#### CITY OF VAUGHAN

#### **REPORT NO. 22 OF THE**

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

For consideration by the Council of the City of Vaughan on May 17, 2016

The Committee of the Whole (Public Hearing) met at 7:12 p.m., on May 3, 2016.

Present: Councillor Alan Shefman. Chair

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

Prior to the commencement of the Public Hearing, the Ward 2 Civic Hero Award was presented to Mary and Rocco Grossi for their exemplary leadership and community volunteerism.

The following items were dealt with:

1 OFFICIAL PLAN AMENDMENT FILE OP.15.008
ZONING BY-LAW AMENDMENT FILE Z.15.034
DRAFT PLAN OF SUBDIVISION FILE 19T-15V014
CENTRA (KEELE) INC.
WARD 1 - VICINITY OF KEELE STREET AND CROMWELL ROAD

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated May 3, 2016, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents and appropriate City staff and Regional Councillors to address issues raised; and
- 3) That the following deputations and Communications be received:
  - 1. Mr. Ryan Guetter, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant;
  - 2. Ms. Julia Pierdon, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant;
  - 3. Ms. Lesley Knight, Keele Street, Maple and Communication C75 photographs;
  - 4. Ms. Jana Manolakos, Keele Street, Maple;
  - 5. Ms. Angela Orsini, Empress Road, Maple;

- 6. Mr. Bill Manolakos, Keele Street, Maple;
- 7. Mr. Edward Ceccato, Gardi Court, Maple and Communication C76 photographs;
- 8. Ms. Maria Donato, Weller Court, Maple;
- 9. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
- 10. Mr. Nando De Luca, Keele Street, Maple.

#### Recommendation

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

1. THAT the Public Hearing report for Files OP.15.008, Z.15.034 and 19T-15V014 (Centra (Keele) Inc.) 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 DRAFT PLAN OF SUBDIVISION FILE 19T-15V012 FUMATA INVESTMENT CORP. WARD 4 - VICINITY OF TESTON ROAD AND VIA ROMANO BOULEVARD

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, Director of Development Planning and Senior Manager of Development Planning, dated May 3, 2016, be approved;
- 2) That the following be approved in accordance with Communication C27 from the Deputy City Manager, Planning & Growth Management, dated May 3, 2016:

That this Communication, be received, as information; and

- 3) That the following deputations be received:
  - 1. Mr. Murray Evans, Evans Planning, Keele Street, Vaughan, on behalf of the applicant;
  - 2. Ms. Janet Levi, Glenheron Crescent, Maple; and
  - 3. Mr. Arthur Navarro, Rivermill Crescent, Vaughan.

#### Recommendation

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

- 1. THAT the Public Hearing report for File 19T-15V012 (Fumata Investment Corp.) 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 ZONING BY-LAW AMENDMENT FILE Z.11.034
  DRAFT PLAN OF SUBDIVISION FILE 19T-15V013
  NULOOK DEVELOPMENTS INC.
  WARD 1 VICINITY OF TESTON ROAD AND DUFFERIN STREET

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 3, 2016, be approved; and
- 2) That the following deputations be received:
  - 1. Mr. Mark J. McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, on behalf of the applicant;
  - 2. Mr. Tony Paglia, Germana Place, Maple; and
  - 3. Mr. Rob Kenedy, Giorgia Crescent, Maple.

#### Recommendation

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

 THAT the Public Hearing report for Files Z.11.034 and 19T-15V013 (Nulook Developments Inc.) 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.

4 OFFICIAL PLAN AMENDMENT FILE OP.16.003
ZONING BY-LAW AMENDMENT FILE Z.15.032
DRAFT PLAN OF SUBDIVISION FILE 19T-15V011
COUNTRYWIDE HOMES WOODEND PLACE INC.
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated May 3, 2016, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents and appropriate City staff and Regional Councillors to address issues raised;
- 3) That the following deputations and Communication be received:
  - 1. Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham and Communication C32 from Ms. Emily Grant, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated May 3, 2016;
  - 2. Mr. Tim Sorochinsky, Millwood-Woodend Ratepayers' Association, Millwood Parkway, Woodbridge and Communications C15 dated April 25, 2016, C36, presentation material and C39 dated May 3, 2016;
  - 3. Mr. Joe Collura, Via Borghese Street, Woodbridge and Communications C6 dated April 13, 2016, C7 dated April 13, 2016, C8 dated April 13, 2016, C9 dated April 13, 2016, C10 dated April 13, 2016, C23 dated May 3, 2016, C24 dated May 3, 2016;
  - 4. Mr. Richard Rodaro, Woodend Place, Woodbridge and Communication C40 dated May 3, 2016;
  - 5. Ms. Tanya Varvara, Via Borghese Street, Woodbridge and Communication C71 dated March 29, 2016;
  - 6. Ms. Christine Sorochinsky, and on behalf of Ms. Elvira Caria, Vellore Woods Ratepayers' Association and Communication C38 dated May 3, 2016;

- 7. Mr. F. Aykat Erdinc, Via Borghese Street, Vaughan and Communication C14 dated April 18, 2016; and
- 8. Mr. Sam Wadhwa, Via Borghese Street, Woodbridge; and
- 4) That the following Communications be received:
  - C1 and C70. Mr. Miroslav Tkachenko, Via Borghese Street, Woodbridge, dated February 1, 2016 and March 29, 2016;
  - C2, C3 and C4. Daniele, dated January 29, 2016 and February 2, 2016;
  - C5. Tanya Varvara, Katie De Bartolo and Marisa Campoli and petition, dated April 13, 2016;
  - C11. Ms. Carmela Vescio, Via Borghese Street, Woodbridge and Ms. Lori Cellucci, Selvapiano Crescent, Vaughan and petition, dated March 10, 2016;
  - C12. Mr. Peter Bartos, Saberwood Homes, dated March 9, 2016;
  - C13. David and Marisa Campoli, Via Borghese Street, Woodbridge, dated April 14, 2016;
  - C16 and C21. Ghazala Baluch, Millwood Parkway, Vaughan, dated April 20, 2016;
  - C18. Mr. Louie Leonelli, Millwood Parkway, Vaughan, dated April 21, 2016;
  - C19. Paul and Mary Montagner, Millwood Parkway, Vaughan, dated April 20, 2016;
  - C20. Peter and Eleanor Hunt, Millwood Parkway, Vaughan, dated April 20, 2016;
  - C22. Mr. John Dalimonte, Millwood Parkway, Vaughan, dated April 20, 2016;
  - C25. Mr. Donald B. Gray, Donald B. Gray Professional Corporation, Weston Road, Woodbridge, dated May 2, 2016;
  - C33. Ms. Tanya M. Roman, Block 39 Vellore Village Developers Group Inc., Vogell Road, Richmond Hill, dated May 3, 2016;
  - C37. Community Petition, dated April 15, 2016;
  - C41. Balwinderk, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C42. Mr. Nicole Barberi, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C43. Ms. Nancy Barbiero, Via Borghese Street, Woodbridge, dated May 3, 2016;
  - C44. Gerard and Lea Biasutto, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C45. Vizier Chand, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C46. Mr. Daniele Chiarlitti, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C47. Ms. Irina Chirokova, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C48. Mr. Dino D'Ascanio, Via Borghese Street, Woodbridge, dated May 3, 2016;
  - C49. Ms. Maddalena D'Ascanio, Via Borghese Street, Woodbridge, dated May 3, 2016;
  - C50. Mr. Jorge Dantin, Via Borghese Street, Woodbridge, dated May 3, 2016;
  - C51. Ms. Patricia Dantin, Via Borghese Street, Woodbridge, dated May 3, 2016;
  - C52. Ms. Lisa Gagliardi, Via Borghese Street, Woodbridge, dated May 3, 2016;
  - C53. Mr. Domenic Gagliardi, Selvapiano Crescent, Vaughan, dated March 29, 2016;
  - C54. Steve and Nicolina Grisolia, Via Borghese Street, Woodbridge, dated May 3, 2016;
  - C55. Mr. Albert Lombardi, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C56. Antonio and Frances Manocchio, Via Borghese Street, Woodbridge, dated May 3, 2016:
  - C57. Behzad Mashadi, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C58. Zaeem Masood, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C59. Carmine G. and Cristina Montemarano, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C60. Nicoleta and Roberto Panait, Via Borghese Street, Woodbridge, dated May 3, 2016;
  - C61. Chirag Patel, Gambit Avenue, Woodbridge, dated March 29, 2016;
  - C62. Walter and Franca Pellegrini, Via Borghese Street, Woodbridge, dated March 29, 2016:
  - C63. Ms. Adelaide Piuto, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C64. Ms. Ingrid Rathgeb-Rodrigiez, Via Borghese Street, Woodbridge, dated March 29, 2016;
  - C65. Robert Di Persio and Antonella Risi, Via Borghese Street, Woodbridge, dated May

- 3, 2016;
- C66. Sushil Madhusudan and Amitaben Sushil Shah, Gambit Avenue, Woodbridge, dated May 3, 2016;
- C67. Tejinderjeet Singh, Via Borghese Street, Woodbridge, dated March 29, 2016;
- C68. Gusder Singh, Via Borghese Street, Woodbridge, dated March 29, 2016;
- C69. Mr. Allessandro Tersigni, Via Borghese Street, Woodbridge, dated March 29, 2016;
- C72. Sanjeev Kumar Wadhwa, Via Borghese Street, Woodbridge, dated May 3, 2016;
- C73. Neelam Kumar Wadhwa, Via Borghese Street, Woodbridge, dated May 3, 2016; and
- C74. Fariya Zaeem, Via Borghese Street, Woodbridge, dated March 29, 2016.

#### Recommendation

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

1. THAT the Public Hearing report for Files OP.16.003, Z.15.032 and 19T-15V011 (CountryWide Homes Woodend Place Inc.) 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.

# 5 OFFICIAL PLAN AMENDMENT FILE OP.16.002 ZONING BY-LAW AMENDMENT FILE Z.15.038 2383717 ONTARIO INC. WARD 1 - VICINITY OF NASHVILLE ROAD AND ISLINGTON AVENUE

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 3, 2016, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents and appropriate City staff and Regional Councillors to address issues raised;
- 3) That the following deputations be received:
  - 1. Mr. Michael Auduong, Armstrong Planning and Project Management, Villarboit Crescent, Vaughan, on behalf of the applicant;
  - 2. Mr. Ken Schwenger, Kleinburg Area Ratepayers' Association, Coldspring Road, Kleinburg and Communication C17 dated April 25, 2016;
  - 3. Mr. David Brand, Camlaren Crescent, Kleinburg;
  - 4. Mr. Mark Inglis, Main Street, Kleinburg;
  - 5. Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg;
  - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
  - 7. Mr. Eric Laichter, Nashville Road, Kleinburg;
  - 8. Mr. Ian Robertson, 1Riser, Rivermede Road, Concord, on behalf of the applicant; and
- 4) That the following Communications be received:
  - C26. Mr. Roger Dickinson, Donhill Crescent, Kleinburg, dated May 3, 2016;
  - C28. Ms. Ruth Robbins, dated May 3, 2016;
  - C30. B. Parkes, dated May 2, 2016;

- Mr. Frank Greco, Islington Avenue, Kleinburg, dated May 3, 2016; and C34.
- Alexandra and Mark Tatone, Nashville Road, Kleinburg, dated May 3, 2016. C35.

#### Recommendation

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

1. THAT the Public Hearing report for Files OP.16.002 and Z.15.038 (2383717 Ontario Inc.) 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.

**OFFICIAL PLAN AMENDMENT FILE OP.11.003 ZONING BY-LAW AMENDMENT FILE Z.11.009** 77 WOODSTREAM INC. WARD 2 - VICINITY OF REGIONAL ROAD 7 AND WOODSTREAM BOULEVARD

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, Director of Development Planning and Senior Manager of Development Planning, dated May 3, 2016, be approved:
- 2) That the following deputations and Communication be received:
  - Mr. Michael Testaguzza, Humphries Planning Group Inc., Chrislea Road, Vaughan and 1. Communication C29 dated May 3, 2016, on behalf of the applicant;
  - Mr. Kirk Franklin, Weston Consulting Group, Millway Avenue, Vaughan and 2. Communication C31 dated May 2, 2016; and
  - 3. Mr. Josie Fedele, West Woodbridge Homeowners' Association, Albany Drive, Woodbridge.

#### Recommendation

Senior Manager of Development Planning & Growth Management, Director of Development Planning, an
<ol> <li>THAT the Public Hearing report for Files OP.11.003 and Z.11.009 (77 Woodstream Inc.) BI RECEIVED; and, that any issues identified be addressed by the Vaughan Development Plannin Department in a comprehensive report to the Committee of the Whole.</li> </ol>
The meeting adjourned at 10:45 p.m.
Respectfully submitted,
Councillor Alan Shefman, Chair