CITY OF VAUGHAN

REPORT NO. 28 OF THE

COMMITTEE OF THE WHOLE (PUBLIC HEARING)

For consideration by the Council of the City of Vaughan on June 28, 2016

The Committee of the Whole (Public Hearing) met at 7:18 p.m., on June 21, 2016.

Present: Councillor Tony Carella, Chair

Hon. Maurizio Bevilacqua, Mayor Regional Councillor Michael Di Biase Regional Councillor Mario Ferri Councillor Rosanna DeFrancesca

Councillor Marilyn Iafrate Councillor Alan Shefman Councillor Sandra Yeung Racco

Presentation

Prior to the commencement of the Public Hearing, the Ward 1 2016 Civic Hero Award was presented to Garry Vosburg for his over 30 years of community volunteerism through his work with the Special Olympics, coaching minor league sports and Camp Day for the Ronald McDonald House.

The following items were dealt with:

1 ZONING BY-LAW AMENDMENT FILE Z.16.008
2472406 ONTARIO LIMITED
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 and Senior Manager of Development Planning, dated June 21, 2016, be approved; and
- 2) That the deputation of Mr. Howard Baek, HNB Architects, Magnetic Drive, on behalf of the applicant, be received.

Recommendation

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

1. THAT the Public Hearing report for File Z.16.008 (2472406 Ontario Limited) 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.

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2 OFFICIAL PLAN AMENDMENT FILE OP.16.001
ZONING BY-LAW AMENDMENT FILE Z.16.001
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V002
2464879 ONTARIO INC. (CITY PARK HOMES)
WARD 5 - VICINITY OF DUFFERIN STREET AND CENTRE STREET

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 June 21, 2016, be approved;
- 2) That the following deputations and Communications be received:
 - 1. Mr. Leo Longo, Aird & Berlis LLP, on behalf of the applicant and Communication C29;
 - 2. Mr. Jay Leider, King High Drive, Thornhill;
 - 3. Mr. Josh Martow, Beverley Glen Ratepayers' Association, Coldwater Court, Thornhill;
 - 4. Mr. Gino Barbieri, Campania Court, Woodbridge; and
 - 5. Ms. Andrea Halpern, Evita Crescent, Thornhill and Communication C22, dated June 21, 2016; and
- 3) That the following Communications be received:
 - C7. Wayne Li and Xue Zhou, dated June 17, 2016;
 - C14. Mr. Roberto Di Flaviano. Belfield Court. Thornhill. dated June 17. 2016:
 - C19. Mr. Murray Goldkind, Centre Street, Thornhill, dated June 21, 2016;
 - C20. Ms. Loren Shuster, dated June 21, 2016;
 - C21. Ms. Sandra Bogorodetski, dated June 21, 2016;
 - C23. Ms. Anna Spalierno, Oakmount Crescent, Concord, dated June 21, 2016;
 - C24. Mr. Eric lankelevic, Redford Place, Vaughan, dated June 21, 2016;
 - C25. Ms. Juliet Williams, Boom Road, Maple, dated June 21, 2016;
 - C26. Resident, Major Mackenzie Drive, Vaughan, dated June 21, 2016;
 - C27. Vinokurov Vsevolod, Yonge Street, Thornhill, dated June 21, 2016; and
 - C28. Mr. Uri Avner, Judith Avenue, Thornhill, dated June 21, 2016.

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 OP.16.001, Z.16.001 and 19CDM-16V002 (2464879
 Ontario Inc. (City Park Homes)) 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. THAT Files OP.16.001, Z.16.001, 19CDM-16V002 and related Site Development File DA.16.003 (2464879 Ontario Inc. (City Park Homes)) shall BE HELD IN ABEYANCE, until the Dufferin Street and Centre Street Secondary Plan review is completed by the City and approved by Vaughan Council, and that the recommendations of the study be reflected in a revised site design, if required, prior to the consideration of a technical report by the Vaughan Committee of the Whole for the development applications.

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ZONING BY-LAW AMENDMENT FILE Z.16.016 DUFFERIN VISTAS LTD. WARD 4 - VICINITY OF DUFFERIN STREET AND MAURIER BOULEVARD

The Committee of the Whole (Public Hearing) recommends:

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- 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 June 21, 2016, be approved;
- 2) That the following deputations and Communications be received:
 - 1. Mr. Glenn Lucas, Lucas & Associates, Debra Crescent, Barrie, on behalf of the applicant;
 - 2. Mr. Frank Huo, Princess Isabella Court, Maple and Communication C11, dated June 20, 2016;
 - 3. Mr. Nello DiCostanzo, Princess Isabella Court, Maple and Communication C17, dated June 21, 2016;
 - 4. Mr. Furio Liberatore, Princess Isabella Court, Maple, and Communication C13, dated June 17, 2016:
 - 5. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg, and Communication C10, dated June 20, 2016;
 - 6. Mr. Anthony Percaccio, Princess Isabella Court, Maple;
 - 7. Ms. Marina Dykhtan, Princess Isabella Court, Maple, and Communications C6 and C15, dated June 17, 2016; and
- 3) That the following Communications be received:
 - C3. Francis, Winnie and Thomas Chan, Princess Isabella Court, Maple, dated June 16, 2016:
 - C4. XiaoDong Li, dated June 16, 2016;
 - C5. Papoi Family, Maverick Crescent, Maple, dated June 16, 2016;
 - C8. Sarb and Avtar Nijjar Gagan, Princess Isabella Court, Maple, dated June 17, 2016;
 - C9. Shaul Wisebourt and Margarita Makovenko, Maverick Crescent, Maple, dated June 18, 2016:
 - C16. Ms. June Little, Toronto and Region Conservation Authority, Shoreham Drive, Downsview, dated June 21, 2016; and
 - C18. Mr. Rubin Zak, dated June 21, 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.16.016 (Dufferin Vistas 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.

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OFFICIAL PLAN AMENDMENT FILE OP.16.004
ZONING BY-LAW AMENDMENT FILE Z.16.005
RIOCAN HOLDINGS (GTA MARKETPLACE) INC.
WARD 5 - VICINITY OF (CLARK AVENUE WEST AND HILDA AVENUE)

The Committee of the Whole (Public Hearing) recommends:

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- 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 June 21, 2016, be approved;
- 2) That the following deputations and Communication be received:
 - 1. Mr. David MacKay, MacNaughton Hemsen Britton Clarkson Planning Limited (MHBC), Weston Road, Woodbridge, on behalf of the applicant;
 - 2. Mr. David Butterworth, Kirkor Architects & Planners, Martin Ross Avenue, Toronto, on behalf of the applicant;
 - 3. Ms. Pamela Taraday-Levy, Springfarm Ratepayers' Association, Brownstone Circle, Thornhill:
 - 4. Mr. Phil Weintraub, Clark Avenue West, Thornhill;
 - 5. Ms. Sandra Zeggil, Brownstone Circle, Thornhill;
 - 6. Mr. Michael Ruskin, Clark Street West, Vaughan;
 - 7. Mr. Jordan Max, Green Bush Crescent, Vaughan;
 - 8. Mr. Fred Winegust, Tangreen Circle, Thornhill;
 - 9. Mr. Mark Baker, BCP Risk Management, Sloley Road, Toronto;
 - 10. Mr. Brian Gerstein, Glenmanor Way, Thornhill;
 - 11. Ms. Esther Bobet, Hallmark Court, Thornhill and Communication C30;
 - 12. Mr. Nigel Bobet, Hallmark Court, Thornhill;
 - 13. Ms. Linda Ruskin, Clark Avenue, Thornhill on behalf of Ms. Shari Allen;
 - 14. Mr. Danie Kohn, Shoppers Drug Mart, Clark Avenue, Vaughan;
 - 15. Ms. Esther Fairbloom, Clark Avenue West, Thornhill;
 - 16. Ms. Tina Rozin, Winding Lane, Thornhill;
 - 17. Mr. Norman Feder, Clark Avenue West, Thornhill: and
 - 18. Mr. Stephen Creed, Joanna Crescent, Vaughan; and
- 3) That the following Communications be received:
 - C1. Heathcote Construction Company Ltd., Bay Street, Toronto, dated June 8, 2016;
 - C2. Alexander Turchik and Galina Mikheeva, Winding Lane, Thornhill, dated June 5, 2016:
 - C12. Ms. Hannah Cardaci, Thornbury Crescent, Thornbill, dated June 17, 2016;
 - C31. Electronic Petition; and
 - C32. Petition.

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 Official Plan Amendment File OP.16.004 and Zoning Bylaw Amendment File Z.16.005 (RioCan Holdings (GTA Marketplace) 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.

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The meeting adjourned at 10:53 p.m.	
Respectfully submitted,	
Councillor Tony Carella, Chair	