

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 25, Report No. 35, of the Committee of the Whole which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2015, as follows:

By receiving the following Communications:

- C7. Ms. Michaela Barbieri, dated October 19, 2015;***
- C8. Confidential Communication from the City Solicitor and the Deputy City Manager, Planning and Growth Management, dated October 16, 2015;***
- C9. Ms. Caterina Principe, dated October 20, 2015;***
- C10. Ms. Rina, dated October 20, 2015;***
- C11. Ms. Angela Orsini, dated October 20, 2015;***
- C12. Ms. Pat Canizares, Keele Street, dated October 20, 2015;***
- C13. Mari and Garry Vosburg, dated October 20, 2015; and***
- C14. Ms. Sue Perrella, dated October 20, 2015.***

25

CITY WIDE COMMUNITY AREAS POLICY STUDY

The Committee of the Whole recommends:

- 1) That this matter be reconsidered;
- 2) That the recommendation contained in the following resolution, dated October 7, 2015, be approved subject to adding a further bullet point to recommendation 1 as follows:
 - Best practices in other jurisdictions.
- 3) That staff be directed to report back to the Council meeting of October 20, 2015 on adopting additional recommendations to:
 - (a) incorporate the recommendations of Item 22 – “COMPLETION OF KEELE ST. PLANNING STUDY” into Council’s resolution in this matter, namely:

“that Council for the City of Vaughan direct staff to continue the work that has been done to date on Low Rise Residential policy study as it applies to Keele Street between Church Street and Fieldgate Drive which could include guidelines to inform the review of development applications or other measures, and that the completed review with recommendations be brought back to a Public Hearing or Committee of the Whole in January 2016 or at the earliest opportunity as deemed appropriate by staff.”
 - (b) implement early delivery of guidelines for the Keele St. area, taking into account any legal risks therewith.

Member’s Resolution

Submitted by Councillor Rosanna DeFrancesca

Whereas, the Vaughan Official Plan 2010 (VOP-2010) identifies Community Areas, which are primarily characterized by ground related residential housing stock that is subject to the Low Rise Residential designation of the Plan;

Whereas, policies are provided in VOP 2010 to protect and strengthen the character of these areas;

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EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 25, CW Report No. 35 – Page 2

Whereas, the Community Areas will remain mostly stable; while some incremental change is expected to occur as neighbourhoods mature, such change is not intended to result in significant physical change;

Whereas, limited intensification may be permitted in Community Areas, provided that such development must be sensitive to and compatible with the character, form and planned function of the surrounding areas;

Whereas, in consideration of the application of the current Community Areas policies, it is appropriate to review the policies pertaining to the Community Areas, to ensure that they provide the appropriate level of clarity and direction necessary to maintain the special character of these areas.

It is therefore recommended: that staff undertake a study of the policies governing land use change in the Community Areas of VOP 2010;

1. **That** the study examine such policies in consideration of the following criteria:
 - Clarity of interpretation;
 - Ability to ensure compatibility;
 - The need to provide more definitive policy and or schedules;
 - Such criteria as may emerge as a result of the study;
 - Recommended policy amendments or schedules as required;
2. **That** the study identify implementation options for the consideration of Council, as required;
3. **That** staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.

Bellisario, Adelina

C	<u>7</u>
Item #	<u>25</u>
Report No.	<u>35 (cw)</u>
<u>Council - October 22/15</u>	

Subject: FW: Why Heritage homes on Keele street should

From: michaela barbieri <michaela991@hotmail.com>

Sent: Monday, October 19, 2015 6:30 PM

To: Iafrate, Marilyn; Ferri, Mario; Bevilacqua, Maurizio; Integrity Commissioner; Abrams, Jeffrey; Carella, Tony; Coles, Todd; MacKenzie, John; Suppa, Frank; Jankowski, Paul; Shefman, Alan; Pearce, Andrew; Cardile, Lucy; Tsysar, Stanislav; Racco, Sandra; sdelduca.mpp.co@liberal.ola.org; Rosati, Gino; DeFrancesca, Rosanna; Di Biase, Michael; Committee of Adjustment

Cc: mary.monaco@rogers.com; angiepiro60@hotmail.com; rlorello@rogers.com; njaved@thestar.ca; gerry.monaco@rogers.com; phil; Ciampa, Gina; Petricola, Vilma; loripia77@hotmail.com; carmelapiacente@rogers.com; simonebarb351@yahoo.ca

Subject: Why Heritage homes on Keele street should

To City clerk, staff, and Council,

Heritage homes on Keele street have been apart of the City of Vaughan for many many years, about a year ago a study has been started on those Heritage homes. The City of Vaughan and the Heritage Vaughan committee would like to end the study without it being completed. I think that it is wrong and that the study should continue because these Heritage homes are what make the City of Vaughan unique in its own way. The Heritage homes are apart of the City of Vaughan's roots, it is a way for when people drive on Keele street to see how the city they live in or passing threw looked like in the very beginning.

Reasons to approve the recommendation to continue the study on Keele street are:

- Keele street is much more than a ordinary street, it is a street that in some cases to seniors is what the City of Vaughan used to look like when they first came here. Keele street is a street that helps capture and display what the City was and what the City has become.
- The Heritage homes give the City of Vaughan its Character.
- Families also made their decisions to move and raise their families in the City of Vaughan because their families would be surrounded by such wonderful and full of character structures.

We have created such a wonderful community to live in either its by the homes that are built to provide homes for the families in the City of Vaughan or the community centres to bring the community together. The libraries so us the students can use for are education. And the Heritage homes just add to that and I think it is unfair to us the residents and the future generations to come to get rid of them and the study that has been started.

Just remember we do not want our City to look like downtown with all the condo buildings going up, we want to preserve our city and I think the Heritage homes that are already existing are a great way to preserve our city and help our city grow. We are the City above Toronto so lets keep it that way. I am Vaughan born and raised and I would like to keep Vaughan the way it is for my future children to come and all the other generations to come.

Regards,
Michaela Barbieri

C	9
Item #	25
Report No.	35 (cw)
Council - October 2015	

Subject: FW: Keele Street Planning Study

From: Ciampa, Gina
Sent: Tuesday, October 20, 2015 10:22 AM
To: Abrams, Jeffrey
Subject: FW: Keele Street Planning Study

fyi

Gina Ciampa
Executive Assistant to Councillor Marilyn Iafrate
905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
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To subscribe to Councillor Marilyn Iafrate's E-Newsletter, please click [here](#)

From: Caterina Principe [<mailto:cprincipe@benemax.ca>]
Sent: Tuesday, October 20, 2015 8:35 AM
To: Bevilacqua, Maurizio; Carella, Tony; DeFrancesca, Rosanna; Di Biase, Michael; Ferri, Mario; Iafrate, Marilyn; Racco, Sandra; Rosati, Gino; Shefman, Alan
Cc: Ciampa, Gina
Subject: Keele Street Planning Study

Hello Honorable Mayor Bevilacqua and Members of Councillors,

Councillor Marilyn Iafrate has put forward a resolution to continue the Keele Street Planning Study. As a resident of Vaughan, directly affected by the intensification of Keele street, I ask that you please support and approve the continuation of the Keele Street planning study.

Thank you,
Caterina Principe

Caterina Principe
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Item #	<u>25</u>
Report No.	<u>35 (CW)</u>
<u>Council - October 20/15</u>	

Subject: FW: Keele Street Planning Study

From: Ciampa, Gina
Sent: Tuesday, October 20, 2015 10:25 AM
To: Abrams, Jeffrey
Subject: FW: Keele Street Planning Study

Gina Ciampa
Executive Assistant to Councillor Marilyn Iafrate
905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

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From: Tanza General Contracting [<mailto:tanza@bellnet.ca>]
Sent: Monday, October 19, 2015 4:16 PM
To: Bevilacqua, Maurizio; Carella, Tony; DeFrancesca, Rosanna; Di Biase, Michael; Ferri, Mario; Iafrate, Marilyn; Racco, Sandra; Rosati, Gino; Shefman, Alan; Bevilacqua, Maurizio
Subject: Re: Keele Street Planning Study

It has been brought to my attention that there will be a City Council meeting regarding City Wide Community Areas Policy.

I hope and I expect a little courtesy from all of the Council Members and Mayor to all residents that were present that night, to approve of this matter.

I wish for this study to continue as I have seen the last application that was sent out and what is this with these Laneways.

Last time I checked we live in Vaughan, the City above Toronto. These laneways look like we want to follow what the City of Toronto has. And I

know from driving downtown, this is the most frustrating with Laneways, More garbage, more obstructions and no room to move.

This is a horrible thing to introduce to Vaughan. A lot of people have moved away from those areas for a reason. What are

people thinking, I don't understand and I guess you as Councillors won't even understand as you will not be affected by these developments.

Again I want you all to consider about the long time residents that have been in this area for a long time. Have a little respect for

the residences, that is the least you Councillors can do for us. This is not what we want. Single family homes is the most logical and the

best for these new developments.

What are these Developers thinking about!!!!!!!

If this is not reviewed and approved, I think we are going to have to push these Councillors out JUST LIKE MEFFE!!

Keep it up members of Council, keep it up!!!

Rina

C	11
Item #	25
Report No.	35 (cw)
Council - October 20/15	

Subject: FW: Keele Street Planning Study

From: Ciampa, Gina
Sent: Tuesday, October 20, 2015 10:26 AM
To: Abrams, Jeffrey
Subject: FW: Keele Street Planning Study

Gina Ciampa
Executive Assistant to Councillor Marilyn Iafrate
905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

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From: angela [<mailto:orsiniangela@hotmail.com>]
Sent: Monday, October 19, 2015 11:55 PM
To: Bevilacqua, Maurizio; Carella, Tony; DeFrancesca, Rosanna; Di Biase, Michael; Iafrate, Marilyn; Shefman, Alan; Rosati, Gino; Racco, Sandra
Cc: Ciampa, Gina
Subject: Keele Street Planning Study

I am e-mailing to you all to please approve the recommendation to continue the study on Keele Street that is being put forward by Councillor Marilyn Iafrate.

Again, as a residence of Maple for the last 25 years, I am opposed to the pop up townhouses and condo's that the developers are planning to construct on what was single lot homes on Keele Street. I live on Empress Road and on numerous occasions have had difficulties leaving my sub division to get on to Rutherford road or Keele St. I have been blocked in and have on occasions waited 20 minutes to make a right hand turn or left hand turn onto keele street in the morning. This has caused an issue with me when I had to drive my husband to York Central (Mackenzie) hospital for chemo treatments. I was blocked in and he was not well. I seen ambulances stuck on Keele Street due to the traffic. Adding additional townhouses or condo's will just increase the number of cars on the roads. There is no infrastructure in place to handle the additional cars and bus transit is just not there. Go trains can't handle the additional seat capacity or parking space that is needed. Please approve the recommendation as a study is really needed to address all these issues.

Thank you

Angela Orsini

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Item #	25
Report No.	35 (cw)
Council - October 2015	

Council Members: Maurizio Bevilacqua, Tony Carella, Rosanna DeFrancesca, Michael DiBiase, Mario Ferri, Marilyn Iafrate, Sandra Racco, Gino Rosati, Alan Shefman

I live at 9665 Keele. I urge you to approve the Keele Street Planning Study. This is very important as there is a lot at stake which will include all the traffic, cutting down of trees, the heritage homes just to build townhomes which does not compliment this area of single family homes.

If they were going to build these townhomes it will have a great impact to the people that live here. With more traffic getting to one location will even take longer to drive to.

We came out to the public meetings as a community so you can hear what we have to say. Does this not mean anything to you? We voted you in to help us. And not what the builders want to accomplish by building all these townhomes around us when there should be single family houses. When I moved here 19 years ago there was a small old house which a Portuguese man bought he could of built townhomes but he built 2 beautiful houses.

These 3 lots of 9675, 9687 and 9697 they can build some beautiful houses which can be sold in no time. We should not have private roads. I don't want to have a roadway beside my house, this side of the street should not have cars going through. The main street is keele that is where cars should be.

Please listen to what the people what on keele not only in this area but other areas. People are moving out of Maple they are so frustrated with all the traffic and builders building all around every piece of empty space. We don't need any more construction. Build somewhere up North of the city where there is lots of land to build on.

Please approve the planning study before building.

Pat Lanzetta
9665 Keele St
Maple

Subject: FW: Keele Street Planning Study

From: Ciampa, Gina **On Behalf Of** Iafrate, Marilyn
Sent: Tuesday, October 20, 2015 10:49 AM
To: Abrams, Jeffrey
Subject: FW: Keele Street Planning Study

C	13
Item #	25
Report No.	35 (cw)
Council - October 20/15	

Gina Ciampa
Executive Assistant to Councillor Marilyn Iafrate
905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

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From: Mari Vosburg [<mailto:Mari.Vosburg@synopsys.com>]
Sent: Tuesday, October 20, 2015 12:35 AM
To: Bevilacqua, Maurizio; Carella, Tony; DeFrancesca, Rosanna; Di Biase, Michael; Ferri, Mario; Iafrate, Marilyn; Racco, Sandra; Rosati, Gino; Shefman, Alan
Subject: Keele Street Planning Study

Mayor and Members of Council:

We strongly ask that you approve the recommendation to continue the study on Keele Street. This is an important by-law, with wide range and long term implications in our community,

Please do what's best for the whole community, and not just for a few developers.

Mari and Garry Vosburg

Subject: FW: KEELE STREET PLANNING STUDY

C	<u>14</u>
Item #	<u>25</u>
Report No.	<u>35 (cw)</u>
Council -	<u>October 2015</u>

From: Ciampa, Gina **On Behalf Of** Iafrate, Marilyn
Sent: Tuesday, October 20, 2015 11:20 AM
To: Abrams, Jeffrey
Subject: FW: KEELE STREET PLANNING STUDY

Gina Ciampa
Executive Assistant to Councillor Marilyn Iafrate
905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

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From: Sue Perrella [<mailto:sperrella@rogers.com>]
Sent: Monday, October 19, 2015 3:54 PM
To: Bevilacqua, Maurizio; Ferri, Mario; Di Biase, Michael; Rosati, Gino; DeFrancesca, Rosanna; Racco, Sandra; Carella, Tony; Shefman, Alan; Iafrate, Marilyn
Subject: KEELE STREET PLANNING STUDY

At the October 7th Committee of the Whole meeting, Councillor Marilyn Iafrate put forward a resolution to continue the Keele Street Planning Study. These recommendations will be coming forward to the Council meeting on October 20th to be included in the City Wide Community Areas Policy Study.

I would like the Keele Street planning study to continue, I am asking that you approve the recommendation to continue the study on Keele Street. I live on Oakdale Rd, which is off Keele Street; and my main concern is the amount of potential traffic increase on Keele Street. As of now I am not able to exit off Barhill because of the extra traffic we have --It is difficult to exit our sub-division.

Your consideration on this matter is greatly appreciated.

Sue Perrella
905-832-6497



MEMBER'S RESOLUTION

Meeting/Date: COMMITTEE OF THE WHOLE - OCTOBER 7, 2015

Title: CITY WIDE COMMUNITY AREAS POLICY STUDY

Submitted by: Councillor Rosanna DeFrancesca

Whereas, the Vaughan Official Plan 2010 (VOP-2010) identifies Community Areas, which are primarily characterized by ground related residential housing stock that is subject to the Low Rise Residential designation of the Plan;

Whereas, policies are provided in VOP 2010 to protect and strengthen the character of these areas;

Whereas, the Community Areas will remain mostly stable; while some incremental change is expected to occur as neighbourhoods mature, such change is not intended to result in significant physical change;

Whereas, limited intensification may be permitted in Community Areas, provided that such development must be sensitive to and compatible with the character, form and planned function of the surrounding areas;

Whereas, in consideration of the application of the current Community Areas policies, it is appropriate to review the policies pertaining to the Community Areas, to ensure that they provide the appropriate level of clarity and direction necessary to maintain the special character of these areas.

It is therefore recommended: that staff undertake a study of the policies governing land use change in the Community Areas of VOP 2010;

1. That the study examine such policies in consideration of the following criteria:

- Clarity of interpretation;*
- Ability to ensure compatibility;*
- The need to provide more definitive policy and or schedules;*
- Such criteria as may emerge as a result of the study;*
- Recommended policy amendments or schedules as required;*

2. That the study identify implementation options for the consideration of Council, as required;

3. That staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.

Respectfully submitted,

Rosanna DeFrancesca