CITY OF VAUGHAN

REPORT NO. 8 OF THE

COMMITTEE OF THE WHOLE (PUBLIC HEARING)

For consideration by the Council of the City of Vaughan on February 17, 2015

The Committee of the Whole (Public Hearing) met at 7:10 p.m., on February 3, 2015.

Present: Regional Councillor Michael Di Biase, Chair Hon. Maurizio Bevilacqua, Mayor Regional Councillor Mario Ferri Regional Councillor Gino Rosati Councillor Marilyn Iafrate (7:36 p.m.) Councillor Tony Carella Councillor Rosanna DeFrancesca Councillor Sandra Yeung Racco

The following items were dealt with:

1

ZONING BY-LAW AMENDMENT FILE Z.14.038 2357947 ONTARIO INC. WARD 2 – VICINITY OF PINE VALLEY DRIVE AND WILLIS ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;
- 2) That the following deputations and Communications be received:
 - 1. Mr. John Zipay, John Zipay and Associates Ltd., Gilbert Court, Burlington, and Communication C12, dated January 23, 2015, and coloured renderings;
 - 2. Mr. Andrew Fahel, Willis Road, Woodbridge and C17, petition submitted at the meeting;
 - 3. Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
 - 4. Mr. Jerry Fahel, Willis Road, Woodbridge and C18, petition submitted at the meeting;
 - 5. Mr. Takur Gangapersaud, Royal Garden Boulevard, Vaughan; and
 - 6. Ms. Liliana Iacobelli, Larcamere Avenue, Toronto, and on behalf of her mother, Anita Iacobelli, Pine Valley Drive, Woodbridge; and
- 3) That the following Communications be received:
 - C2 Mr. Gino Mastromattei, Chancellor Drive, Woodbridge, dated January 27, 2015;

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- C4 Mr. Domenic Malfara, Pine Valley Drive, Woodbridge, dated January 27, 2015;
- C8 The Sugamosto Family, Hayhoe Avenue, Woodbridge, dated February 1, 2015; and

C21 Ms. Maddalena Baxter and Mr. Gianfranco Zerucelli, Willis Road, Woodbridge, dated February 3, 2015, submitted at the meeting.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for File Z.14.038 (2357947 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.
- 2

OFFICIAL PLAN AMENDMENT FILE OP.14.007 ZONING BY-LAW AMENDMENT FILE Z.14.028 ROCCO TATANGELO, JOSEPH FALLETTA AND RAVINDER SINGH MINHAS <u>WARD 2 – VICINITY OF PINE VALLEY DRIVE AND HAYHOE AVENUE</u>

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;
- 2) That the following deputations and Communication be received:
 - 1. Mr. Claudio Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan, on behalf of the applicant; and
 - 2. Ms. Antonella Rulli, Helmsdale Avenue, Maple, and C11, petition dated February 3, 2015; and
- 3) That the following Communications be received:
 - C6 The Sugamosto Family, Hayhoe Avenue, Woodbridge, dated February 1, 2015; and
 - C19 Mr. Max and Ms. Marisa Ciccolini, Hayhoe Avenue, Vaughan, submitted by Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge.

Recommendation

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.14.007 and Z.14.028 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

3

OFFICIAL PLAN AMENDMENT FILE OP.14.004 ZONING BY-LAW AMENDMENT FILE Z.14.025 DRAFT PLAN OF SUBDIVISION FILE 19T-14V006 PEBBLE CREEK DEVELOPMENTS INC. WARD 2 – VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;
- 2) That the following deputations be received:
 - 1. Mr. Ryan Guetter, Vice President, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;
 - 2. Mr. Gabriel DiMartino, Graywood Developments Ltd., King Street West, Toronto, on behalf of the applicant;
 - 3. Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
 - 4. Mr. Guido Masutti, Riverview Avenue, Woodbridge;
 - 5. Mr. Douglas Peng, Toyok Drive, Woodbridge;
 - 6. Ms. Hana Radomil, Highway #7, Woodbridge, representing the residents of Ambria Residence Condominium;
 - 7. Mr. Takur Gangapersaud, Royal Garden Boulevard, Vaughan; and
 - 8. Ms. Maria, Highway #7, Vaughan (a resident of Ambria Residence Condominium); and
- 3) That Communication C5 from Mr. Domenic Rotundo, RQ Partnerships LLP, Highway #7, Vaughan, dated January 30, 2015, be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.14.004, Z.14.025 and 19T-14V006 (Pebble Creek Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.
- 4

OFFICIAL PLAN AMENDMENT FILE OP.14.010 ZONING BY-LAW AMENDMENT FILE Z.14.042 LCT INVESTMENT GROUP LTD. WARD 2 – VICINITY OF KIPLING AVENUE AND MEETING HOUSE ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, representatives of the West Woodbridge Homeowners' Association, residents and appropriate City staff to address issues raised;

- 3) That the following deputations be received:
 - 1. Mr. Murray Evans, Evans Planning Inc., Keele Street, Vaughan, on behalf of the applicant;
 - 2. Mr. Nick Pinto, President West Woodbridge Homeowners' Association, Mapes Avenue, Woodbridge; and
 - 3. Ms. Maria Verna, President Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge; and
- 4) That Communication C3 from Mr. John Zipay, John Zipay and Associates, Gilbert Court, Burlington, dated January 23, 2015, be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.14.010 and Z.14.042 (LCT Investment Group Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

5

OFFICIAL PLAN AMENDMENT FILE OP.13.011 ZONING BY-LAW AMENDMENT FILE Z.13.034 LANADA INVESTMENTS LTD., C/O SAM LANCIERI WARD 2 – VICINITY OF ISLINGTON AVENUE AND GAMBLE STREET

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;
- 2) That the following deputations and Communication be received:
 - 1. Mr. Alan Young, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;
 - 2. Mr. Michael Powell, Gamble Street, Woodbridge;
 - 3. Mr. Americo Viola, Gamble Street, Woodbridge;
 - 4. Mr. Gord Van Dyk, Gamble Street, Woodbridge;
 - 5. Ms. Lorrianne Grech Vennare, Gamble Street, Woodbridge;
 - 6. Mr. John Vennare, Gamble Street, Woodbridge;
 - 7. Ms. Velia Viola, Gamble Street, Woodbridge;
 - 8. Ms. Laura De Faveri, Gamble Street, Woodbridge;
 - 9. Mr. Chris Adamkowski, Gamble Street, Woodbridge;
 - 10. Ms. Maria Verna, President Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge, and C20 petition submitted at the meeting; and
 - 11. Mr. Adam Bell, Senior Project Manager, Cole Engineering, Courtneypark Drive West, Mississauga, on behalf of the applicant; and
- 3) That the following Communications be received:
 - C7 Petition, dated February 2, 2015;
 - C9 Mr. Lawrence Yuter, Wallace Street, Woodbridge, dated February 3, 2015;
 - C13 Ms. Joanne Federici and Mr. Albert Federici, dated January 30, 2015;

C14 Mr. Richard Ubbens, Waymar Heights Boulevard, Woodbridge, dated February 3, 2015; and

C15 Mr. Gilbert Paesano, Gamble Street, Woodbridge, dated February 3, 2015.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.13.011 and Z.13.034 (Lanada Investments Inc., c/o Sam Lancieri) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.
- 6

ZONING BY-LAW AMENDMENT FILE Z.13.031 JUNG-SUK LEE WARD 1 – <u>VICINITY OF DUFFERIN STREET AND TESTON ROAD</u>

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved; and
- 2) That the following deputations be received:
 - 1. Mr. Richard Y.S. Min, Min & Associates Inc. Architect, Denison Street, Markham, on behalf of the applicant; and
 - 2. Mr. Joseph Gulizia, President and CEO, UniversalCare Canada Inc., and Owner/Operator of Richview Manor, Dufferin Street, Maple.

Recommendation

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for File Z.13.031 (Jung-Suk Lee) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

7

ZONING BY-LAW AMENDMENT FILE Z.14.034 KAU & ASSOCIATES LIMITED PARTNERSHIP WARD 3 – VICINITY OF WESTON ROAD AND CHRISLEA ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved; and
- 2) That the deputation by Mr. Oz Kemal, MacNaughton Hermsen Britton Clarkson Planning Limited, Weston Road, Woodbridge, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for File Z.14.034 (Kau & Associates Limited Partnership) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

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OFFICIAL PLAN AMENDMENT FILE OP.06.028 ZONING BY-LAW AMENDMENT FILE Z.06.075 RUTHERFORD LAND DEVELOPMENT CORP. WARD 4 – VICINITY OF RUTHERFORD ROAD AND JANE STREET

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;
- 2) That the following deputations be received:
 - 1. Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, on behalf of the applicant;
 - 2. Mr. Richard Witt, Principal, Quadrangle Architects Limited, King Street West, Toronto, on behalf of the applicant;
 - 3. Mr. Michael Testaguzza, Humphries Planning Group Inc., Chrislea Road, Woodbridge; and
 - 4. Ms. Mariella Hernandez, Parktree Drive, Maple; and
- 3) That the following Communications be received:
 - C1 Ms. Rosemary L. Humphries, President, Humphries Planning Group Inc, Chrislea Road, Vaughan, dated January 22, 2015;
 - C10 Mr. Alan Young, President, A.Young Planner Ltd. and Senior Associate, Weston Consulting, Millway Avenue, Vaughan, dated February 2, 2015; and
 - C16 Mr. Hilary Stedwill, Senior Legal Counsel, MAGNA International Inc., Steeles Avenue East, Brampton and Mr. Lorne Kumer, Executive Vice-President, Real Estate Portfolio and Asset Management, Granite REIT, King Street West, Toronto, January 30, 2015.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.06.028 and Z.06.075 (Rutherford Land Development Corp.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

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The meeting adjourned at 11:56 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair