### **CITY OF VAUGHAN**

### **REPORT NO. 38 OF THE**

### COMMITTEE OF THE WHOLE (PUBLIC HEARING)

For consideration by the Council of the City of Vaughan on September 9, 2014

The Committee of the Whole (Public Hearing) met at 7:41 p.m., on September 2, 2014.

Present: Councillor Sandra Yeung Racco, Chair

Regional Councillor Gino Rosati Regional Councillor Michael Di Biase Regional Councillor Deb Schulte

Councillor Tony Carella

Councillor Rosanna DeFrancesca

Councillor Marilyn Iafrate Councillor Alan Shefman

The Committee of the Whole (Public Hearing) passed the following resolution:

That the Rules of Procedure with respect to start time be waived to permit the meeting to commence at 7:41 p.m.

The following items were dealt with:

1 ZONING BY-LAW AMENDMENT FILE Z.14.022
DRAFT PLAN OF SUBDIVISION FILE 19T-14V005
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V006
ANDRIN BATHURST HOMES LIMITED
WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
  - 1. Mr. Michael Klein, Torah Gate, Maple; and
  - 2. Mr. John Stevens, Stevens Consulting, Macarthur Drive, Campbellville, on behalf of the applicant.

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### Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.14.022, 19T-14V005 and 19CDM-14V006 (Andrin Bathurst Homes Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

2 ZONING BY-LAW AMENDMENT FILE Z.05.003
DRAFT PLAN OF SUBDIVISION FILE 19T-05V01
694917 ONTARIO LIMITED
WARD 2 - VICINITY OF LANGSTAFF ROAD AND REGIONAL ROAD 50

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
  - 1. Mr. Davide Pellegrini, Condor Properties, Highway 7, Concord, representing Ouray Developments; and
  - 2. Mr. Keith Lew, Lew Associates Ltd., Bathurst Street, Vaughan, on behalf of the applicant.

### **Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files Z.05.003 and 19T-05V01 (694917 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.
- 3 ZONING BY-LAW AMENDMENT FILE Z.03.024
  DRAFT PLAN OF SUBDIVISION FILE 19T-03V05
  GOLD PARK HOMES INC., 840999 ONTARIO LIMITED AND
  PRIMA VISTA ESTATES INC.
  WARD 3 VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the deputation by Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, be received.

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### **Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files Z.03.024 and 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.
- 4 ZONING BY-LAW AMENDMENT FILE Z.03.107
  DRAFT PLAN OF SUBDIVISION FILE 19T-03V25
  1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED, LINDVEST PROPERTIES
  (PINE VALLEY) LIMITED AND LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED
  WARD 3 VICINITY OF PINE VALLEY DRIVE 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, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations and Communications be received:
  - 1. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, and C1, dated September 2, 2014; and
  - 2. Ms. Kathryn Angus, Teston Road, Kleinburg, and C3, submitted at the meeting.

### Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files Z.03.107 and 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) 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.07.002
  DRAFT PLAN OF SUBDIVISION FILE 19T-07V01
  2097500 ONTARIO LIMITED
  WARD 3 VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
  - 1. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord; and

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2. Ms. Kathryn Angus, Teston Road, Kleinburg.

### **Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.07.002 and 19T-07V01 (2097500 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

6 ZONING BY-LAW AMENDMENT FILE Z.06.058
DRAFT PLAN OF SUBDIVISION FILE 19T-06V10
MAPLEWEST ESTATES INC. (MOSIAK MOSAIK PINEWEST INC.)
WARD 3 – VICINITY OF MAJOR MACKENZIE DRIVE & PINE VALLEY DRIVE

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
  - 1. Ms. Kathryn Angus, Teston Road, Kleinburg; and
  - 2. Ms. Rosemarie Humphries, Humphries Planning Group, Chrislea Road, Woodbridge, on behalf of the applicant.

#### Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.06.058 and 19T-06V10 (Maplewest Estates Inc. (Mosiak Mosaik Pinewest Inc.)) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

7 ZONING BY-LAW AMENDMENT FILE Z.14.010
DRAFT PLAN OF SUBDIVISION FILE 19T-14V004
LILIANA DAMIANI
WARD 3 – VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
  - 1. Ms. Kathryn Angus, Teston Road, Kleinburg; and
  - 2. Mr. Gary Templeton, Templeton Planning Ltd., Tyler Street, Aurora, on behalf of the applicant.

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#### Recommendation

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The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.14.010 and 19T-14V004 (Liliana Damiani) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

ZONING BY-LAW AMENDMENT FILE Z.06.064
DRAFT PLAN OF SUBDIVISION FILE 19T-06V12
MARIA AND GIUSEPPE PANDOLFO
WARD 3 - VICINITY OF PINE VALLEY DRIVE 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, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved;
- 2) That the following deputations be received:
  - 1. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord; on behalf of the applicant;
  - 2. Ms. Kathryn Angus, Teston Road, Kleinburg;
  - 3. Mr. David Toyne, Pine Valley Drive, Woodbridge; and
  - 4. Mr. Quinto Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, on behalf of the landowner; and
- 3) That Communication C2, from Francesco and Brenda Di Sarra, Pine Valley Drive, Woodbridge, dated September 2, 2014, be received.

#### Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.06.064 and 19T-06V12 (Maria and Giuseppe Pandolfo) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

ZONING BY-LAW AMENDMENT FILE Z.04.049 DRAFT PLAN OF SUBDIVISION FILE 19T-04V12 EVELYN CHARTERS WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:

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- 1. Ms. Joan Macintyre, Principal, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant; and
- 2. Mr. Sal Ladak, Lady Angela Lane, Vaughan.

### Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.04.049 and 19T-04V12 (Evelyn Charters) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

The meeting adjourned at 9:39 p.m.	
Respectfully submitted,	
Councillor Sandra Yeung Racco, Cha	air