

CITY OF VAUGHAN
REPORT NO. 15 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC HEARING)

*For consideration by the Council
of the City of Vaughan
on April 11, 2018*

The Committee of the Whole (Public Hearing) met at 7:24 p.m., on April 4, 2018.

Present: Regional Councillor Mario Ferri, Chair
 Hon. Maurizio Bevilacqua, Mayor
 Regional Councillor Gino Rosati
 Regional Councillor Sunder Singh
 Councillor Marilyn Iafrate
 Councillor Tony Carella
 Councillor Rosanna DeFrancesca
 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. Giuliano Todaro, Ward 2 Civic Hero for 2017, to recognize his efforts in raising funds for pediatric cancer research and for being an inspiration for so many children battling the disease.

The following items were dealt with:

- 1 DRAFT PLAN OF SUBDIVISION FILE 19T-18V001
RUTHERFORD LAND DEVELOPMENT CORPORATION /
CALDARI DEVELOPMENT CORPORATION
VICINITY OF RUTHERFORD ROAD AND JANE STREET**

The Committee of the Whole (Public Hearing) recommends:

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(PUBLIC HEARING)
FOR CONSIDERATION BY COUNCIL, APRIL 11, 2018**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, be approved; and
- 2) That the following deputations be received:
 1. Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, representing the applicant;
 2. Mr. Maurizio Rogato, Tesmar Holdings Inc., Romina Drive, Concord; and
 3. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.

Purpose

To receive comments from the public and the Committee of the Whole on Draft Plan of Subdivision File 19T-18V001 for the subject lands shown on Attachments #1 and #2, for approval of a Draft Plan of Subdivision consisting of 4 Blocks for High-Rise Mixed-Use development, 1 future development Block and public roads, as shown on Attachment #3.

Recommendation

1. THAT the Public Hearing report for File 19T-18V001 (Rutherford Land Development Corporation / Caldari Land Development Corporation.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to a future Committee of the Whole.

**2 OFFICIAL PLAN AMENDMENT FILE OP.17.006
 ZONING BY-LAW AMENDMENT FILE Z.17.015
 OLGA FIALA
 VICINITY OF REGIONAL ROAD 7 AND WALLACE STREET**

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 April 4, 2018, be approved;
- 2) That, with the agreement of the applicant and the ratepayers, the Local Councillor be directed to conduct meetings, to include City staff, to resolve issues noted at this public hearing or as revealed subsequently;
- 3) That the following deputations be received:

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1. Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, representing the applicant;
2. Mr. Lalit Shakyaver, Wallace Street, Woodbridge;
3. Mr. Maxim Boiko, Wallace Street, Woodbridge;
4. Ms. Doreen Smith, Village of Woodbridge Ratepayers, Wallace Street, Woodbridge;
5. Mr. Chris Andrews, Kipling Avenue, Woodbridge;
6. Ms. Maria Verna, Village of Woodbridge Ratepayers;
7. Resident of Wallace Street; and
8. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.17.006 and Z.17.015 for the subject lands shown on Attachments #1 and #2, to permit the development of thirty-three (33), 3½-storey back-to-back stacked townhouse dwellings and underground parking, as shown on Attachments #3 to #7.

Recommendation

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.17.006 and Z.17.015 (Olga Fiala) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**3 OFFICIAL PLAN AMENDMENT FILE OP.17.011
 ZONING BY-LAW AMENDMENT FILE Z.17.031
 DRAFT PLAN OF SUBDIVISION FILE 19T-17V011
 GEMINI URBAN DESIGN (W) CORP.
 VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27**

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 April 4, 2018, be approved;
- 2) That the following deputations be received:
 1. Mr. Jim Levac, GSAI, Kingsbridge Garden Circle, Mississauga, representing the applicant;
 2. Ms. Iolanda Grassa, Simmons Street, Woodbridge;

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3. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 4. Mr. Salvatore Grassa, Arcangelo Gate, Woodbridge; and
 5. Resident of Simmons Street; and
- 3) That communication C2 from Ms. Alfia Lacaria, Simmons Street, Vaughan, dated March 29, 2018, be received.

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.17.011 and Z.17.031 and Draft Plan of Subdivision File 19T-17V011 for the subject lands shown on Attachments #1 and #2, to permit a residential development consisting of 106 townhouse units and two semi-detached dwelling units.

Recommendation

1. THAT the Public Hearing report for Files OP. 17.011, Z.17.031 and 19T-17V011 (Gemini Urban Design (W) Corp.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Councillor Carella declared an interest with respect to the foregoing matter as he is an officer of a not-for-profit corporation in the vicinity of the subject property, and did not take part in the discussion or vote on the matter.

**4 OFFICIAL PLAN AMENDMENT FILE OP.18.004
 ZONING BY-LAW AMENDMENT FILE Z.18.001
 DRAFT PLAN OF SUBDIVISION FILE 19T-18V002
 VAUGHAN NW RESIDENCES INC.
 VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON 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 April 4, 2018, be approved;
- 2) That the following deputations be received:
 1. Mr. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant;

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2. Mr. Tim Sorochinsky, Millwood-Woodend Ratepayers Association, Millwood Parkway, Woodbridge, and communication C5, dated April 4, 2018;
 3. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
 4. Mr. Vito Pedano, Timberland Drive, Woodbridge; and
- 3) That the following communications be received:
- C1 Ms. Helen A. Mihailidi, Brattys LLP, Keele Street, Vaughan, dated March 29, 2018; and
- C4 Steven C. Ferri, Loopstra Nixon, Queens Plate Drive, Toronto, dated April 2, 2018.

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.004 and Z.18.001 and Draft Plan of Subdivision File 19T-18V002 (Vaughan NW Residences Inc.) for the subject lands shown on Attachments #1 and #2, to amend City of Vaughan Official Plan 2010 and Zoning By-law 1-88, to permit the development of 179, 3-storey townhouse dwellings, as shown on Attachments #4 to #7.

Recommendation

1. THAT the Public Hearing report for Files OP.18.004, Z.18.001 and 19T-18V002 (Vaughan NW Residences 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.18.005
 GRAZIO DEVITTORIS, 2561074 ONTARIO INC.
 VICINITY OF ISLINGTON AVENUE AND NASHVILLE 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 April 4, 2018, be approved;
- 2) That should KARA wish to have a community meeting, that staff be in attendance at the meeting;
- 3) That the following deputations be received:

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1. Mr. Adam Grossi, Humphries Planning Group, representing the applicant;
 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 3. Mr. Eric Laichter, Kleinburg BIA, Nashville Road, Kleinburg;
 4. Mr. Ken Schwenger, Coldspring Road, Kleinburg; and
 5. Mr. Frank Fallico, Kellam Street, Kleinburg; and
- 4) That communication C3 from Ms. Kathryn Angus, Kleinburg & Area Ratepayer's Association, dated April 2, 2018, be received.

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.005 for the subject lands shown on Attachment #1 and #2 to permit the construction of a 2½-storey commercial building with an eating establishment on the ground floor and 3 residential units on the second floor, as shown on Attachments #3 to #5.

Recommendation

1. THAT the Public Hearing report for File Z.18.005 (Grazio Devittoris, 2561074 Ontario 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.

The meeting adjourned at 10:06 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair