

**CITY OF VAUGHAN**  
**REPORT NO. 56 OF THE**  
**COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

*For consideration by the Council  
of the City of Vaughan  
on June 28, 2004*

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The Committee of the Whole (Public Hearing) met at 7:27 p.m., on June 21, 2004.

Present: Councillor Sandra Yeung Racco, Chair  
Mayor Michael Di Biase (9:33 p.m.)  
Regional Councillor Mario F. Ferri  
Regional Councillor Joyce Frustaglio (7:34 p.m.)  
Regional Councillor Linda D. Jackson  
Councillor Tony Carella  
Councillor Bernie Di Vona  
Councillor Peter Meffe

The following items were dealt with:

**1** **VAUGHAN CENTRE SECONDARY PLAN**  
**NORTHEAST JANE RUTHERFORD STUDY**  
**FILE OPA 607**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 21, 2004, be approved;
- 2) That the following deputations be received:
  - a) Mr. John Stevens, J.H. Stevens, Planning + Development Consultants;
  - b) Mr. Levant Tinaz, Maple Landing Ratepayers Association, 27 Broomlands Drive, Maple, L6A 2K2; and
  - c) Mr. Angelo DiNardo, Maple-Sherwood Ratepayers Association, 182 Greenock Drive, Maple, L6A 1V1; and
- 3) That the written submission of Mr. Thomas R. Lederer, Davis & Company, 1 First Canadian Place, Suite 5600, P.O. Box 367, 100 King Street West, Toronto, M5X 1E2, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File OPA 607 (Vaughan Centre Secondary Plan-Northeast Jane Rutherford Study) BE RECEIVED, and that the issues identified by the public and Council be addressed by Staff in a report to Committee of the Whole for June 28, 2004.

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**BLOCK 40/47 BLOCK PLAN  
BLOCK PLAN FILE BL.40/47.03  
PINE HEIGHTS ESTATES  
RELATED FILE OP.03.008  
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 June 21, 2004, be approved;
- 2) That in accordance with the memorandum from the Commissioner of Planning, dated June 21, 2004, the phrase “and all lots must have a minimum lot frontage of 18m” be deleted from bullet #1 under “Preliminary Review”;
- 3) That the following deputations be received:
  - a) Mr. Gary Templeton, Templeton Planning Ltd., 71 Tyler Street, Aurora, L4G 2N1, on behalf of the applicant;
  - b) Mr. Tim Sorochinsky, Millwood Woodend Ratepayers Association, 275 Millwood Parkway, Woodbridge, L4L 1A6;
  - d) Mr. Dave Darker, Purpleville Ratepayers Association, 10820 Pine Valley Drive, Woodbridge, L4L 1A6;
  - e) Mr. Steve Owens, Purpleville Ratepayers Association, 4720 Teston Road, P.O. Box 416, Kleinburg, L0J 1C0;
  - f) Mr. Bob Klein, 8 Daleview Court, Kleinburg, L0J 1C0, on behalf of KARA;
  - g) Mr. Charles Finley, 3911 Teston Road, RR #2, Woodbridge, L4L 8L2, on behalf of Diane Finley and Estate of Jean Teskey; and
  - h) Ms. Amy Darker, 10820 Pine Valley Drive, Woodbridge, L4L 1A6; and
- 3) That the written submission of Ms. Elizabeth A. Bottos, 178 Charmaine Road, Woodbridge, L4L 1K2, dated June 21, 2004, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File BL.40/47.03 (Block 40/47 Block Plan) BE RECEIVED, and that the issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to Committee of the Whole.

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**DRAFT PLAN OF SUBDIVISION 19T-04V08  
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 June 21, 2004, be approved;
- 2) That the following deputations be received:
  - a) Mr. Jim Kirk, on behalf of the applicant;

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- b) Mr. John Burns, 9 Abbeywood Gate, Thornhill, L4J 8P1;
  - c) Ms. Mindy Madonik, 7 Abbeywood Gate, Thornhill, L4J 8P1; and
  - d) Ms. Joni Vodopia, 9 Abbeywood Gate, Thornhill, L4J 8P1; and
- 3) That the following written submissions be received:
- a) Igor and Aleksandra Bendersky, 164 Kingsbridge Circle, Thornhill, L4J 8P2;
  - b) Marina and Rafael Alter, 43 Abbeywood Gate, Thornhill, L4J 8P1;
  - c) Lily Fergia, 166 Kingsbridge Circle, Thornhill, L4J 8P2; and
  - d) Nora Lipfeld and Sergio Burman, 162 Kingsbridge Circle, Thornhill, L4J 8P2.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-04V08 (1541677 Ontario Limited) 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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**OFFICIAL PLAN AMENDMENT FILE OP.04.010  
ZONING BY-LAW AMENDMENT FILE Z.04.028  
ASHLOCK LTD. ET AL C/O SCEPTRE DEVELOPMENTS  
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 June 21, 2004, be approved;
- 2) That the applicant be requested to meet with the Ward 2 Sub-Committee, area Ratepayers Associations and affected residents to resolve outstanding issues, prior to this matter being brought forward to a Committee of the Whole meeting;
- 2) That the following deputations be received:
  - a) Mr. Daniel Cusimano, Cusimano Architects, 130 Bridgeland Avenue, LL1, Toronto, M6A 1Z4, on behalf of the applicant;
  - b) Mr. Jan Poot, 268 Woodbridge Avenue, Woodbridge, L4L 2TZ;
  - c) Mr. Greg Barbieri, Kipling Ratepayers Association, 27 Cheltenham Avenue, Woodbridge, L4L 1K6 and written submission, dated June 14, 2004 and petition; and
  - d) Ms. Joanne Mauti, Woodbridge Core Ratepayers Association, c/o 128 Wallace Street, Woodbridge, L4L 2P4 and written submission, dated June 21, 2004; and
- 3) That the following written submissions be received:
  - a) Mr. Ron Harrison, 32 Abell Avenue, Woodbridge, L4L 1B8 dated June 12, 2004;
  - b) Mr. Mario Volpentesta, 7883 Kipling Avenue, Woodbridge, L4L 1Z6;
  - c) Mr. Rocco Pannese, President, Kipling Gallery, 7938 Kipling Avenue, Vaughan, L4L 1Z5, dated June 18, 2004; and
  - d) Ms. Linda Mae Maxey, 65 Cheltenham Avenue, Woodbridge, L4L 1A6, dated June 21, 2004.

**Recommendation**

The Commissioner of Planning recommends:



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**ZONING BY-LAW AMENDMENT FILE Z.04.026  
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO  
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 June 21, 2004, be approved; and
- 2) That the deputation of Mr. Bill Mardimae, on behalf of the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.026 (Islamic Shia Ithna-Asheri Jamaat of Toronto) 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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**ZONING BY-LAW AMENDMENT FILE Z.04.022  
EMANUELA BUYUK  
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 June 21, 2004, be approved;
- 2) That the following deputations be received:
  - a) Mr. Sam Stabile, Stabile & Partners, on behalf of the applicant;
  - b) Mr. Norman Drolet, 2Film Technologies Inc., 260 Edgeley Boulevard, #32, Concord, L4K 3Y4;
  - c) Mr. John Park, Sweet N Fun Products Ltd., 260 Edgeley Boulevard, #30 & 31, Concord, L4K 3Y4;
  - d) Mr. Tory Naccarato, Island Corporation, 260 Edgeley Boulevard, #32, Concord, L4K 3Y4; and
  - e) Mr. Martin Hupa, WH Electronics, 260 Edgeley Boulevard, #20 & 21, Concord, L4K 3Y4; and
- 3) That the following written submissions be received:
  - a) Mr. Louis Rodriguez, Fotiou Frames, 538 Millway Avenue, Concord, L4K 3V5, dated June 21, 2004; and
  - b) Deonarine Balkaran, Right Choice Linen Rentals Inc., 260 Edgeley Boulevard, #25, Concord, L4K 3Y4.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.022 (Emanuela Buyuk) 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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- i) the security of the property of the City or local board;
- ii) personal matters about an identifiable individual including municipal or local board employees;
- iii) a proposed or pending acquisition or disposition of land by the municipality or local board;
- iv) labour relations or employee negotiations;
- v) litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board;
- vi) the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- vii) a matter in respect of which Council, boards, Committee or other body has authorized a meeting to be closed under an Act of the Legislature or an Act of Parliament.

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The meeting adjourned at 11:40 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair