



**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – JUNE 5, 2018**

**COMMUNICATIONS**

**Item**

**Distributed June 1, 2018**

C1 Mr. William Tarraran, Planet Play Inc., dated May 16, 2018 5

**Distributed June 3, 2018**

C2 Deputy City Manager, Public Works, dated June 1, 2018 3

C3 Tony and Rosa Sibio, Greystone Gate, Maple, dated May 31, 2018 3

**Distributed June 5, 2018**

C4 Ms. Paula Stangl, dated June 4, 2018 3

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

**Subject:**

File Number OP. 18.006 and Z.18.010

**PUBLIC HEARING  
COMMUNICATION**

C1

Date: June 5/8 ITEM NO. 3.5

**From:** William Tarraran [mailto:wtarraran@planet-play.ca]

**Sent:** Wednesday, May 16, 2018 3:53 PM

**To:** Caputo, Mary <Mary.Caputo@vaughan.ca>

**Subject:** File Number OP. 18.006 and Z.18.010

Good afternoon,

I am contacting you with regards to the proposed site plan to build six townhouses on Hartman. We are very concerned about the building of these town homes. Firstly, the congestion of creating more dwellings on such a small area along with the other homes and town homes in the area is becoming over saturated. The fact that you are trying to create multi unit homes in an area that is already way over the capacity we cannot understand. The amount of traffic in this area is already at the highest level and implementing another six town homes will just create more congestion. How does the city allow for so many homes in such a small square footage. We disagree with this decision to formally look at building these new multi unit dwellings and for this and we will be speaking with our neighbours to put together a formal petition not to build on Hartman. If the street was a through street then maybe we could agree, however it is a dead end and this area is already filled with multi dwelling homes in this area which makes the area very busy. We would like you to reconsider the cities position with the proposal of these townhouses.

I can be reached by email to discuss how the city is prepared to deal with the overcapacity in this area along with having to build on a dead end street.

I look forward to hearing from you

**William Tarraran**

Director of Marketing

Planet Play Inc. Canada

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[wtarraran@planet-play.ca](mailto:wtarraran@planet-play.ca) || [www.planet-play.ca](http://www.planet-play.ca)

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PUBLIC HEARING  
COMMUNICATION

C2

Date: June 5/18 ITEM NO. 3.3

**DATE:** June 1, 2018  
**TO:** Mayor and Members of Council  
**FROM:** Stephen Collins, Deputy City Manager, Public Works  
**RE:** **COMMUNICATION: COMMITTEE OF THE WHOLE (PUBLIC HEARING) ITEM 3.3**  
**ZONING BY-LAW AMENDMENT FILE Z.18.004**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-18V004**  
**RIZMI HOLDINGS LIMITED VICINITY OF DUFFERIN STREET AND KIRBY ROAD**

**KIRBY ROAD EXTENSION BETWEEN DUFFERIN STREET AND BATHURST STREET CLASS ENVIRONMENTAL ASSESSMENT STUDY- PROJECT PROGRESS UPDATE**

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## **Purpose**

This memo has been prepared to provide a progress update on the ongoing Kirby Road Extension between Dufferin Street and Bathurst Street Class Environmental Assessment Study being undertaken and led by Schaeffers Engineering Consultants on behalf of Rizmi Holdings Limited.

## **Background**

Rizmi Holdings Limited (RHL), as per Council's authorization in December 2015, is undertaking the Environmental Assessment Study (EAS) for the Kirby Road Extension from Dufferin Street to Bathurst Street. An existing agreement between the City and RHL sets out the general terms and conditions under which RHL, as the proponent, is undertaking the EAS. The agreement, executed in November 2016, was updated in April 2018 to reflect a revised completion date for the EAS.

## **The City continues to monitor the EAS progress in accordance with Service Excellence Initiative T1.02**

Delivering on Term of Council priorities - specifically Service Excellence Initiative SE. T1.02, *Monitor the Kirby Road Environmental Assessment from Dufferin Street to Bathurst Street*, the City is monitoring the progress of the EAS that is advancing the missing link segment of the broader Kirby Road Improvements as recommended in the City's Transportation Master Plan - A New Path 2012.

RHL retained the professional consulting services of Schaeffers Consulting Engineers (Schaeffers) to carry out the EAS and to establish the preferred road alignment and preliminary design. The EAS is proceeding as a Schedule C road project in accordance with the Municipal Class Environmental Assessment process (MCEA). Schaeffers' work plan for the EAS is organized around phases of the planning and design process as per the MCEA to completion, within a broader timeline for project implementation and construction by 2021. In accordance with the agreement between the City and RHL, RHL is responsible for compliance with meeting the requirements of MCEA.

The City's role through the early phases of the EAS is limited to monitoring the progress of the work in meeting the requirements of the MCEA and the conditions set out per Council's authorization. RHL, who are responsible for meeting the mandatory points of public contact, are engaging stakeholders as follows:

- First Nations and Aboriginal Peoples and the general public are kept informed and apprised of the status and progress of the EAS and provided opportunity for input at key study milestones (Notice of Commencement, Public Information Centres) and throughout the study duration.
- A Citizen Liaison Committee (CLC) was formed to provide interested community members with an opportunity to discuss options for the proposed Kirby Road extension.
- A Technical Advisory Group (TAG) provides a forum for regulatory authorities, approval agencies, and the City to provide feedback and guidance to the Kirby Road EAS project team, as led and managed by Schaeffers, at key milestones and during the EAS.

**The EAS was initiated in May 2017 and is currently targeted for completion by the end of December 2018.**

The Kirby Road EAS process is following the planning and design phases of the MCEA. An overview of the key milestones are as follows:

- A Notice of Study Commencement was issued on May 11, 2017, notifying that the EAS had commenced, as well as providing specific information on the study purpose, process, area and contact information
- TAG Meeting #1 and CLC #1 were held on June 17, 2017 and June 22, 2017 respectively, to present information on existing and future conditions within the

study area, the screening of long list of alternative road alignments and to seek input on proposed criteria to evaluate the short-listed road alignments and alternative design concepts.

- Public Information Centre #1 was held on June 29, 2017 to present information on existing and future conditions within the study area and the screening of alternative road alignments, as well as seeking input on the short-listed alignments, including the proposed criteria to evaluate the short-listed road alignments and alternative design concepts.
- The EAS is progressing to the next phase of consultation, including meetings with the TAG and CLC ahead of Public Information Centre (PIC) #2, which is targeted for the end of June 2018 to seek public input on the preferred design concept. It is noted that PIC # 2 is anticipated to be the last PIC as part of the study process. Information on study status and progress is available at the Kirby Road Extension EA Dufferin Street website, which is maintained by Schaeffers. ([www.schaeffers.com/kirbyroadextension.asp](http://www.schaeffers.com/kirbyroadextension.asp))

### **Site-specific development planning applications are subject to the outcome of the EAS**

The site-specific development planning applications are subject to the outcome of the ongoing EAS, proceeding under a separate process per the MCEA (Environmental Assessment Act). The two (2) site-specific development planning applications, Zoning By-Law Amendment File Z.18.004 and Draft Plan of Subdivision Application 19T-D18V004, which have been submitted by RHL, are entirely within the ongoing EA study area.

The EAS, as presented at PIC #1, identifies a long list of alternative road alignments (Attachment 4 of Item 3.3- Zoning By-Law Amendment File Z.18.004 Draft Plan of Subdivision File 19T-18V004, Rizmi Holdings Limited Vicinity of Dufferin Street and Kirby Road), under evaluation for a preferred design concept including, alignment and associated bridge crossing(s), for new construction of a municipal arterial 36 metre road right-of-way. The long list of road alternative alignments all traverse, partially or in whole, the lands subject of the site-specific development planning applications.

## **Previous Reports/Authority**

[December 15, 2015, Committee of the Whole, \(Item 10, Report No. 44\)](#)

## **Conclusion**

Following completion of the EAS, City staff will table a report to a future Committee of the Whole meeting on the outcome of the Kirby Road EAS, which is anticipated in Q1 2019. The report will be recommending whether or not the City should join RHL as a co-proponent of the EAS and issue, a Notice of Completion and file the Environmental Study Report for the 30-day public review period. In accordance with the agreement between the City and RHL, the City participating as a co-proponent is conditional on:

- RHL confirming that review and regulatory authorities and agencies, accepted the methodologies, conclusions and recommendations of the EAS and the process, in compliance with the MCEA, was followed to the satisfaction of the City.
- The preferred design concept including vertical and horizontal alignments, dimensions and associated right-of way road allowance of the Kirby Road Extension as established through the Class EA shall be to the satisfaction of the City and Region of York; and
- RHL in conducting the EAS meets all terms and conditions within the broader timeline for project implementation by 2021 as per Council's authorization. It is noted that RHL is responsible for responding and resolving any Part II Order request's that are received during the public review period including MOECC requests to elevate the project and or to address any conditions of approval that are imposed by MOECC. Project approval is required prior to advancing to Phase 5 Implementation under the MCEA.

**For more information on Kirby Road Extension From Dufferin Street to Bathurst Street Environmental Assessment Study**, please contact: Vince Musacchio, Director, Infrastructure Planning and Corporate Asset Management, ext. 8311

Respectfully submitted,



Stephen Collins, P.Eng.  
Deputy City Manager, Public Works

Tony and Rosa Sibio

Greystone Gate

Maple, ON

Re: Rizmi Holding Limited.

Hello Vaughan

May 31 2018

We live just south of this property in the subdivision off Dufferin St. We can see it from our backyard. We have always wanted the gravel pit to be closed. The dust and truck traffic over time have put layers of dirt flying through the air in our backyard. It looks like we owe a thank you to the Provincial Government for fixing this problem with this so called "Ministers Order". We are much happier to see houses here than this gravel pit and these houses look like they are not too small compared to ours.

We also want Kirby Road to be opened to Bathurst Street. The traffic on Dufferin St in the morning going south is unbearable. Dufferin St also needs 4 lanes.

Thank you.

Tony Sibio



Rosa Sibio



**From:** Paula Stangl [REDACTED]  
**Sent:** Monday, June 04, 2018 9:24 PM  
**To:** Clerks@vaughan.ca  
**Subject:** Concerned Resident living in Kirby Side Rd and Dufferin Street

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

Dear Vaughan Council,

I am writing to you as a concerned citizen living in the subdivision by the Kirby Side Road & Dufferin Street subdivision.

Being a resident of Vaughan since 1974, I have witnessed firsthand a skyrocketing population growth and the trials and tribulations of such growth. I distinctly remember the unpaved 'farm' roads that are now major gridlock corridors (i.e. Jane, Rutherford & Major Mack). I remember how easy it was to commute from one town to the next.

I received the Public Hearing Notice in the mail for the Rizmi Holdings item. Currently, Rizmi would like to develop a parcel of land directly across from my subdivision. I agree with the development as I would much rather look at beautifully maintained homes on that land instead of a gravel pit. However, I do have serious concerns about the traffic.

Dufferin Street is a commuter's nightmare. Every morning to get to my sons' school, the southbound lanes by Teston Road are in gridlock. The plan to open up Kirby Road to Bathurst may alleviate some congestion, as will the widening of Dufferin Street. I am asking that while the Vaughan population continues to grow, Council uses good judgment and foresight into the infrastructure planning.

Approximately 2-3 years ago, Dufferin Street between Major Mackenzie and Kirby Side Road had a makeover. Lanes were not widened but the road was repaved and fences along the road were either replaced or fortified. While the work was going on we were severely inconvenienced and living in another traffic nightmare for several months. Now that this Rizmi development will begin, it would be prudent and cost effective to widen or create (i.e. Kirby Road extension) all roads prior/during the already messy construction phase.

The makeover on Dufferin Street clearly did not show good planning or foresight as Dufferin needed to be widened and not just 'made-over'. All the money, resources and time were for nought, we are now facing more road work and thus, more traffic jams.

Blaming or fighting against the impending Rizmi development will not solve the traffic problem. The development is not the issue, as development has made Vaughan a remarkable city to live. However, good planning, adequate and timely infrastructure would create a city that is inviting and that is prepared for future growth!

Thank you for your time,  
Paula Stangl

Paula Stangl