#### CITY OF VAUGHAN

## **REPORT NO. 12 OF THE**

## **COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

For consideration by the Council of the City of Vaughan on March 18, 2014

The Committee of the Whole (Public Hearing) met at 7:11 p.m., on February 25, 2014.

Present: Councillor Alan Shefman, Chair

Regional Councillor Gino Rosati (7:20 p.m.) Regional Councillor Michael Di Biase Regional Councillor Deb Schulte

Councillor Tony Carella

Councillor Rosanna DeFrancesca Councillor Marilyn Iafrate (7:20 p.m.) Councillor Sandra Yeung Racco

The following items were dealt with:

1 OFFICIAL PLAN AMENDMENT FILE OP.13.015
ZONING BY-LAW AMENDMENT FILE Z.13.043
DRAFT PLAN OF SUBDIVISION FILE 19T-13V010
NINE-TEN WEST LIMITED
WARD 4 - 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 Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved:
- 2) That a community meeting be set up involving the local Ward Councillor, interested Regional Councillors, the applicant, area residents and appropriate City staff;
- 3) That the following deputations and communication be received:
  - 1. Mr. Daniel Leeming, Partner, The Planning Partnership, Bay Street, Toronto, on behalf of the applicant;
  - 2. Ms. Irina Rakhimova, Santa Amato Crescent, Vaughan, and Communication C5, dated February 23, 2014;
  - 3. Mr. Selim Gabra, Maple Valley Road, Maple;
  - 4. Mr. Nilay Bhatt, Apple Blossom Drive, Thornhill;
  - 5. Mr. Joseph Del Vasto, Tuscana Boulevard, Concord;
  - 6. Mr. Furio Liberatore, Princess Isabella Court, Maple;
  - 7. Mr. Elliott Silverstein, Belvia Drive, Vaughan;

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- 8. Mr. Fadi Minawi, District Avenue, Vaughan;
- 9. Mr. Peter Badali, Butterfield Crescent, Maple, representing Eagle Hills Community Association;
- 10. Mr. Eduardo Suarez, Santa Amato Crescent, Thornhill;
- 11. Mr. Jeffrey Stone, Bathurst Street, Vaughan;
- 12. Mr. Kevin Hanit, Queensbridge Drive, Concord;
- 13. Mr. Nikolay Shlepov, Maverick Crescent, Maple;
- 14. Mr. Rubin Zak, Maverick Crescent, Maple;
- 15. Mr. Sherif Abouelenin, Maple Valley Road, Vaughan; and
- 16. Mr. Jason Badrick, Peter Rupert Avenue, Maple; and
- 4) That the following communications be received:
  - C1. Brad Byrne, Jacobi Court, Thornhill, dated February 23, 2014;
  - C2. Earl S. Weiner, Yale & Partners LLP, Holly Street, Toronto, dated February 24, 2014;
  - C3. Oz Solomon, Chaya Sara Gardens, Maple, dated February 24, 2014;
  - C4. Elvira Kondratovits, Maple Valley Road, dated February 23, 2014;
  - C6. Alexander Levin, Santa Amato Crescent, Vaughan, dated February 24, 2014;
  - C7. Memorandum from the City Clerk, dated February 24, 2014;
  - C9. Memorandum from the City Clerk, dated February 25, 2014;
  - C12. Anat Goldschmidt, Foxwood Road, Vaughan, dated February 24, 2014;
  - C13. Nicole Kondratovits, Maple Valley Road, dated February 24, 2014;
  - C14. Ali Karevan, Maple Valley Road, Maple, dated February 24, 2014;
  - C15. Abbas Rizvi, Santa Amato Crescent, Vaughan, dated February 25, 2014;
  - C16. Kaniz Sivjee, Santa Amato Crescent, Vaughan, dated February 25, 2014;
  - C17. Ekaterina Sitnikova, Artur Krzywiecki, Larisa Sitnikova, and Alexander Sitnikova, Santa Amato Crescent, Vaughan, dated February 25, 2014;
  - C18. Memorandum from the City Clerk, dated February 25, 2014; and
  - C19. Leonid Gvozdyev, Maple Valley Road, Maple, dated February 23, 2014.

#### Recommendation

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The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.13.015, Z.13.043 and 19T-13V010 (Nine-Ten West Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

OFFICIAL PLAN AMENDMENT FILE OP.12.006
ZONING BY-LAW AMENDMENT FILE Z.12.015
2165496 ONTARIO INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved;
- 2) That the local Ward Councillor arrange a meeting or meetings involving the applicant, members of the public who attended and spoke at the February 25, 2014, Public Hearing, interested Regional Councillors and appropriate City staff;

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- 3) That the following deputations and communication be received:
  - 1. Mr. Kurt Franklin, Vice President, Weston Consulting Group Inc., Millway Avenue, Vaughan, on behalf of the applicant;
  - 2. Mr. Robert Federici, Hartman Avenue, Woodbridge;
  - 3. Mr. Albert Federici, Hartman Avenue, Woodbridge, and Communication C10, dated February 24, 2014;
  - 4. Ms. Joanne Federici, Hartman Avenue, Woodbridge, and on behalf of Victor and Adele Cortiula, Hartman Avenue, Woodbridge; and
  - 5. Mr. Adriano Volpentesta, America Avenue, Vaughan; and
- 4) That Communication C11 from Victor and Adele Cortiula, Hartman Avenue, Woodbridge, dated February 24, 2014, be received.

#### Recommendation

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.12.006 and Z.12.015 (2165496 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by Planning Department in a comprehensive report to the Committee of the Whole.
- 3 ZONING BY-LAW AMENDMENT FILE Z.14.002

  NASHVILLE DEVELOPMENTS INC.

  WARD 1 VICINITY OF HUNTINGTON RD. AND EAST'S CORNERS BOULEVARD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved; and
- 2) That the deputation by Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, on behalf of the applicant, be received.

#### Recommendation

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT the Public Hearing report for File Z.14.002 (Nashville Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

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4 OFFICIAL PLAN AMENDMENT FILE OP.13.001
ZONING BY-LAW AMENDMENT FILE Z.13.003
RIOTRIN PROPERTIES (LANGSTAFF) INC., SRF VAUGHAN PROPERTY INC. AND
SRF VAUGHAN PROPERTY II INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved; and
- 2) That the following deputations be received:
  - 1. Mr. Oz Kemal, Partner, MHBC Planning, Urban Design & Landscape Architecture, Weston Road, Woodbridge, on behalf of the applicant; and
  - 2. Mr. Nick Pinto, President, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge.

#### Recommendation

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.13.001 and Z.13.003 (Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc. and SRF Vaughan Property II Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.
- 5 ZONING BY-LAW AMENDMENT FILE Z.13.045
  BLACKWOOD REAL ESTATE GENERAL PARTNER I LTD.
  WARD 3 VICINITY OF WESTON ROAD AND HIGHWAY 407

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved; and
- 2) That the following deputations be received:
  - 1. Mr. Oz Kemal, Partner, MHBC Planning, Urban Design & Landscape Architecture, Weston Road, Woodbridge, on behalf of the applicant; and
  - 2. Mr. Paranam Jawahari, Senior Director of Development, Lifetime Fitness, Minneapolis, United States of America, on behalf of the applicant.

#### **Recommendation**

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT the Public Hearing report for File Z.13.045 (Blackwood Real Estate General Partner I Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

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# BLOCK PLAN FILE BI.40/47.2003 BLOCK 40/47 DEVELOPERS GROUP INC. WARD 3 – VICINITY OF PINE VALLEY AND TESTON ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 25, 2014, be approved; and
- 2) That the following deputations and communications be received:
  - 1. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant;
  - 2. Mr. Francesco Di Sarra, Pine Valley Drive, Woodbridge, and Communication C8, dated February 24, 2014; and
  - 3. Mr. Tim Sorochinsky, President, Millwood Woodend Ratepayers' Association, Millwood Parkway, Woodbridge, and Communication C20, dated February 25, 2014.

### Recommendation

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The Commissioner of Planning recommends:

THAT the Public Hearing report for File BL.40/47.2003 (Block 40/47 Developers Group Inc.) BE RECEIVED; and, that any issues identified be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

comprehensive report to the Committee of the Whole.
The meeting adjourned at 10:15 p.m.
Respectfully submitted,
Councillor Alan Shefman, Chair