

**CITY OF VAUGHAN**  
**REPORT NO. 39 OF THE**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC HEARING)**

*For consideration by the Council  
of the City of Vaughan  
on November 15, 2016*

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The Committee of the Whole (Public Hearing) met at 7:06 p.m., on November 1, 2016.

Present:                   Regional Councillor Mario Ferri, Chair  
                              Regional Councillor Michael Di Biase  
                              Regional Councillor Gino Rosati  
                              Councillor Tony Carella  
                              Councillor Rosanna DeFrancesca  
                              Councillor Marilyn Iafrate  
                              Councillor Alan Shefman  
                              Councillor Sandra Yeung Racco

The following items were dealt with:

- 1                           **OFFICIAL PLAN AMENDMENT FILE OP.16.007**  
                              **ZONING BY-LAW AMENDMENT FILE Z.16.019**  
                              **DRAFT PLAN OF SUBDIVISION FILE 19T-16V004**  
                              **GEMINI URBAN DESIGN (W) CORP.**  
                              **WARD 2 - 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 & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated November 1, 2016, be approved;
- 2)       That a community meeting be organized with the applicant, residents, appropriate City staff, and Regional Councillors to address issues raised;
- 3)       That the following deputations be received:
  1.       Mr. Jim Levac, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, representing the applicant; and
  2.       Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and

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**4) That the following Communications be received:**

- C3 Mr. Joe Balderston, Brutto Consulting, Edgeley Boulevard, Vaughan, dated October 31, 2016;**
- C4 Mr. Tony Di Benedetto, Di Benedetto Lane, Woodbridge, dated October 28, 2016; and**
- C7 Ms. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated October 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.16.007, Z.16.019 and 19T-16V004 (Gemini Urban Design (W) 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.

*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.*

**2  
COMMUNITY AREA POLICY REVIEW  
FOR LOW-RISE RESIDENTIAL DESIGNATIONS  
AMENDMENTS TO THE VAUGHAN OFFICIAL PLAN 2010  
FILE 15.120.1  
WARDS 1 TO 5**

**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 and the Director of Policy Planning and Environmental Sustainability, dated November 1, 2016, be approved;**
- 2) That the presentation by Mr. Tim Smith, Urban Strategies, be received;**
- 3) That the following deputations and Communications be received:**
  - 1. Mr. Leo Longo, Aird & Berlis;**
  - 2. Mr. Joe Collura, and Communication C1, dated October 19, 2016;**
  - 3. Mr. David Brand, Kleinburg & Area Ratepayers Association, Camlaren Crescent, Kleinburg;**
  - 4. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and Communication C13, dated November 1, 2016;**
  - 5. Mr. Bill Manolakos, Keele Street, Maple;**
  - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
  - 7. Ms. Jana Manolakos, Keele Street, Maple;**
  - 8. Mr. Roger Dickinson, Donhill Crescent, Kleinburg, and Communication C15, dated October 31, 2016;**
  - 9. Mr. Anthony Smith, Idleswift Drive, Thornhill;**
  - 10. Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg;**
  - 11. Mr. Davide Pellegrini, Condor Properties, Highway 7, Concord;**

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- 12. Mr. Richard Rodaro, Woodend Place, Vaughan;
- 13. Mr. Rob Klein, Daleview Court, Kleinburg; and
- 14. Mr. Robert A. Kenedy, MacKenzie Ridge Ratepayers' Association, Georgia Crescent, Maple; and

**4) That the following Communications be received:**

- C2 Mr. John Zipay, Gilbert Court, Burlington, dated October 25, 2016;
- C5 Ms. Helen Lepek, Lepek Consulting Inc., Edith Drive, Toronto, dated October 31, 2016;
- C6 Mr. Joe Balderston, Brutto Consulting, Edgeley Boulevard, Vaughan, dated October 31, 2016;
- C8 Mr. Paul Tobia, Evans Planning Inc., Keele Street, Vaughan, dated November 1, 2016;
- C9 Mr. Jim Levac, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, dated November 1, 2016;
- C10 Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 31, 2016;
- C11 Mr. Tim Jessop, Weston Consulting, Millway Avenue, Vaughan, dated November 1, 2016;
- C12 Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 31, 2016; and
- C14 Antonietta and Joe Giannotti, Southview Drive, Concord, dated November 1, 2016.

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

- 1. THAT the Public Hearing report and presentation on the City-wide Community Area Policy Review for Low-Rise Residential Designations Study and the proposed amendments to the Vaughan Official Plan 2010 (VOP 2010) BE RECEIVED; and that any issues identified be addressed in a future Technical Report to Committee of the Whole.

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The meeting adjourned at 9:18 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair