

**CITY OF VAUGHAN**  
**REPORT NO. 11 OF THE**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC HEARING)**

***For consideration by the Council  
of the City of Vaughan  
on March 20, 2018***

---

The Committee of the Whole (Public Hearing) met at 7:03 p.m., on March 6, 2018.

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

Presentation

Prior to the Committee of the Whole (Public Hearing) a presentation was made by the Mayor and Members of Council to Mr. Dominic Lee, Ward 5 Civic Hero for 2017, in recognition of his leadership and community volunteerism for the establishment and ongoing involvement with the First Chinese Senior Association of Vaughan.

The following items were dealt with:

**1                                      NEW COMMUNITY AREA BLOCK 27**  
**SECONDARY PLAN STUDY**  
**FILE #26.4.1**

**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 March 6, 2018, be approved;**

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, MARCH 20, 2018**

---

- 2) That the presentation by Ms. Elizabeth Howsen, Macaulay Shiomi Howson Ltd., be received;
- 3) That the following deputations be received:
  1. Mr. David Falletta, Bousfields Inc., Church Street, Toronto and communication C3 from Mr. David Falletta and Ms. Emma West, dated March 2, 2018;
  2. Ms. Megan Beneteau, Crestbank Court, Maple;
  3. Ms. Ada Ruzza, Jane Street, Maple;
  4. Mr. Matthew Montanaro, Royal Ridge Crescent, Maple;
  5. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
  6. Mr. Sridhar Nimmagadda, Tierra Avenue, Maple; and
- 4) That the following communications be received:
  - C5 Mr. Don Given, Malone Given Parsons Ltd, Renfrew Drive, Markham, dated March 6, 2018; and
  - C6 Mr. Tony Nicoletti, Kirby Road, Maple, dated March 6, 2018.

**Purpose**

To present the proposed amendments to Vaughan Official Plan 2010 resulting from the Block 27 Secondary Plan Study, and to receive comments from the public, stakeholders, and the Committee of the Whole on the draft Secondary Plan for the New Community Area of Block 27, as shown on Attachments 1 and 2. This report provides a summary of the key policy components contained in the draft Block 27 Secondary Plan, which when finalized will provide policies that manage land use designations, building heights, densities, urban design, transportation, cultural heritage, parks and open space, as well as implementation of the Plan.

**Recommendations**

1. THAT the Public Hearing Report and presentation on the New Community Area - Block 27 Secondary Plan (File 26.4.1) BE RECEIVED; and that any issues identified be addressed by the Policy Planning and Environmental Sustainability Department in a future comprehensive technical report to the Committee of the Whole.

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, MARCH 20, 2018**

---

**2      AMENDMENTS TO VAUGHAN OFFICIAL PLAN 2010 VOLUME 1  
AND THE VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN  
TO REFERENCE THE CITY-WIDE PUBLIC ART PROGRAM AND  
VAUGHAN METROPOLITAN CENTRE PUBLIC ART FRAMEWORK**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 6, 2018:

**Purpose**

To present proposed amendments to Vaughan Official Plan 2010 Volume 1 (VOP 2010) and to the Vaughan Metropolitan Centre Secondary Plan (VMC SP) Section 11.12 of VOP 2010 Volume 2 to include references to the approved Vaughan City-Wide Public Art Program and the Vaughan Metropolitan Centre Culture and Public Art Framework.

**Recommendations**

1. That the Public Hearing Report on the proposed amendments to Vaughan Official Plan 2010 Volume 1 and the Vaughan Metropolitan Centre Secondary Plan Section 11.12 contained in Vaughan Official Plan 2010 Volume 2 regarding public art policies BE RECEIVED; and
2. That any issues identified through the Public Hearing process be reviewed and addressed by the Policy Planning and Environmental Sustainability Department in a comprehensive report to the Committee of the Whole.

**3                      ZONING BY-LAW AMENDMENT FILE Z.17.039  
RIVERS OF LIFE FELLOWSHIP ASSOCIATION INC.  
VICINITY OF KEELE STREET AND GANTNER GATE**

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 March 6, 2018, be approved; and
- 2) That the deputation of Mr. Matt Alexander, Weston Consulting, representing the applicant, be received.

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, MARCH 20, 2018**

---

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.039 for the subject lands shown on Attachments #1 and #2, to permit the development of a two-storey, 6,942 m<sup>2</sup> place of worship, as shown on Attachments #3 to #5, together with the site-specific zoning exceptions to the A Agricultural Zone identified in Table 1.

**Recommendation**

1. THAT the Public Hearing report for File Z.17.039 (Rivers of Life Fellowship Association 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.17.038  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V013  
NULOOK DEVELOPMENTS 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 March 6, 2018, be approved;
- 2) That a community meeting be organized by the Local Councillor with the applicant, 3 or 4 key residents, interested Regional Councillors, and staff, to address outstanding issues; and
- 3) That the following deputations be received:
  1. Mr. Mark McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, representing the applicant;
  2. Mr. Robert A. Kenedy, Maple Ridge Ratepayers' Association, Georgia Crescent, Maple;
  3. Mr. Bruno Bressi, Mapledown Way, Maple;
  4. Mr. Marino Primozic, Mapledown Way, Maple;
  5. Mr. Ben Prete, Mapledown Way, Maple; and
  6. Ms. Emily B. Fusco, Mapledown Way, Maple.

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, MARCH 20, 2018**

---

**Purpose**

To receive comments from the public and the Committee of the Whole for Zoning By-law Amendment File Z.17.038 and Draft Plan of Subdivision File 19T-17V013 for the subject lands shown on Attachments #1 and #2, to permit a residential plan of subdivision consisting of 8 lots that would be developed with detached dwellings, as shown Attachments #3 and #4.

**Recommendation**

1. THAT the Public Hearing report for Files Z.17.038 and 19T-17V013 (Nulook Developments 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.

**5                      ZONING BY-LAW AMENDMENT FILE Z.17.037  
                          PALA BUILDERS INC.  
                          VICINITY OF DUFFERIN STREET AND RUTHERFORD 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 March 6, 2018, be approved;
- 2) That a community meeting be organized by the Local Councillor with the applicant, residents, interested Regional Councillors, and staff, to address outstanding issues;
- 3) That the following deputations be received;
  1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant; and
  2. Mr. David Charezenko , Carville Mills Ratepayers' Association; and
- 3) That the following communications be received:
  - C1 Resident, dated February 28, 2018;
  - C2 Sharon and Gary Katz, dated February 23, 2018; and
  - C4 Carrville Mills Ratepayers' Association, dated March 6, 2018.

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, MARCH 20, 2018**

---

**Purpose**

To receive comments from the public and the Committee of the Whole for Zoning By-law Amendment File Z.17.037 on the subject lands shown on Attachments #1 and #2, to permit the development of 126, 3-storey condominium townhouse units accessed by private common element roads, as shown on Attachments #3 to #5.

**Recommendation**

1. THAT the Public Hearing report for File Z.17.037 (Pala Builders 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.

**6                      ZONING BY-LAW AMENDMENT FILE Z.17.042  
                            VEDETTE WAY HOMES LIMITED  
                            VICINITY OF WESTON ROAD AND CANADA DRIVE**

**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 March 6, 2018, be approved; and
- 2) That the deputation of Mr. Mark McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, representing the applicant, be received.

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.17.042 to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2, from RD4 Residential Detached Zone Four to RT1 Residential Townhouse Zone, together with the site-specific zoning exceptions identified in Table 1 of this report, to permit the development of five, three-storey street townhouse dwellings, as shown on Attachments #3 and #4.

**Recommendations**

1. THAT the Public Hearing report for File Z.17.042 (Vedette Way Homes Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, MARCH 20, 2018**

---

The meeting adjourned at 9:04 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair