

CITY OF VAUGHAN
REPORT NO. 9 OF THE
COMMITTEE OF THE WHOLE (PUBLIC HEARING)

*For consideration by the Council
of the City of Vaughan
on January 26, 2004*

The Committee of the Whole (Public Hearing) met at 8:22 p.m., on January 19, 2004.

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

The Committee of the Whole (Public Hearing) passed the following resolution:

That the Rules of Procedure with respect to start time be waived to permit the meeting to commence at 8:22 p.m.

The following items were dealt with:

1 ZONING BY-LAW AMENDMENT FILE Z.03.093
MAREE O'TEE 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 19, 2004, be approved; and**
- 2) That the deputation of Mr. Mark Emery, Weston Consulting Group Inc., 201 Millway Ave., Suite 19, Vaughan, L4K 5K8, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.093 (Maree O'Tee 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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**2 ZONING BY-LAW AMENDMENT APPLICATION Z.03.054
 CANADIAN NATIONAL RAILWAY COMPANY
 PRELIMINARY REPORT**

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

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 19, 2004, be approved;**

- 2) That the following written submissions be received:**
 - a) Mr. Andrew E. Salem, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated January 15, 2004, on behalf of applicant; and**
 - b) Mr. Mark H. Viner, Barrister & Solicitor, 541 Old Orchard Grove, Toronto, M5M 2G8, dated January 19, 2004, on behalf of Peter and Josephine Zeppieri.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.054 (Canadian National Railway Company) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**3 ZONING BY-LAW AMENDMENT FILE Z.03.085
 LEONARDO & MARIA RUSSO
 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 19, 2004, be approved; and**

- 2) That the deputation of Ms. Joanne Angiola, 3836 Major Mackenzie Dr., Woodbridge, L4L 1A6, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.085 (Leonardo & Maria Russo) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**4 ZONING BY-LAW AMENDMENT FILE Z.03.058
 DRAFT PLAN OF SUBDIVISION FILE 19T-03V11
 VENTANA HOMES 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 19, 2004, be approved;**

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- 2) That the following deputations be received:
 - a) Mr. Loreto Grimaldi, Maplewood Ravines Community Association, 48 Adirondack Dr., Maple, L6A 2V7; and
 - b) Ms. Susan Campe, 240 Athabasca Dr., Vaughan, L6A 3R9; and
- 3) That the following written submissions be received:
 - a) Mr. Angelo Caranci, 11000 Dufferin St., Maple, L6A 1S2, dated January 5, 2004;
 - b) Ms. Elina Towie, dated January 19, 2004;
 - c) Mr. Sam Rubino, 289 Athabasca Dr., Vaughan, L6A 3S1, dated January 16, 2004; and
 - d) Letter and petition submitted by Northdale Residents.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.058 and 19T-03V11 (Ventana Homes Inc.) 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.03.075
DRAFT PLAN OF SUBDIVISION FILE 19T-03V12
ROYAL GARDEN HOMES LTD.
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 19, 2004, be approved;
- 2) That the applicant meet with area residents and Ratepayers Associations who have expressed concerns and interest to resolve the issues identified, prior to this matter being brought forward to a Committee of the Whole meeting;
- 3) That the following deputations be received:
 - a) Mr. Don Givens, Malone Givens Parsons Ltd., on behalf of the applicant;
 - b) Mr. George Schacht, 3 Quail Run Blvd., Maple, L6A 1E9; and
 - c) Mr. Antony Niro, Maplewood Ravines Community Association, 333 Laurentian Blvd., Maple, L6A 2V3; and
- 4) That the following written submissions be received:
 - a) Dr. and Mrs. Anderson, P.O. Box 404, Maple, L6A 1S3, dated January 1, 2004; and
 - b) Ms. Kimberly L. Beckman, Davies Howe Partners, The Fifth Floor, 99 Spadina Ave., Toronto, M5V 3P8, dated January 16, 2004, on behalf of Helmhorst Investments Inc.

Recommendation

The Commissioner of Planning recommends:

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THAT the Public Hearing for Files Z.03.075 & 19T-03V12 (Royal Garden Homes Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

6 **ZONING BY-LAW AMENDMENT FILE Z.03.097
DRAFT PLAN OF SUBDIVISION FILE 19T-03V23
2020502 ONTARIO 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 19, 2004, be approved;**
- 2) That the applicant meet with area residents and Ratepayers Associations who have expressed concerns and interest to resolve the issues identified, prior to this matter being brought forward to a Committee of the Whole meeting;**
- 3) That the following deputations be received:**
 - a) Mr. Don Givens, Malone Givens Parsons Ltd., on behalf of the applicant;**
 - b) Mr. George Schacht, 3 Quail Run Blvd., Maple, L6A 1E9; and**
 - c) Mr. Antony Niro, Maplewood Ravines Community Association, 333 Laurentian Blvd., Maple, L6A 2V3; and**
- 4) That the following written submissions be received:**
 - a) Dr. and Mrs. Anderson, P.O. Box 404, Maple, L6A 1S3, dated January 1, 2004;**
 - b) Ms. Kimberly L. Beckman, Davies Howe Partners, The Fifth Floor, 99 Spadina Ave., Toronto, M5V 3P8, dated January 16, 2004, on behalf of Helmhorst Investments Inc.; and**
 - c) Mr. Quinto M. Annibale, Loopstra Nixon LLP, Woodbine Place, 135 Queens Plate Dr., Suite 600, Toronto, M9W 6V7, dated January 19, 2004, on behalf of Elvio and Vicki ██████████.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.097 & 19T-03V23 (2020502 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

7 **ZONING BY-LAW AMENDMENT FILE Z.99.063
DRAFT PLAN OF SUBDIVISION FILE 19T-99V08
ANDRIDGE HOMES LIMITED ET AL
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 19, 2004, be approved;**
- 2) That the applicant meet with area residents and Ratepayers Associations who have expressed concerns and interest to resolve the issues identified, prior to this matter being brought**

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forward to a Committee of the Whole meeting;

- 3) That the following deputations be received:
 - a) Mr. Don Givens, Malone Givens Parsons Ltd., on behalf of the applicant;
 - b) Mr. George Schacht, 3 Quail Run Blvd., Maple, L6A 1E9; and
 - c) Mr. Antony Niro, Maplewood Ravines Community Association, 333 Laurentian Blvd., Maple, L6A 2V3; and

- 4) That the following written submissions be received:
 - a) Dr. and Mrs. Anderson, P.O. Box 404, Maple, L6A 1S3, dated January 1, 2004;
 - b) Ms. Kimberly L. Beckman, Davies Howe Partners, The Fifth Floor, 99 Spadina Ave., Toronto, M5V 3P8, dated January 16, 2004, on behalf of Helmhorst Investments Inc.;
 - c) Mr. Quinto M. Annibale, Loopstra Nixon LLP, Woodbine Place, 135 Queens Plate Dr., Suite 600, Toronto, M9W 6V7, dated January 19, 2004, on behalf of Elvio and Vicki DeMeneghi;
 - d) Mr. Marco Ramunno, City of Vaughan, Planning Department, dated January 16, 2004;
 - e) Letter and Petition from The Residents of Woodland Acres – Phase 2, dated January 7, 2004;
 - f) Ms. Laura Tabbara, 25 Quail Run Blvd., Maple, L6A 1E9, dated January 19, 2004; and
 - g) Ms. Ingrid Sickinger, 15 Quail Run Blvd., Maple, L6A 1E9, dated January 15, 2004.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.99.063 & 19T-99V08 (Andridge Homes Limited Et Al) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

8 **ZONING BY-LAW AMENDMENT FILE Z.00.021
DRAFT PLAN OF SUBDIVISION FILE 19T-00V02
MAYVON INVESTMENTS LTD. ET AL
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 19, 2004, be approved;
- 2) That the applicant meet with area residents and Ratepayers Associations who have expressed concerns and interest to resolve the issues identified, prior to this matter being brought forward to a Committee of the Whole meeting;
- 3) That the following deputations be received:
 - a) Mr. Don Givens, Malone Givens Parsons Ltd., on behalf of the applicant;
 - b) Mr. George Schacht, 3 Quail Run Blvd., Maple, L6A 1E9; and
 - c) Mr. Antony Niro, Maplewood Ravines Community Association, 333 Laurentian Blvd., Maple, L6A 2V3; and
- 4) That the following written submissions be received:

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- a) **Dr. and Mrs. Anderson, P.O. Box 404, Maple, L6A 1S3, dated January 1, 2004; and**
- b) **Ms. Kimberly L. Beckman, Davies Howe Partners, The Fifth Floor, 99 Spadina Ave., Toronto, M5V 3P8, dated January 16, 2004, on behalf of Helmhorst Investments Inc.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.021 & 19T-00V02 (Mayvon Investments Ltd. et al) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

9

**ZONING BY-LAW AMENDMENT FILE Z.03.079
DRAFT PLAN OF SUBDIVISION FILE 19T-03V16
MIDVALE ESTATES 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 19, 2004, be approved;**
- 2) **That the applicant meet with area residents and Ratepayers Associations who have expressed concerns and interest to resolve the issues identified, prior to this matter being brought forward to a Committee of the Whole meeting;**
- 3) **That the following deputations be received:**
 - a) **Mr. Don Givens, Malone Givens Parsons Ltd., on behalf of the applicant;**
 - b) **Mr. George Schacht, 3 Quail Run Blvd., Maple, L6A 1E9; and**
 - c) **Mr. Antony Niro, Maplewood Ravines Community Association, 333 Laurentian Blvd., Maple, L6A 2V3; and**
- 4) **That the following written submissions be received:**
 - a) **Dr. and Mrs. Anderson, P.O. Box 404, Maple, L6A 1S3, dated January 1, 2004; and**
 - b) **Ms. Kimberly L. Beckman, Davies Howe Partners, The Fifth Floor, 99 Spadina Ave., Toronto, M5V 3P8, dated January 16, 2004, on behalf of Helmhorst Investments Inc.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.079 & 19T-03V16 (Midvale Estates Inc.) 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.03.096
DRAFT PLAN OF SUBDIVISION FILE 19T-03V22
FERNBROOK HOMES (MAJORMACK NORTH) LTD.
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 19, 2004, be approved;
- 2) That the applicant meet with area residents and Ratepayers Associations who have expressed concerns and interest to resolve the issues identified, prior to this matter being brought forward to a Committee of the Whole meeting;
- 3) That the following deputations be received:
 - a) Mr. Don Givens, Malone Givens Parsons Ltd., on behalf of the applicant;
 - b) Mr. George Schacht, 3 Quail Run Blvd., Maple, L6A 1E9; and
 - c) Mr. Antony Niro, Maplewood Ravines Community Association, 333 Laurentian Blvd., Maple, L6A 2V3; and
- 4) That the following written submissions be received:
 - a) Dr. and Mrs. Anderson, P.O. Box 404, Maple, L6A 1S3, dated January 1, 2004;
 - b) Ms. Kimberly L. Beckman, Davies Howe Partners, The Fifth Floor, 99 Spadina Ave., Toronto, M5V 3P8, dated January 16, 2004, on behalf of Helmhorst Investments Inc.; and
 - c) Mr. Marco Ramunno, City of Vaughan, Planning Department, dated January 16, 2004.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.096 & 19T-03V22 (Fernbrook Homes (Majormack North) Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

11

**ZONING BY-LAW AMENDMENT FILE Z.03.080
DRAFT PLAN OF SUBDIVISION FILE 19T-03V17
LINDSTONE DEVELOPMENT CORPORATION
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 19, 2004, be approved;
- 2) That the applicant meet with area residents and Ratepayers Associations who have expressed concerns and interest to resolve the issues identified, prior to this matter being brought forward to a Committee of the Whole meeting;
- 3) That the following deputations be received:
 - a) Mr. Don Givens, Malone Givens Parsons Ltd., on behalf of the applicant;

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- b) Mr. George Schacht, 3 Quail Run Blvd., Maple, L6A 1E9; and
 - c) Mr. Antony Niro, Maplewood Ravines Community Association, 333 Laurentian Blvd., Maple, L6A 2V3; and
- 4) That the following written submissions be received:
- a) Dr. and Mrs. Anderson, P.O. Box 404, Maple, L6A 1S3, dated January 1, 2004; and
 - b) Ms. Kimberly L. Beckman, Davies Howe Partners, The Fifth Floor, 99 Spadina Ave., Toronto, M5V 3P8, dated January 16, 2004, on behalf of Helmhorst Investments Inc.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.080 & 19T-03V17 (Lindstone Development Corporation) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

12 **ZONING BY-LAW AMENDMENT FILE Z.99.080
DRAFT PLAN OF SUBDIVISION FILE 19T-89124
MAJOR BOB FARMS 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 19, 2004, be approved;
- 2) That the applicant meet with area residents and Ratepayers Associations who have expressed concerns and interest to resolve the issues identified, prior to this matter being brought forward to a Committee of the Whole meeting;
- 3) That the following deputations be received:
 - a) Mr. Don Givens, Malone Givens Parsons Ltd., on behalf of the applicant;
 - b) Mr. George Schacht, 3 Quail Run Blvd., Maple, L6A 1E9; and
 - c) Mr. Antony Niro, Maplewood Ravines Community Association, 333 Laurentian Blvd., Maple, L6A 2V3; and
- 4) That the following written submissions be received:
 - a) Dr. and Mrs. Anderson, P.O. Box 404, Maple, L6A 1S3, dated January 1, 2004;
 - b) Ms. Kimberly L. Beckman, Davies Howe Partners, The Fifth Floor, 99 Spadina Ave., Toronto, M5V 3P8, dated January 16, 2004, on behalf of Helmhorst Investments Inc.; and
 - c) Ms. Faye Elmer, 10520 Bathurst St., Maple, L6A 1S2, dated January 19, 2004.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.99.080 & 19T-89124 (Major Bob Farms 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 9:00 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair