



memorandum

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Communication
CW: Sept 24/13
Item: 1

DATE: SEPTEMBER 16, 2013

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: COMMUNICATION – ITEM #1, COMMITTEE OF THE WHOLE, SEPTEMBER 24, 2013

ITEM #9 – COMMITTEE OF THE WHOLE, JUNE 18, 2013
OFFICIAL PLAN AMENDMENT FILE OP.09.003
1539253 ONTARIO LTD.
WARD 1 – VICINITY OF KIPLING AVENUE AND TESTON ROAD

Recommendation

The Commissioner of Planning recommends:

1. That Item #1, respecting Official Plan Amendment File OP.09.003 (1539253 Ontario Ltd.), be deferred to the Committee of the Whole meeting on October 15, 2013.

Background

On June 25, 2013, Vaughan Council adopted the recommendation of the Committee of the Whole on June 18, 2013, to defer consideration of the above-noted file to a Committee of the Whole meeting in September 2013, to allow further consultation between the applicant, staff and the local residents.

Since the Council meeting, two meetings have been held. The first meeting was held at City Hall on July 29, 2013, which was chaired by the Local Councillor (Ward 1) and attended by Regional Councillor Schulte and City Staff from Development Planning, Development/Transportation Engineering, and Parks Development. A second meeting was held on August 16, 2013 at City Hall and also included the applicant's Planning and Transportation consultants.

At both meetings, a number of issues and concerns were discussed ranging from the appropriateness of the recreational uses within the Greenbelt, building use and size, and traffic and parking. In addition, concerns have been raised regarding potential upgrades to Kipling Avenue and the negative impact on wetlands and rural character of the road in this location that may be associated with the intensity of use and building size. Development Planning staff is required to report back to Committee of the Whole on September 24, 2013, with a report addressing the issues and concerns raised. However, the updated traffic report submitted by the applicant late last week must still be reviewed together with additional information that Planning Staff recently requested and has yet to be submitted. As a result, was decided in consultation with the applicant's Planning Consultant (Rosemarie Humphries) to defer consideration of this application to the Committee of the Whole meeting on October 15, 2013.

Conclusion

Should the Committee concur, the staff recommendation to defer Official Plan Amendment File OP.09.003 to the Committee of the Whole meeting on October 15, 2013, can be adopted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Mackenzie', with a long horizontal stroke extending to the right.

JOHN MACKENZIE
Commissioner of Planning

Copy to: Barbara Cribbitt, Interim City Manager
Jeffrey A. Abrams, City Clerk
John Mackenzie, Commissioner of Planning
Grant Uyeyama, Director of Development Planning

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