

**REPORT NO. 65 OF THE COMMITTEE OF THE WHOLE (PUBLIC HEARING)
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 27, 2004**

maintaining full movement access to the existing commercial centres on the north side of Centre Street between Vaughan Boulevard and New Westminster Drive, and further that the Region of York and YRTP planners be requested to reflect this in the planning for any transit facilities in the Centre Street corridor between Bathurst Street and Dufferin Street;

- 4) That staff be directed to review and report back on amending the phrase “a maximum of 3 storeys in height” under Section 3, Subsection 2.2.3.8 *Mixed Use I* in OPA 672 to “a maximum of 2 storeys in height” and further provide a report on the height maximums for 2 storey developments;
- 5) That staff be directed to review and report back on amending the first sentence in Section 3, Subsection 2.2.6 *Special Policy Area* in OPA 672 as follows:

The “Special Policy Area” designation requires that all proposals for development including those permitted by the “Medium Density Residential” designation will be required to submit a comprehensive planning analysis, supported by a traffic study, public participation component, rationale for proposed density and land use, a noise study, and a height and massing study.

- 6) That staff be directed to review policies related to residential development within the Centre Street Spine given the proximity to the stable residential area to the north. Specifically, that staff develop a policy that would require any development for residential, including senior’s oriented development, to proceed by way of site specific zoning by-law amendment in conjunction with site plan approval applications. Further, that the zoning by-law amendment and site plan approval have specific regard to operational matters, to include but not limited to parking, visitor parking, amenity space, loading and service areas;
- 7) That staff be directed to conduct a transportation study and bring forward a recommendation, specifically dealing with the commercial plazas to the north of Centre Street, between Vaughan Boulevard and New Westminster Drive;
- 8) That the presentation of Mr. Phil Levine, IBI Consulting Group, and presentation material entitled “Thornhill - Centre Street Study & OPAs”, dated September 20, 2004, be received;
- 9) That the following deputations be received:
 - a) Mr. Cesar Ierullo, 49 Vaughan Blvd., Thornhill, L4J 3N8;
 - b) Mr. Louis I. Greenbaum, on behalf of Vogue Investments Limited and Centre Street Properties Inc., 1118 Centre Street, Suite 208, Thornhill, L4J 7R9;
 - c) Ms. Cheryl Yaffa, 67 Carl Tennen Street, Thornhill, L4J 7B9;
 - d) Mr. Terry Goodwin, 122 Thornridge Drive, Thornhill, L4J 1E3;
 - e) Mr. Jeff Stone, 7601 Bathurst Street, Suite 304, Vaughan, L4J 4H5;
 - f) Ms. Gila Martow, 70 Coldwater Crescent, Thornhill, L4J 7S4;
 - g) Mr. Mario G. Racco, 21 Checker Court, Thornhill L4J 5X4;
 - h) Mr. Dennis Wood, on behalf of First Pro Shopping Centre and Metro Ontario Investments Limited, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5;
 - i) Mr. Scott Arbuckle, Planning and Engineering Initiatives Ltd., 52 Village Centre Place, Suite 200, Mississauga, L4Z 1V9, on behalf of Swartzberg & Krane;
 - j) Mr. Rudy Bucciul, 17 Lawrie Road, Thornhill, L4J 3N6; and
 - k) Ms. Shelly Herzog, 105 Loma Vista Drive, Thornhill, L4J 7S2; and

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ZONING BY-LAW AMENDMENT FILE Z.04.046
DRAFT PLAN OF SUBDIVISION FILE 19T-03V10
P. GABRIELE & SONS 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 September 20, 2004, be approved; and
- 2) That the deputation of Mr. Vince Catalfo, Legends Consulting, 10 Valentine Place, Thornhill, L4J 7B3, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Amendment File Z.04.046 and Draft Plan of Subdivision File 19T-03V10 (P. Gabriele & Sons Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.



The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Regional Councillor Mario F. Ferri, Chair