### CITY OF VAUGHAN

### REPORT NO. 7 OF THE

## COMMITTEE OF THE WHOLE (PUBLIC HEARING)

For consideration by the Council of the City of Vaughan on February 21, 2017

The Committee of the Whole (Public Hearing) met at 7:05 p.m., on February 7, 2017.

Present: Councillor Alan Shefman, Chair

Hon. Maurizio Bevilacqua, Mayor Regional Councillor Michael Di Biase Regional Councillor Mario Ferri Regional Councillor Gino Rosati

Councillor Tony Carella

Councillor Rosanna DeFrancesca

Councillor Marilyn Iafrate

Councillor Sandra Yeung Racco

The following items were dealt with:

1 ZONING BY-LAW AMENDMENT FILE Z.16.038
PINE VALLEY ENCLAVE II LTD.
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND LANGSTAFF ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 7, 2017, be approved;
- 2) That the following deputations and Communication be received:
  - 1. Mr. John Zipay, c/o Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;
  - Ms. Tania Lamanna, Woodbridge and Communication C43, dated October 27, 2017;
  - 3. Mr. Dennis Di Pasquale, Pine Grove Road, Woodbridge;
  - 4. Mr. John Debortoli, Pine Grove Road, Vaughan, representing his Father-in-law; and
  - 5. Ms. Lilian lacobelli, Larchmere Avenue, Toronto, on behalf of her parents; and
- 3) That the following Communications be received:
  - C44. Mr. Eraldo Di Pasquale, Pine Grove Road East, Woodbridge, dated December 1, 2016;
  - C45. Ms. Maria Di Pasquale, Pine Grove Road East, Woodbridge, dated December 1, 2016;
  - C46. Ms. Jenna Thibault, dated February 3, 2017; and
  - C64. Ms. Jenna Thibault, dated February 7, 2017.

#### Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.16.038 (Pine Valley Enclave II Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

# 2 ZONING BY-LAW AMENDMENT FILE Z.16.040 3942198 CANADA INC. C/O AMARDEEP DEOL WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 50

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated February 7, 2017, be approved; and
- 2) That the deputation of Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received.

### Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.16.040 (3942198 Canada Inc. c/o Amardeep Deol) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

# 3 OFFICIAL PLAN AMENDMENT FILE OP.16.010 ZONING BY-LAW AMENDMENT FILE Z.16.039 GATEHOLLOW ESTATES INC. WARD 2 - VICINITY OF ISLINGTON AVENUE AND MAJOR MACKENZIE DRIVE

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated February 7, 2017, be approved;
- 2) That the local Councillor continue to encourage dialogue between the applicant and local residents;
- 3) That the following deputations and Communications be received:
  - 1. Mr. David Butterworth, Kirkor Architects, Martin Ross Avenue, Toronto, on behalf of the applicant:
  - 2. Mr. Tony Alati, Carrying Place Ratepayer Association, Golden Gate Circle, Woodbridge and Communications C20 and C51, dated October 2, 2016 and February 7, 2017;
  - 3. Mr. Adriano Volpentesta, America Avenue, Vaughan;
  - 4. Mr. Marlon D'Addio and Communication C1, dated January 14, 2017;

- 5. Mr. Joseph Talotta, Tuscon Woods Trail, Woodbridge;
- 6. Mr. Tony Zuccaro, Humber Forest Court, Vaughan and Communications C4 and C24, dated January 16, 2017 and January 27, 2017;
- 7. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
- 8. Ms. Laura Meli, Silver Oaks Boulevard, Woodbridge;
- 9. Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg; and
- 10. Mr. Mario Mongur, Chalone Crescent, Woodbridge; and

### 4) That the following deputations be received:

- C2. Mr. Tony Ciufo, dated January 15, 2017;
- C3. Ms. Filomena Grossi, Casa Nova Drive, Vaughan, dated January 16, 2017;
- C5. Mirella and Charlie Spano, dated January 16, 2017;
- C6. Ms. Pina Lancia, Humber Forest Court, Vaughan, dated January 17, 2017;
- C7. Ms. Silvia Scavuzzo, dated January 18, 2017;
- C8. Anna, Henry and Alessia Fedrigoni, dated January 20, 2017;
- C9. Mr. Sam Mercuri, Humber Forest Court, Vaughan, dated January 20, 2017;
- C12. Mr. Walter Antonel, Water Garden Lane, Woodbridge, dated January 22, 2017;
- C13. Mr. Fabrizio Tenaglia, dated January 21, 2017;
- C14. Ms. Susan Tham, dated January 24, 2017;
- C15. Mr. Rocco Carlucci, dated January 24, 2017;
- C16. Ms. Amanda Perruzza, dated January 24, 2017;
- C17. Ms. Ingrid Punwani, dated January 23, 2017;
- C18. Mr. Mimmo Barci, dated January 24, 2017;
- C19. Ms. Marianna Arrizza, dated January 23, 2017;
- C22. Mr. Steve Rea, dated January 25, 2017;
- C23. Ms. Norina Marcucci, Silverado Trail, Vaughan, dated January 25, 2017;
- C25. Lino and Mara Callisto, dated January 26, 2017;
- C26. Mr. Ryan Milanese, dated January 23, 2017;
- C27. Lino and Mara Callisto, dated January 26, 2017;
- C29. Ed and Ann Spandlick, Julia Valentina Avenue, Vaughan, dated January 29, 2017;
- C30. Mr. Charlie Muscat, dated January 28, 2017;
- C31. Ms. Marina Serratore, dated January 26, 2017;
- C32. Ms. Jen Hong, dated January 27, 2017;
- C33. Ms. Rose Barrasso, dated January 27, 2017;
- C34. Helen, An and Thanh, dated January 30, 2017;
- C35. Mr. Domenic Suppa, dated January 27, 2017;
- C38. Ms. Nancy T., dated February 2, 2017;
- C47. Ms. Lubna Kakish, dated February 2, 2017;
- C48. Ms. Cynthia Crispino, Water Garden Lane, Woodbridge, dated February 2, 2017;
- C49. Mr. Michael Marcucci, Polo Crescent, Vaughan, dated February 2, 2017;
- C50. Ms. Teresa Kakish, dated February 2, 2017;
- C55. Mr. Frank Silla;
- C56. Ms. Leanne Henwood-Adam, dated February 6, 2017;
- C57. Helen, dated February 6, 2017;
- C58. Mr. Phil Abatecola, Sonoma Boulevard, Woodbridge, dated February 7, 2017;
- C59. Mr. John Giordano, dated February 6, 2017;
- C60. Ms. Rose Marcello, dated February 7, 2017;
- C61. Ms. Mara Buttarazzi, dated February 7, 2017;
- C62. Mr. Remy Giancola, dated February 7, 2017;
- C63. Ms. Irina Szabo, Golden Gate Circle, Vaughan, dated February 7, 2017;
- C65. Mr. Michael John Antczak, dated February 7, 2017;
- C66. Ms. Doreen Smith, Wallace Street, Woodbridge, dated February 7, 2017;
- C67. T. Tran, Sunset Ridge, Woodbridge, dated February 7, 2017;

- C68. Mr. Adrian Mancinelli, dated February 7, 2017; and
- C69. Ms. Sandra Mandarano, dated February 7, 2017.

### Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.16.010 and Z.16.039 (Gatehollow Estates 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.
- 4 ZONING BY-LAW AMENDMENT FILE Z.16.006
  ACE DEVELOPMENTS (2057 MAJOR MACKENZIE DRIVE) LTD.
  WARD 4 VICINITY OF MAJOR MACKENZIE DRIVE AND PETER RUPERT AVENUE

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 7, 2017, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents, appropriate City staff and Regional Councillors to address issues raised;
- 3) That the following deputations and Communications be approved:
  - 1. Mr. Mark Emery, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;
  - 2. Mr. Hoordad Ghandehari, Icon Architects Inc., Yonge Street, Toronto, on behalf of the applicant;
  - 3. Ms. Oksana Turner, Golden Orchard Road, Maple;
  - 4. Ms. Angela Lunardon, Silk Oak Court, Maple and Communication C52, dated February 6, 2017;
  - 5. Mr. Peter Badali, Eagle Hills Community Association, Butterfield Crescent, Maple;
  - 6. Mr. Howard Kramer, Lealinds Road, Maple;
  - 7. Ms. Liana Di Marco, Petticoat Road, Maple;
  - 8. Ms. Jenny Barkan and Communication C54 dated February 6, 2017;
  - 9. Mr. Lee McEwen;
  - 10. Resident of Silk Oak Court;
  - 11. Ms. Kanchan Java, Silk Oak Court, Maple;
  - 12. Resident of Lealinds Road:
  - 13. Ms. Jocelyn Pearce and Communication C11, dated January 20, 2017;
  - 14. Mr. Gary Apelbaum, Petticoat Road, Maple;
  - 15. Mr. Antonio Malfara, Petticoat Road, Maple; and
  - 16. Ms. Sandy Rana, Lealinds Road, Maple; and
- 4) That the following Communications be received:
  - C10. Mr. Sunil Ghai, dated January 20, 2017;
  - C21. Martin and Patricia O'Halloran, Lealinds Road, Maple, dated January 25, 2017;
  - C28. Mr. Siro Lundardon, Silk Oak Court, Maple, dated January 31, 2017;
  - C36. Ms. Anna Cammisa, Petticoat Road, Maple, dated January 29, 2017;

- C37. Mr. Gavin Singh, Black Maple, Maple, dated January 30, 2017;
- C39. Karen Uthe and Robert Skrivanic, dated February 4, 2017;
- C40. Ming H. and Theresa H. Chen, Petticoat Road, Maple, dated February 4, 2017;
- C41. Mr. Calvin Chan, Petticoat Road, Maple, dated February 5, 2017;
- C42. Vladimir and Valentina Gubareva, Lealinds Road, Maple, dated February 5, 2017; and
- C53. Ms. Chinthaka Somaratna, dated February 6, 2017.

### Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

 THAT the Public Hearing report for File Z.16.006 (Ace Developments (2057 Major Mackenzie Drive) Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

The meeting adjourned at 11:09 p.m.	
Respectfully submitted,	
Councillor Alan Shefman, Chair	