

September 2 2014

Mayor Bevilacqua and Council Members
City of Vaughan
2141 Major mackenzie Dr
Vaughan Ont

c 18
Communication
CW: <u>Sept 2/14</u>
Item: <u>38</u>

Re: Item 38 Report 38

Dear Mayor and Members of Council

I strongly object to the approval of item 38 on report 38.

Please see the outline of the issues with item 38.

I do intend on proceeding with an appeal and may appeal this item as well.

As I have stated before, there is a need for proper public consultation and I strongly suggest public meetings be held prior to furthering of these bylaws, and approvals.

Some of the items I intend to raise in an appeal with regards to this item are outlined below. It was stated during the OMB motion brought by the City of Vaughan that many of the item and concerns raised with regards to the zoning bylaw were to be addressed in this item, however they have NOT been.

These items remain outstanding and I do intend on further appealing both because of the statements made, the lack of adherence to the OPAs and the general non-conformance in ANY of the bylaws to the OPAs and other previous land planning agreements.

I am more than willing to meet and discuss my concerns, however, to date there has not been one single response from Vaughan Council to any of the concerns I have raised specifically for any item raised in any public meeting, Committee of the Whole meeting, or generally over the past four years.

Thank you

Carrie Liddy

Defects to Item 38

I intend on appealing this to the OMB, due to the following issues and defects in this bylaw and with OPA 715, OPA 725, in the zoning bylaw (unamended and still subject to an appeal, and amended zoning bylaw, that has yet to be approved by Vaughan Council) and:

1. This matter cannot proceed until the appeal period for the zoning bylaws 075 -2014ands 076-2014 has been exhausted.
2. The written decision has not been issued
3. Carrie Liddy intends on appealing the August 27 decision and will file an appeal within the time frame specified , which is September 27 or later
4. The 30 day appeal period is not exhausted and this item cannot be approved until the appeal period is exhausted.
5. Further more, there are amendments approved only by LAWYERS and even if through consent, Vaughan Council MUST approve the changes for which there has been no council meeting and no approval of the amendments.
6. The amendment of the zoning bylaw is not on the agenda of the Vaughan Council
7. The amendments are subject to public consultation and subject to appeal
8. I intend on objecting as the amendments do not address the defects on the zoning bylaw.
9. OPA 715, OPA 725 requirements have not been met

Public Transportation

10. Requirements for public transportation set out in OPA 715 and OPA 725 have not been met in item 38
11. Requirements for reduction of single car use set out in OPA 715 and OPA 725 and as stated in zoning bylaw 076-2014 have not been met
12. Transportation demand plan has not been developed

13. Provision for seniors, handicapped transportation has not been met, either to meet provincial standards or OPA 715

Land use: Official Plan

14. Land use outlined in OPA 715, OPA 725 a) and now in as added in c) are inconsistent and contradictory
15. Land use for 87 (82) acres is not addressed in full and has several defects with OPA 715, OPA 725, contribution agreement, May/June 2009 debenture and financing agreements and as implemented or not implemented
16. The plan for infrastructure is extremely unclear in this document as to scope and detail for the 42 acres not part of the hospital primary land, which is also subject to change depending on the outcome of the appeal of the August 27 OMB motion to dismiss without a hearing

Public Safety

17. Requirements for public safety have not been met, as set out in OPA 715, OPA 725

Landscape Features

18. Landscape feature do not meet requirements OPA 715, OPA 725, or what was stated as implied and/or what is current ion zoning bylaw 076-2014, and in possible amendments to 076-2014

Public Consultation

19. There has been no public consultation for item 38 , and where public consultation is a requirement under OPA 715 and other previous agreements
20. The defects of previous lack of public consultation have not been remedied
21. Specific Defects
22. No provision for seniors or handicapped
23. No or inadequate allowance or provision for other handicapped use of lands

Region of York Approval

24. No regional approvals have been obtained for this item and where some aspects of this item may require regional approval

Financing Issues

25. There is funding in place, and no budget approved and no amendments to the 2014 budget or 2015 budget, or any future budget for infrastructure: the economic impact statement "There are no requirements for new funding associated with this report" is not correct
26. Listed issues 65 thru 69 have not been addressed and have major financial impact
27. Infrastructure funding is not in place and the budget for infrastructure funding is not been approved and there is a major impact on the budget of the City of Vaughan, which could reach as much as 400% of the current operational budget of the City, depending on the community share portion of the hospital and infrastructure costs, not yet known
28. The trust fund and debenture enacted in a bylaw in June 2009 were not implemented according to statements made during the August 27 motion to dismiss and the current budget does not demonstrate there is \$20 million in trust according to the requirement of the May/June 2009 bylaw
29. The debenture conditions terms and use have not been met

Sustainability

30. This item does not meet sustainability requirements outlined in OPA 715, OPA 725, and as is a requirement

Vaughan Legal Services

31. The "non-institutional uses" are not defined, and are not specifically proposed through the Stage 2 Site development do not appear on this approval, and parkland and cash in lieu for publicly owned land are contradictory and do not comply with OPA 715, OPA 725 and zoning bylaw and public policy

Waste Public Work

32. There is no evidence the waste proponent meets the City of Vaughan Collection standards

TRCA Approval

33. TRCA approvals have not yet been obtained and the plan is subject to amendment once the approvals are completed
34. Section 43. A) thru f) are subject to further approval and with no standards whereby the approval could be sought

Pedestrian Connections

35. Pedestrian connections do not meet the requirements of OPA 715 and OPA 725
36. No provisions for seniors, handicapped as outlined in OPA 715 and OPA 725

Transit

37. Items 53 thru 55: are inadequate and do not meet requirements of OPA 715, OPA 725
38. There are no transportation impact studies completed and no major hub and no links to points as outlined in OPA 715

Region, Noise and Streetscape, etc

39. Premature and no standards and outlined detailed requirements for approval
40. Noise abatement measures for neighboring residential or residential or further use of 82 acre site have not been considered

Appendix Notes:

41. There is no provision for the appeal of the zoning bylaw, as is stated in report: until the appeal to the August 27 oral and further written orders has been distributed, no approvals can be permitted on this land
42. Note in 4) etc : the owner is the City of Vaughan residents and this and following paragraphs make no sense, as there is no approved "representative"