

CITY OF VAUGHAN
REPORT NO. 3 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC HEARING)

*For consideration by the Council
of the City of Vaughan
on January 30, 2018*

The Committee of the Whole (Public Hearing) met at 7:01 p.m., on January 23, 2018.

Present: Councillor Marilyn Iafrate, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Sunder Singh
Councillor Tony Carella
Councillor Sandra Yeung Racco
Councillor Alan Shefman

Presentation

Prior to the commence of the Committee of the Whole (Public Hearing), a presentation was made to the 2017 Ward 1 Civic Hero, Kathryn Angus, in recognition of her countless hours dedicated to volunteering on a multitude of community organizations.

The following items were dealt with:

**1 OFFICIAL PLAN AMENDMENT FILE OP.17.010
ZONING BY-LAW AMENDMENT FILE Z.17.026
DRAFT PLAN OF SUBDIVISION FILE 19T-17V009
TESTON SANDS INC.
VICINITY OF DUFFERIN STREET AND TESTON ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2018, be approved;

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- 2) That the following be approved in accordance with Communication C1 from the Deputy City Manager, Planning and Growth Management and the Director of Development Planning:
 1. That the first sentence in the Matters to be Reviewed Section, b., bullet #1 on page 1.6 of the titled report be deleted thereby removing all reference to the R1V Old Village Residential Zone and Table 1 and only state the following:

“The appropriateness of the proposed RD2, RD3 and OS2 Zones shown on Attachment #3, will be reviewed in consideration of compatibility with the surrounding existing and planned land uses, including the proposed lot pattern, street design and access, park location and size, and the limits of development and necessary buffers along the OS5 Open Space Environmental Protection Zone.”;
- 3) That community meetings organized by the Local Councillor be held as required, with the applicant, 3 to 4 members of the ratepayer’s groups, Regional Councillors and appropriate staff, to address outstanding issues; and
- 4) That the following deputations, be received:
 1. Mr. Glenn Lucas, Lucas & Associates, Debra Crescent, Barrie, representing the applicant;
 2. Mr. Rob Kenedy, MacKenzie Ridge Ratepayers, Giorgia Crescent, Vaughan;
 3. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 4. Mr. Gary [REDACTED], Maple; and
 5. Mr. Atticus [REDACTED], Maple.

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 for the subject lands shown on Attachments #1 and #2, to permit a residential plan of subdivision consisting of 96 lots that would be developed with detached dwellings, as shown on Attachment #3.

Recommendation

1. THAT the Public Hearing report for Files OP.17.010, Z.17.026 and 19T-17V009 (Teston Sands Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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**2 OFFICIAL PLAN AMENDMENT FILE OP.17.001
 ZONING BY-LAW AMENDMENT FILE Z.17.002
 DRAFT PLAN OF SUBDIVISION FILE 19T-17V001
 9773 KEELE DEVELOPMENT INC.
 VICINITY OF KEELE STREET AND BARRHILL ROAD - WARD 1**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2018, be approved;
- 2) That community meetings organized by the Local Councillor be held as required, with the applicant, 3 to 4 members of the ratepayer's groups, Regional Councillors and appropriate staff, to address outstanding issues; and
- 3) That the following deputations and communication, be received:
 1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant;
 2. Ms. Jana Manolakos, Keele Street, Maple;
 3. Mr. William Manolakos, Keele Street, Maple, and Communication C3, dated March 5, 2017; and
 4. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.17.001, Zoning By-law Amendment File Z.17.002 and Draft Plan of Subdivision File 19T-17V001 for the subject lands shown on Attachments #1 and #2, to permit the development of 12, 3-storey freehold townhouse units accessed by a private common element condominium road and the relocation of the George Keffer House heritage dwelling on the subject site, as shown on Attachments #3 to #5.

Recommendation

1. THAT the Public Hearing report for Files OP.17.001, Z.17.002 and 19T-17V001 (9773 Keele Development Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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**3 DRAFT PLAN OF SUBDIVISION FILE 19T-17V012
 ZONING BY-LAW AMENDMENT FILE Z.17.035
 DM11 INCORPORATED
 WARD 5 - VICINITY OF CENTRE STREET
 AND DONNA MAE CRESCENT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2018, be approved;**
- 2) That the following deputations and communications, be received:**
 - 1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant;**
 - 2. Mr. John Stephenson, Donna Mae Crescent, Thornhill, and Communication C5 and C6, both dated January 23, 2018;**
 - 3. Mr. Daniel Weisz, Centre Street, Thornhill;**
 - 4. Mr. Eli Palachi, Centre Street, Thornhill; and**
- 3) That the following communications, be received:**
 - C2 Mr. Mike Zichowski, Thornridge Drive, Vaughan, dated January 9, 2018; and**
 - C4 Frances and Sam Accard, dated January 20, 2018.**

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.035 and Draft Plan of Subdivision File 19T-17V012 for the subject lands shown on Attachments #1 and #2, to permit a residential plan of subdivision consisting of 6 lots that would be developed with detached dwellings, as shown on Attachments #3 and #4, together with site-specific zoning exceptions to the R1V Old Village Residential Zone identified on Table 1.

Recommendation

- 1. THAT the Public Hearing report for Files Z.17.035 and 19T-17V012 (DM11 Incorporated) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

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The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair