

CITY OF VAUGHAN
REPORT NO. 42 OF THE
SPECIAL COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on September 7, 2010*

The Special Committee of the Whole met at 7:15 p.m., on August 31, 2010.

Present: Councillor Sandra Yeung Racco, Chair
 Mayor Linda D. Jackson
 Regional Councillor Joyce Frustaglio
 Regional Councillor Mario F. Ferri
 Regional Councillor Gino Rosati
 Councillor Tony Carella
 Councillor Bernie Di Vona
 Councillor Peter Meffe
 Councillor Alan Shefman

The Special Committee of the Whole recessed at the commencement of its meeting to make a presentation to Ms. Donna Giutizia in recognition of her receipt of the Ward 2 Civic Hero Award.

The Special Committee of the Whole resumed at 7:20 p.m. with all members present.

The following items were dealt with:

1 **NORTH KLEINBURG-NASHVILLE SECONDARY PLAN**
 RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
 FILE 12.5.12.3
 WARD 1

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved subject to the minimum targets being lowered to 40 for the Huntington North Area and to 30 for the Kipling Area;**

- 2) That the following deputations be received:**
 - a) Mr. John McMahon, 5900 Kirby Road, Kleinburg, L0J 1C0;**
 - b) Mr. Ken Nieuwhof, KARA, P.O. Box 202, Kleinburg, L0J 1C0; and**
 - c) Mr. Frank Greco, Frank Greco Property Management, 10472 Islington Avenue, Suite 201, Kleinburg, L0J 1C0; and**

- 3) That the following written submissions be received:**

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- a) **Mr. Ken Schwenger, Kleinburg and Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0, dated August 31, 2010; and**
- b) **Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.**

Recommendation

The Commissioner of Planning recommends that:

- 1. The draft North Kleinburg-Nashville Secondary Plan (May, 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
- 2. The revised version of the North Kleinburg-Nashville Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

**2 WOODBRIDGE CENTRE SECONDARY PLAN
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.3
WARD 2**

The Special Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;**
- 2) **That the deputation from Ms. Rosemarie Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, be received; and**
- 3) **That the following written submissions be received:**
 - a) **Ms. Angela Sciberras, Sciberras Consulting Inc., 471 Timothy Street, Newmarket, L3Y 1P9, dated August 24, 2010;**
 - b) **Mr. Mark N. Emery, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 30, 2010;**
 - c) **Mr. Norbert Marocco, 1525233 Ontario Inc., 240 Bartor Road, Toronto, M9M 2W6, dated August 30, 2010;**
 - d) **Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9, dated August 31, 2010; and**
 - e) **Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.**

Recommendation

The Commissioner of Planning recommends that:

- 1. The draft Woodbridge Centre Secondary Plan (May 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
- 2. The revised version of the Woodbridge Centre Secondary Plan (May 2010) proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.
- 3. That the text preceding Policy 7.3.2 be changed as follows:

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“Certain areas of Vaughan are subject to the Special Policy Area concerning flood plain management, as shown on Schedule 9 of this Plan, recognizing historic development within the flood plain. Current provincially-approved SPA policies and boundaries are included in Chapter 3 and Schedule 8, respectively, in Volume 1 of the Official Plan and will remain in effect until revised SPA policies and boundaries in Section 7.3 and Schedule 9, respectively, of the Woodbridge Centre Secondary Plan have been approved by the Ministry of Municipal Affairs and Housing.”

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**THE VAUGHAN METROPOLITAN CENTRE
SECONDARY PLAN
FILE: 25.5.12.1
WARD 4**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;**
- 2) That the following deputations be received:**
 - a) Mr. David Phalp, IBI Group, 230 Richmond Street West, 5th Floor, Toronto, L6A 1T1;**
 - b) Mr. Chris Barnett, Davis LLP Legal Advisors, 1 First Canadian Place, 100 King Street West, Suite 5600, Toronto, M5X 1E2; and**
 - c) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8; and**
- 3) That the following written submissions be received:**
 - a) Ms. Valeria Maurizio, Wood Bull LLP, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, dated August 10, 2010;**
 - b) Mr. Tony Di Benedetto, 141 Sharpecroft Boulevard, Downsview, M3J 1P6, dated August 23, 2010;**
 - c) Ms. Giovanna De Girolamo, York Catholic District School Board, 320 Bloomington Road West, Aurora, L4G 3G8, dated August 31, 2010; and**
 - d) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.**

Recommendation

The Commissioner of Planning recommends that:

- 1. The draft Vaughan Metropolitan Centre (VMC) Secondary Plan (May 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report;**
- 2. The revised version of the Vaughan Metropolitan Centre (VMC) Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.**

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**YONGE STEELES CORRIDOR SECONDARY PLAN
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 12.5.12.4
WARD 5**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved subject to replacing the last sentence in the third paragraph under the heading "Requirements for Mandatory Retail Frontages" contained in the report of the Commissioner of Planning with the following:

"Therefore, staff recommends that Schedule 3 (South) be amended to include mandatory retail frontage along Yonge Street from the CN Railway to Steeles Avenue."

- 2) That the following deputations and written submissions be received:

- a) Mr. David Matthews, Matthews Planning and Management Ltd., 1470 Hurontario Street, Mississauga, L5G 3H4, and written submission, dated July 13, 2010;
- b) Mr. John Bousfield, Bousfields Inc., 3 Church Street, Suite 200, Toronto, M5E 1M2, and written submission, dated August 30, 2010;
- c) Mr. Jeffrey E. Streisfield, Land Law, 662 Briar Hill Avenue, Toronto, M6B 1L3, and written submission, dated August 30, 2010;
- d) Mr. Anthony Bilotta, Remax, 1140 Burnhamthorpe Road West, Suite 141, Mississauga, L5C 4E9, and written submission, dated July 21, 2010;
- e) Ms. Teresa Marando, 9 Dorian Place, Thornhill, L4J 2M3, and written submission, dated July 25, 2010; and
- f) Mr. Michael Naaman, c/o 15 Dorian Place, Vaughan, L4J 2M3; and

- 3) That the following written submissions be received:

- a) Ms. Eileen P. K. Castello, Aird & Berlis, Barristers and Solicitors, Brookfield Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated August 17, 2010;
- b) Carlo and Anna Marzo, 37 Longbridge Road, Thornhill, L4J 1L7, dated August 18, 2010;
- c) Mr. Michael J. Wren, Miller Thomson, Barristers & Solicitors, Scotia Plaza, 40 King Street West, Suite 5800, P.O. Box 1011, Toronto, M5H 3S1, dated August 24, 2010;
- d) Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, three letters dated August 30, 2010; and
- e) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.

Recommendation

The Commissioner of Planning recommends:

1. The draft Yonge Steeles Corridor Secondary Plan (May, 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the Yonge Steeles Corridor Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

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**WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS**

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**FILE 25.5.19
WARD 1 & 2**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;
- 2) That the following deputations be received:
 - a) Mr. Roy Furlan, Central Corp., 304 Eddystone Avenue, Suite 304, Toronto, M3N 1H7; and
 - b) Mr. Michael Mendes, Rice Group; and
- 3) That the following written submissions be received:
 - a) Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, one dated August 17, and two dated August 27, 2010; and
 - b) Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated August 26, 2010.

Recommendation

The Commissioner of Planning recommends that:

1. The draft West Vaughan Employment Area Secondary Plan (May, 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the West Vaughan Employment Area Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

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**OFFICIAL PLAN REVIEW - VOLUME 2
LANDS SUBJECT TO EXISTING SECONDARY PLAN POLICIES
AND SITE AND AREA SPECIFIC POLICIES
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE: 25.1.1(b)
WARDS 1 TO 5**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved, subject to the deletion of the following phrase from section 12.3.2.8. of Volume 2 of the City of Vaughan Draft Official Plan:

“or as may be required to implement an expansion required pursuant to Section 18 of the Waste Management Act”
- 2) That the following deputations, written submission, and rendering, be received:
 - a) Ms. Gloria Marsh, Don Watershed Regeneration Council;
 - b) Mr. Tony Mauti, 133 Anthia Drive, Toronto, M9L 2T7;
 - c) Ms. Erlinda Insigne, 581 Conley Street, Thornhill, L4N 6V2;

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- d) Mr. Louis Greenbaum, The Vogue Development Group Inc., 1118 Centre Street, Thornhill, L4J 7R9, and rendering;
 - e) Mr. David Lundell, 5 Dorian Place, Thornhill, L4J 2M3;
 - f) Mr. Quinto Annibale, The Vaughan Health Campus of Care, Loopstra, Nixon LLP, 135 Queens Plate Drive, Etobicoke, M9W 6V7;
 - g) Mr. Frank Greco, Frank Greco Property Management, 10472 Islington Avenue, Suite 201, Kleinburg, L0J 1C0; and
 - h) Ms. Rosemarie Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, and written submission, dated August 30, 2010; and
- 3) That the following written submissions be received:
- a) Mr. Dave Simpson, Alderville First Nation, 11696 Second Line, P.O. Box 46, Roseneath, K0K 2X0, dated August 17, 2010;
 - b) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010;
 - c) Mr. Chris Barnett, Davis LLP, 1 First Canadian Place, Suite 5600, P.O. Box 367, 100 King Street West, Toronto, M5X 1E2, dated July 28, 2010;
 - d) Mr. Michael Melling, Davies Howe Partners, The Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, dated August 27, 2010;
 - e) Mr. Michael Melling, Davies Howe Partners, The Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, dated August 27, 2010;
 - f) Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated August 30, 2010;
 - g) Ms. Seanna Kerr, R. G. Richards & Associates, 4181 Sladeview Crescent, Unit 23, Mississauga, L5L 5R2, dated August 30, 2010;
 - h) Ms. Carolyn Woodland, Toronto and Region Conservation, 5 Shoreham Drive, Downsview, M3N 1S4, dated August 31, 2010;
 - i) Mr. Luch Ognibene, Nine-Ten West Limited, 7501 Keele Street, Vaughan, L4K 1Y2, dated August 31, 2010;
 - k) Mr. Steven A. Zakem, Aird & Berlis LLP, BCE Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated August 31, 2010;
 - l) Mr. George Karakokkinos, Nu-Land Management Inc., 64 Jardin Drive, Unit 1C, Concord, L4K 3P3, dated August 30, 2010;
 - m) Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 31, 2010; and
 - n) Ms. Lindsay Dale-Harris, dated August 31, 2010.

Recommendation

The Commissioner of Planning recommends:

1. That Attachment No. 1, forming the existing secondary plans and area and site-specific amendments of Volume 2 (August 2010), together with the five new secondary plans (North Kleinburg Nashville Secondary Plan, Woodbridge Centre Secondary Plan, Vaughan Metropolitan Centre Secondary Plan, Yonge Steeles Corridor Secondary Plan and the West Vaughan Employment Area Secondary Plan) be consolidated into Volume 2 of the Official Plan; and that Volume 2 proceed to Council for adoption at its September 7, 2010 meeting.

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The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair