, March 7, 2020 1:29 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Cc:** [REDACTED]  
**Subject:** [External] Environmental Assessment Study - Bass Pro Mills Drive

Please include me in the study mailing list

Thanks  
[REDACTED]

Sent from my iPad

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Monday, March 9, 2020 4:48 PM  
**To:** Robinson, Jennifer  
**Cc:** Cholewa, Peter  
**Subject:** FW: [External] Assessment Study - Bass Pro Mills Drive

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

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 9, 2020 4:47 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** RE: [External] Assessment Study - Bass Pro Mills Drive

Hi [REDACTED]

Thank you for your email and your interest in the Bass Pro Mills Drive Extension Study. You will be added to the mailing list.

Regarding your other comments, where the extension of Bass Pro Mills Drive will connect to Weston Road and how many lanes will be determined as part the study. Impacts of the connection to Weston Road and the surrounding area will also be reviewed as part of the study.

Please note that Weston Road and Rutherford Road are both under the jurisdiction of York Region. City and Regional staff do their best to work together to address the needs of residents; however, if you wish to forward your concerns directly to York Region, kindly send an email to [roads@york.ca](mailto:roads@york.ca). Additionally, York Region's Transportation Master Plan highlights a number of road improvements and timelines, including widening Weston Road and Rutherford Road. You may visit link for more information; [york.ca/tmp](http://york.ca/tmp).

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

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

**From:** [REDACTED]  
**Sent:** Saturday, March 7, 2020 1:15 PM

To: Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
Subject: [External] Assessment Study - Bass Pro Mills Drive

Hello Hilda,  
I would like to be included on the mailing list for this study & give you my input.

I am a 20 year resident of Vaughan. I live at Weston & Rutherford on the North West corner of Weston & Rutherford at [REDACTED]. Looking at the map on the flyer that was sent it isn't clear if the road will extend directly into Weston Downs in both directions. I recommend that it does. This road will alleviate some of the congestion to Rutherford but it will also ADD to the congestion already on Weston Road. Weston Road backs up to Langstaff from Rutherford in the afternoon rush hour. Thus the Bass Pro road should extend DIRECTLY into the Weston Downs subdivision too.

Since I have moved to Woodbridge in 2000. This intersection at Weston & Rutherford is GRID LOCK no matter if you are on Weston or on Rutherford. I have seen numerous accidents on Weston south of Rutherford and recently a death on Rutherford at Weston. How many deaths/accidents are to occur before the city acts responsibly?

One road extending from Vaughan Mills to Weston is NOT sufficient to address the traffic. It needs to extend into Weston Downs subdivision too!

Regards,  
[REDACTED]

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Monday, March 9, 2020 5:02 PM  
**To:** Robinson, Jennifer  
**Subject:** FW: [External] Study mailing list

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**From:** [REDACTED] >  
**Sent:** Sunday, March 8, 2020 1:42 PM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Subject:** [External] Study mailing list

Hello Hilda,

I would like to join the study mailing list for the Municipal Class Environmental Assessment Study for Bass Pro Mills Drive, from highway 400 to Weston Road.

Thank you,

[REDACTED]

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**Robinson, Jennifer**

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 9, 2020 5:09 PM  
**To:** [REDACTED]  
Addley, Diana  
**Subject:** RE: Municipal Class EA Study - Bass Pro Mills Drive - Mailing List Addition Request

Thank you for your email and your interest in the Bass Pro Mills Drive Extension Study. You will be added to the mailing list.

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



---

**From:** [REDACTED]  
**Sent:** Sunday, March 8, 2020 6:50 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Subject:** [External] Municipal Class EA Study - Bass Pro Mills Drive - Mailing List Addition Request

Hello Hilda,

Please add my name to the mailing list relating to the Municipal Class EA study of Bass Pro Mills Drive from Highway 400 to Weston Road.

Regards,

[REDACTED]

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**Robinson, Jennifer**

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 9, 2020 5:07 PM  
**To:** [REDACTED]  
Addley, Diana  
**Subject:** RE: [External] Bass Pro Mills Environmental Assessment

Thank you for your email and your interest in the Bass Pro Mills Drive Extension Study. You will be added to the mailing list.

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



**From:** [REDACTED]  
**Sent:** Sunday, March 8, 2020 3:59 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Subject:** [External] Bass Pro Mills Environmental Assessment

Hi Hilda

Can you please add me to the mailing list for any further updates as the study progresses? Thank you.

[REDACTED]

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**Robinson, Jennifer**

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 9, 2020 5:08 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana  
**Subject:** RE: [External]

Thank you for your email and your interest in the Bass Pro Mills Drive Extension Study. You will be added to the mailing list.

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



---

**From:** [REDACTED]  
**Sent:** Sunday, March 8, 2020 6:38 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Subject:** [External]

Please add me to the mail list for Bass Pro Shop Mills Drive , from Highway 400 to Weston Road study

[REDACTED]

---

[REDACTED]

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- [Disclaimer concerning confidential and privileged information/unintended recipient](http://disclaimer.kpmg.ca) (<http://disclaimer.kpmg.ca>).
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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Tuesday, March 10, 2020 8:45 AM  
**To:** Robinson, Jennifer  
**Subject:** FW: Bass Pro Mills Drive from Hwy 400 to Weston Rd

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

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 9, 2020 5:54 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** RE: Bass Pro Mills Drive from Hwy 400 to Weston Rd

Hi [REDACTED],

Thank you for your email and interest in the Bass Pro Mills Extension Study. If you would like to be included on the mailing list for the study or to participate in the Stakeholder's Group, kindly let us know.

Regarding your comment, Highway 400 and associated ramps typically falls under the jurisdiction of the Ministry of Transportation Ontario (MTO). You may wish to contact them directly. With my knowledge of Highway Design, there doesn't appear to be adequate distances for drivers to safely reduce speeds/make decisions to exit Highway 400 south-bound to Bass Pro Mills Drive as the Rutherford Road interchange is very close (MTO standards to confirm). One way would be to create a ramp south of Major Mackenzie that travels off Highway 400 south bound, crosses over/under Rutherford Road to connect directly to Bass Pro Mills Drive, but I'm not sure how practical that would be either. The south bound exist at Rutherford Road is the closest thing at this time.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



---

**From:** [REDACTED]  
**Sent:** Monday, March 9, 2020 3:38 PM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>; [diana.addley@stantec.com](mailto:diana.addley@stantec.com)  
**Subject:** [External] Bass Pro Mills Drive from Hwy 400 to Weston Rd



Good Afternoon,

We are eagerly awaiting Bass Pro Mills extending to Weston Rd. It will help ease the bottle neck around the mall and our hotel which has been an ongoing challenge for the past 7-8 years.

If it counts for anything, this is something we are excited about and looking forward too. We are actually surprised it is taking so long.

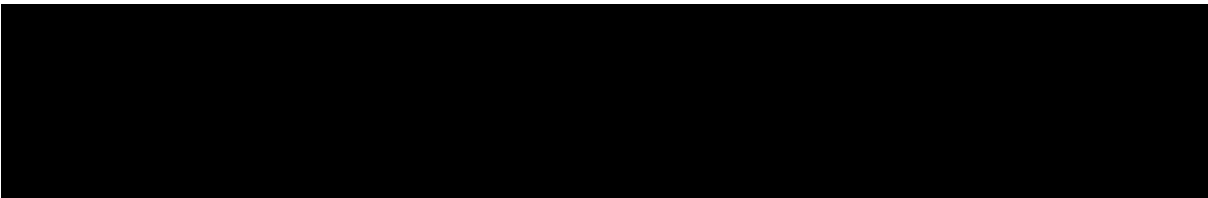
Has there been consideration into installing an onramp for southbound traffic to access Bass Pro Mills Dr?

Thank you



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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Monday, March 9, 2020 5:29 PM  
**To:** Robinson, Jennifer  
**Cc:** Cholewa, Peter  
**Subject:** FW: [External] Mailing list BassProMillsEA

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

Hi Jenn – please file and update mailing list.

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 9, 2020 5:26 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** RE: [External] Mailing list BassProMillsEA

Hi [REDACTED],

Thank you for your email and your interest in the Bass Pro Mills Drive Extension Study. You will be added to the mailing list.

Regarding your comment, impacts of the extension to Weston Road and the surrounding area will be reviewed as part of this study.

Please note that Weston Road falls under the jurisdiction of York Region. City and Regional staff do their best to work together to address the needs of residents; however, if you wish to forward your concerns directly to York Region, kindly send an email to [roads@york.ca](mailto:roads@york.ca). Additionally, York Region's Transportation Master Plan highlights a number of road improvements and timelines, including widening Weston Road. You may visit link for more information; [york.ca/tmp](http://york.ca/tmp).

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



**From:** [REDACTED] >  
**Sent:** Monday, March 9, 2020 3:01 PM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Subject:** [External] Mailing list BassProMillsEA

Please add me to your mailing list.

My first thoughts on this are that existing heavy N & S Bound traffic , especially during rush hours will be further increased. Will Weston be widen at this point?

Thank you,



Virus-free. [www.avast.com](http://www.avast.com)

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Tuesday, March 10, 2020 9:59 AM  
**To:** Robinson, Jennifer  
**Subject:** FW: BassProMills ESA Study

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

**From:** [REDACTED]  
**Sent:** Tuesday, March 10, 2020 9:58 AM  
**To:** hilda.esedebe@vaughan.ca; Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** BassProMills ESA Study

Please add me ([REDACTED]) to the mailing list for the BassProMills ESA Study

Thank you.

Best Regards,

[REDACTED]

## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Tuesday, March 10, 2020 1:28 PM  
**To:** Robinson, Jennifer  
**Cc:** Cholewa, Peter  
**Subject:** FW: Class EA Study - Bass Pro Mills Drive

**From:** [REDACTED]  
**Sent:** Tuesday, March 10, 2020 1:16 PM  
**To:** hilda.esedebe@vaughan.ca; Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** Class EA Study - Bass Pro Mills Drive

Hilda and Diana,  
Please add my name to the mailing list for the above study.

[REDACTED]

Thank you.

One preliminary comment is that the study limits need to be extended to include Weston Downs as the traffic from the new roadway will seriously impact subdivision streets.

[REDACTED]

## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Wednesday, March 11, 2020 8:29 AM  
**To:** Robinson, Jennifer  
**Cc:** Cholewa, Peter  
**Subject:** FW: [External] Notice of Commencement - Municipal environmental assessment Bass Pro Mills Dr, from Hy 400 to Weston Rd

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Tuesday, March 10, 2020 6:04 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** RE: [External] Notice of Commencement - Municipal environmental assessment Bass Pro Mills Dr, from Hy 400 to Weston Rd

Hello [REDACTED],

Thank you for your email. Your comments have been noted. If you wish to be added to the mailing list for the study, please let me know.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



---

**From:** [REDACTED]

**Sent:** Tuesday, March 10, 2020 5:32 PM

**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>

**Cc:** [Diana.Addley@stantec.com](mailto:Diana.Addley@stantec.com)

**Subject:** [External] Notice of Commencement - Municipal environmental assessment Bass Pro Mills Dr, from Hy 400 to Weston Rd

Good day,

As a resident of Weston Downs of over 30 years, I am extremely concerned about this study. Currently, Weston Downs is being used as an escape to cut through heavy traffic by hundreds of cars that travel N/S Weston Rd and E/W Rutherford & Langstaff Rds. and across Weston Rd from Terecar to Weston Downs to reach either Langstaff or Rutherford Rd. Even though there are signs at ALL entrances of Weston Downs (Local Traffic Only), EVERYONE ignores them and creates a line up of traffic on Valeria to Santa Barbara, then through either Woolacott Rd, Baback or others to beat the traffic on the mentioned main roads during the rush hour.

We are still waiting for a Resolution to this problem as discussed at many meetings years ago at the city of Vaughan. They included ONE WAY signs at some of these entrance during RUSH HOUR to help with the problem.

**WESTON DOWNS DOES NOT NEED ANYMORE TRAFFIC. WE NEED RESOLUTIONS TO THE CURRENT HEAVY TRAFFIC PROBLEMS.**

Thank you,

[REDACTED]

Sent from Windows Mail

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Wednesday, March 11, 2020 5:31 PM  
**To:** Robinson, Jennifer  
**Subject:** FW: Bass Pro Mills Drive Extension - Mailing List

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Wednesday, March 11, 2020 2:06 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** RE: Bass Pro Mills Drive Extension - Mailing List

Hi [REDACTED]

Thank you for your interest in the study. You will be added to the mailing list.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



---

**From:** [REDACTED]  
**Sent:** Wednesday, March 11, 2020 6:53 AM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Subject:** [External] Bass Pro Mills Drive Extension - Mailing List

Good Morning Hilda,  
Would you please add my email [REDACTED] to the Bass Pro Mills Drive Extension mailing list for future event/document updates?  
Thank you.

[REDACTED]



## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Monday, March 16, 2020 10:12 AM  
**To:** Robinson, Jennifer  
**Subject:** FW: [External] Assessment Study- Bass Pro Mills Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Friday, March 13, 2020 5:18 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** RE: [External] Assessment Study- Bass Pro Mills Drive

Hello [REDACTED],

Thank you for your interest. You will be added to the mailing list.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



**From:** [REDACTED] >  
**Sent:** Friday, March 13, 2020 1:00 PM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Subject:** [External] Assessment Study- Bass Pro Mills Drive

Good afternoon , I would like to be added to the mailing list in regards to this extension as a concerned impacted resident of Woodbridge, Vaughan.

[REDACTED]

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Monday, March 16, 2020 12:24 PM  
**To:** Robinson, Jennifer  
**Subject:** FW: [External] notice of study commencement

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, March 16, 2020 12:10 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** Re: [External] notice of study commencement

Thank you for your interest in the study. You will be added to the mailing list.

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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---

**From:** [REDACTED]  
**Sent:** Monday, March 16, 2020 12:06:22 PM  
**To:** [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca) <[hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)>  
**Subject:** [External] notice of study commencement

I would like to added to the mailing list for bass pro mills drive from hwy 400 to Weston road.

--  
Regards,

[REDACTED]

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Monday, March 16, 2020 8:40 AM  
**To:** Robinson, Jennifer  
**Subject:** FW: Bass Pro Mills Study

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** [REDACTED]  
**Sent:** Sunday, March 15, 2020 5:41 PM  
**To:** Hilda.Esedebe@vaughan.ca; Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** Bass Pro Mills Study

Please include me in the EA study mailing list.

[REDACTED]

## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Tuesday, March 17, 2020 2:14 PM  
**To:** Robinson, Jennifer  
**Subject:** FW: [External] Re: Bass Pro Mills Drive, Hwy 400 to Weston Road Study

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Tuesday, March 17, 2020 2:12 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** Re: [External] Re: Bass Pro Mills Drive, Hwy 400 to Weston Road Study

Hello [REDACTED],

Thank you for your interest in this study. Your comments have been noted. A Traffic and Transportation analysis is typically completed on studies like these.

Please let us know if you would like to be added to the mailing list for the study.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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

---

**From:** [REDACTED] >  
**Sent:** Tuesday, March 17, 2020 2:03:33 PM  
**To:** [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca) <[hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)>  
**Cc:** [REDACTED]; [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)>  
**Subject:** [External] Re: Bass Pro Mills Drive, Hwy 400 to Weston Road Study

Sent from my iPhone

> On Mar 17, 2020, at 1:58 PM, [REDACTED] wrote:  
>

>

> Hi,

> I received the notice of study. I live at [REDACTED] and we currently face traffic congestion daily with people going through our streets to avoid gridlock on major roads.

> This proposal to extend Bass Pro Mills onto Weston road will bring more traffic into our neighbourhood.

> I am totally against this.

> Sent from my iPhone

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Friday, March 27, 2020 8:36 AM  
**To:** Robinson, Jennifer  
**Subject:** FW: Study Commencement: Extension of Bass Pro Mills From Highway 400 to Weston Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** [REDACTED]  
**Sent:** Friday, March 27, 2020 8:35 AM  
**To:** hilda.esedebe@vaughan.ca  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** Study Commencement: Extension of Bass Pro Mills From Highway 400 to Weston Road

Good Morning,

I would like to be included on the mailing list for the above study. My contact information is below.

[REDACTED]

I look forward to your correspondence.

Thank you.

[REDACTED]

## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Tuesday, May 5, 2020 9:32 AM  
**To:** Robinson, Jennifer  
**Subject:** FW: Vaughan study - Bass Pro mills from Highway 400 to weston road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 5, 2020 9:27 AM  
**To:** hilda.esedebe@vaughan.ca  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** Vaughan study - Bass Pro mills from Highway 400 to weston road

Good morning, I hope everyone is safe and well.

Please put my on the mailing list of information and meetings for this study. Thank you.

Regards,

[REDACTED]

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Wednesday, June 24, 2020 1:07 PM  
**To:** Robinson, Jennifer  
**Subject:** FW: Bass Pro Mills Drive (between Highway 400 and Weston Road) Schedule 'C' Municipal Class Environmental Assessment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Friday, June 19, 2020 1:47 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <Diana.Addley@stantec.com>; Cholewa, Peter <Peter.Cholewa@stantec.com>  
**Subject:** Bass Pro Mills Drive (between Highway 400 and Weston Road) Schedule 'C' Municipal Class Environmental Assessment

Hello [REDACTED],

Thank you for your message regarding the Bass Pro Mills Environmental Assessment Study. A key component of the Municipal Class Environmental Assessment (EA) process is to provide an opportunity to share study information with as many stakeholders as possible, to review and discuss any comments and concerns they may have, and to better inform the study process with feedback received. The proposed plan to extend Bass Pro Mills Drive was previously included within the Vaughan Mills Centre Secondary Plan (VMCSP), which was completed in 2014 following many years of consultation with a number of stakeholders, including the residents of the Weston Downs community.

Planning for growth within the City is a complex matter, as conditions are always changing, especially within a developing and thriving City such as Vaughan. Direction for municipal planning is provided by the Province of Ontario. The 2019 Growth Plan for the Greater Golden Horseshoe (GPGGH) provides policy direction to assist municipalities in planning for the growth in population and employment that is expected within the GGH over the next 20 years. In addition, the 2014 Provincial Policy Statement provides policy direction related to land use planning and development within Ontario. In keeping with Provincial policy direction, this study is intended to assist in creating an efficient intermodal transportation system that safely facilitates the movement of people and goods and helps to ensure that necessary road infrastructure is provided to support the current and projected needs of the City. In 2019, City of Vaughan (City) Council provided approval for the Bass Pro Mills Drive Municipal Class EA study to move forward, as the City is developing a road network to support transportation needs for the increase in population and employment, and to promote active transportation, such as transit, cycling, walking etc., through new connections and an enhanced public realm.

Based on your response, it is understood that you are concerned that an extension of Bass Pro Mills Drive within the study area could increase traffic within the established neighborhood of Weston Downs and other neighborhoods in the area. Please note that a comprehensive transportation and traffic analysis will be completed as part of this study to review the traffic impacts in and around the study area. We have also received feedback from some Weston Downs residents that indicate support for the advancement of this study.

Thank you again for taking the time to provide your comments. As indicated in the Notice of Study Commencement, two Public Information Centres (PICs) are planned as part of this study. In addition, a Stakeholder Group is being



established, and we welcome you to participate in these important meetings, if desired. Please visit the study website ([www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea)) for further information and to keep up to date as the study progresses.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



---

**From:** [REDACTED]  
**Sent:** Monday, June 15, 2020 1:31 PM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Subject:** [External] pro mills drive project

In my personal opinion this project does not have any reason to continue, Weston Rd is already congested with traffic and adding additional cars to exit on it will just aggravate the situation of the people living in the area. Please reconsider.

Regards

[REDACTED]

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## Robinson, Jennifer

---

**From:** Addley, Diana  
**Sent:** Wednesday, September 16, 2020 8:16 AM  
**To:** Esedebe, Hilda  
**Cc:** Cholewa, Peter; Robinson, Jennifer  
**Subject:** RE: Voice Message From: [REDACTED] - Bass Pro Mills EA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Hilda,

I apologize for the delayed response. Your message was placed in my 'Junk Email' folder (I assume because of the vm attachment?), but I recovered it yesterday morning and discussed this study with [REDACTED] yesterday afternoon. A summary of our discussion is as follows:

- [REDACTED] misunderstood the study area shown on the Notice of Study Commencement was an outline for the proposed extension of Bass Pro Mills Drive itself; however, I explained that this area is limited to our study area for this Municipal Class EA study, and that we are looking within this area as a potential location of the proposed extension of roadway as part of this assignment.
- I also noted that this study area represents the area where we look at the existing environmental and technical conditions, including natural environment, cultural, archaeology and subsurface soil and groundwater.
- I provided a brief overview of the EA process, noting that the information collected during this study is used to help to identify a preferred alignment and design for the proposed extension.
- [REDACTED] lives within the Weston Downs area, and is very concerned that there is already a traffic safety problem in the study area, and also with a potential extension to Astona Boulevard. She has grandchildren that she meets at the bus after school and she is constantly concerned for their safety, noting that there is already an existing traffic problem in that area. She indicated that cars come to a rolling stop at the stop signs, and the noise is already a concern.
- I clarified that since we are only in the early stages of planning, no decisions have been made with respect to a future alignment of the roadway.
- She noted that she is surprised that the City is looking at bringing more traffic to the area. I indicated that, as part of this study, we are looking at existing and future traffic conditions, and that the effects on traffic operations within the adjacent neighbourhoods are being reviewed, and that the findings of this study will be shared with the public.
- [REDACTED] indicated that while she received a copy of the notice in the mail, many of her neighbours complained that they did not. I explained that we make our best efforts when reaching out during the notice of study commencement stage, noting that the notice is posted in 2 separate issues of the newspaper, posted on the City's website, mailed directly to agencies and an initial list of stakeholders, and that the Canada Post Admail drop system is used as a best attempt at reaching out to other potentially interested persons. I noted that the notice was 'dropped' to 5,000 residents/property owners surrounding the study area.
- I urged [REDACTED] to encourage her neighbours to reach out to either of us, using the contact information provided on the notice and on the study website, to provide their contact information and ensure that future study notifications are mailed directly to them.
- [REDACTED] asked what the point was of being included on the mailing list, and I explained that we are in the early stages of project planning, and we look to local community members to provide their feedback during the study process. I also noted that this study will review alternative solutions and design concepts, and it is important that those familiar with the study area conditions provide their input during planning.
- I further noted that the next consultation event is tentatively scheduled in the fall, at which time we will be presenting the study background, existing conditions, alternative solutions and next steps, and that due to COVID-19 this event may be held online/virtually.
- [REDACTED] provided me with her email and mailing address so that future notifications could be mailed and emailed directly to her. She also indicated that she was let her neighbours know that they can reach out to us as well to provide their contact information.
- She was appreciative of the phone call, and that we had taken the time to call her back and listen to her concerns.

[REDACTED] contact information is as follows:

Kind regards,

**Diana Addley**

Senior Environmental Planner

Direct: 905 415-6401

Mobile: 647 588-7112

Diana.Addley@stantec.com

Stantec

150 - 1555 Wentworth Street

Whitby ON L1N 9T6



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---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>

**Sent:** Thursday, September 10, 2020 7:52 PM

**To:** Addley, Diana <Diana.Addley@stantec.com>

**Cc:** Cholewa, Peter <Peter.Cholewa@stantec.com>

**Subject:** FW: Voice Message From: [REDACTED] - Bass Pro Mills EA

Hi Diana,

Please see attached vm regarding the Bass Pro Mills EA. This individual just had a question. Could you please call her back? Then of course document the question/response for the study's records. Kindly let me know if anything is needed from me.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.

**Transportation Project Manager**

**Infrastructure Planning and Corporate Asset Management**

905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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---

**From:** [REDACTED]

**Sent:** Thursday, September 10, 2020 2:37 PM

**To:** Hilda Esedebe <[8484@vaughan.ca](mailto:8484@vaughan.ca)>

**Subject:** Voice Message From: [REDACTED]

Mark Read

**From:** [REDACTED]

**Date/Time:** 2020/09/10 14:37

[Voice Message \(36.0 s\)](#)

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## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Tuesday, November 24, 2020 12:48 PM  
**To:** [REDACTED]  
**Cc:** Robinson, Jennifer; Addley, Diana; Cholewa, Peter  
**Subject:** RE: [External] Bass Pro Mills Drive, from Highway 400 to Weston Road study  
**Attachments:** 160540006\_basspromills\_notice\_PIC1\_dft\_20201103\_r3.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi [REDACTED],

Thank you for your email. The Bass Pro Mills Environmental Assessment Study is scheduled for completion late next year or early 2022. The study website is [www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea) where you can get the latest information regarding the study, or you could be added to the study contact list if you'd like? The next key milestone for the study is the Online Public Information Centre starting on December 3, 2020 (notice is attached).

If you have any further questions, please let me know.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management 905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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

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

**From:** [REDACTED]  
**Sent:** Friday, November 13, 2020 1:17 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Subject:** [External] Bass Pro Mills Drive, from Highway 400 to Weston Road study

Hello Hilda,

Please let me know if the study for Bass Pro Mills Drive has been completed. If so, please direct me to the website where I would be able to find the report.

Thank you,  
[REDACTED]

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

**From:** [Robinson, Jennifer](#)  
**To:** [Robinson, Jennifer](#)  
**Cc:** [Esedebe, Hilda](#); [Cholewa, Peter](#); [Addley, Diana](#)  
**Bcc:**



**Subject:** Notice of Online PIC 1 - MCEA Class EA, Bass Pro Mills Drive (Highway 400 to Weston Rd)  
**Date:** Thursday, November 26, 2020 2:56:00 PM  
**Attachments:** [basspromills\\_notice\\_PIC1\\_20201126.pdf](#)

Hello,

Please see the attached Notice of Online Public Information Centre (PIC) 1 for the **Bass Pro Mills Drive (Highway 400 to Weston Road)** project. As indicated within the attached notice the City of Vaughan is undertaking a Municipal Class Environmental Assessment Study for the proposed extension of Bass Pro Mills Drive, between Highway 400 and Weston Road. The purpose of this notice is to inform of the Online Public Information Centre that has been arranged to present and solicit feedback on the study background, evaluation of alternatives solutions and associated criteria, the recommended solution and the next steps in the study process. As part of the online PIC, a recorded presentation and online survey will be available for your review on the project website ([Vaughan.ca/BassProMillsEA](http://Vaughan.ca/BassProMillsEA)) from **December 3, 2020 to January 8, 2021**.

Should you have any questions or concerns, please do not hesitate to contact us.

Regards,

**Jenn Robinson**

Environmental Planner, Transportation GTA  
OSEC, Markham Office  
[Jennifer.Robinson@stantec.com](mailto:Jennifer.Robinson@stantec.com)  
Stantec  
300W-675 Cochrane Drive  
Markham ON L3R 0B8



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## Robinson, Jennifer

---

**From:** [REDACTED]  
**Sent:** Thursday, November 26, 2020 6:31 PM  
**To:** Robinson, Jennifer  
**Cc:** Addley, Diana; hilda.esedebe@vaughan.com  
**Subject:** RE: Notice of Online PIC 1 - MCEA Class EA, Bass Pro Mills Drive (Highway 400 to Weston Rd)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon Ms. Robinson,

This study continues on. I can not express the disappointment and anger that the residents of Weston Downs all feel about this study or plan. We have no doubt in our minds that if ever the traffic is redirected to Weston Rd, a large portion of the west and south bound traffic will end up filtering through Weston Downs to reach Rutherford Rd or Langstaff Rd quicker. We already have a very serious traffic problem with traffic cutting Weston Downs from Langstaff and Weston Rd to Rutherford in the pm hours and the reverse in the am hours. Has anyone doing this study or plan taken this horrible situation into consideration or does it even matter to anyone there? The residents of Weston Downs were grossly misrepresented by the City of Vaughan, The Builders and Developers as no one told the buyers of this possibility when we invested large amounts of money into our properties.

We sincerely hope that if any of the Bass Pro Mills Dr. traffic cuts across the 400 and dumped onto Weston Rd (which is already a nightmare during Rush hour) that serious plans are in place so that it does NOT filter through Weston Downs. The current signs "LOCAL TRAFFIC ONLY" are a joke as NO ONE obeys or respects and totally ignores. A third Northbound/southbound lane should be considered as a very serious option as Weston Rd has become worse than the 400 between 4-5:30 pm. & 8-9:00 am between Steeles Ave and Rutherford Rd.

Regards,

[REDACTED]  
Weston Downs resident

Sent from Windows Mail

---

## Robinson, Jennifer

---

**From:** [REDACTED]  
**Sent:** Friday, November 27, 2020 10:29 AM  
**To:** Robinson, Jennifer  
**Subject:** RE: Notice of Online PIC 1 - MCEA Class EA, Bass Pro Mills Drive (Highway 400 to Weston Rd)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Received, thx.

---

**From:** Robinson, Jennifer <Jennifer.Robinson@stantec.com>  
**Sent:** November 26, 2020 2:56 PM  
**To:** Robinson, Jennifer <Jennifer.Robinson@stantec.com>  
**Cc:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>; Cholewa, Peter <Peter.Cholewa@stantec.com>; Addley, Diana <Diana.Addley@stantec.com>  
**Subject:** Notice of Online PIC 1 - MCEA Class EA, Bass Pro Mills Drive (Highway 400 to Weston Rd)

Caution! This message was sent from outside your organization.

Hello,

Please see the attached Notice of Online Public Information Centre (PIC) 1 for the **Bass Pro Mills Drive (Highway 400 to Weston Road)** project. As indicated within the attached notice the City of Vaughan is undertaking a Municipal Class Environmental Assessment Study for the proposed extension of Bass Pro Mills Drive, between Highway 400 and Weston Road. The purpose of this notice is to inform of the Online Public Information Centre that has been arranged to present and solicit feedback on the study background, evaluation of alternatives solutions and associated criteria, the recommended solution and the next steps in the study process. As part of the online PIC, a recorded presentation and online survey will be available for your review on the project website ([Vaughan.ca/BassProMillsEA](http://Vaughan.ca/BassProMillsEA)) from **December 3, 2020 to January 8, 2021**.

Should you have any questions or concerns, please do not hesitate to contact us.

Regards,

**Jenn Robinson**

Environmental Planner, Transportation GTA  
OSEC, Markham Office  
Jennifer.Robinson@stantec.com  
Stantec  
300W-675 Cochrane Drive  
Markham ON L3R 0B8



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**Robinson, Jennifer**

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**To:** Addley, Diana  
**Subject:** RE: Bass Pro Mill road extension to Weston Rd.

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

From: [REDACTED]  
Sent: Tuesday, December 1, 2020 7:56 PM  
To: hilda.esedebe@vaughan.ca; Addley, Diana <Diana.Addley@stantec.com>  
Cc: [REDACTED]  
Subject: Bass Pro Mill road extension to Weston Rd.

I am a taxpayer residing in Weston Downs. The traffic situation is untenable, with people bypassing congestion on Weston Rd through our area everyday, from morning until the evening. I emphatically implore the City of Vaughan planners to ensure Astona is not connected and that offset entrances not connecting to our community are created.

[REDACTED]

Sent from my iPhone

## Robinson, Jennifer

---

**To:** Esedebe, Hilda  
**Subject:** RE: [External] BASS PRO MILLS DRIVE EXTENSION ENVIRONMENTAL ASSESSMENT

**From:** [REDACTED]  
**Sent:** Thursday, December 3, 2020 9:20 PM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Subject:** Re: [External] BASS PRO MILLS DRIVE EXTENSION ENVIRONMENTAL ASSESSMENT

Dear Hilda:

Thank you for replying so promptly.

Yes, I would like to be added to the contact list.

Kind regards,

[REDACTED]

On Thu., Dec. 3, 2020, 9:13 p.m. Esedebe, Hilda, <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)> wrote:

Hi [REDACTED],

Thank you for your interest in the Bass Pro Mills Environmental Assessment (EA) Study. Your concerns have been noted. A Transportation/Traffic Analysis and Safety Assessment for the study area will be completed at the later stages of the study and results will be shared with the public at that time. A preliminary Transportation/Traffic Analysis has been completed and summarized in the online Public Information Centre (PIC), which I hope you've been able to view on the study website ([www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea)). The PIC will be available online to view until January 8, 2020.

Although you mentioned Kleinburg and Woodbridge which are not within this study area, there are many studies that are ongoing within the City of Vaughan that support improvements to the road network and aim to provide many of the City's missing east-west connections, including the [Langstaff Road Improvements EA](#), the [Teston Road Individual EA](#), the [Kirby Road Extension EA](#), and the [GTA West EA](#) to mention a few.

If you would like to discuss further or be added to the study contact list for future updates, please let me know.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.

Transportation Project Manager

Infrastructure Planning and Corporate Asset Management  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



**From:** [REDACTED]  
**Sent:** Thursday, December 3, 2020 12:09 PM  
**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Subject:** [External] BASS PRO MILLS DRIVE EXTENSION ENVIRONMENTAL ASSESSMENT

Hello

This is all very interesting but will it relieve all the huge tractor trailer traffic?

Woodbridge and Kleinburg have become tractor trailer transportation hubs. These drivers all bypass the main arteries, i.e. hwy 7, 27, 50 and use Langstaff and Islington to connect east/west and north/south.

A serious accident is just waiting to happen.

Thank you.



A Woodbridge resident

## Robinson, Jennifer

---

**To:** Esedebe, Hilda  
**Subject:** RE: Bass Pro Mills EA - Online PIC is now Live!

---

**From:** Frieri, Michael <[Michael.Frieri@vaughan.ca](mailto:Michael.Frieri@vaughan.ca)>

**Sent:** Thursday, December 3, 2020 4:29 PM

**To:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>; Perretta, Gabriella <[Gabriella.Perretta@vaughan.ca](mailto:Gabriella.Perretta@vaughan.ca)>; Hubjer, Selma <[Selma.Hubjer@vaughan.ca](mailto:Selma.Hubjer@vaughan.ca)>; Martino, Gino <[Gino.Martino@vaughan.ca](mailto:Gino.Martino@vaughan.ca)>; Couto, Carlos <[Carlos.Couto@vaughan.ca](mailto:Carlos.Couto@vaughan.ca)>; Velasquez, Diego <[Diego.Velasquez@vaughan.ca](mailto:Diego.Velasquez@vaughan.ca)>; Madhusoothanan, Manu <[Manu.Madhusoothanan@vaughan.ca](mailto:Manu.Madhusoothanan@vaughan.ca)>; Shahrokni, Mani <[Mani.Shahrokni@vaughan.ca](mailto:Mani.Shahrokni@vaughan.ca)>; Lai, Winnie <[Winnie.Lai@vaughan.ca](mailto:Winnie.Lai@vaughan.ca)>; Roias, Marta <[Marta.Roias@vaughan.ca](mailto:Marta.Roias@vaughan.ca)>; Tam, Christopher <[Christopher.Tam@vaughan.ca](mailto:Christopher.Tam@vaughan.ca)>; Kowpak, Dorothy <[Dorothy.Kowpak@vaughan.ca](mailto:Dorothy.Kowpak@vaughan.ca)>; Emelianov, Petr <[Petr.Emelianov@vaughan.ca](mailto:Petr.Emelianov@vaughan.ca)>; Wong, Justin <[Justin.Wong@vaughan.ca](mailto:Justin.Wong@vaughan.ca)>; Baraam, Lamya <[Lamya.Baraam@vaughan.ca](mailto:Lamya.Baraam@vaughan.ca)>; Dubeski, Phil <[Phil.Dubeski@vaughan.ca](mailto:Phil.Dubeski@vaughan.ca)>; Yovanovski, Jimmy <[Jimmy.Yovanovski@vaughan.ca](mailto:Jimmy.Yovanovski@vaughan.ca)>; Shelley-MacKay, Kody <[Kody.Shelley-MacKay@vaughan.ca](mailto:Kody.Shelley-MacKay@vaughan.ca)>; Pesci, Paula <[Paula.Pesci@vaughan.ca](mailto:Paula.Pesci@vaughan.ca)>; Musacchio, Vince <[Vince.Musacchio@vaughan.ca](mailto:Vince.Musacchio@vaughan.ca)>

**Subject:** RE: Bass Pro Mills EA - Online PIC is now Live!

Hey Hilda,

Just had a look at the virtual presentation...very effective! Great job...thanks.

As a resident of Block 39 (NE corner of Rutherford Rd and Weston Rd, I couldn't be more supportive of this proposed missing link for Bass Pro...let's get it built ASAP!

Thanks  
Mike

---

**From:** Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>

**Sent:** Thursday, December 03, 2020 1:16 PM

**To:** Perretta, Gabriella <[Gabriella.Perretta@vaughan.ca](mailto:Gabriella.Perretta@vaughan.ca)>; Frieri, Michael <[Michael.Frieri@vaughan.ca](mailto:Michael.Frieri@vaughan.ca)>; Hubjer, Selma <[Selma.Hubjer@vaughan.ca](mailto:Selma.Hubjer@vaughan.ca)>; Martino, Gino <[Gino.Martino@vaughan.ca](mailto:Gino.Martino@vaughan.ca)>; Couto, Carlos <[Carlos.Couto@vaughan.ca](mailto:Carlos.Couto@vaughan.ca)>; Velasquez, Diego <[Diego.Velasquez@vaughan.ca](mailto:Diego.Velasquez@vaughan.ca)>; Madhusoothanan, Manu <[Manu.Madhusoothanan@vaughan.ca](mailto:Manu.Madhusoothanan@vaughan.ca)>; Shahrokni, Mani <[Mani.Shahrokni@vaughan.ca](mailto:Mani.Shahrokni@vaughan.ca)>; Lai, Winnie <[Winnie.Lai@vaughan.ca](mailto:Winnie.Lai@vaughan.ca)>; Roias, Marta <[Marta.Roias@vaughan.ca](mailto:Marta.Roias@vaughan.ca)>; Tam, Christopher <[Christopher.Tam@vaughan.ca](mailto:Christopher.Tam@vaughan.ca)>; Kowpak, Dorothy <[Dorothy.Kowpak@vaughan.ca](mailto:Dorothy.Kowpak@vaughan.ca)>; Emelianov, Petr <[Petr.Emelianov@vaughan.ca](mailto:Petr.Emelianov@vaughan.ca)>; Wong, Justin <[Justin.Wong@vaughan.ca](mailto:Justin.Wong@vaughan.ca)>; Baraam, Lamya <[Lamya.Baraam@vaughan.ca](mailto:Lamya.Baraam@vaughan.ca)>; Dubeski, Phil <[Phil.Dubeski@vaughan.ca](mailto:Phil.Dubeski@vaughan.ca)>; Yovanovski, Jimmy <[Jimmy.Yovanovski@vaughan.ca](mailto:Jimmy.Yovanovski@vaughan.ca)>; Shelley-MacKay, Kody <[Kody.Shelley-MacKay@vaughan.ca](mailto:Kody.Shelley-MacKay@vaughan.ca)>; Pesci, Paula <[Paula.Pesci@vaughan.ca](mailto:Paula.Pesci@vaughan.ca)>; Musacchio, Vince <[Vince.Musacchio@vaughan.ca](mailto:Vince.Musacchio@vaughan.ca)>

**Subject:** Bass Pro Mills EA - Online PIC is now Live!

Hello IPCAM,

Please be advised that the first of two online Public Information Centres for the Bass Pro Mills Environmental Assessment Study is now available at [www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea), until January 8, 2020. It includes a self-guided presentation and survey, and we are seeking feedback on the study background, evaluation of alternative solutions, the recommended solution and next steps in the study process. Attached are the PSA and Notice for more information.

Hope you're able to take a look, especially those of you that live in or frequent the area 😊.

Thanks everyone!

**Hilda Esedebe, P.Eng., MBA, M.Sc.**  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Thursday, December 3, 2020 9:59 PM  
**To:** Guerette, Christian  
**Cc:** Facciolo, Caterina; Lidakis, Effie; Perhar, Gurnick; Addley, Diana; Robinson, Jennifer  
**Subject:** RE: Bass Pro MCEA Notice of Online Public Information Centre

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Christian,

I suspect you received the mailout because you may reside in/near the study area. Nonetheless, thank you for letting us know regarding your changed capacity within the City. I will reach out to Caterina or Gurnick if further assistance from legal is needed as we progress through the study.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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---

**From:** Guerette, Christian <Christian.Guerette@vaughan.ca>  
**Sent:** Tuesday, December 1, 2020 3:56 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>; 'diana.addley@stantec.com' <diana.addley@stantec.com>  
**Cc:** Facciolo, Caterina <Caterina.Facciolo@vaughan.ca>; Lidakis, Effie <Effie.Lidakis@vaughan.ca>; Perhar, Gurnick <Gurnick.Perhar@vaughan.ca>  
**Subject:** Bass Pro MCEA Notice of Online Public Information Centre

Hilda/Diana:

I received the attached notice which was sent to me via mail by Diana. I thank you for same.

Please take notice that I have transitioned to a civil litigation role at legal. I am no longer in a planning litigation role, and as such, you will need to communicate with one of my planning colleagues on this matter going forward. I have copied our planning lawyers on this email to make them aware.

As you may know, Caterina Facciolo is the Deputy Solicitor, Planning and Real Estate. In the event somebody from legal needs to be assigned on our end, she will get that done for you as appropriate.

Thank you.

Chris Guerette, B.A. (Hons.), LL.B.

Legal Counsel

(905) 832-8563 ext. 8086 | [Christian.Guerette@vaughan.ca](mailto:Christian.Guerette@vaughan.ca)

City of Vaughan | Office of the City Solicitor

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



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## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Thursday, December 3, 2020 9:49 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana; Cholewa, Peter; Robinson, Jennifer  
**Subject:** RE: Extension of Bass Pro Milles Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi [REDACTED]

Thank you for your interest in the Bass Pro Mills Environmental Assessment (EA) Study. You will be added to the study contact list as requested. If you have not already, please endeavor to review the online Public Information Centre (PIC) which will be available on the study website ([www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea)) until January 8, 2020.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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**From:** [REDACTED]  
**Sent:** Wednesday, December 2, 2020 9:37 AM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Subject:** [External] Extension of Bass Pro Milles Drive

Please add me to the mailing list for the Extension of Bass Pro Milles Drive, to Weston Rd.

Thank You

[REDACTED]

[REDACTED]

[REDACTED]



## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Thursday, December 3, 2020 9:39 PM  
**To:** [REDACTED]  
**Cc:** Cholewa, Peter; Addley, Diana; Robinson, Jennifer  
**Subject:** RE: Bass Pro Mills Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi [REDACTED]

Thank you for your interest in the Bass Pro Mills Environmental Assessment (EA) Study. Your comments have been noted. Plans for the extension of Bass Pro Mills Drive will consider options for pedestrian and cyclist facilities. We are certainly aware of concerns regarding traffic infiltration within the Weston Downs community and these will be considered during this study. A Transportation/Traffic Analysis for the study area will be completed at later stages of the study, once the recommended design/connection to Weston Road is identified. Results will be shared with the public at that time. A preliminary Transportation/Traffic Analysis has been completed and summarized in the online Public Information Centre (PIC), which I hope you've been able to view on the study website ([www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea)). The PIC will be available online to view until January 8, 2020.

If you would like to discuss further or be added to the study contact list for future updates, please let me know.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



---

**From:** [REDACTED]  
**Sent:** Thursday, December 3, 2020 12:02 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Subject:** [External] Bass Pro Mills Drive

Hilda

I have been a Vaughan resident for over 10 years and live in Weston Downs. I have travelled Rutherford Road every day to work and very much look forward to a new connection between Weston Road and Jane Street. While Vaughan Mills is not very walkable at present, the proposed Bass Pro Mills extension extension should be, with travel lanes separated from the

sidewalk wherever feasible. There will be a number of concerns expressed about traffic infiltration to Weston Downs and therefore it should ideally not connect with Astona Boulevard. If there is no choice about this, then measures will be needed to prevent further infiltration into Weston Downs.

Good luck with the project!

-----  
[Redacted]

[Redacted]

[Redacted]

[Redacted]

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## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Friday, December 11, 2020 8:18 PM  
**To:** [REDACTED]  
**Cc:** Cholewa, Peter; Addley, Diana; Robinson, Jennifer  
**Subject:** RE: [External] BASS PRO MILLS DRIVE EXTENSION

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello [REDACTED],

Thank you for your interest in the Bass Pro Mills Environmental Assessment (EA) Study. Your comments have been noted. The Project Team is certainly aware of concerns regarding traffic infiltration within the Weston Downs community and these will be considered during this study. A Transportation/Traffic Analysis for the study area will be completed at later stages of the study, once the recommended design/connection to Weston Road is identified. Results will be shared with the public at that time. A preliminary Transportation/Traffic Analysis has been completed and summarized in the online Public Information Centre (PIC), which I hope you've been able to view on the study website ([www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea)). The PIC takes about 30 minutes to review the narrated presentation, followed by a brief survey at the end. **It will be available online to view until January 8, 2020.**

The City and Region has a number of ongoing studies aimed at improving Vaughan's east-west connectivity including this Bass Pro Mills EA, [Kirby Road missing link](#), [Teston Road missing link](#), [Langstaff Road missing link](#) to mention a few. Although Weston Road and Rutherford Road fall under York Region's jurisdiction and Highway 400 falls under the province's jurisdiction, the City works with all parties to preserve the interest of citizens. With my knowledge of Highway 400, there is not enough room for a full interchange at Bass Pro Mills drive, but you may contact the Ontario Ministry of Transportation to confirm. Please note that a full interchange is being proposed at Langstaff Road as part of the study noted above.

If you have any further questions or would like to be added to the study contact list, please let me know.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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**From:** [REDACTED] >  
**Sent:** Monday, December 7, 2020 12:16 PM  
**To:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Subject:** [External] BASS PRO MILLS DRIVE EXTENSION

Hi,

I just wanted to voice my opinions in regards to this matter.

I have lived in Weston Downs since 1993. During the past 27 years the traffic along Weston Road and Rutherford Road has gotten so bad that cars have started using our subdivision as a shortcut. To extend the Bass Pro Mills Drive extension will make what is a traffic jam into a parking lot.

Why can't you make the Bass Pro Mills Drive a full interchange? The traffic to and from the mall should only use Highway 400. Currently all you have is Highway 400 northbound traffic exiting and then getting back on Highway 400 going southbound. If you make this interchange a full interchange - then only local traffic will leave the mall on Jane Street and Rutherford Road.

I hate Vaughan Mill Mall with a passion. It brings so much traffic to my neighborhood and you are trying to make it worse by trying to extend that overpass towards my subdivision.

  
Resident of Weston Downs

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## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Tuesday, December 15, 2020 10:21 PM  
**To:** [REDACTED]  
**Cc:** Robinson, Jennifer; Addley, Diana; Cholewa, Peter  
**Subject:** RE: [External] Bass Pro Mills Drive Extension Objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello [REDACTED],

Thank you for your interest in the Bass Pro Mills Environmental Assessment (EA) Study. Your comments have been noted. The Project Team is certainly aware of concerns regarding traffic infiltration within the Weston Downs community and these will be considered during this study. A Transportation/Traffic Analysis for the study area will be completed at later stages of the study, once the recommended design/connection to Weston Road is identified. Results will be shared with the public at that time. A preliminary Transportation/Traffic Analysis has been completed and summarized in the online Public Information Centre (PIC), which I hope you've been able to view on the study website ([www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea)). The PIC takes about 30 minutes to review the narrated presentation, followed by a brief survey at the end. **It will be available online to view until January 8, 2020.**

The City of Vaughan is growing and infrastructure for vehicular traffic, transit and active transportation needs to be in place to support this growth. The City and Region has a number of ongoing studies aimed at growth and improving Vaughan's connectivity including this Bass Pro Mills EA, [Kirby Road missing link](#), [Teston Road missing link](#), [Langstaff Road missing link](#) to mention a few. York Region also has plans to widen Rutherford Road and Weston Road by 2041 (see the [Transportation Master Plan | York Region](#)). Although Weston Road, Rutherford Road and Pine Valley Drive fall under York Region's jurisdiction and Highway 400 falls under the province's jurisdiction, the City works with all tiers of government to preserve the interest of citizens while reviewing multiple solutions to address growth and transportation needs. It is also important to understand that the project team is reviewing feedback from all stakeholders to inform the study to the best extent possible.

If you have any further questions or would like to be added to the study contact list, please let me know.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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

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

From: [REDACTED]  
Sent: Sunday, December 13, 2020 6:50 PM

To: Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>; diana.addley@stantec.com

Subject: [External] Bass Pro Mills Drive Extension Objection

My name is [REDACTED] and I am a resident of Vaughan who lives at [REDACTED].  
I am writing to express my concern and objection regarding the Bass Pro Mills Drive Extension.

I am in objection to the proposed extension of Bass Pro Mills Drive to Weston Road. Weston Downs already deals with heavy vehicle infiltration on a daily basis as Weston Road is heavily trafficked. Vehicles already use Velmar Drive as a bypass to avoid the backlog of cars trying to go west on Rutherford Road from Weston Road since there is no other north/south road to connect Langstaff Road and Rutherford Road. Instead the City should take back the land they gave to the TRCA under eminent domain and complete the Pine Valley extension.

Furthermore, extending Bass Pro Mills Road will only exacerbate the congestion we face on a daily basis in Weston Downs and on Velmar Drive. Instead of this expansion, the City of Vaughan should widen Rutherford Road west of Weston Road to 3 lanes in either direction to alleviate the bottleneck at this intersection instead of encouraging infiltration into our once quiet subdivision along Weston Road, into Astona Blvd and then to Village Green Drive to Velmar Drive.

Please do the right thing and think of proper traffic mitigation measures that will properly serve this area for the long term and not this poorly hastened stop gap measure that puts the traffic burden onto small subdivision streets instead of keeping vehicular traffic on Regional Roads. Shame on the City planners for even given thought to such a poor solution. Do not put the traffic problems from one area onto another that was never designed to deal with it.

I can be reached at [REDACTED] if you have any further questions or would like to discuss the matter further. Thank you.

[REDACTED]

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## Robinson, Jennifer

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 29, 2020 10:30 AM  
**To:** Esedebe, Hilda  
**Cc:** Addley, Diana; Cholewa, Peter; Robinson, Jennifer  
**Subject:** Re: FW: Voice Message From: ([REDACTED]) (Bass Pro Mills EA)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sorry fir the slow response.. thx for your note .. I will review this and get back to you

On Fri, Dec 11, 2020 at 8:01 PM Esedebe, Hilda <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)> wrote:

Hello [REDACTED],

Thank you for the comments/questions you provided during our call on Monday December 7<sup>th</sup>, 2020. The following is a summary for documentation purposes:

Concerns/comments:

- Traffic infiltration in the Weston Down residential area
- Congestion on Weston Road
- Congestion on Rutherford Road
- Future traffic access for the Rutherford GO station
- Study Process
- Participation during the study
- Study next steps

Response:

Thank you for your interest in the Bass Pro Mills Environmental Assessment (EA) Study. Your comments have been noted. The Project Team is certainly aware of concerns regarding traffic infiltration within the Weston Downs community and these will be considered during this study. A Transportation/Traffic Analysis for the study area will be completed at later stages of the study, once the recommeded design/connection to Weston Road is identified. Results will be shared with the public at that time. A preliminary Transportation/Traffic Analysis has been completed and summarized in the online Public Information Centre (PIC), which I hope you've been able to view on the study website ([www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea)). The PIC takes about 30 minutes to review the narrated presentation, followed by a brief survey at the end. **It will be available online to view until January 8, 2020.**

The City and Region has a number of ongoing studies aimed at improving Vaughan's east-west connectivity including this Bass Pro Mills EA, [Kirby Road missing link](#), [Teston Road missing link](#), [Langstaff Road missing link](#) to mention a few. As described in the online PIC, Vaughan is growing and new infrastructure is needed to keep up. The Province provides projections for population and employment which are used for Regional and City planning initiatives. Starting from high level planning, the studies get more refined until we reach the EA stage, then eventually detailed design and construction. Timelines are subject to funding and approvals.

Although Weston Road and Rutherford Road fall under York Region's jurisdiction and the GO stations fall under Metrolinx' jurisdiction, the City works with all parties to preserve the interest of citizens.

In an effort to engage as many stakeholders as possible for the study, notices were sent at the study commencement in March 2020 which included invitations to participate in the study Stakeholders Group (SG) and/or to be added to the study contact list. The SG were consulted in September before online PIC 1. The Project Team plans to consult with the SG and public at key milestones during the study. **You have indicated that you would like to be added to the study contact list and included in the SG group.**

The study's next steps are outline in the online PIC including developing and evaluating alternative design concepts and identifying the recommended design. There will be a round of consultation afterwards, likely by Spring 2021. Followed by completing the preliminary design and filing the Environmental Study Report (ESR).

If you have any further questions, please let me know.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.

**Transportation Project Manager**

**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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





---

**From:** [REDACTED]  
**Sent:** Monday, December 7, 2020 5:16 PM  
**To:** Hilda Esedebe <[8484@vaughan.ca](mailto:8484@vaughan.ca)>  
**Subject:** Voice Message From: [REDACTED]

Mark Read

**From:** [REDACTED]  
**Date/Time:** 2020/12/07 17:15  
[Voice Message \(50.0 s\)](#)

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--

[REDACTED]

[REDACTED]

## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Thursday, January 7, 2021 4:21 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana; Robinson, Jennifer; Cholewa, Peter  
**Subject:** FW: Voice Message From: (905) 8569153 - Bass Pro Mills EA  
**Attachments:** VoiceMsg[ID=20000000193112 G=40 F=300 A=BA42087E-46F2-4057-96F9-DDB7E741BF9D C=1 CID=[REDACTED].mp3

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi [REDACTED],

Thank you for your voicemail and for taking my call today. Also, thank you for your interest in the Bass Pro Mills Environmental Assessment (EA) Study. Your comments have been noted. The Project Team is certainly aware of concerns regarding traffic infiltration within the Weston Downs community and these will be considered during this study. A Transportation/Traffic Analysis for the study area will be completed at later stages of the study, once the recommended design/connection to Weston Road is identified. Results will be shared with the public at that time. A preliminary Transportation/Traffic Analysis has been completed and summarized in the online Public Information Centre (PIC), which I hope you've been able to view on the study website ([www.vaughan.ca/basspromillsea](http://www.vaughan.ca/basspromillsea)). The PIC takes about 30 minutes to review the narrated presentation, followed by a brief survey at the end. **It will be available online to view until January 8, 2020.**

The City of Vaughan is growing and infrastructure for vehicular traffic, transit and active transportation needs to be in place to support this growth. The City and Region has a number of ongoing studies aimed at growth and improving Vaughan's connectivity including this Bass Pro Mills EA, [Kirby Road missing link](#), [Teston Road missing link](#), [Langstaff Road missing link](#) to mention a few. York Region also has plans to widen Rutherford Road and Weston Road by 2041 (see the [Transportation Master Plan | York Region](#)). Although Weston Road, Rutherford Road and Pine Valley Drive fall under York Region's jurisdiction and Highway 400 falls under the province's jurisdiction, the City works with all tiers of government to preserve the interest of citizens while reviewing multiple solutions to address growth and transportation needs. Regarding regional projects you may email [roads@york.ca](mailto:roads@york.ca) to express your concerns or visit the study websites. Please also note that the [Vaughan Mills Center Secondary Plan 2014](#) is different from the Bass Pro Mills EA and outcomes are not dictated by the Secondary Plan. It is also important to understand that the project team is reviewing feedback from all stakeholders to inform the study to the best extent possible.

Your will be added to the study contact list as discussed.

If you have any further questions, please let me know.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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---

**From:** [REDACTED]  
**Sent:** Tuesday, December 29, 2020 1:25 PM  
**To:** Hilda Esedebe <8484@vaughan.ca>  
**Subject:** Voice Message From: [REDACTED]

Mark Read

**From:** [REDACTED]  
**Date/Time:** 2020/12/29 13:25

[Voice Message \(39.0 s\)](#)

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## Robinson, Jennifer

---

**From:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>  
**Sent:** Friday, January 15, 2021 8:12 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Addley, Diana; Cholewa, Peter; Robinson, Jennifer  
**Subject:** RE: [External] FW: CONNECTION FROM VAUGHAN MILLS TO WESTON ROAD AT ASTONIA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello [REDACTED],

Thank you for your email and for your participation in the online Public Information Centre (PIC) for the Bass Pro Mills Environmental Assessment Study, which closed on January 8, 2021.

We appreciate feedback from the public and your comments have been noted. The Project Team is certainly aware of concerns regarding traffic infiltration within the Weston Downs community and these will be considered during this study. A Transportation/Traffic Analysis for the study area will be completed at later stages of the study, once the recommended design/connection to Weston Road is identified. Results will be shared with the public at that time.

The City of Vaughan is growing and infrastructure for vehicular traffic, transit and active transportation needs to be in place to support this growth. The City and Region has a number of ongoing studies aimed at growth and improving Vaughan's connectivity including this [Bass Pro Mills EA](#), [Kirby Road missing link](#), [Teston Road missing link](#), [Langstaff Road missing link](#) to mention a few. York Region also has plans to widen Rutherford Road and Weston Road by 2041 (see the [Transportation Master Plan | York Region](#)). Although Weston Road and Rutherford Road fall under York Region's jurisdiction, the City works with all tiers of government to preserve the interest of citizens as best as possible, while reviewing multiple solutions to address growth and transportation needs. Regarding regional projects you may email [roads@york.ca](mailto:roads@york.ca) to express your concerns or visit the study websites. It is also important to understand that the project team is reviewing feedback from all stakeholders to inform the study to the best extent possible.

If you wish to be added to the study mailing list, please let me know.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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**From:** [REDACTED]  
**Sent:** Tuesday, January 12, 2021 3:20 PM

**To:** [REDACTED]  
**Cc:** Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>  
**Subject:** Fwd: [External] FW: CONNECTION FROM VAUGHAN MILLS TO WESTON ROAD AT ASTONIA

Hi [REDACTED]  
Happy New Year to you as well.

Thank you for sharing your observations and concerns in respect to traffic being redirected to Weston Rd and subsequently through Weston Downs.

By copy of this email I am sharing your comments with our Transportation Planning staff.

Thank you again and please let me know if you have any further questions.

Stay safe.

Rosanna DeFrancesca Councillor  
Ward 3, Woodbridge/Vellore  
City of Vaughan

**From:** [REDACTED]  
**Date:** January 8, 2021 at 8:42:40 AM EST  
**To:** "DeFrancesca, Rosanna" <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] FW: CONNECTION FROM VAUGHAN MILLS TO WESTON ROAD AT ASTONIA

Good morning Councillor DeFrancesca,

I have seen the information online regarding the extension of Bass Pro Mills for January 8, 2021.

Notwithstanding the goals and objectives presented, based on the traffic that currently exists (covid has reduced some traffic) in the area west of Highway 400, this extension although it wants to move traffic east/west, it appears that the extension will compound the problem on Weston Road and roads through Weston Downs.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 5, 2021 9:58 AM  
**To:** DeFrancesca, Rosanna <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** CONNECTION FROM VAUGHAN MILLS TO WESTON ROAD AT ASTONIA

Good morning Councillor DeFrancesca

Happy New Year!

Hope all is well and you are safe.

Regarding the above subject. I heard that the City of Vaughan has sent out a notice regarding this proposed road alignment. Is this correct?

Not having seen the notice (IF THERE IS ONE) and not having reviewed and traffic reports, this connection will further impact the traffic along Weston and into Weston Downs by way of a shortcut to Rutherford Road.

Please advise if there are any plans for this.



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## Robinson, Jennifer

---

**To:** Hilda Esedebe  
**Subject:** RE: [External] Bass Pro Mills EA - SG - Meeting 2

---

**From:** Hilda Esedebe  
**Sent:** Tuesday, August 10, 2021 7:30 PM

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: [External] Bass Pro Mills EA - SG - Meeting 2

Hello [REDACTED],

Thank you for your email and for your participation in your community association. We appreciate feedback from the public and your comments have been noted.

The Project Team for the Bass Pro Mills Environmental Assessment (EA) Study is certainly aware of your concerns. As you may know, we have met with representatives of the Weston Downs Rate Payers Association (WDRA) a number of times. We have also received feedback during our first online Public Information Center (PIC), which ran from December 3, 2020 to January 8, 2021, and the Project Team continues to review feedback from all stakeholders, along with the outcomes of technical analysis, to inform this study to the best extent possible.

The City of Vaughan is growing and infrastructure for vehicular traffic, transit and active transportation needs to be in place to support this growth. The City and Region has a number of ongoing studies aimed at growth and improving Vaughan's connectivity including this [Bass Pro Mills EA](#), [Kirby Road missing link](#), [Teston Road missing link](#), [Langstaff Road EA](#) to mention a few. York Region also has plans to widen Rutherford Road and Weston Road by 2041 (see the [Transportation Master Plan | York Region](#)). Although Weston Road and Rutherford Road fall under York Region's jurisdiction, the City works with all tiers of government to preserve the interest of citizens as best as possible, while reviewing multiple solutions to address growth and transportation needs. Regarding regional projects you may email [roads@york.ca](mailto:roads@york.ca) to express your concerns or visit the study websites for more information.

The Project Team is in the process of notifying the public regarding the next Online Public Information Centre for the Bass Pro Mills EA Study that has been arranged to present and solicit feedback on the outcomes of PIC 1, the traffic analysis and environmental investigations, the evaluations of alternative alignments and cross-sections, the Technically Recommended Design and the next steps in the study process. As part of this online PIC, a recorded presentation and comment form will be available for your review and feedback on the project website ([Vaughan.ca/BassProMillsEA](http://Vaughan.ca/BassProMillsEA)) from **August 19, 2021 to September 16, 2021**. You are encouraged to review the information when it becomes available.

As it relates to a direct connection to Astona, I will forward your comments to the Policy Planning department which is responsible for the Vaughan Mills Center Secondary Plan. As you may be aware, the Ontario Land Tribunal (OLT, formerly LPAT) outcomes of the Stage 1 hearings were recently released and you may wish to contact the Region regarding the policy review as you have noted.

If you wish to be added to the distribution list for the Bass Pro Mills EA Study or have further questions as it relates to this study, please let me know.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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---

From: [REDACTED]  
Sent: Friday, August 6, 2021 1:14 PM  
To: Hilda Esedebe <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
Cc: [REDACTED]

Subject: [External] Bass Pro Mills EA - SG - Meeting 2

Dear Ms. Esedebe:

I am a long time resident of Weston Downs and an active member of the Weston Downs Ratepayers Association.

I am writing you as a very concerned resident regarding the proposed road connections onto Weston Road from the proposed Vaughan Mills Centre Development.

I am concerned with both the proposed Bass Pro Mills extension and very much more concerned with proposed Astona Blvd east link extension into the VMC lands.

**Any road connection proposal, directly opposite from Astona Blvd. is of critical importance to the residents of Weston Downs because if it goes ahead and is constructed, it will significantly increase the cut through traffic into the neighborhood of Weston Downs and will significantly reduce the internal road safety for residents and for their children walking, biking and driving to and from their homes in Weston Downs. This road connection would create a major safety hazard to the residents of Weston Downs.**

Also a road connection onto Weston Road from the VMC south of Astona will also cause increased Traffic infiltration into Weston Downs. In fact, any road connection coming out to Weston Road from this VMC development has the very high and real potential of creating cut through traffic via the Weston Downs internal roads if it has a direct connection to the 400 highway. Cut through traffic will enter at Babak Blvd and Velmar Drive from Rutherford Rd. The direct connection from the extended Bass Pro Mills and a proposed Astona Blvd link east road into a south bound ramp into the 400 Highway will create major traffic congestion in the Weston Downs neighborhood and on Weston Road south of Rutherford Rd.

Please seriously consider the implications of these road extensions to Weston Road and especially with their direct connections to a south bound on ramp to the 400 Highway. These will create serious and high volume cut through traffic into Weston Downs. Perhaps the on ramp to the 400 highway needs to be removed here in these VMC west lands and added instead at Langstaff Road.



A similar situation was created many years ago by the City of Toronto at Sheppard Ave and Pharmacy Road South of Sheppard, Pharmacy Road runs into a residential, low rise, single detached homes community with a road link in the south end onto Victoria Park and directly opposite the west bound on ramp to the 401. The City of Toronto has now spent many millions of dollars to reroute roads and to add no entry signs **to eliminate cut through traffic in this community. Please learn from this example and do not create a very similar situation at the VMC lands.( see attached picture).**

Please note the the current Bass Pro Mills road connection to the south bound ramp of the 400 was only installed to get shoppers from Vaughan Mills out from the mall quickly rather going onto Rutherford Rd to get on to highway 400. This is the model used at Yorkdale shopping centre.

Allowing traffic from Weston Road or from inside Weston Downs to enter the 400 south bound via a connection inside the VMC west developemnt site is not a best practice for transporation design.

I have expressed my strong opposition with reasons to any direct link opposite Astona Blvd. to Vaughan City Council and also to York Region Transportation planners, Vi Bui, Augustine Ko and Shahid Matloob.

I must also say I was extremely disappointed with the lack of trasparancy regarding York Region's decision to reverse Vaughan City Council's approved motion to eliminate the direct east Astona Blvd link into the proposed VMC development.

**On Pg 70 of the Vaughan Mills Centre Secondary Plan it is stated that, "Future consideration of the protection for this connection shall be reviewed by York Region no sooner than 2019." Because of appeals at LPAT, this review has not yet occurred. I, WDRA and residents of Weston Downs are awaiting the York Regions review of this policy and want to be actively and fully involved in this review.**

I can be reached at [REDACTED] to discuss my concerns further.

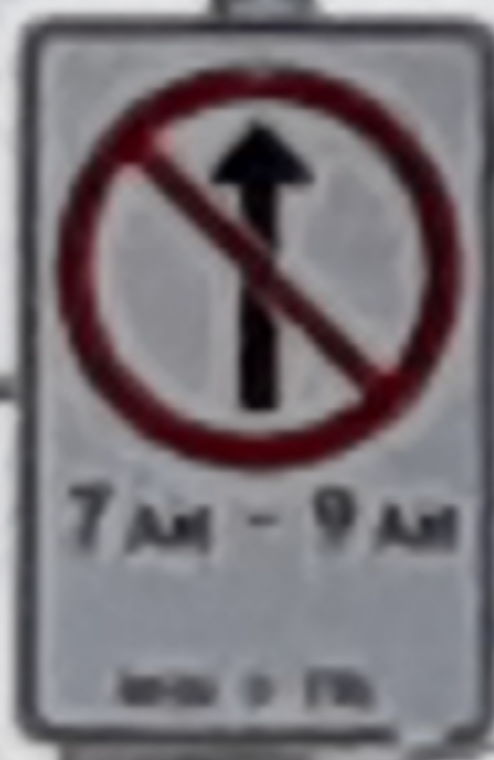
Regards, [REDACTED]

[REDACTED]

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via  
Pharmacy Av



**Robinson, Jennifer**

---

**To:** Hilda Esedebe  
**Subject:** RE: [External] Vaughan/Brass Pro Mills EA

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

From: Hilda Esedebe  
Sent: Wednesday, August 11, 2021 12:35 PM  
To: [REDACTED]  
Subject: RE: [External] Vaughan/Brass Pro Mills EA

Will do. Thank you for your interest in the study.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management 905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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

From: [REDACTED]  
Sent: Wednesday, August 11, 2021 8:53 AM  
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>  
Subject: [External] Vaughan/Brass Pro Mills EA

Hi Hilda,  
Please add me to the study mailing list for the Bass Pro Mills Drive extension to Weston Road.

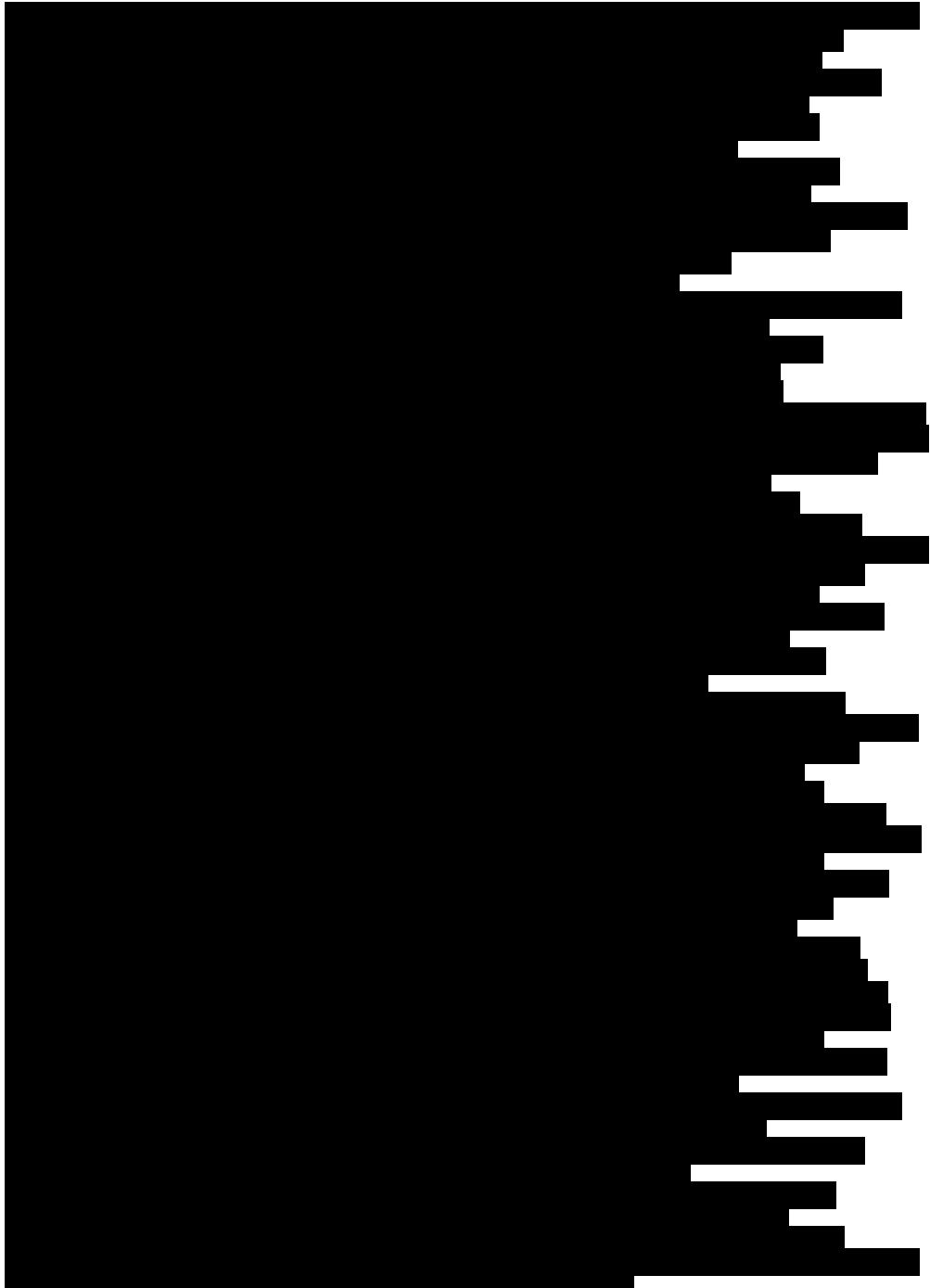
Thank you

[REDACTED]

[REDACTED]

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**From:** [Robinson, Jennifer](#)  
**To:** [Robinson, Jennifer](#)  
**Cc:** [Hilda Esedebe](#); [Cholewa, Peter](#); [Addley, Diana](#)  
**Bcc:**



**Subject:** Notice of Online PIC 2 - MCEA Class EA, Bass Pro Mills Drive (Hwy 400 to Weston Rd)  
**Date:** Thursday, August 12, 2021 3:26:00 PM  
**Attachments:** [160540006\\_basspromills\\_notice\\_PIC2\\_20210727.pdf](#)

---

Hello,

Please see the attached Notice of Online Public Information Centre (PIC) 2 for the **Bass Pro Mills Drive Municipal Class Environmental Assessment (EA) Study**. As indicated within the attached notice, the City of Vaughan is undertaking this EA Study for the proposed extension of Bass Pro Mills Drive, between Highway 400 and Weston Road. The purpose of this notice is to inform of the Online Public Information

Centre that has been arranged to present and solicit feedback on the outcomes of PIC 1, the traffic analysis and environmental investigations, the evaluations of alternative alignments and cross-sections, the Technically Recommended Design and the next steps in the study process. As part of this online PIC, a recorded presentation and comment form will be available for your review and feedback on the project website ([Vaughan.ca/BassProMillsEA](http://Vaughan.ca/BassProMillsEA)) from **August 19, 2021 to September 16, 2021**.

Should you have any questions or concerns, please do not hesitate to contact us.

Regards,

**Jenn Robinson**

Environmental Planner, Transportation GTA

OSEC, Whitby Office

[Jennifer.Robinson@stantec.com](mailto:Jennifer.Robinson@stantec.com)

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**Robinson, Jennifer**

---

**To:** Addley, Diana  
**Subject:** RE: [External] Bass Pro Mills EA - SG - Meeting 2

From: Hilda Esedebe  
Sent: Tuesday, August 17, 2021 1:43 PM  
To: [REDACTED]  
Cc: [REDACTED]

Subject: RE: [External] Bass Pro Mills EA - SG - Meeting 2

Hello [REDACTED],

You will be added to the distribution list for the Bass Pro Mills EA Study. The latest email regarding the upcoming online PIC is attached for your convenience.

Regarding municipal road planning, widenings such as the ones you have listed, are typically done in sections (subject to availability of funds), hence the reason for showing by 2041. For your information, York Region has already begun the Detailed Design project to widen Weston Road from Highway 407 to Fieldstone Drive/Chrislea Road (Phase 1) and between the future Bass Pro Mills Extension and Hawkview Boulevard (Phase 2), with construction anticipated within the next few years. I've provided the project contacts at York Region to members of the WDRA.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.

Transportation Project Manager

Infrastructure Planning and Corporate Asset Management 905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)  
<<mailto:hilda.esedebe@vaughan.ca>>

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<<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.vaughan.ca%2F&data=04%7C01%7CJennifer.Robinson%40stantec.com%7C4d0d341f184549847fd308d9664330bb%7C413c6f2c219a469297d3f2b4d80281e7%7C0%7C0%7C637653261023471892%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&msdata=4JnhCXt3M3IOqkiXdGidyBDdz0mQ9ydkk6utUB01yNI%3D&reserved=0>>

From: [REDACTED]  
Sent: Tuesday, August 17, 2021 1:15 PM  
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca <mailto:Hilda.Esedebe@vaughan.ca> >  
Cc: [REDACTED]

Subject: Re: [External] Bass Pro Mills EA - SG - Meeting 2

Hi Hilda, thank you for taking the time to read my email and responding to it.

Yes, I would like to be added to the distribution list for the Bass Pro Mills EA Study.

I fully agree that with The City of Vaughan growing rapidly, infrastructure for vehicular traffic, transit and active transportation needs to be in place to support this growth. However, I do believe and recommend to you that this can be done in a well planned manner that does not create infiltration traffic issues into existing communities like Weston Downs. I also believe that proceeding with expansion of Rutherford Rd (from Islington to Hwy 400) and Weston Rd (from Teston Road to Steeles) from 4 to 6 lanes should be done much earlier like starting in 2025 and not in 2041+.

Regards, [REDACTED]

[REDACTED]

## Robinson, Jennifer

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**From:** Hilda Esedebe <Hilda.Esedebe@vaughan.ca>  
**Sent:** Monday, September 20, 2021 4:52 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana; Cholewa, Peter; Robinson, Jennifer; Al Grossi; Kevin Doan; Grace Ricci; Vilma Casola; Rosanna DeFrancesca; Maurizio Bevilacqua; Gino Rosati; Mario Ferri; Matloob, Shahid; Vi Bui; Ko, Augustine  
**Subject:** RE: [External] Bass Pro Mills Drive Municipal Class Environmental Assessment (EA) Study - Phase 3 recommendations and comments

Hello [REDACTED]

Thank you for your email and support for the recommended plan for the Bass Pro Mills Drive extension (from Highway 400 to Weston Road). Your comments have been noted.

As previously advised, the proposed connection to Astona Blvd and the internal road network that you are referring to are outside the scope of the Bass Pro Mills Drive Municipal Class Environmental Assessment (EA) Study and falls under the Vaughan Mills Center Secondary Plan (VMCSP) and the City's Policy Planning department, whom I believe you have been in contact with.

To reiterate, York Region has plans to widen Rutherford Road and Weston Road by 2041 (see the [Transportation Master Plan | York Region](#)). York Region has already begun the Detailed Design project to widen Weston Road from Highway 407 to Fieldstone Drive/Chrislea Road (Phase 1) and between the future Bass Pro Mills Extension and Hawkview Boulevard (Phase 2), with construction anticipated within the next few years. The Region is also about to conclude the [Langstaff Road Widening Environmental Assessment Study](#) which includes widening Langstaff Road from four to six lanes, the missing link, and an initial review of a full moves interchange at Langstaff Road and Highway 400. Although these projects fall under York Region's jurisdiction, the City works with all tiers of government to preserve the interest of citizens as best as possible, while reviewing multiple solutions to address growth and transportation needs. For more information regarding Regional projects, you may email [roads@york.ca](mailto:roads@york.ca) or visit the project websites. I believe York Region staff for the current Weston Road Widening project have already met with the Weston Downs Rate Payers Association (WDRA). Please note that the intersection at Bass Pro Mills Drive and Weston Road is proposed to be three-legged.

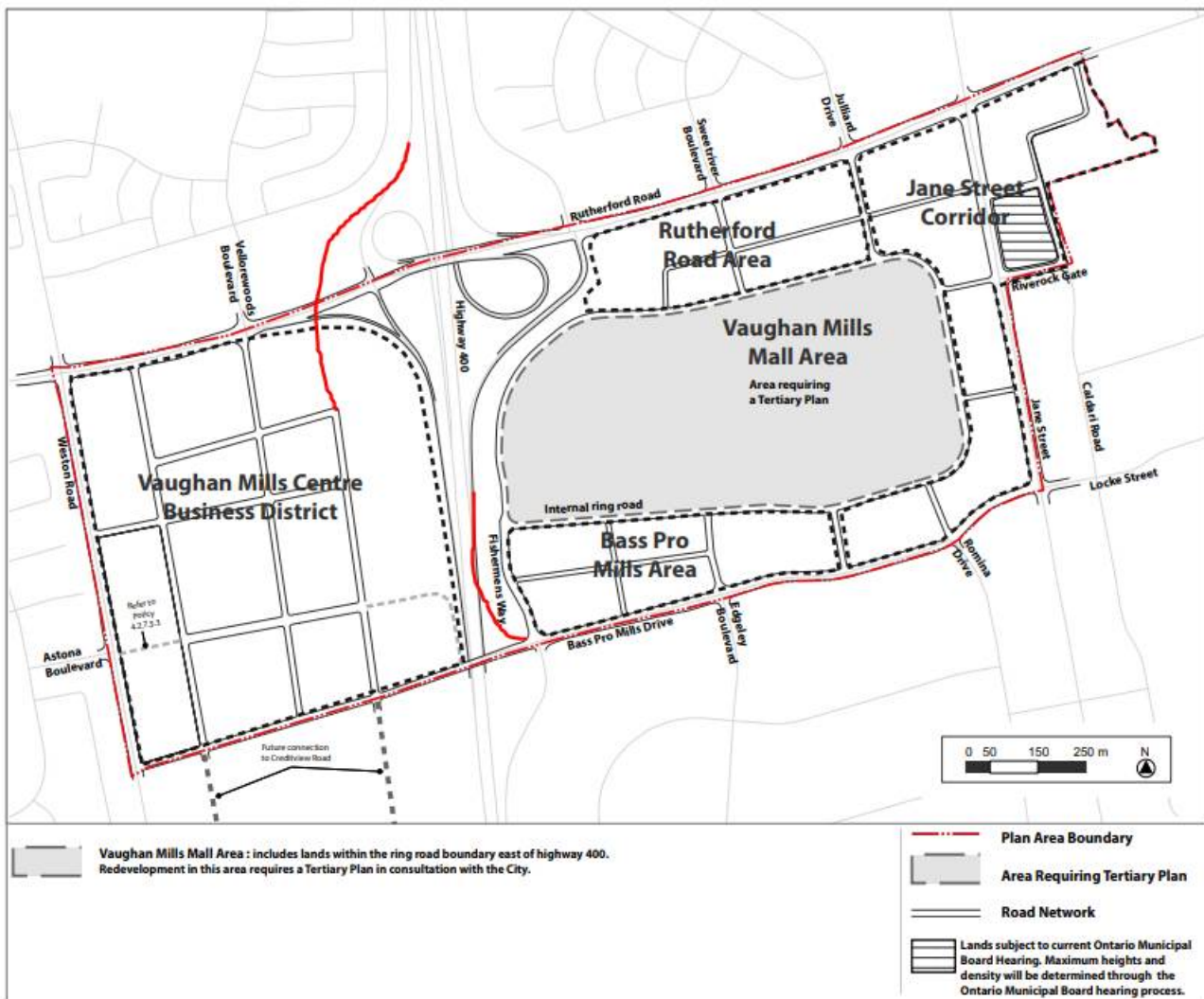


Direct Highway 400 connections to Wonderland and Vaughan Mills Center are outside the scope of the Bass Pro Mills Drive EA Study. Ramp connections to Highway 400 fall mainly under the Ministry of Transportation Ontario's (MTO's)

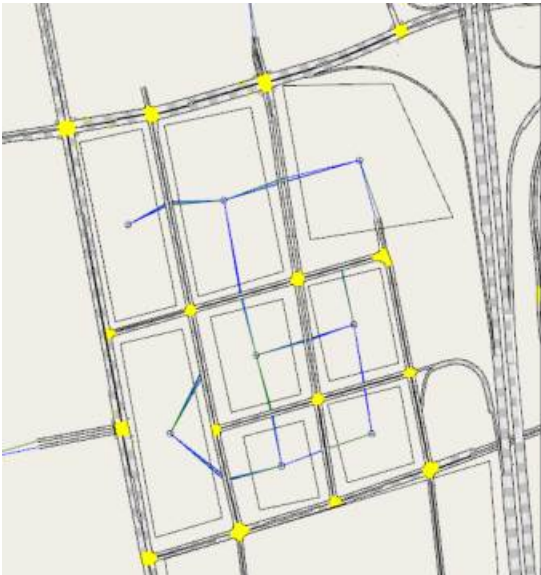


jurisdiction and would require compliance with MTO’s design standards including spacing, proximity to other interchanges (Major Mackenzie Drive, Rutherford Road and Langstaff Road), adequate lengths to accommodate speed changes and change in grades, property allowances, crossing bridge structures etc. This highway corridor currently accommodates many movements and creating adequate spacing for more movements while meeting MTO’s standards may be a challenge. For example, with my experience in Highway Design, and from looking into similar comments from the public for the Bass Pro Mills EA Study, the connections you have suggested under item 7 (both illustrated in red below) are likely not feasible; 1-because there isn’t much room to accommodate the elevation changes from Highway 400 southbound, then go above grade over Rutherford Road to come back down to connect to Bass Pro Mills Drive via the NW VMCSP lands. With the proposed VMCSP road network, vehicles from Highway 400 southbound can exit at Rutherford Road and turn left on Valeria Woods Blvd to get to Bass Pro Mills Drive. The proposed VMCSP road network will offer alternatives for traffic to get from Rutherford Road to the VMCSP area and Highway 400 without infiltrating adjacent neighbourhoods. 2- There isn’t much room to accommodate a direct Highway 400 northbound on ramp from the south-east side of Bass Pro Mills Drive while satisfying standards as noted above.

For more information, you may email MTO Corridor Management at [corridor-cr@ontario.ca](mailto:corridor-cr@ontario.ca) or visit the MTO website.



The project team is currently looking into a request by the WDRA for the Traffic Analysis information used for the Bass Pro Mills EA study. The road network shown in the approved [VMCSP 2014 document](#) was used for the traffic analysis. This excludes an Astona Blvd. east link.



Please be advised that Traffic Analysis Reports are typically included as part of the Environmental Study Report (ESR) for public review prior to the completion of the study. You are part of the study contact list so you will receive a notification at that time.

Regards.

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



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**From:** [REDACTED]  
**Sent:** Friday, September 17, 2021 12:30 AM  
**To:** Hilda Esedebe <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>; [Diana.Addley@stantec.com](mailto:Diana.Addley@stantec.com)  
**Cc:** [REDACTED]

**Subject:** [External] Bass Pro Mills Drive Municipal Class Environmental Assessment (EA) Study - Phase 3 recommendations and comments

## Bass Pro Mills Drive MCEA Study

**My recommendations and comments** for the "Bass Pro Mills Drive Municipal Class Environmental Assessment (EA) Study - Phase 3 are as follows:

1. **I do support** the extension of Bass Pro Mills directly west to Weston Road to better access the VMC complex.
2. **I do not support** the extension of Astona Blvd directly east into the VMC north west section. This road extension is not justified and will only create traffic infiltration problems into the Weston Downs community.
3. **I do not support** the multi modal connections from Bass Pro Mills Drive and adjacent proposed roads into the existing southbound ramp to the 400 Highway. This will not improve traffic on Weston Road or on Rutherford Road. See my recommendations below.
4. **I do not support** redistributing traffic from Rutherford Rd into the existing well established Weston Downs neighborhood. Installing a direct connection into the existing Bass Pro Mills 400 south bound onramp will create cut through traffic infiltration into the Weston Downs neighborhood. Please learn and apply the lessons at Pharmacy Ave. and Sheppard Ave. East I have already sent to you.
5. The existing Bass Pro Drive connection to the south bound 400 highway on ramp was installed to allow shoppers and visitors to enter the 400 Southbound highway directly from Vaughan Mills without using Rutherford Road or Weston Rd. This on ramp should be maintained for this sole purpose.
6. Any road connection proposal, directly opposite from Astona Blvd. and any new connections to the 400 South bound on ramp at Bass Pro Mills Drive is of critical importance to the residents of Weston Downs because if they go ahead and either is constructed, it will significantly increase the cut through traffic into the neighborhood of Weston Downs. This cut through traffic will significantly reduce the internal road safety for residents and for their children walking, biking and driving to and from their homes in Weston Downs. These road connection would create a major safety hazard to the residents of Weston Downs.

**A priority needs to put on immediately by Vaughan City and York Region on improving the following existing road infrastructure to properly relieve traffic around the Rutherford Road and Weston Road area without diverting it into the Weston Downs neighborhood.**

1. Increase Langstaff Road from Islington Ave. to Jane St from 4 lanes to 6 full lanes. Install full North bound on ramps to 400 highway north from for both east and west bound traffic on Langstaff Rd.
2. Install direct northbound 400 highway onramp directly from Wonderland at the southwest corner of Wonderland. Do not utilize Rutherford Rd for Wonderland visitors wanting to access 400 north bound when leaving.
3. Install direct southbound 400 highway onramp directly from Wonderland at northwest corner of Wonderland property. Do not utilize Major Mackenzie Rd for Wonderland visitors wanting to access 400 south bound when leaving.
4. Widen Rutherford Rd from 4 lanes to full 6 lanes from Islington to Jane Street.
5. Expand Weston Road and install 2 left turn lanes on Weston Rd southbound at Rutherford Rd. This will allow for rapid access to existing 400 South and North bound onramps on Rutherford

Rd. There is absolutely no need to route this traffic to a new onramp connection at Bass pro Mills to the 400 south.

6. Install 2 right turn lanes on Weston Rd northbound at Rutherford Rd. This will allow for rapid access to existing 400 South and North bound onramps on Rutherford Rd. Again there is absolutely no need to route this traffic to a new onramp connection at Bass pro Mills to the 400 south.
7. North bound 400 offramps to Vaughan Mills are well designed as is the exit from Vaughan Mills to south bound 400 via Bass Pro Mills Road. However there is no adequate direct access to 400 highway north bound for exiting from Vaughan Mills and there is no direct access to Vaughan Mills from the southbound 400. The following road infrastructure needs to be improved;
  1. The south bound off ramp onto Rutherford Rd. needs to be extended southbound into the NW VMC lands and connected to Bass Pro Mills for direct access to Vaughan Mills Centre.
  2. A direct 400 north bound on ramp from Vaughan Mills Center needs to be installed from the south east side of Bass Pro Mills for Vaughan Mills Center existing visitors wanting to access the north bound 400 highway directly

#### Questions I have:

1. Have the options I outlined above been evaluated? Why are these options not the preferred options? Why have these options not already been installed to relieve traffic in the Weston Road and Rutherford Road areas?
2. Why is widening of Weston Road, north of Bass Pro Mills Drive to Hawkview Boulevard being planned for? Is it to allow 2 lanes of left turn traffic from North of Weston road to go to the new Bass Pro Mills Road at Weston Road?
3. What is the basis for the study carried out for Vehicular trips associated with the 2014 Vaughan Mills Centre Secondary Plan (VMSCP) road network, this Bass Pro Mills Drive Municipal Class Environmental Assessment and Option B (Future Conditions with Bass Pro Mills Drive extension and VMCP (2031 and 2041 horizons)? Can I get a copy of this full report? Does this study include an Astona Blvd east link into VMC and a Bass Pro Mills Road with a multi-modal road connections to the south bound on ramp to the 400 highway?

If you have any questions regarding my input above, please contact me by email or by phone [REDACTED]

Thank you and Regards, [REDACTED]

## Robinson, Jennifer

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**From:** Hilda Esedebe <Hilda.Esedebe@vaughan.ca>  
**Sent:** Tuesday, August 17, 2021 4:47 PM  
**To:** [REDACTED]  
**Subject:** Bass Pro Mills EA - Call from Resident  
**Attachments:** VoiceMsg[ID=20000000256822 G=40 F=300 A=5601654A-98A5-4961-9A00-E5EE2E282E28 C=1  
CID=[REDACTED]

Hi [REDACTED],

Thank you for reaching out to the City today in response to the Notice of the Bass Pro Mills Drive Extension Environmental Assessment (EA) Study Online Public Information Center (PIC) 2. We appreciate feedback from the public and your comments have been noted.

As promised, please use the links below to access the Vaughan Mills Center Urban Design/Streetscape Plan (draft 2021) and the Vaughan Mills Center Secondary Plan (2014) which give you a sense of plans for the area. If you have further questions on these, I could connect you to Urban Design and Policy Planning staff at the City:

- [https://www.vaughan.ca/projects/policy\\_planning\\_projects/VMC-Public-Realm-and-Streetscape-Plan/Pages/default.aspx](https://www.vaughan.ca/projects/policy_planning_projects/VMC-Public-Realm-and-Streetscape-Plan/Pages/default.aspx)
- [https://www.vaughan.ca/projects/policy\\_planning\\_projects/vgnmills\\_centre\\_secondary/General%20Documents/VMCSP%20Sept19-2014.pdf](https://www.vaughan.ca/projects/policy_planning_projects/vgnmills_centre_secondary/General%20Documents/VMCSP%20Sept19-2014.pdf)

The Project Team for the Bass Pro Mills Drive Environmental Assessment (EA) Study is certainly aware of your concerns regarding traffic infiltration into the Weston Downs area and we have met with representatives of the Weston Downs Rate Payers Association (WDRA) a number of times. We have also received feedback during our first online Public Information Center (PIC), which ran from December 3, 2020 to January 8, 2021, and the Project Team continues to review feedback from all stakeholders, along with the outcomes of technical analysis, to inform this study to the best extent possible.

The City of Vaughan is growing and infrastructure for vehicular traffic, transit and active transportation needs to be in place to support this growth. The City and Region have a number of ongoing studies aimed at growth and improving Vaughan's connectivity including this [Bass Pro Mills EA](#), [Kirby Road missing link](#), [Teston Road missing link](#), [Langstaff Road EA](#) to mention a few. York Region also has plans to widen Rutherford Road and Weston Road by 2041 (see the [Transportation Master Plan | York Region](#)). Although Weston Road and Rutherford Road fall under York Region's jurisdiction, the City works with all tiers of government to preserve the interest of citizens as best as possible, while reviewing multiple solutions to address growth and transportation needs. Regarding Regional projects you may email [roads@york.ca](mailto:roads@york.ca) or visit the study websites for more information.

As you know, the next Online PIC for the Bass Pro Mills EA Study that has been arranged to present and solicit feedback on the outcomes of PIC 1, the traffic analysis and environmental investigations, the evaluation of alternative alignments and cross-sections, the Technically Recommended Design and the next steps in the study process. As part of this online PIC, a recorded presentation and comment form will be available for your review and feedback on the project website ([Vaughan.ca/BassProMillsEA](http://Vaughan.ca/BassProMillsEA)) from **August 19, 2021 to September 16, 2021**. You are encouraged to review the information when it becomes available.

If you have further questions, please let me know.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



## Robinson, Jennifer

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**From:** Hilda Esedebe <Hilda.Esedebe@vaughan.ca>  
**Sent:** Thursday, February 3, 2022 6:41 PM  
**To:** [REDACTED]  
**Cc:** Cholewa, Peter; Addley, Diana; Robinson, Jennifer; [REDACTED]  
**Subject:** RE: Automatic reply: [External] Re: FW: Voice Message From: [REDACTED] (Bass Pro Mills EA)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

A Traffic Impact Assessment report for the Bass Pro Mills EA will be included with the draft Environmental Study Report and made public for a 30-day review period. Notifications will be made at that time.

Information regarding the planning goals and policies for the area can be found at this [link](#) and [here](#) as well for the urban design and streetscape plan. City contacts are on both websites if you'd like to connect further, or you can email David.Marcucci@vaughan.ca.

We've met on numerous occasions with the Weston Downs Rate Payers Association and a Stakeholders Group was established at the start of the Bass Pro Mills EA study which the project team met with at key milestones during the study. Mail outs, newspaper ads, and social media posts were made asking for interest in participating in this group.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.  
Transportation Project Manager  
Infrastructure Planning and Corporate Asset Management  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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**From:** [REDACTED]  
**Sent:** Sunday, January 30, 2022 12:23 PM  
**To:** Hilda Esedebe <Hilda.Esedebe@vaughan.ca>  
**Cc:** 'Cholewa, Peter' <Peter.Cholewa@stantec.com>; 'Addley, Diana' <Diana.Addley@stantec.com>; 'Robinson, Jennifer' <Jennifer.Robinson@stantec.com>; aginmaduri@rogers.com  
**Subject:** RE: Automatic reply: [External] Re: FW: Voice Message From: [REDACTED]

Apologies one final question ... there is a reference to the Policy 4.2.7.3.3 for area immediately east of Astona – kindly direct me to where I can get more information on the policy and what is being planned for this area.

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**From:** [REDACTED]  
**Sent:** January 30, 2022 12:21 PM  
**To:** 'Hilda Esedebe' <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Cc:** 'Cholewa, Peter' <[Peter.Cholewa@stantec.com](mailto:Peter.Cholewa@stantec.com)>; 'Addley, Diana' <[Diana.Addley@stantec.com](mailto:Diana.Addley@stantec.com)>; 'Robinson, Jennifer'

<[Jennifer.Robinson@stantec.com](mailto:Jennifer.Robinson@stantec.com)>; [REDACTED]

**Subject:** RE: Automatic reply: [External] Re: FW: Voice Message From: [REDACTED] Pro Mills EA)

Thanks so much for your note; unfortunately for a number of reasons was unable to participate in the public on line sessions.

My primary concern is with respect to the Bass Pro Mills Extension into the residential areas to the West and increased congestion on Weston Road. As to the extension and options noted I am strongly supportive of Alternative A which avoids a direct connection into Astona. As to the potential for increasing the congestion on Weston Road its not clear from a quick review of the report how that is being addressed. My secondary interest revolves around planning goals and outcomes for the residential and commercial areas around Vaughan Mills and on the west side of Highway 400 and fronting on Weston Road Rutherford. The report is quite detailed, and wondering if there is someone, I can speak to better understand these in practical and tangible terms for a non-planner. Finally, would appreciate if you could let me know which local residential groups have been actively involved.

Much appreciated.

---

**From:** Hilda Esedebe <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>

**Sent:** January 19, 2022 4:32 PM

**To:** [REDACTED]

**Cc:** Cholewa, Peter <[Peter.Cholewa@stantec.com](mailto:Peter.Cholewa@stantec.com)>; Addley, Diana <[Diana.Addley@stantec.com](mailto:Diana.Addley@stantec.com)>; Robinson, Jennifer <[Jennifer.Robinson@stantec.com](mailto:Jennifer.Robinson@stantec.com)>

**Subject:** RE: Automatic reply: [External] Re: FW: Voice Message From: [REDACTED]

Hello,

Thank you for your continued interest in the above-mentioned project.

Online Public Information Centre (PIC) 2 was held between August 19 and September 16, 2021 to present and obtain feedback on the traffic analysis and environmental investigations, the evaluation of alternative alignments and cross-sections, the Technically Recommended Design and next steps in the study process. Based on the evaluation of alternative designs and feedback received to date, the Technically Recommended Design consists of the extension of Bass Pro Mills Drive to Weston Road, including a 30 m right-of-way with 4 lanes of vehicular traffic (two lanes in each direction), and separated sidewalks and cycling paths on either side of the boulevard. Further information, including Online PIC 2 Summary Report, is available on the project website ([vaughan.ca/basspromillsea](http://vaughan.ca/basspromillsea)).

Currently the project team is in the process of preparing the Environmental Study Report (ESR) which will document the study process and findings, as well as any potential impacts and mitigation measures. The ESR is anticipated to be completed and issued for a 30-day public review period in the spring of 2022.

Your contact information remains on the study mailing list and you will be notified of key milestones, including the Notice of Study Completion.

Should you have any further comments and/or questions please feel free to contact us.

Kind Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.

**Transportation Project Manager**

**Infrastructure Planning and Corporate Asset Management**

905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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**From:** [REDACTED]  
**Sent:** Sunday, January 16, 2022 7:48 PM  
**To:** Hilda Esedebe <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Cc:** Selma Hubjer <[Selma.Hubjer@vaughan.ca](mailto:Selma.Hubjer@vaughan.ca)>  
**Subject:** RE: Automatic reply: [External] Re: FW: Voice Message From: (416) 6683768 (Bass Pro Mills EA)

Hello ... its been some time since we last spoke ... I'm a resident on the west side of Weston Rd (2 [REDACTED] [REDACTED] and wanted to inquire on the latest status of the extension of roadway that was being planned across from Highway 400 to Weston Road. Would appreciate an update and I can also be reached on mobile at [REDACTED]

Much appreciated.

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**Robinson, Jennifer**

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**To:** Hilda Esedebe  
**Subject:** RE: [External] Bass Pro Mills Drive Extension

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**From:** [REDACTED]  
**Sent:** Friday, March 25, 2022 8:50 AM  
**To:** Hilda Esedebe <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Subject:** RE: [External] Bass Pro Mills Drive Extension

Thank you Hilda.

Please add me to the contact list.

Regards, [REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

---

**From:** Hilda Esedebe <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>  
**Sent:** Thursday, March 24, 2022 4:59 PM  
**To:** [REDACTED]  
**Cc:** Addley, Diana <[Diana.Addley@stantec.com](mailto:Diana.Addley@stantec.com)>; Robinson, Jennifer <[Jennifer.Robinson@stantec.com](mailto:Jennifer.Robinson@stantec.com)>; Cholewa, Peter <[Peter.Cholewa@stantec.com](mailto:Peter.Cholewa@stantec.com)>  
**Subject:** RE: [External] Bass Pro Mills Drive Extension

Hi [REDACTED],

Thank you for your email. The Project Team is aiming for June 2022 to file the ESR. If you would like to be added to the study contact list to be notified, please let us know.

Regards,

**Hilda Esedebe**, P.Eng., MBA, M.Sc.  
**Transportation Project Manager**  
**Infrastructure Planning and Corporate Asset Management**  
905-832-8585, ext. 8484 | [hilda.esedebe@vaughan.ca](mailto:hilda.esedebe@vaughan.ca)

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



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**From:** [REDACTED]

**Sent:** Thursday, March 24, 2022 4:56 PM

**To:** Hilda Esedebe <[Hilda.Esedebe@vaughan.ca](mailto:Hilda.Esedebe@vaughan.ca)>

**Subject:** [External] Bass Pro Mills Drive Extension

Good afternoon,

As per the fall PIC, it as mentioned that the preferred design & the Environmental Study Report (ESR) would result in a Notice of Study Completion that would be issued to initiate the 30-day review period.

Can you please confirm if when the ESR can be expected?

Thank you, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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