

**COMMITTEE OF THE WHOLE (1) – JUNE 1, 2021****COMMUNICATIONS****Distributed May 28, 2021**

	<b><u>Item(s)</u></b>
C1. Angela Mailis, dated May 28, 2021.	3

**Distributed May 31, 2021**

C2. Kurt Franklin & Scott Plante (Site Plan & Air Photo).	2
---	---

**Distributed June 1, 2021**

C3. Presentation material.	19
C4. Robert A. Kenedy, MacKenzie Ridge Ratepayers Association, dated May 31, 2021.	23

**Disclaimer Respecting External Communications**

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

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

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: Letter of Objection re application Z.20.006 and DA.20.010  
**Date:** May-28-21 1:28:08 PM  
**Attachments:** [Submitted JUNE 2021 objection to application Z.20.006 and DA.20.010.pdf](#)  
[COMPARATIVE TABLE OF PROPOSED BYLAW AMENDMENTS Z.20.006 and DA.20.010.pdf](#)

---

---

**From:** Dr. Angela Mailis <angela.mailis@thepwc.ca>  
**Sent:** Friday, May 28, 2021 1:26 PM  
**To:** Clerks@vaughan.ca  
**Cc:** lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ciampa, Gina <Gina.Ciampa@vaughan.ca>  
**Subject:** [External] Letter of Objection re application Z.20.006 and DA.20.010

I am unable to attend the June 1, 2021 meeting where application Z.20.006 and DA.20.010 will be discussed (due to very short notice and inability to reschedule half day of patients).

I would appreciate if my letter and the attachment is circulated to the members of the committee.

Please acknowledge receipt

Angela Mailis MD, MSc, FRCPC(PhysMed)

CIPP/UHN Consultant  
Adjunct Clinical Professor, Dept. of Medicine,  
University of Toronto  
Chair, ACTION Ontario

Director, Pain & Wellness Centre  
The Pain & Wellness Centre  
[2301 Major Mackenzie Drive West Unit 101](#)  
[Vaughan, ON L6A 3Z3](#)  
Phone: [1-800-597-5733](tel:1-800-597-5733)  
Fax: [1-844-358-9308](tel:1-844-358-9308)  
[info@thepwc.ca](mailto:info@thepwc.ca)  
[www.thepwc.ca](http://www.thepwc.ca)  
Treating Pain - Preserving Wellness



2301 MAJOR MACKENZIE DR. W., #101  
VAUGHAN ON L6A 3Z3  
TEL: 1-800-597-5733  
FAX: 1-844-358-9308  
[info@thepwc.ca](mailto:info@thepwc.ca)

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Vaughan, May 28, 2021

I wish to file an objection to the application **Z.20.006 and DA.20.010**, to be discussed on June 1, 2021. I had objected to the original application in the June 23, 2020, meeting for reasons explicitly described in my letter and deputation.

The applicants propose a revised plan to rezone the subject land on 2291 Major Mackenzie Street by creating 3 residential townhomes on Jackson street and retaining an old heritage building on Jackson/Major Mackenzie.

The current “RM2 Multiple Residential Zone” zoning, does not permit the Development. The applicants propose to rezone the Subject Lands to “RT1 Residential Townhouse Zone” in conjunction with numerous site-specific zoning exemptions.

I carefully reviewed the previous exemptions of By-Law 1-88 requested last year vs those requested this year. I outline those in the following attached table by highlight in in green those exemptions that require major revisions.

IN SUMMARY, the applicants continue to require major exemptions of the By-Law 1-88 in:

- Minimum Lot Area of 162m<sup>2</sup> reduced to 102 m<sup>2</sup> (**37%** reduction)
- Minimum Lot Depth of 27 m reduced to 16.7 m (**38%** reduction)
- Maximum Rear Yard of 7.5 m reduced to 1.2 m (**84%** reduction)
- Minimum Interior Garage Width of 5.5 m reduced to 3.4 m (heritage dwelling) (**38%** reduction)
- **NEW** Minimum Exterior Side Yard from 4.5 m to 0.4 m (**91%** reduction)

Surprisingly, the last year's By-Law requirement for exactly the same set of townhomes has been altered to require 9 instead of 12 parking spaces. The applicants had proposed 4 and now propose 8. **I wonder, when did the By-law change and why?**

Besides the requested exemptions of so many By-Law standards governing the Subject Lands, the Development poses a **serious safety risk**, in particular to the patients of the Medical facility I own and direct, the Pain and Wellness Centre, located at the intersection of Major Mackenzie and Jackson street (address: 2301 Major Mackenzie Dr W), with our parking lot and exit facing Jackson and exactly opposite to the proposed Development, as I have stated last year.

To understand the safety issues facing us, one must understand the nature of the medical practice and the type of patients we see. The Pain and Wellness Centre was founded in 2014 as a community-based academic clinic, affiliated with the University of Toronto, and the only community pain clinic in Ontario endorsed by the Ontario Ministry of Health and Long Term Care. It looks after patients with chronic pain, employs a staff of 20, and sees patients referred from the GTA as well as the province of Ontario. The Pain and Wellness Centre is not only a clinical service provider but an educational and research facility. About 25% of our patients are over 65 years of age and many have difficulties walking or balancing. They park either in our parking lot, or on Jackson street for 2-3 hours if there is available street parking.

With the creation over the past 2 years of the 45 townhome-complex on Jackson already in place (*with only 7 parking spaces for visitors*), the street is literally clogged by townhome visitors, including our own parking lot. **As of this year, we had to install a gate that locks overnight to protect our parking from numerous townhome tenants and visitors that used to park there.**

Additionally, Jackson street serves as an escape route from the always severely congested Major Mackenzie. Cars turn to Jackson to escape to Keele via Church street, more often than not, at high speed.

The proposed 3-townhome complex has driveways all facing the East side of Jackson. The 3-townhome cars will be backing onto Jackson in an effort to exit the townhomes, further creating serious risk for collision with oncoming turning vehicles from Major Mackenzie or even parked cars at the West side of Jackson.

The additional 3 townhomes will further add to competition for parking on the West side of Jackson posing a further threat to our own parking from overflowing tenants and visitors. Our current experience speaks to it.



Having townhome tenants and visitors parking altogether on Jackson penalizes the most vulnerable of our patients who need to park in proximity to our centre. Many pain patients cannot walk distances, particularly in winter, snow, and inclement weather. A **slip-and-fall can be fatal for an elderly person with a broken hip.**

In summary, the applicants have made small changes while they continue to require exemption in major parts of the By-Law 1-88 (including new exemption requested).

Safety issues remain serious and unchanged with the area becoming immensely congested.

Therefore, I respectfully request that the City seriously considers the merits and feasibility of the requested Development application versus risks to my patients and adverse effects to our medical facility and Jackson street in general.

A handwritten signature in black ink, appearing to read 'A. Mailis', with a long, sweeping horizontal stroke at the end.

Angela Mailis MD, MSc, FRCPC(PhysMed)

CIPP/UHN Consultant  
Clinical Professor (Adjunct), Dept. of Medicine,  
University of Toronto  
Chair, ACTION Ontario  
Director, Pain & Wellness Centre  
e-mail: [angela.mailis@thepwc.ca](mailto:angela.mailis@thepwc.ca)  
Cell: 416-882-1669

With table attachment

COMPARATIVE TABLE OF PROPOSED BYLAW AMENDMENTS/ Z.20.006 and DA.20.010

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone Requirements (June 2020)</b>		<b>Proposed Exceptions to RT1 Residential Townhouse Zone Requirements (June 2021)</b>
a	Permitted uses	Street Townhouse Dwelling	Permit a Live/Work Unit As an additional use within The existing detached Heritage dwelling		
b	Definition of Live/ Work Unit	No definition	Live/Work Unit - Means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit above, and be limited to a Business of Professional Office, excluding the Office of Regulated Health Professional and Veterinarian		Live/Work Unit - Means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit above, and be limited to a Business of Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian
c	Minimum Lot Area	162 m <sup>2</sup>	102 m <sup>2</sup>		102.3 m <sup>2</sup> Heritage dwelling and Units 1-3
d	Minimum Lot depth	27 m	16.2 m		16.7 m Heritage dwelling and Units 1-3
e	Minimum Front yard	4.5 m	4 m (for Units 1-3)		4 m (for Units 1-3)
f	Maximum Building Height	11 m	11.4 m		11.14 m (for Units 1-3)

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone Requirements</b>		
g	Minimum Front or Exterior Side Yard to an Attached Garage facing a Lot line	6 m	5.8 m (Jackson street)		----- ????
h	Minimum Exterior Side Yard	4.5 m	4 m (Jackson Street- Heritage dwelling)		<b>0.4 m</b> <b>(Major Mackenzie Dr</b> <b>West Existing Heritage</b> <b>dwelling)</b>
i	Maximum Rear Yard	7.5 m	1.2 m for units 1-3 0 m (Heritage dwelling)		----- ?????
	Minimum Rear Yard	7.5 m	----- ??		<b>1.2 m for Heritage</b> <b>Dwelling and Units 1-3</b>
j	Maximum Interior Garage Width For lots less than 11m in Width	3 m	3.1 m		3.1 m For Units 1-3
k	Minimum Interior Garage Width For Lots 12 m to 17.99m Frontage	5.5 m	<b>3.4 m</b> <b>(Heritage dwelling)</b>		<b>3.47 m</b> <b>(Heritage Dwelling)</b>
l	Minimum parking space length	6 m	5.6 m (Unit 2)		-----

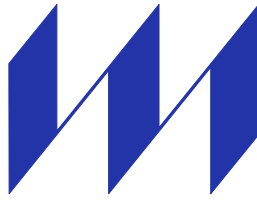
m	Minimum Parking Requirements	<p>Residential 2 spaces/unit = 8 spaces</p> <p>Business or Professional Office 84.9 m<sup>2</sup> at 3.5 spaces/100 m<sup>2</sup> of GFA= 4 spaces</p> <p>Total parking required = 12 spaces</p>	<p>Residential 1 space/unit = 4 spaces</p> <p>No parking requirement</p> <p>Total parking proposed= 4 spaces</p>	<p><b>NEW REQUIREMENT, NOT EXISTING IN PREVIOUS BYLAW</b></p> <p>Street Townhouse Units: 2 spaces/unit x 3 units = 6 spaces</p> <p>Heritage Dwelling (Live/Work) Unit: Residential = 2 spaces</p> <p>Business/Professional Office 35 m<sup>2</sup> at 3.5 spaces/100 m<sup>2</sup> of GFA=1 space</p> <p>Total parking required= 9 parking spaces</p>	<p>Street Townhouse Units: 2 spaces/unit x 3 units = 6 spaces</p> <p>Heritage Dwelling (Live/Work) Unit: Residential = 1space</p> <p>Business/Professional Office 35 m<sup>2</sup> at 3.5 spaces/100 m<sup>2</sup> of GFA =1 space</p> <p>Total parking proposed= 8 parking spaces</p>
n	Minimum Landscape Area	For lots with a frontage between 6 m to 11.99 m – a minimum of 33% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping	These provisions shall not apply		Minimum of 30% of the Landscaped front or Exterior Yard shall be composed of soft landscaping

		<p>The lots with a frontage of 12 m and greater – a minimum 50% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping</p>			
--	--	--	--	--	--



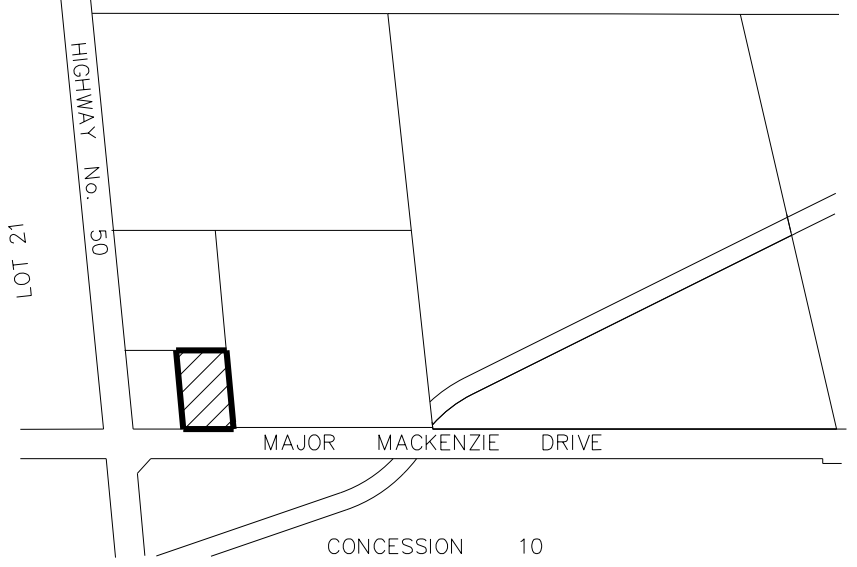
# SITE PLAN APRA TRUCK LINES

7300 MAJOR MACKENZIE DRIVE, VAUGHAN, ONTARIO  
Part of Lot 21, Concession 10,  
City of Vaughan,  
Regional Municipality of York



**WESTON  
CONSULTING**  
planning + urban design

KEY PLAN  
NOT TO SCALE



SUBJECT PROPERTY

## DEVELOPMENT STATISTICS:

TOTAL BUILDING AREA:	(143 SQ.M.)	0.0143 ha
TOTAL DRIVEWAY/PARKING AREA:		0.2858 ha
TOTAL LANDSCAPED AREA:		0.0525 ha
TOTAL SITE AREA:		0.3526 ha

LOT COVERAGE:	4.0%
BUILDING HEIGHT:	3.0m
SNOW STORAGE AREA	
Min. Required 2% Site Area	= 71 sqm.
Provided	= 71 sqm.
LANDSCAPED AREA:	= 525 sqm. (14.9%)
OUTSIDE STORAGE AREA:	= 1,210 sqm. (34.3%)

PARKING REQUIRED @ 3.5 SPACES /100 SQ.M.: 5.0 SPACES  
PARKING PROVIDED (2.7m x 6m): 7 SPACES  
INCLUDING 1 ACCESSIBLE PARKING SPACE

TRUCK CAB PARKING PROVIDED: 46 SPACES

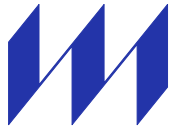
NOTE:  
1. THIS BUILDING HAS INTERNAL GARBAGE COLLECTION.

----- LOCATION OF FENCING

PAINTED LINES

**Genesis**  
LAND SURVEYING INC.  
ONTARIO LAND SURVEYORS

10 FOUR SEASONS PLACE, 10TH FLOOR  
TORONTO, ONT. M5S 1A7  
T: 416-461-3206 F: 416-461-3206



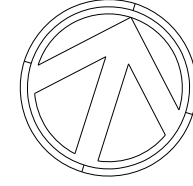
**WESTON  
CONSULTING**  
planning + urban design

1-800.363.3558 westonconsulting.com

Vaughan: 201 Millway Ave. Suite 19  
Vaughan, Ontario L4K 5K8  
T: 905.738.6637 F: 905.738.6637  
Toronto: 268 Berkeley St.  
Toronto, Ontario M5A 2K5  
T: 416.640.9917 F: 905.738.6637

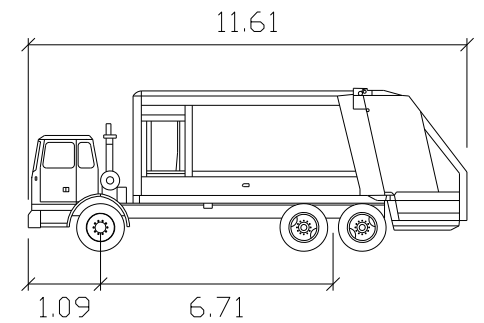
DRAWN / REVISED	
07 MAY 2021	Update fencing notations and locate missing ex. hydro pole
16 APR 2021	Update statistics including Open Storage %
12 MAR 2021	Update statistics including Landscape %
16 DEC 2020	Revise site plan per updated grading plan.
16 NOV 2020	Revise site plan per comments
21 JULY 2020	Revise Layering for GIS Package
08 MAY 2020	Revise per Public Works drawing dated Nov. 29, 2019.
03 APRIL 2020	Revise per comments response matrix
16 SEPT 2019	1st Draft

File Number: 5001  
Drawn By: SM  
Planner: KF  
Scale: 1:200  
CAD: 5001/site plan/S3.dgn

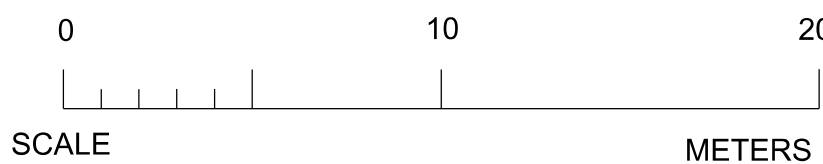


Drawing Number:  
**S3**

## DESIGN VEHICLE NTS



Garbage Truck  
meters  
Width : 2.44  
Track : 2.44  
Lock to Lock Time : 6.0  
Steering Angle : 27.4







**WESTON  
CONSULTING**  
planning + urban design

File Number: 5001  
Date Drawn: 26 SEP 18  
Drawn By: SD  
Planner: NK  
Scale: see scale bar  
CAD: 5001/air photo/FBS.dgn



#### LEGEND

— SUBJECT LANDS

0 50m  
SCALE

Air Photograph from First Base Solutions Inc.  
Date of photography: 2017

#### AIR PHOTOGRAPH

7300 MAJOR MACKENZIE DR W  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK



C3  
Communication  
CW (1) – June 1, 2021  
Item# - 19



# CEMETERY SERVICES REVIEW

May 21, 2021



# Objective

Provide recommendations to ensure the long-term sustainability of cemetery services

## Areas of Study



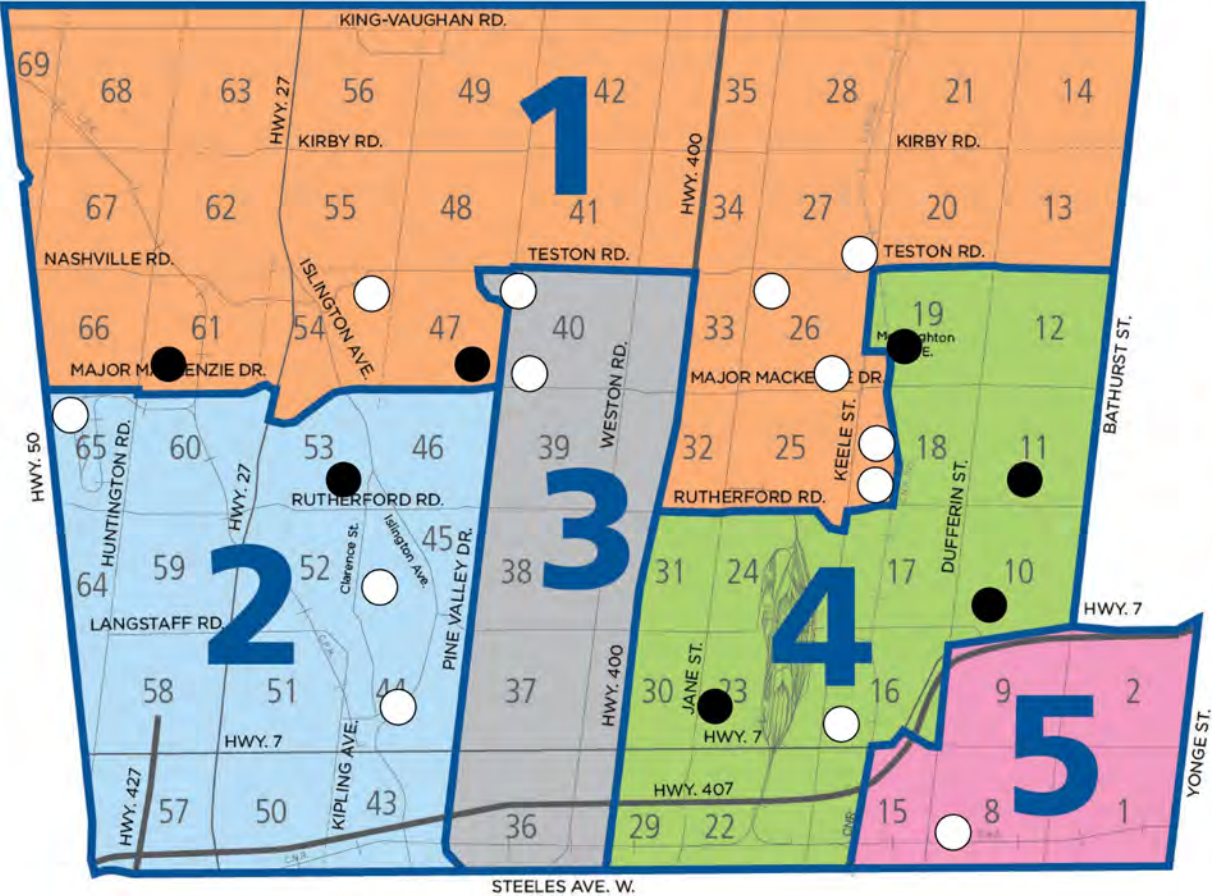
# Cemetery Operations



7 Active



13 Inactive



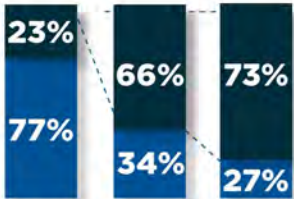
## SERVICES



## FACTS



**Interments**  
Resident - Non-Resident



**Burial Type**  
Casket - Cremation



# CULTURAL HERITAGE





# Legislative Environment

## **Funeral, Burial & Cremation Services Act (FBCSA)**



- Quiet and good order
- Safety and dignity
- Reasonable access

## **Bereavement Authority of Ontario**

BAO

- Designated Administrative Authority
- Audited financials

## **Care & Maintenance Fund (C&MF)**



- Minimum lot sale contribution
- Fund maintenance activities



# Remaining Inventory

2.8 acres developed land

- Casket Lot: 30 years
- Cremation Lot: 90 years

0.8 acres infill capacity

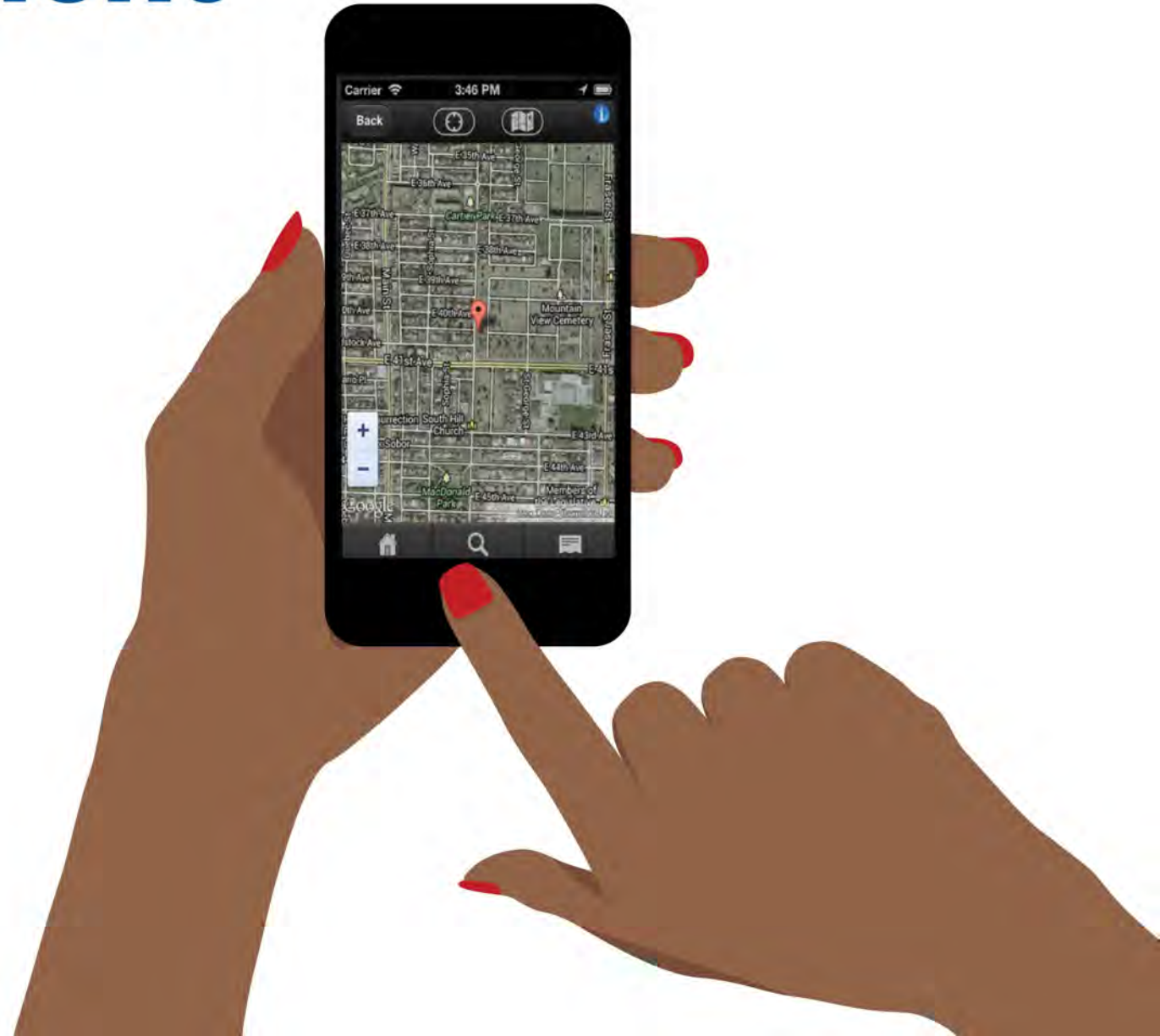
Additional 12 years inventory



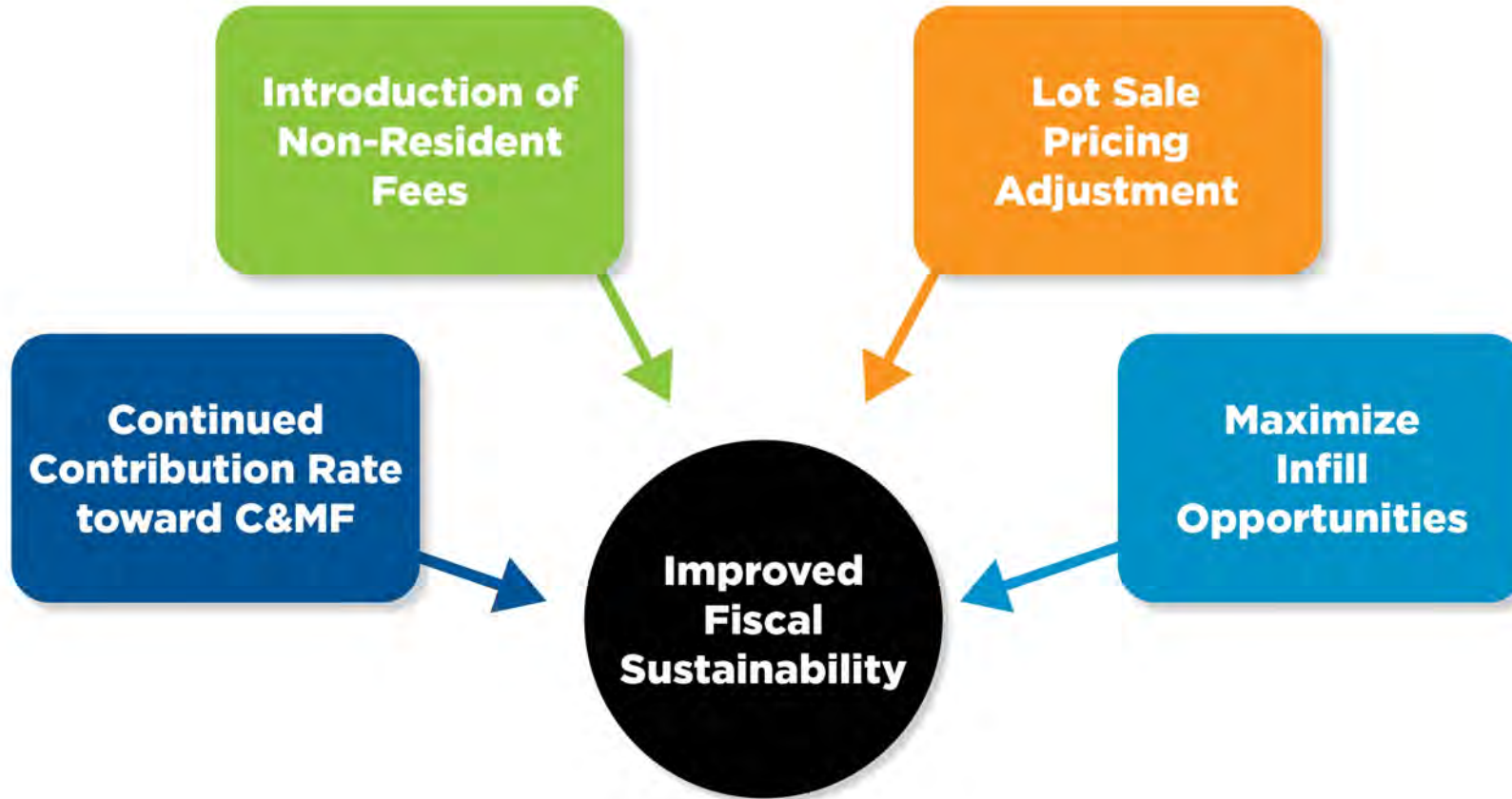


# Asset Management

- Asset improvements identified
- Data-gaps identified
- Data collection & Asset Management Plan



# Fiscal Sustainability



- City meets best practices for C&MF contribution
- Proposed price adjustments will improve fiscal sustainability



# Sustainable Service Delivery

A person wearing a cap and work clothes is operating a red riding lawn mower in a cemetery. The background shows several tombstones and a large tree trunk. The entire image has a blue tint.

- The City maintains more active cemeteries in York Region compared to peers
- Benchmarking shows more resources would be beneficial
- Consolidation of SOPs would ensure consistent service delivery



# Cemetery By-law Update

- Current cemetery By-law 180-92 introduced in 1992
- By-law update
  - Alignment with legislative changes
  - Ease of use





# Roadmap

## Near Term

### Asset Management

- Phased rehabilitation \$180,000
- Data Collection & Short-term asset care

### Service Delivery

- Advance resource skillset
- Develop SOPs

### Financial Sustainability

- Service fee adjustment

### By-law update

## Mid Term

### Maximize Site Capacity

- Infill Opportunities through land survey

### Asset Managment

- Tool Review
- Database Consolidation

## Long Term

### Asset Managment

- Long-term care plan

2025

2028

2022



# QUESTIONS

**C4**  
**Communication**  
**CW (1) – June 2, 2021**  
**Item(s) # - 23**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: [External] Attached Submission and Deputation Request June 2, 2021 at both 9:30am and 1pm Establishment of Speed Limits on City Roadways and the Traffic Study proposed by Councillor Iafrate  
**Date:** May-31-21 11:22:02 AM  
**Attachments:** [Mackenzie Ridge Roadway Speed Limits Item 1 930am & Athabasca Traffic Study Item 23 at 1pm June 2, 2021.pdf](#)

---

**From:** Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>  
**Sent:** Monday, May 31, 2021 11:13 AM  
**To:** Council@vaughan.ca; Clerks@vaughan.ca; Leung, Isabel <Isabel.Leung@vaughan.ca>  
**Cc:** Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Ciampa, Gina <Gina.Ciampa@vaughan.ca>; Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>  
**Subject:** [External] Attached Submission and Deputation Request June 2, 2021 at both 9:30am and 1pm Establishment of Speed Limits on City Roadways and the Traffic Study proposed by Councillor Iafrate

Please note that I would like to submit the attachments and do a deputation on June 2 both at 9:30am (Item 1) and 1pm (Item 23). The attachments are related to both deputations and items.

Best,

Robert A. Kenedy

President of the MacKenzie Ridge Ratepayers Association

■ Giogia Crescent

Maple, ON

■

May 31, 2021

Dear Mayor and Vaughan Councillors,

Neighbours who are part of the Mackenzie Ridge Ratepayers Association support **both the Establishment of Speed Limits on City Roadways (Item 1 June 2 at 9:30am) and the Traffic Study (Item 23 June 2 at 1pm)** proposed by Councillor Iafrate dated Tuesday June 1, 2021. This study is long overdue, and we are hoping that there will be other traffic studies throughout Vaughan neighbourhoods to make sure we live in safe neighbourhoods. Slowing down traffic with **appropriately placed stop signs (four and three way), appropriate traffic calming measures, and other creative solutions are necessary (i.e., viable and effective versions or alternatives to speed humps and bumps and other options – not painting lines on roadways that fade and are ignored).**

Connected to this and **Establishing Roadway Speed Limits (Item 23 June 2 at 1pm)**, please consider the request for the City of Vaughan to have **permanent signage similar to Milton (see the accompanying attachments)** and encourage similar **corrugated plastic signs that are endorsed by the City of Vaughan, YPR, and the Region** (similar to the ones that are supported and endorsed by Milton and HRP). At the very least, there should be a pilot project of posting these signs. We need to live in a community with safe streets where children are the focus and drivers slow down!



May 31, 2021

Dear Mayor and Vaughan Councillors,

Neighbours who are part of the Mackenzie Ridge Ratepayers Association support **both** the **Establishment of Speed Limits on City Roadways (Item 1 June 2 at 9:30am)** and the **Traffic Study (Item 23 June 2 at 1pm)** proposed by Councillor Iafrate dated Tuesday June 1, 2021. This study is long overdue, and we are hoping that there will be other traffic studies throughout Vaughan neighbourhoods to make sure we live in safe neighbourhoods. Slowing down traffic with **appropriately placed stop signs (four and three way), appropriate traffic calming measures, and other creative solutions are necessary (i.e., viable and effective versions or alternatives to speed humps and bumps and other options – not painting lines on roadways that fade and are ignored).**

Connected to this and **Establishing Roadway Speed Limits (Item 23 June 2 at 1pm)**, please consider the request for the City of Vaughan to have **permanent signage similar to Milton (see the accompanying attachments)** and encourage similar **corrugated plastic signs that are endorsed by the City of Vaughan, YPR, and the Region** (similar to the ones that are supported and endorsed by Milton and HRP). At the very least, there should be a pilot project of posting these signs. We need to live in a community with safe streets where children are the focus and drivers slow down!

Due to the **tragedy on Sunday May 23, 2021** in our area resulting in the death of two neighbourhood children and significant injuries of another neighbour, I would respectfully submit that these items are especially relevant and are interrelated.

Robert A. Kenedy  
President of the MacKenzie Ridge Ratepayers Association  
■ Giogia Crescent  
Maple, ON  
■







**PLEASE  
SLOW DOWN**





Due to the **tragedy on Sunday May 23, 2021** in our area resulting in the death of two neighbourhood children and significant injuries of another neighbour, I would respectfully submit that these items are especially relevant and are interrelated.

Robert A. Kenedy  
President of the MacKenzie Ridge Ratepayers Association  
87 Giogia Crescent  
Maple, ON  
L6A 4R2

**Robert A. Kenedy, PhD**

President of the MacKenzie Ridge Ratepayers Association  
Associate Professor  
Department of Sociology  
238 McLaughlin College  
York University  
4700 Keele Street  
Toronto, Ontario M3J 1P3  
CANADA  
[rkenedy@yorku.ca](mailto:rkenedy@yorku.ca)  
416 736-2100 ext. 77458  
FAX 416 736-5715