

COMMITTEE OF THE WHOLE (1) – FEBRUARY 2, 2022

COMMUNICATIONS

Distributed February 1, 2022

Item No.

C1. Presentation material titled “7979 Weston Road, Vaughan” 4

Distributed February 2, 2022

C2. Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor dated February 1, 2022 8

C3. Carrie Gordon, Associate, External Liaison, Bell Canada, Bayfield Street, Barrie dated February 2, 2022 7

C4. Carrie Gordon, Associate, External Liaison, Bell Canada, Bayfield Street, Barrie dated February 2, 2022 8

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Please note there may be further Communications.

7979 Weston Road, Vaughan

Communication : C 1
Committee of the Whole (1)
February 2, 2022
Agenda Item # 4

Committee of the Whole Meeting

Zoning By-law Amendment (Z.21.030)

February 2, 2022

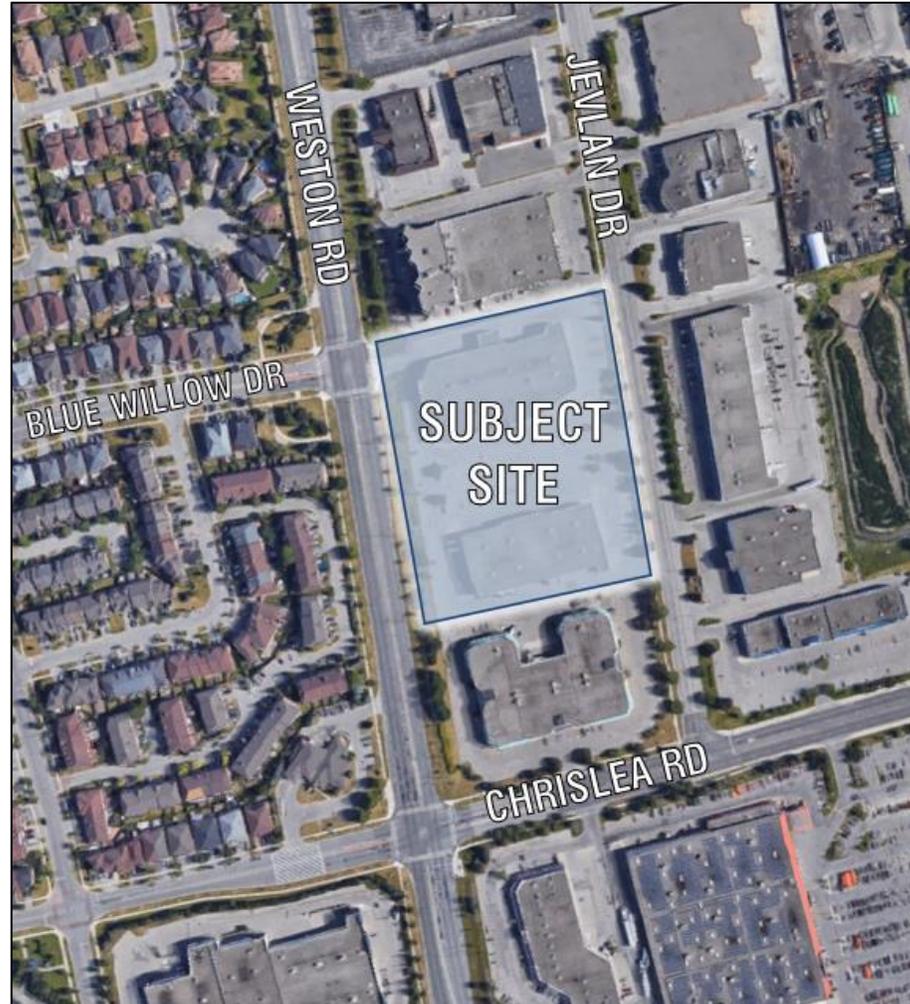


Source: Google Maps, 2021

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GROUP 

SUBJECT SITE – 7979 Weston Rd

C 1 <Page 2 of 8>



Source: Google Maps, 2021

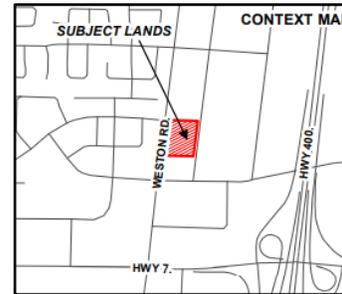
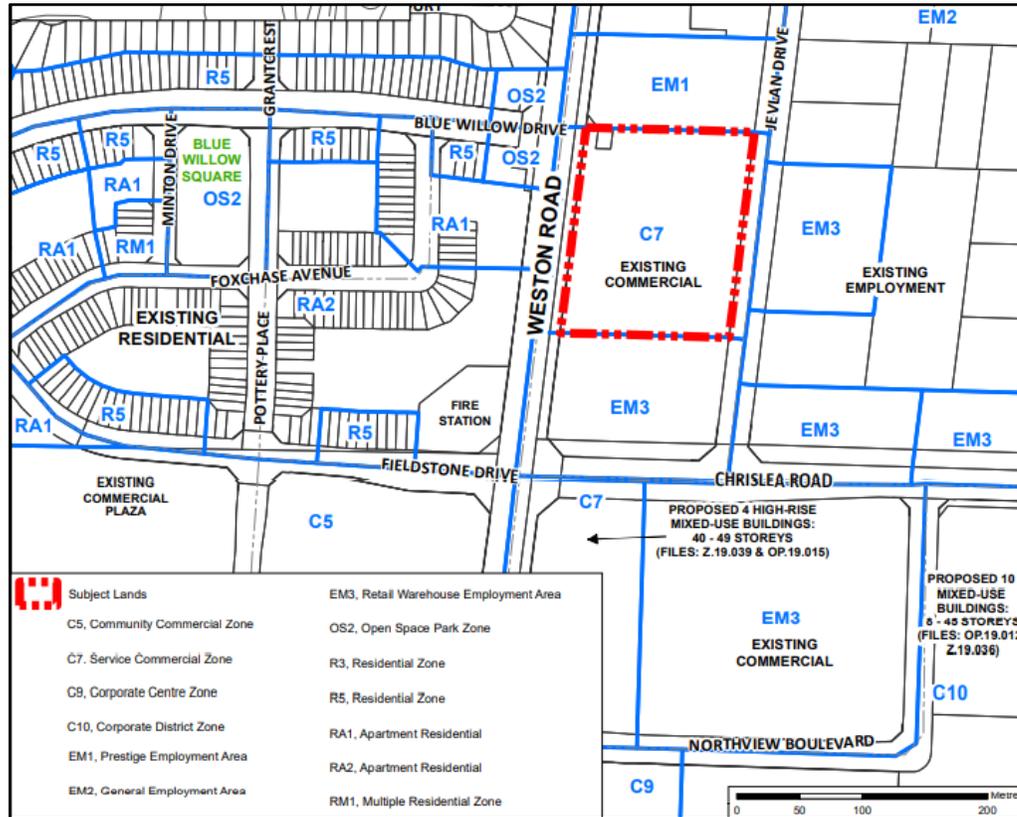
- East side of Weston Rd, northwest of the Hwy 400/Hwy 7 interchange
- Total Area: 5+ acres (242,700ft²)
- Currently 2 commercial buildings containing multiple units



Source: Google Earth, 2022

- Surroundings:
 - North – employment and commercial uses, including several motor vehicle sales establishments
 - West – low-rise residential neighbourhood
 - South – Retail shopping, motor sales establishment (TESLA)
 - East – employment area featuring industrial, mechanical, warehousing, etc.
- Road Network
 - Weston Rd. = Major Arterial & Regional Transit Priority
 - Jevlan Dr. = Major Collector
 - Hwy 400 = Major Provincial Highway

PLANNING POLICY CONTEXT



- Region of York Official Plan
 - Urban Area
- City of Vaughan Official Plan
 - Urban Structure “Employment Areas”
 - Land Use “Employment Commercial Mixed-Use”
- City of Vaughan Zoning By-law 1-88
 - Service Commercial - C7(922)

Source: City of Vaughan, Development Planning, 2021

PROPOSAL – Motor Vehicle Sales C 1 <Page 5 of 8>



- Motor Vehicle Sales Establishment
 - Electric car dealership
 - New entry to Canada
 - Potential 30 FT/PT jobs
 - Located in west half of north building
 - Zoning By-law Amendment required to add sale of vehicles use
- Similar to existing permissions:
 - Automotive Retail Store (includes sale of auto parts and automotive related work)
 - Car Rental Service
- Proposal is in conformity with Official Plan

UPDATES – No Outdoor Storage

Outdoor Storage:



2021 Aerial Image of Various Deal Dealerships near Highway 407 and Weston Road with Outdoor Storage (York Region General Map, 2021)

No Outdoor Storage:

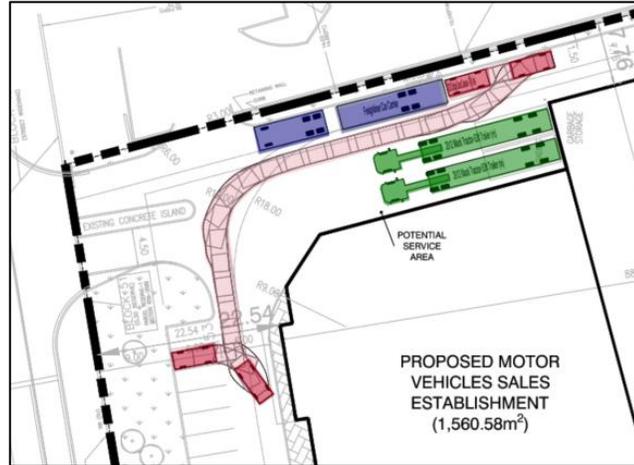


2021 Aerial Image of Tesla at 2 Chrislea Road (York Region General Map, 2021)

- Removal of Outdoor Storage
 - Will operate similarly to Tesla and other motor vehicle sales establishments which have no outdoor storage

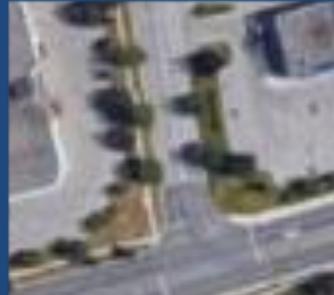
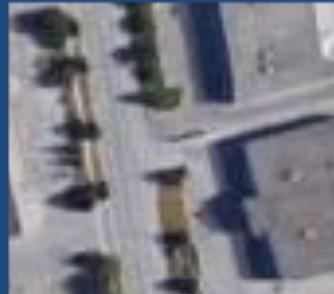
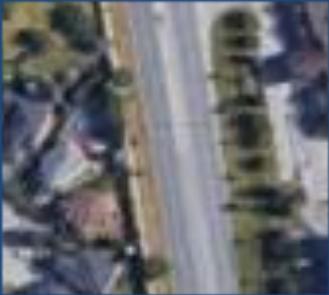
UPDATES – No Offsite Unloading

C 1 <Page 7 of 8>



Vehicle Manoeuvre Drawings show capability for a Freightliner Vehicle Carrier to manoeuvre and offload vehicles on site. (BA Group, 2021)

- Confirming cars will be offloaded on site
 - Sufficient space available on site for car offloading
 - No cars will be offloaded in surrounding roadways



QUESTIONS?



memorandum

Communication : C 2
Committee of the Whole (1)
February 2, 2022
Agenda Item # 8

DATE: FEBRUARY 1, 2022
TO: MAYOR AND MEMBERS OF COUNCIL
FROM: WENDY LAW, DEPUTY CITY MANAGER, LEGAL AND ADMINISTRATIVE SERVICES & CITY SOLICITOR
RE: COMMUNICATION – COMMITTEE OF THE WHOLE (1) – FEBRUARY 2, 2022 ITEM #8 - ROAD CLOSURE - PART OF RIDGEFIELD CRESCENT (“Report”)

Recommendation

That recommendation 1. in the Report of the Deputy City Manager, Legal and Administrative Services & City Solicitor be deleted and replaced with the following:

1. That portions of Ridgefield Crescent located south of Rutherford Road to McNaughton Road, legally described as Part of Ridgefield Crescent on Plan 65M-2406, designated as Parts 8 and 9 on Reference Plan 65R-39429 (the “Lands”), as shown on Attachment #1, be approved to be stopped up and closed.

Background

The Lands are required for the completion of Metrolinx’s Barrie Corridor Regional Express Rail Project, which, since 2016, the City has been collaborating with Metrolinx on the planning, design and construction improvements to facilitate the project within City of Vaughan’s geographic jurisdiction.

On June 19, 2018, Council authorized the sale of sixteen fee simple interests and three temporary easements for various City-owned parcels of land to Metrolinx.

On December 10, 2021, Council declared certain City-owned lands (including the Lands) as surplus for the City’s needs and requirements, authorized their sale to Metrolinx, and directed staff to commence road closure procedures as required by the *Municipal Act, 2001* to stop up and close the Lands as public highway.

The Report is brought before Committee of the Whole (1) as part of the highway closure requirement pursuant to the *Municipal Act, 2001*. However, only a portion of the lands identified in recommendation 1 of the Report, being Part of Ridgefield Crescent on Plan 65M-2406, designated as Parts 8 and 9 on Reference Plan 65R-39429, is currently dedicated as public highway; the remainder of the lands described in the Report have not been dedicated as public highway and should not be subject to highway closure procedures.

memorandum

Prepared By:

Andrea Buchanan, Administrative Coordinator, extension 8286.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Wendy Law", written over a horizontal line.

Wendy Law

Deputy City Manager, Legal and Administrative Services & City Solicitor

Bell Canada
Fl-2, 140 Bayfield St.
Barrie, Ontario
L4M 3B1

Fax: 705-722-2263
Tel: 705-722-2244
E-mail: carrie.gordon@bell.ca



February 2, 2022

**Communication : C 3
Committee of the Whole (1)
February 2, 2022
Agenda Item # 7**

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Attention: Todd Coles clerks@vaughan.ca

Dear Sir:

***Subject: Notice of Stopping-Up and Closing of a Road
Huntington Rd., Vaughan ON
Bell File: 905-22-065***

We acknowledge receipt and thank you for your correspondence January 10, 2022.

Subsequent to review of the Consent Application by our local Engineering Department, it has been identified that Bell Canada will require a transfer of easement over these lands to protect existing buried and aerial facilities, supply service to the properties, and to maintain service in the area. According to our records, Bell's buried cable runs along the north of the property while the aerial facilities run north/south parallel to the west property boundary as identified in the sketch provided.

Bell Canada would like to confirm that a blanket easement over the lands designated as Huntington Rd., or a 3.0m wide corridor to be measured 1.5m on either side of the buried facilities as can be accommodated would satisfy our needs. With respect to the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location. Additionally, Bell Canada requires a 3.0m wide strip to be measured 1.5m on either side of the aerial installation, and to extend from each pole to a minimum of 2.0m past the anchor installation to be measured 0.5m on either side of the guy wire installation as can be accommodated.

Bell Canada kindly requests that the easement be granted from the City prior to the sale of these lands into private ownership. Please find attached to this e-mail, Bell's standard Schedule and a sketch showing the approximate location of our facilities.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction will be the responsibility of the Owner.

We hope this proposal meets with your approval. We look forward to the City's Solicitor contacting us.

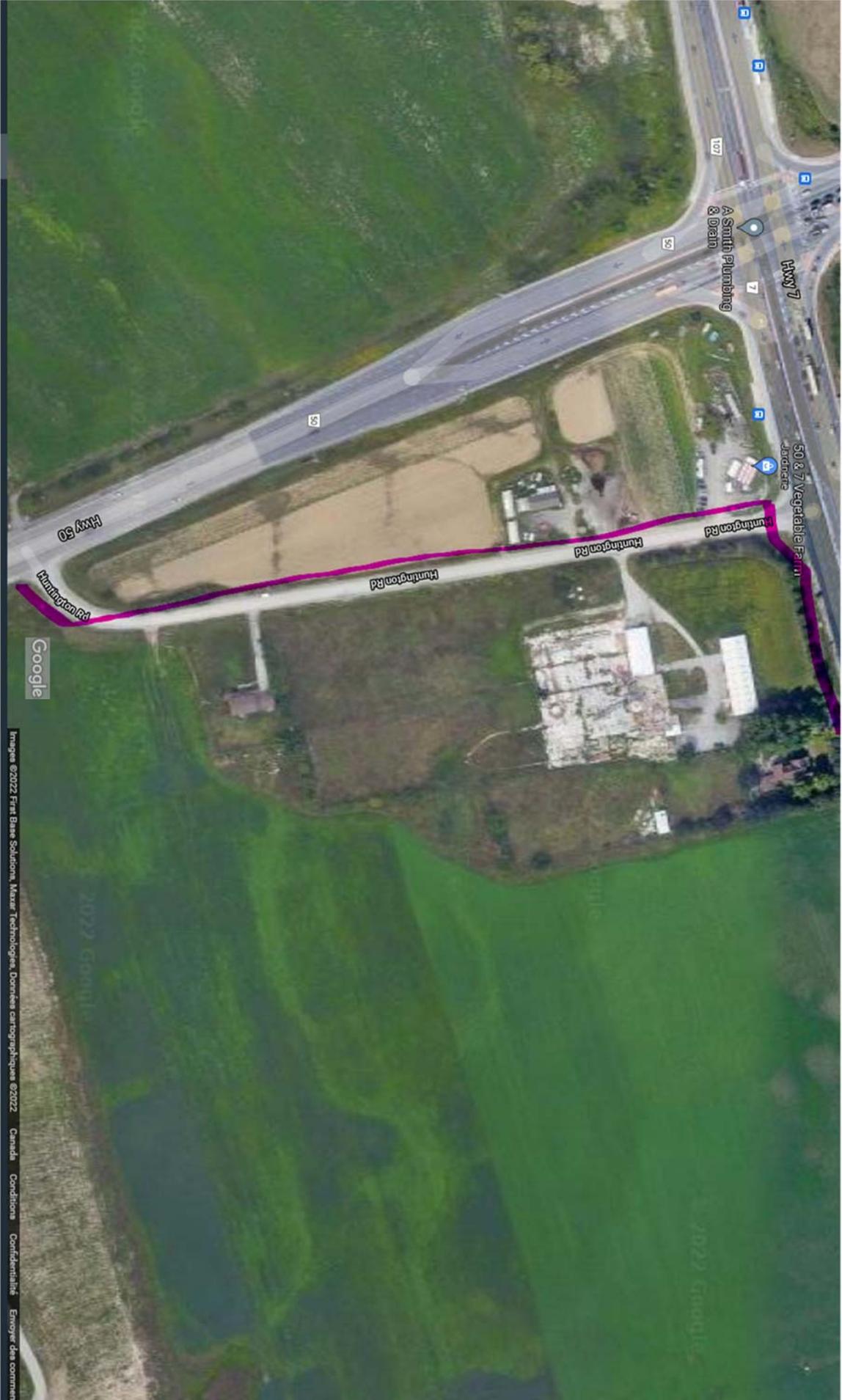
If there are any questions or concerns, please do not hesitate to call.

Yours truly,

A handwritten signature in blue ink that reads "Carrie Gordon".

Carrie Gordon
Right of Way Associate
(Encl.)





Communication : C 4
Committee of the Whole (1)
February 2, 2022
Agenda Item # 8

From: [Gordon, Carrie](#)
To: Clerks@vaughan.ca
Subject: [External] RE: 905-22-066 - Ridgefield Cr - MAPLON23
Date: Wednesday, February 2, 2022 8:18:10 AM

Hi Todd

Re: Stop up and closure

Subsequent to review of the abovementioned circulation at Ridgefield Cr, Bell Canada's engineering department have determined that there are no concerns or comments at this time.

Kind regards,

Carrie Gordon



Associate, External Liaison
Right of Way Control Centre
140 Bayfield St, Fl 2
Barrie ON, L4M 3B1
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