CITY OF VAUGHAN

REPORT NO. 40 OF THE

COMMITTEE OF THE WHOLE (PUBLIC HEARING)

For consideration by the Council of the City of Vaughan on November 21, 2017

The Committee of the Whole (Public Hearing) met at 7:01 p.m., on November 7, 2017.

Present: Councillor Sandra Yeung Racco, Chair

Hon. Maurizio Bevilacqua, Mayor Regional Councillor Mario Ferri Regional Councillor Gino Rosati Regional Councillor Sunder Singh

Councillor Marilyn Iafrate Councillor Tony Carella

Councillor Rosanna DeFrancesca

Councillor Alan Shefman

The following items were dealt with:

ZONING BY-LAW AMENDMENT FILE Z.17.028

VMC RESIDENCES III GP INC. AS A GENERAL PARTNER AND ON
BEHALF OF VMC RESIDENCES III LIMITED PARTNERSHIP
WARD 4 - VICINITY OF MILLWAY AVENUE AND PORTAGE PARKWAY

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved; and
- 2) That the deputation of Ms. Paula Bustard, SmartCentres, Applewood Crescent, Vaughan, representing the applicant, be received.

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.17.0028 (VMC Residences III GP Inc. as a General Partner and on behalf of VMC Residences III Limited Partnership) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

- 2. THAT the Owner (VMC Residences III GP Inc. as a General Partner and on behalf of VMC Residences III Limited Partnership) be required to submit an Official Plan Amendment application to the City of Vaughan to address the increased building height from 25 to 55-storeys and increased density from 4.5 to 12.1 times the area of the lot for the proposed development being sought over what is currently permitted for the subject lands in the Vaughan Official Plan (VOP) 2010.
- 3. THAT any height or density in excess of the VOP 2010 maximums be subject to Section 37 contributions.

ZONING BY-LAW AMENDMENT FILE Z.17.011 LANDMART REALTY CORP. WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved:
- 2) That the following deputations, be received:
 - 1. Mr. Oz Kemal, MHBC, Brant Street, Burlington, representing the applicant;
 - 2. Mr. Domineque Janssens, Colle Melito Way, Woodbridge; and
 - 3. Mr. Adriano Volpentesta; and
- 3) That the following Communications, be received:
 - C1 Zoia, Domenica Way, Vaughan, dated October 21, 2017;
 - C3 Mr. Quirino Pollice and Ms. Anna Staffiere, Forest Fountain Drive, Vaughan, dated November 1, 2017; and
 - C8 Carrying Place Ratepayers Association, dated November 6, 2017.

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Zoning By-law Amendment File Z.17.011 (Landmart Realty Corp.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
- 3 ZONING BY-LAW AMENDMENT FILE Z.17.020 SUNFIELD HOMES (HWY 27) LTD. WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD

The Committee of the Whole (Public Hearing) recommends:

1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved; and

- 2) That the following deputations, be received:
 - 1. Mr. Mr. Michael Vani, Weston Consulting, Millway Avenue, Vaughan, representing the applicant; and
 - 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Zoning By-law Amendment File Z.17.020 (Sunfield Homes (Hwy 27) Ltd.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
- ZONING BY-LAW AMENDMENT FILE Z.17.022
 DRAFT PLAN OF SUBDIVISION FILE 19T-17V007
 NASHVILLE (BARONS) DEVELOPMENTS INC. & NASHVILLE (10 ACRES)
 DEVELOPMENTS INC.
 WARD 1 VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD)

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved; and
- 2) That the following deputations, be received:
 - 1. Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, representing the applicant;
 - 2. Ms. Marsha Lomis, Nashville Road, Kleinburg, representing KARA; and
 - 3. Ms. Denise Savoiardo, Whisper Lane, Kleinburg, and Communication C2, dated October 29, 2017.

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 Nashville (Barons) Developments Inc. / Nashville (10 Acres) Developments Inc. BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

5 ZONING BY-LAW AMENDMENT FILE Z.17.024 DRAFT PLAN OF SUBDIVISION FILE 19T-17V008 NASHVILLE (BARONS) DEVELOPMENTS INC. WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved;
- 2) That a community meeting be held with the Local Councillor, the applicant, Regional Councillors, KARA, and residents to address outstanding issues;
- 3) That the following deputations and Communications, be received:
 - 1. Mr. Don Givens, Malone Given Parsons, Renfrew Drive, Markham, and Communication C6, dated November 6, 2017, representing the applicant;
 - 2. Ms. Denise Savoiardo, Whisper Lane, Kleinburg, and Communication C2, dated October 29, 2017;
 - 3. Mr. Sam Barbieri, English Daisy Court, Kleinburg;
 - 4. Mr. David Crocco, English Daisy Court, Kleinburg;
 - 5. Mr. John Piccirilli, English Daisy Court, Kleinburg;
 - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
 - 7. Ms. Marsha Lomis, Nashville Road, Kleinburg, representing KARA.
- 4) That the following Communications, be received:
 - C4 Mr. T. Candaras, Weston Road, Woodbridge, dated October 24, 2017;
 - C5 Mr. M. Baldassarra, dated October 30, 2017; and
 - C9 Mr. C. Baldassarra, dated November 7, 2017.

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.024 and 19T-17V008 Nashville (Barons) Developments Inc. BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
- 6 ZONING BY-LAW AMENDMENT FILE Z.17.029
 LINMAR PROPERTIES INC.
 WARD 4 VICINITY OF KEELE STREET AND REGIONAL ROAD 7

The Committee of the Whole (Public Hearing) recommends:

1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved:

- 2) That a community meeting be held with the Local Councillor, the applicant, staff, Regional Councillors, and residents to address outstanding issues;
- 3) That the following deputations, be received:
 - 1. Mr. Fausto Saponara, Linmar Properties Inc., Applewood Crescent, Vaughan, applicant;
 - 2. Mr. Diarmmuid Horgan, Candevcon Ltd., Goreway Drive, Brampton, L6P 0M7, representing the applicant;
 - 3. Ms. Rosetta DePrisco, Southview Drive, Concord, representing Concord West Ratepayers Association;
 - 4. Mr. Peter Li Preti, Keele Street, Vaughan, L4K 1Y4; and
 - 5. Mr. Chand Kapoor, Keele Street, Concord, L4K 1Y4, and
- 4) That the following Communications, be received:
 - C7 Ms. C. Ferlisi, Concord West Ratepayers Association, Steeles Avenue West, Toronto, dated November 1, 2017; and
 - C10 Ms. N. Zuccaro, EMC Group, Keele Street, Vaughan, L4K 4X3, dated November 7, 2017.

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

 THAT the Public Hearing report for Zoning By-law Amendment File Z.17.029 (Linmar Properties Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

	Development Plannii Whole.	ng Department in a	comprehensive i	report to the	Committee of t	h
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The meeting ac	ljourned at 8:40 p.m.					
Respectfully su	bmitted,					
Councillor Sand	dra Yeung Racco, Cha	ir				