

**CITY OF VAUGHAN**  
**REPORT NO. 3 OF THE**  
**COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

*For consideration by the Council  
of the City of Vaughan  
on January 12, 2004*

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The Committee of the Whole (Public Hearing) met at 7:12 p.m., on January 5, 2004.

Present:                   Regional Councillor Linda D. Jackson, Chair  
                              Mayor Michael Di Biase  
                              Regional Councillor Mario F. Ferri  
                              Councillor Bernie Di Vona  
                              Councillor Peter Meffe  
                              Councillor Sandra Yeung Racco

The following items were dealt with:

**1                               OFFICIAL PLAN AMENDMENT FILE OP.03.024**  
**ZONING BY-LAW AMENDMENT FILE Z.03.084**  
**1541677 ONTARIO LIMITED**  
**PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends:**

- 1)       That the recommendation contained in the following report of the Commissioner of Planning, dated January 5, 2004, be approved;**
- 2)       That staff be directed to arrange a public meeting with the Local Councillor, the Ward 4 Sub-committee and affected Ratepayers Associations including the Beverley Glen Ratepayers Association, the Brownridge Ratepayers Association and the Crestwood Springfarm Yorkhill Residents Association, to resolve outstanding issues, prior to this matter being brought forward to a Committee of the Whole meeting;**
- 3)       That the following deputations be received:**
  - a)       Mr. Jim Kirk, on behalf of the applicant;**
  - b)       Ms. Aurelia DeLara, Brownridge Ratepayers Association, 57 White Blvd., Thornhill, L4J 5Z7;**
  - c)       Mr. Malcolm Holtzberg;**
  - d)       Mr. Peter Weston;**
  - e)       Mr. Dehn Loder, 177 Kingsbridge Circle, Vaughan, L4J 8N9;**
  - f)       Mr. Colin Brasg, 115 Mulholland Drive, Thornhill, L4J 7T8; and**
  - g)       Mr. Mario Racco, on behalf of Mr. Maxim Zavet, Beverley Glen Ratepayers Association, 77 King High Drive, Thornhill, L4J 3N2; and**
- 4)       That the following written submissions be received:**

- ## Recommendation

THAT the Public Hearing for Files OP.03.024 and Z.03.084 (1541677 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**The Committee of the Whole (Public Hearing) recommends:**

- ## Recommendation

THAT the Public Hearing for File Z.03.087 (Concord Floral Co. Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**The Committee of the Whole (Public Hearing) recommends:**

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- a) **Mr. Giuseppe Mastrandrea, applicant, 830 Rowntree Dairy Road, Unit #8, Vaughan, L4L 5V2;**
- b) **Mr. Thomas Kent, Shiner Kent, 3800 Steeles Avenue West, Suite 203W, Vaughan, L4L 4G9, on behalf of Mario and Eleanora D'Astoli, and written submission dated December 23, 2003;**
- c) **Mr. Nicola Mastrandrea, son of applicant; and**
- d) **Mr. Andrea Mastrandrea, son of applicant, and petition submitted; and**

**4) That the written submission of Mario, Giuseppe and Tony D'Astoli, dated December 31, 2003, be received.**

THAT the Public Hearing for File Z.03.082 (Giuseppe Mastrandrea) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**ZONING BY-LAW AMENDMENT FILE Z.03.081**

**GINO PANZA (IN TRUST)**

**PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 5, 2004, be approved; and
- 2) That the following deputations and written submission be received:
  - a) Mr. Jim Anderson, on behalf of the applicant;
  - b) Mr. Terry Dobson, 22 John Street, Kleinburg, L0J 1C0 and written submission; and
  - c) Mr. Joe Caponio, 32 John St., Kleinburg, L0J 1C0.

### Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.081 (Gino Panza (In Trust)) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**5                                ZONING BY-LAW AMENDMENT FILE Z.00.091  
DRAFT PLAN OF SUBDIVISION FILE 19T-00V17  
NINE-TEN WEST LIMITED  
PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 5, 2004, be approved;
- 2) That appropriate funding be provided for streetscaping along Major Mackenzie Drive from Hill Street to the Railway crossing and the pedestrian overpass, as previously committed to by the Development Group;

- 3) That the issues and concerns of the non-participating landowners be addressed, prior to this matter being brought forward to a Committee of the Whole meeting;
- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the deputation of Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners, be received; and
- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.

THAT the Public Hearing for Files Z.00.091 and 19T-00V17 (Nine-Ten West Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 5, 2004, be approved;
- 2) That appropriate funding be provided for streetscaping along Major Mackenzie Drive from Hill Street to the Railway crossing and the pedestrian overpass, as previously committed to by the Development Group;
- 3) That the issues and concerns of the non-participating landowners be addressed, prior to this matter being brought forward to a Committee of the Whole meeting;
- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the following deputations and written submission be received:
  - a) Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners; and
  - b) Mr. J. Craig Hunter, Armstrong, Goldberg, Hunter, 9251 Yonge St., Suite 302, Richmond Hill, L4C 9T3, on behalf of Mr. Carlo Corsetti, and written submission dated January 5, 2004; and
- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.



- 2) That appropriate funding be provided for streetscaping along Major Mackenzie Drive from Hill Street to the Railway crossing and the pedestrian overpass, as previously committed to by the Development Group;
- 3) That the issues and concerns of the non-participating landowners be addressed, prior to this matter being brought forward to a Committee of the Whole meeting;
- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the following deputations and written submission be received:
  - a) Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners; and
  - b) Mr. J. Craig Hunter, Armstrong, Goldberg, Hunter, 9251 Yonge St., Suite 302, Richmond Hill, L4C 9T3, on behalf of Mr. Carlo Corsetti, and written submission dated January 5, 2004; and
- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.

THAT the Public Hearing for Files Z.00.093 and 19T-00V19 (Arband Investments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 5, 2004, be approved;
- 2) That appropriate funding be provided for streetscaping along Major Mackenzie Drive from Hill Street to the Railway crossing and the pedestrian overpass, as previously committed to by the Development Group;
- 3) That the issues and concerns of the non-participating landowners be addressed, prior to this matter being brought forward to a Committee of the Whole meeting;
- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the deputation of Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners, be received; and

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- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.057 and 19T-00V12 (Fernbrook Homes (Majormac) Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

10 **ZONING BY-LAW AMENDMENT FILE Z.00.092  
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V18  
GREAT GULF HOLDINGS INC.  
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 5, 2004, be approved;
- 2) That appropriate funding be provided for streetscaping along Major Mackenzie Drive from Hill Street to the Railway crossing and the pedestrian overpass, as previously committed to by the Development Group;
- 3) That the issues and concerns of the non-participating landowners be addressed, prior to this matter being brought forward to a Committee of the Whole meeting;
- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the following deputations and written submission be received:
  - a) Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners;
  - b) Ms. Giulia Falbo Ahmadi, 2057 Major Mackenzie Drive, Maple, L6A 1R7 and written submission dated January 5, 2004;
  - c) Mr. Mathews, architect, on behalf of the applicant; and
  - d) Mr. Mike Ahmadi, 2057 Major Mackenzie Drive, Maple, L6A 1R7; and
- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.092 and 19T-00V18 (Great Gulf Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.





- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the deputation of Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners, be received; and
- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.

THAT the Public Hearing for Files Z.03.078 and 19T-03V15 (Senang Investments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**13                         ZONING BY-LAW AMENDMENT FILE Z.03.083  
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-03V18  
ANTONIO AND ROSETTA COMEGNA  
PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 5, 2004, be approved;
- 2) That appropriate funding be provided for streetscaping along Major Mackenzie Drive from Hill Street to the Railway crossing and the pedestrian overpass, as previously committed to by the Development Group;
- 3) That the issues and concerns of the non-participating landowners be addressed, prior to this matter being brought forward to a Committee of the Whole meeting;
- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the deputation of Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners, be received; and
- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.

### Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.083 and 19T-03V18 (Antonio and Rosetta Comegna) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.



- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the following deputations and written submission be received:
  - a) Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners; and
  - b) Mr. Eugene Iacobelli, 9500 Dufferin St., Vaughan, L6A 1S2 and written submission dated January 5, 2004; and
- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.

THAT the Public Hearing for Files Z.02.084 and 19T-02V10 (1275620 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**16                         ZONING BY-LAW AMENDMENT FILE Z.00.095**  
**DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V20**  
**BLOCK 18 TREES INC.**  
**PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 5, 2004, be approved;
- 2) That appropriate funding be provided for streetscaping along Major Mackenzie Drive from Hill Street to the Railway crossing and the pedestrian overpass, as previously committed to by the Development Group;
- 3) That the issues and concerns of the non-participating landowners be addressed, prior to this matter being brought forward to a Committee of the Whole meeting;
- 4) That a Front-end Agreement be executed with respect to the widening of Dufferin Street between Rutherford Road and Major Mackenzie Drive and that this Agreement be entered into prior to subdivision approval;
- 5) That the deputation of Mr. Roy Mason, KLM Planning Partners, on behalf of the Block 18 Landowners, be received; and
- 6) That the written submission of Ms. Lyn MacMillan, 9605 Dufferin St., Maple, L6A 1S2, dated January 5, 2004, be received.

## Recommendation

The Commissioner of Planning recommends:

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THAT the Public Hearing for Files Z.00.095 and 19T-00V20 (Block 18 Trees Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

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The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair