CITY OF VAUGHAN

REPORT NO. 25 OF THE

COMMITTEE OF THE WHOLE (PUBLIC HEARING)

For consideration by the Council of the City of Vaughan on June 7, 2016

The Committee of the Whole (Public Hearing) met at 7:01 p.m., on May 31, 2016.

Present:

Councillor Alan Shefman, Chair Hon. Maurizio Bevilacqua, Mayor Regional Councillor Michael Di Biase Regional Councillor Mario Ferri Regional Councillor Gino Rosati (7:20 p.m.) Councillor Tony Carella Councillor Rosanna DeFrancesca Councillor Marilyn Iafrate Councillor Sandra Yeung Racco

Presentation

Prior to the commencement of the Public Hearing, the Ward 3 2016 Civic Hero Award was presented to Valeria Mitsubata for her leadership and community volunteerism through her brilliant pictures which capture the essences of the City of Vaughan and her great efforts during Vaughan's 20-Minute Makeover.

The following items were dealt with:

1

ZONING BY-LAW AMENDMENT FILE Z.16.007 STEELE VALLEY DEVELOPMENTS LTD. WARD 4 - VICINITY OF REGIONAL ROAD 7 AND BOWES ROAD

The Committee of the Whole (Public Hearing) recommends approval of 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 31, 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 File Z.16.007 (Steele Valley Developments Ltd.) 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

ZONING BY-LAW AMENDMENT FILE Z.16.009 2109179 ONTARIO INC. WARD 1 - VICINITY OF HIGHWAY 400 AND KING-VAUGHAN ROAD

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 31, 2016, be approved;
- 2) That the deputation of Mr. Mark J. McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, on behalf of the applicant, be received; and
- 3) That Communication C6 from Ms. Alexandra Ney, dated May 24, 2016, be received.

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 Z.16.009 (2109179 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.
- 3

ZONING BY-LAW AMENDMENT FILE Z.15.029 DRAFT PLAN OF SUBDIVISION FILE 19T-15V010 GRACEGREEN REAL ESTATE DEVELOPMENT LTD. WARD 1 - VICINITY OF KEELE STREET AND MCNAUGHTON ROAD

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 31, 2016, be approved;
- 2) That the deputation of Mr. Richard Domes, Gagnon & Law Urban Planners Ltd., Queen Street East, Brampton and Communications C10 from Michael Gagnon and Richard Domes, dated May 31, 2016, on behalf of the applicant, be received; and
- 3) That Communication C9 from Mr. Quinto M. Annibale, Loopstra Nixon LLP, dated May 31, 2016, be received.

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 Z.15.029 and 19T-15V010 (Gracegreen Real Estate Development Ltd.), 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

5

OFFICIAL PLAN AMENDMENT FILE OP.15.009 ZONING BY-LAW AMENDMENT FILE Z.15.037 DRAFT PLAN OF SUBDIVISION FILE 19T-15V015 EMPIRE PACE (MAPLE) LTD. WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE

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 31, 2016, be approved;
- 2) That the following deputations be received:
 - 1) Mr. Michael Auduong, Armstrong Planning and Project Management, Villarboit Crescent, Vaughan, on behalf of the applicant; and
 - 2) Ms. Pat Canizares, Keele Street, Maple; and
- 3) That the following Communications be received:
 - C7. Ms. Maria Donato, dated May 31, 2016; and
 - C8. Ms. Caterina Principe, dated May 31, 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.15.009, Z.15.037 and 19T-15V015 (Empire Pace (Maple) Ltd.), 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.
 - ZONING BY-LAW AMENDMENT FILE Z.15.041 HOUSING YORK INC./ REGIONAL MUNICIPALITY OF YORK WARD 2 - VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE

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 31, 2016, be approved;
- 2) That prior to its return to the Committee of the Whole, this application be the subject of further discussions as moderated by the local councillor, such discussions to include but not be limited to the applicant, the local ratepayers' association, appropriate staff (including planning, cultural, heritage, legal and urban design) for the purpose of refining the application to better meet the concerns of area residents;
- 3) That any deputant or correspondent as registered by staff in respect of the application be informed of any such discussions by staff;
- 4) That the following deputations and Communication, be received:

- 1) Ms. Lauren Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant;
- 2) Mr. Joshua Scholten, York Region, Housing Services Branch, Yonge Street, 3rd floor, Newmarket;
- 3) Ms. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge and Communication C1, dated April 1;
- 4) Mr. Tony Ambrose, Woodbridge Avenue, Woodbridge;
- 5) Ms. Vita Ferrari, Woodbridge Avenue, Woodbridge;
- 6) Ms. Yolanda Morcella, Woodbridge Avenue, Woodbridge;
- 7) Ms. Gina Pietrangelo, Village of Woodbridge Ratepayers' Association, James Street, Woodbridge; and
- 8) Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
- 5) That the following Communications be received:
 - C2. Ms. Rina Lombardi, dated May 4, 2016;
 - C3 and C5. Ms. Candace Marston-Browaty, York Region, Housing Services Branch, Yonge Street, 3rd floor, Newmarket, dated May 5, 2016; and
 - C4. Ms. Irina Tereshenko, Woodbridge Avenue, Woodbridge, dated May 5, 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 File Z.15.041 (Housing York Inc./Regional Municipality of York) 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 8:38 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair