CITY OF VAUGHAN

REPORT NO. 8 OF THE

COMMITTEE OF THE WHOLE (PUBLIC HEARING)

For consideration by the Council of the City of Vaughan on February 16, 2016

The Committee of the Whole (Public Hearing) met at 7:17 p.m., on February 2, 2016.

Present: Councillor Marilyn Iafrate, Chair

Hon. Maurizio Bevilacqua, Mayor Regional Councillor Michael Di Biase Regional Councillor Mario Ferri Regional Councillor Gino Rosati

Councillor Tony Carella

Councillor Rosanna DeFrancesca

Councillor Alan Shefman Councillor Sandra Yeung Racco

PRESENTATION

Prior to the commencement of the Public Hearing, the 2015 Ward 4 Civic Hero Award was presented to Carly Goldhar and Charley Rangel, two 10-year old students of Thornhill Woods Public School for their exemplary leadership and community volunteerism for the Odd Sox Project whose goal was to collect 5000 pairs of mismatched socks from the community over the winter to donate to homeless and women's shelters in the Greater Toronto Area.

The following items were dealt with:

1 OFFICIAL PLAN AMENDMENT FILE OP.15.006
ZONING BY-LAW AMENDMENT FILE Z.15.025
KLEINBURG VILLAGE DEVELOPMENT CORP.
WARD 1 - VICINITY OF STEGMAN'S MILL ROAD AND ISLINGTON 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 February 2, 2016 be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, representatives of the Kleinburg and Area Ratepayers' Association, residents, appropriate City staff and Regional Councillors to address issues raised;

- 3) That the following deputations and Communications be received:
 - 1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Vaughan, on behalf of the applicant;
 - 2. Mr. Alfredo Cadati, Rafael & Bigauskas Architects, Sheppard Avenue West, Toronto, on behalf of the applicant;
 - 3. Ms. Nitika Jagtiani, Keele Street, Vaughan, on behalf of M & J Zuccaro, Stegman's Mill Road, and Communication C10, dated January 20, 2016;
 - 4. Ms. Suzi Recine, Hazelridge Court, Kleinburg;
 - 5. Mr. Sam Gagliardi, Cardish Street, Kleinburg;
 - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 - 7. Mr. Roger Dickinson, Donhill Crescent, Kleinburg;
 - 8. Ms. Mary Anne Arthur, representing the Kleinburg & Area Ratepayers' Association, Kleinburg, and Communication C51, dated January 31, 2016;
 - 9. Mr. Robert Klein, Daleview Court, Kleinburg;
 - 10. Ms. Phu-My Gep, Old Humber Crescent, Kleinburg;
 - 11. Mr. Frank Fallico, Kellam Street, Kleinburg;
 - 12. Mr. Frank Greco, representing Heritage Hill Developments (II) Corporation, Kleinburg; and
 - 13. Mr. Iain Craig, Stegman's Mill Road, Kleinburg; and
- 4) That the following Communications be received:
 - C40 Ms. Amy Reeves, Napier Street, Kleinburg, dated January 29, 2016;
 - C41 Mr. Jeff Reeves, Napier Street, Kleinburg, dated January 29, 2016;
 - C44 Mr. Ken Schwenger, President, Kleinburg & Area Ratepayers' Association, Kleinburg, dated January 29, 2016;
 - C45 Ms. Lisa Ferri, Napier Street, Kleinburg, dated January 31, 2016;
 - C48 Mr. Stan Kalkiewicz, Wishing Well Court, Kleinburg, dated January 31, 2016;
 - C50 Mr. Dave Blakemore, dated January 31, 2016;
 - C55 Ms. Jillian Stambolich, Cardish Street, Kleinburg, dated February 1, 2016;
 - C56 Ms. Jennifer Gabaudan, dated February 1, 2016;
 - C58 Ms. Natalia Smolskaia, Fairlane Crescent, Woodbridge, dated February 1, 2016;
 - C59 Mr. Joe Caponio, John Street, Vaughan, dated February 1, 2016;
 - C60 Bob and Helen Wilson, Art Drive, Kleinburg, dated February 1, 2016;
 - C61 Mr. Swaroop Chari, dated February 1, 2016;
 - C62 Ms. Gina Hartly, dated February 2, 2016;
 - C63 Mr. Zaeem Masood, Via Borghese, Woodbridge, dated February 2, 2016;
 - C65 Ms. Grazina Matukas, Camlaren Crescent, Kleinburg, dated February 2, 2016;
 - C66 Mr. Nel vanGeest, Woodbridge, dated February 2, 2016;
 - C67 Ms. Carla Falcone, Napier Street, Kleinburg, dated February 1, 2016;
 - C69 Mariola and Dan Andrusky, Kellam Street, Kleinburg, dated January 12, 2016;
 - C70 Roy and Muriel Chittick, Treelawn Boulevard, Kleinburg, dated February 1, 2016;
 - C71 Ms. Anta Nicholls, Woodbridge, dated February 1, 2016;
 - C72 Ms. Marsha Lomis, Nashville Road, Kleinburg, dated February 1, 2016;
 - C73 Ms. Radana Mickovsky, Colton Crescent South, Woodbridge, dated February 2, 2016;
 - C74 Ms. Tertia Ferdinandusz, Beechnut Road, Vaughan, dated February 2, 2016;
 - C75 Mr. Dane Mugford, dated February 2, 2016;
 - C76 Mr. Mauro Di Lauro, Hazelridge Court, Kleinburg, dated February 2, 2016; and
 - C77 Ms. Helen Peacock, John Kline Lane, Kleinburg, dated February 2, 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.15.006 and Z.15.025 (Kleinburg Village Development 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.

2 OFFICIAL PLAN AMENDMENT FILE OP.15.005 ZONING BY-LAW AMENDMENT FILE Z.15.024 2385388 ONTARIO INC. WARD 1 - VICINITY OF NASHVILLE ROAD AND ISLINGTON 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 February 2, 2016 be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, representatives of the Kleinburg and Area Ratepayers' Association, residents, appropriate City staff and Regional Councillors to address issues raised;
- 3) That the following deputations and Communications be received:
 - 1. Mr. Clare Riepma, President, Riepma Consultants Inc., Kempenfelt Drive, Barrie, on behalf of the applicant;
 - 2. Mr. Peter Gould, Islington Avenue, Kleinburg, and Communication C52, dated January 31, 2016:
 - 3. Ms. Lorraine Inglis, Main Street, Kleinburg, and Communication C1, dated January 12, 2016:
 - 4. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 - 5. Mr. Roger Dickinson, Donhill Crescent, Kleinburg;
 - 6. Ms. Nadia Dolan, Lester B. Pearson Street, Kleinburg;
 - 7. Mr. Mark Tatone, Nashville Road, Kleinburg, and Communications C19 dated January 26, 2016 and C80, presentation material titled "30 Nashville Proposal";
 - 8. Ms. Marilu Abreu, Lester B. Pearson Street, Kleinburg, and Communications C17 dated January 24, 2016, and C42 dated January 29, 2016;
 - 9. Ms. Alexandra Battiston Tatone, Nashville Road, Kleinburg, and Communications C5 dated January 14, 2016, and C30 dated January 29, 2016;
 - 10. Mr. Michael Mravyan, Lester B. Pearson Street, Kleinburg, and Communication C29 dated January 28, 2016;
 - 11. Mr. Frank Abreu, Lester B. Pearson Street, Kleinburg, and Communication C37 dated January 29, 2016;
 - 12. Ms. Gina Hartly, Camlaren Crescent, Kleinburg, and Communication C62 dated February 2, 2016;
 - 13. Mr. Frank Fallico, Kellam Street, Kleinburg; and
 - 14. Mr. Mark Inglis, Main Street, Kleinburg, and Communication C15 dated January 13, 2016; and

4) That the following Communications be received:

- C2 Mr. David Brand, Camlaren Crescent, Vaughan, dated January 13, 2016;
- C3 Ms. Mary Anne Arthur, Capner Court, Vaughan, dated January 13, 2016;
- C4 Mr. Domenic Colucci, Arista Gate, Vaughan, dated January 13, 2016;
- C6 Anita and Lou Panza, Lester B. Pearson Street, Kleinburg, dated January 14, 2016;
- Valeria, Michael and David Mravyan, Lester B. Pearson Street, Old Village of Kleinburg, dated January 15, 2016;
- C8 Bob and Helen Wilson, Art Drive, Kleinburg, dated January 12, 2016;
- C9 Kathryn and Harry Angus, Teston Road, Kleinburg, dated January 12, 2016;
- C11 Mr. Andrew Iacobelli, Sevilla Boulevard, Vaughan, dated January 18, 2016;
- C12 Ms. Heather Ireland, Lester B. Pearson Street, Kleinburg, dated January 20, 2016;
- C13 Mr. Alofje Hodgson, Lester B. Pearson Street, Kleinburg, dated January 22, 2016;
- C14 Mr. Allen Murphy, Coldspring Road, Kleinburg, dated January 13, 2016;
- C16 Mr. Joe Latobesi, dated January 25, 2016;
- C18 Ms. Gloria Masucci, Prestonwood Court, Maple, dated January 26, 2016;
- C20 Ms. Carrie Nickerson, dated January 26, 2016;
- C21 Gisela and Oscar Bauer, Pennon Road, Kleinburg, dated January 26, 2016;
- C22 Mr. Joe Latobesi, dated January 25, 2016;
- C23 Mr. Tony Lancione, Moccasin Trail, Woodbridge, dated January 27, 2016;
- C24 Mr. Russ Jones, dated January 27, 2016;
- C25 Heather and Mlinaric Ireland, Lester B. Pearson Street, Kleinburg, dated January 28, 2016;
- C26 Ms. Donata Sforza, Bindertwine Boulevard, Kleinburg, dated January 28, 2016;
- C27 Mr. Winson Liu, Deepsprings Crescent, Vaughan, dated January 28, 2016;
- C28 Ms. Marion Ford, Treelawn Boulevard, Kleinburg, dated January 28, 2016;
- C31 Mr. Eddy J. Battiston, Charles Cooper Court, Kleinburg, dated January 28, 2016;
- C32 Mr. Flavio J. Battiston, Kilmuir Gate, Woodbridge, dated January 28, 2016;
- C33 Ms. Stefanie Di Biase, Woodbridge Avenue, Woodbridge, dated January 28, 2016;
- C34 Ms. Natalia Lema, Forest Drive, Woodbridge, dated January 28, 2016;
- C35 Ms. Cristina Rocca, Andrew Hill Drive, Woodbridge, dated January 28, 2016;
- C36 Ms. Sandra Bellissimo, Findhorn Crescent, Maple, dated January 28, 2016;
- C38 Ms. Martina Ruggiero, Firglen Ridge, Woodbridge, dated January 25, 2016;
- C39 Mr. Leon Szyfer, Promenade Circle, Thornhill, dated January 28, 2016;
- C43 Mr. Cristobal Haces, Sugarbush Court, Woodbridge, dated January 29, 2016;
- C46 Mr. Lev loussoufovitch, Plaisance Road, Richmond Hill, dated January 31, 2016;
- C47 Ella and Henry Kos, Betty Ann Drive, North York, dated January 31, 2016;
- C48 Mr. Stan Malkiewicz, Wishing Well Court, Kleinburg, dated January 31, 2016;
- C49 Mr. Brian Pittman, dated January 31, 2016;
- C50 Mr. Dave Blakemore, dated January 31, 2016;
- C53 Adriano and Maria Della Penna, Capner Court, Kleinburg, dated January 31, 2016;
- C54 Laura and Ron Pearson, Donhill Crescent, Kleinburg, dated February 1, 2016;
- C55 Ms. Jillian Stambolich, Cardish Street, Kleinburg, dated February 1, 2016;
- C56 Ms. Jennifer Gabaudan, dated February 1, 2016;
- C57 B. Parkes, Camlaren Crescent, Kleinburg, dated February 1, 2016;
- C58 Ms. Natalia Smolskaia, Fairlane Crescent, Woodbridge, dated February 1, 2016;
- C60 Bob and Helen Wilson, Art Drive, Kleinburg, dated February 1, 2016;
- C61 Mr. Swaroop Chari, dated February 1, 2016;
- C63 Mr. Zaeem Masood, Via Borghese, Woodbridge, dated February 2, 2016;
- C64 Ms. Sandra Baglione, dated January 25, 2016:
- C65 Ms. Grazina Matukas, Camlaren Crescent, Kleinburg, dated February 2, 2016;
- C66 Mr. Nel vanGeest, Woodbridge, dated February 2, 2016;
- C68 Jeff and Amy Reeves, Napier Street, Kleinburg, dated January 12, 2016;
- C70 Roy and Muriel Chittick, Treelawn Boulevard, Kleinburg, dated February 1, 2016;

- C71 Ms. Anta Nicholls, Woodbridge, dated February 1, 2016;
- C72 Ms. Marsha Lomis, Nashville Road, Kleinburg, dated February 1, 2016;
- C73 Ms. Radana Mickovsky, Colton Crescent South, Woodbridge, dated February 2, 2016;
- C74 Ms. Tertia Ferdinandusz, Beechnut Road, Vaughan, dated February 2, 2016;
- C75 Mr. Dane Mugford, dated February 2, 2016;
- C77 Ms. Helen Peacock, John Kline Lane, Kleinburg, dated February 2, 2016;
- C78 Ms. Sofia Roginsky, Yonge Street, Thornhill, dated January 28, 2016; and
- C79 Ms. Gianna Ugolini-Taormina, Huntington Road, Kleinburg, dated January 26, 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.15.005 and Z.15.024 (2385388 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.

ZONING BY-LAW AMENDMENT FILE Z.15.026
DRAFT PLAN OF SUBDIVISION FILE 19T-15V008
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-15V004
MADISON LEGACY LIMITED
WARD 4 – VICINITY OF BATHURST STREET AND LEBOVIC CAMPUS 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 February 2, 2016 be approved; and
- 2) That the deputation by Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Vaughan, on behalf of the applicant, 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 Zoning By-law Amendment File Z.15.026, Draft Plan of Subdivision File 19T-15V008, and Draft Plan of Condominium (Common Element) File 19CDM-15V004 (Madison Legacy 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.

DRAFT PLAN OF SUBDIVISION FILE 19T-15V009
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V005
EAGLEVIEW HEIGHTS DEVELOPMENTS LTD.
WARD 3 – VICINITY OF MAJOR MACKENZIE DRIVE AND HIGHWAY 400

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 February 2, 2016 be approved; and
- 2) That the following deputations be received:
 - 1. Ms. Rosemarie L. Humphries, President, Humphries Planning Group, Chrislea Road, Woodbridge, on behalf of the applicant; and
 - 2. Ms. Elvira Caria, Bunting Drive, Woodbridge, on behalf of the Vellore Woods Ratepayers' Association.

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 19T-15V009 and 19CDM-15V005 (Eagleview Heights 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.

ZONING BY-LAW AMENDMENT FILE Z.15.022 LONGYARD PROPERTIES INC. WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND VIA ROMANO BLVD.

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 February 2, 2016:

Recommendation

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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.15.022 (Longyard Properties 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 10:12 p.m.
Respectfully submitted,
Councillor Marilyn Iafrate, Chair