

**CITY OF VAUGHAN  
REPORT NO. 5 OF THE  
COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

*For consideration by the Council  
of the City of Vaughan  
on January 29, 2019*

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The Committee of the Whole (Public Hearing) met at 7:03 p.m., on January 22, 2019.

Present: Councillor Rosanna DeFrancesca, Chair  
Hon. Maurizio Bevilacqua, Mayor  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Regional Councillor Linda D. Jackson  
Councillor Marilyn Iafrate  
Councillor Sandra Yeung Racco  
Councillor Alan Shefman

Presentation

A presentation was made by the Mayor and Members of Council prior to the Committee of the Whole (Public Hearing) to the St. Joan of Arc Thunder Team for winning the 2018 YRAA Tier 1 Senior Soccer Championship.

The following items were dealt with:

- 1 OFFICIAL PLAN AMENDMENT FILE OP.18.021 ZONING BY-LAW  
AMENDMENT FILE Z.17.018 PORTSIDE DEVELOPMENTS  
(KLEINBURG) INC. VICINITY OF ISLINGTON AVENUE AND  
NASHVILLE ROAD**

**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, dated January 22, be approved;**
- 2) That the following deputations and communications, be received:**
  - 1. Mr. Mark J. McConville, Humphries Planning Group Inc., Chrislea Road, Vaughan, representing the applicant, and communication C10, dated January 22, 2019;**
  - 2. Mr. Mark Tatone, Kleinburg and Area Ratepayers' Association;**

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3. Mr. Michael Mravyan, Lester B. Pearson Street, Kleinburg;
  4. Mr. Peter Gould, Islington Avenue, Kleinburg;
  5. Ms. Laura De Faveri, Lester B. Pearson Street, Kleinburg, and communication C16, dated January 22, 2019; and
  6. Mr. Chris Adamkowski, Gamble Street, Woodbridge, and communication C15, dated January 22, 2019; and
- 3) That the following communications, be received:
- C7. Mr. Roger Dickinson, Donhill Crescent, Kleinburg, dated January 20, 2019;
  - C9. Mr. Christopher J. Tanzola, Overland LPP, Yonge Street, Toronto, dated January 22, 2019; and
  - C12. Ms. Kathryn Angus, Kleinburg and Area Ratepayers' Association, dated January 22, 2019.

**Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.021 and Z.17.018 (Portside Developments (Kleinburg) 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.
- 2 **OFFICIAL PLAN AMENDMENT FILE OP.18.012 ZONING BY-LAW AMENDMENT FILE Z.18.019 REENA C/O BRYAN KESHEN VICINITY OF CLARK AVENUE WEST AND BATHURST STREET**

**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, dated January 22, be approved;
- 2) That staff bring this application forward as soon as possible;
- 3) That the following deputations be received:
  1. Mr. Bryan Keshen, Highcliffe Drive, Thornhill, representing the applicant;
  2. Ms. Gail Blackman, Eddy Green Court, Thornhill, and communication C17, dated January 22, 2019;
  3. Mr. Kevin Hanit, Queensbridge Drive, Concord;
  4. Mr. Yahya Hashmi, Lebovic Campus Drive, Maple;
  5. Mr. Daniel Duschinski, Lebovic Campus Drive, Maple; and
  6. Mr. Michael Isenberg, Peter Andrew Crescent, Thornhill; and

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- 4) That communication C8, from Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated January 21, 2019, be received.

**Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.012 and Z.18.019 (Reena c/o Bryan Keshen) 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 OFFICIAL PLAN AMENDMENT FILE OP.18.018 ZONING BY-LAW AMENDMENT FILE Z.18.030 PENGUIN CALLOWAY (VAUGHAN) LTD. VICINITY OF JANE STREET AND PORTAGE PARKWAY**

**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, dated January 22, be approved;
- 2) That the following deputations be received:
1. Ms. Paula Bustard, SmartCentres, representing the applicant;
2. Ms. Christine Halis, KLM Planning Partners Inc., Jardin Drive, Concord; and
- 3) That communication C13 from Mr. Keith MacKinnon, KLM Planning Partners Inc., Jardin Drive, Concord, dated January 18, 2019, be received.

**Recommendations**

1. THAT the Public Hearing report for Files OP.18.018 and Z.18.030 (Penguin-Calloway (Vaughan) 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.

**4 OFFICIAL PLAN AMENDMENT FILE OP.18.013 ZONING BY-LAW AMENDMENT FILE Z.18.020 PROMENADE LIMITED PARTNERSHIP VICINTIY OF BATHURST 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 and Growth Management, dated January 22, be approved;
- 2) That the following deputations, be received:

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1. Ms. Lindsay Dale-Harris, Bousfields Inc., representing the applicant;
2. Mr. Len Abelman, WZMH Architects, representing the applicant;
3. Mr. Kevin Hanit, Queensbridge Drive, Concord;
4. Mr. Gary Gladstone, Oakhurst Drive, Thornhill;
5. Mr. Norman Yanofsky, Bathurst Street, Thornhill;
6. Mr. Bernard Lapidus, Promenade Circle, Thornhill;
7. Mr. Mario Racco, Brownridge Ratepayers Association, Checker Court, Thornhill;
8. Mr. Fred Winegust, Tangreen Circle, Thornhill;
9. Mr. Al McPherson, Patrice Crescent, Thornhill;
10. Ms. Itia Golan, North Park Road, Thornhill; and
11. Mr. Jim Baird, Liberty Development Corporation, representing the applicant; and

3) That the following communications, be received:

- C1. Ms. Gdalia Kriger, Patrice Crescent, Thornhill, dated January 2, 2019;
- C6. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated January 18, 2019; and
- C18. Mr. Morley Daiter, President YRCC#834, Promenade Circle, Thornhill, dated January 22, 2019.

**Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment File OP.18.013 and Zoning By-law Amendment File Z.18.020 (Promenade 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.

**5 OFFICIAL PLAN AMENDMENT FILE OP.18.016 ZONING BY-LAW AMENDMENT FILE Z.18.028 YONGE & STEELES DEVELOPMENT INC. C/O THE GUPTA GROUP VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

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, dated January 22, be approved;
- 2) That staff be requested to attend any community meetings, as may be required; and
- 3) That the following deputations and communication, be received:

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1. Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham, representing the applicant;
  2. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord;
  3. Ms. Pam Taraday-Levy, Spring Farm Ratepayers Association, Brownstone Circle, Vaughan;
  4. Mr. Nick Pileggi, MacAulay Shiomi Howson Ltd., Industrial Parkway South, Aurora, and communication C11, dated January 22, 2019;
  5. Mr. Fred Winegust, Tangreen Circle, Thornhill; and
  6. Ms. Celestina Malfara, Crestwood Road, Thornhill; and
- 4) That the following communications, be received:
- C2. Mr. Henry W. Polvi, Bradbeer Crescent, Thornhill, dated January 8, 2019; and
  - C5. Mr. Joe Nanos, Community Planning, North York Civic Centre, Yonge Street, Toronto, dated January 17, 2019.

**Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment File OP.18.016 and Zoning By-law Amendment File Z.18.028 (Yonge & Steeles Developments Inc. C/O The Gupta Group) 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 CAL-CROWN HOMES (THREE) INC.ZONING BY-LAW AMENDMENT FILE Z.18.016 DRAFT PLAN OF SUBDIVISION FILE 19T-18V007 VICINITY OF MAJOR MACKENZIE DRIVE 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 and Growth Management, dated January 22, be approved; and
- 2) That the following deputations and communication, be received:
  1. Mr. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant; and
  2. Mr. Paul Turco, Port Royal Avenue, Kleinburg, and communication C19.

**Recommendations**

1. THAT the Public Hearing report for Files Z.18.016 and 19T-18V007 (Cal-Crown Homes (Three) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning

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Department in a comprehensive report to the Committee of the Whole.

**7      KLEINDOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT  
FILE Z.18.033 DRAFT PLAN OF SUBDIVISION FILE 19T-18V003  
VICINITY OF MAJOR MACKENZIE DRIVE 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 and Growth Management, dated January 22, be approved;**
- 2)      That the deputation of Mr. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant, be received; and**
- 3)      That communication C3, from Paul Turco and Andrea Torrieri, Port Royal Avenue, Kleinburg, dated December 19, 2018, be received.**

**Recommendations**

- 1.      THAT the Public Hearing report for Files Z.18.033 and 19T-18V003 (Kleindor 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.**

**8      OFFICIAL PLAN AMENDMENT FILE OP.18.017 ZONING BY-LAW  
AMENDMENT FILE Z.18.029 YORK MAJOR HOLDINGS INC. VICINITY  
OF EAGLE ROCK WAY AND TROON AVENUE**

**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, dated January 22, be approved;**
- 2)      That the following deputations, be received:**
  - 1.      Mr. Ryan Mino-Leahan, Jardin Drive, Concord, representing the applicant;**
  - 2.      Ms. Martina Edwards, Lindenshire Avenue, Maple; and**
  - 3.      Ms. Zahra Pahlawan Jalalipour, Glengarry Crescent, Maple; and**
- 3)      That communication C4, from Mrs. Mrudula Karia, Glengarry Crescent, Maple, dated December 24, 2018, be received.**

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**Recommendations**

1. THAT the Public Hearing report for Files OP.18.017 and Z.18.029 (York Major Holdings 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 11:10 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair