CITY OF VAUGHAN

REPORT NO. 32 OF THE

SPECIAL COMMITTEE OF THE WHOLE

For consideration by the Council of the City of Vaughan on May 9, 2005

The Special Committee of the Whole met at 8:51 p.m., on May 2, 2005.

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

The following items were dealt with:

1

THORNHILL CENTRE STREET STUDY CITY OF VAUGHAN OFFICIAL PLAN AMENDMENTS DRAFT OPA #671 (THORNHILL TOWN CENTRE) DRAFT OPA #672 (CENTRE STREET SPINE) <u>RELATED FILE: 15.92</u>

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 2, 2005, be approved;
- 2) That the following request submitted by Mr. Louis I. Greenbaum, be approved:

"That the following wording (S.3.3 of Part I) be included in Part II of OPA 672 as an Amendment to the General Commercial policies of OPA 210 (perhaps Section 2.2.3.6 of OPA 210) whereby:

Council consideration should be given to broadening the permitted retail and service commercial uses within an implementing Zoning By-Law and definitions to allow a greater range of commercial uses which reflect evolving consumer needs without imposing negative impacts on neighbouring residential areas";

- 2) That the following deputations and written submission be received:
 - a) Mr. Philip Levine, IBI Group, 230 Richmond Street West, 5th Floor, Toronto, M5V 1V6;
 - b) Mr. Peter Weston, Weston Consulting Group, 201 Millway Avenue, Suite #19, Vaughan, L4K 5K8, on behalf of Rabbi Landa;

- c) Mr. Dennis Wood, Wood Bull LLP, 65 Queen Street West, Suite #1400, Toronto, M5H 2M5, on behalf of First Pro Shopping Centres and Metrontario Investments Limited;
- d) Mr. Jason Park, Goodman and Carr LLP, 200 King Street West, Suite #2300, Toronto, M5H 3W5, on behalf of Canadian Tire Real Estate Limited;
- e) Mr. Larry Deverett, 96 Edmund Seager Drive, Thornhill, L4J 4S5, on behalf of Routes Jewish Centre and Westmount Community Shul;
- f) Ms. Maria Villa Tisbe, Brownridge Ratepayers' Association, 42 White Boulevard, Thornhill, L4J 5Z2;
- g) Ms. Cheryl Yaffa, 67 Carl Tennen Street, Thornhill, L4J 7B9;
- h) Mr. Jeffrey Stone, 7601 Bathurst Street, Suite #304, Thornhill, L4J 4H5;
- i) Mr. Louis Greenbaum, The Vogue Development Group Inc., 118 Centre Street, Suite # 208, Thornhill, L4J 7R9 and written submission, dated May 2, 2005;
- j) Mr. Terry Goodwin, 122 Thornridge Drive, Thornhill, L4J 1E3; and
- k) Mr. Paul Mandel, Beverley Glen Ratepayers' Association, 125 Conley Street, Thornhill, L4J 2Z1; and
- 3) That the written submission of Mr. Michael Stewart, Goodmans LLP, 250 Yonge Street, Suite #2400, Toronto, M5B 2M6, dated May 2, 2005, be received.

Recommendation

The Commissioner of Planning recommends:

- 1. That the final IBI Thornhill Centre Street Study Report BE APPROVED as the basis of the policy framework for the proposed Thornhill Centre Street Official Plans.
- 2. That Official Plan Amendments #671 and #672 BE ADOPTED.
- 3. That the lands subject to OPA #671 be acknowledged as a "Key Development Area" pursuant to the requirements of York ROPA 43.
- 2

ZONING BY-LAW AMENDMENT FILE Z.04.062 THORNHILL CENTRE STREET-TOWN CENTRE CITY OF VAUGHAN RELATED FILE: 15.92

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 2, 2005, be approved; and
- 2) That the Zoning By-Law for the subject lands be drafted and brought forward to a future Council meeting for approval.

Recommendation

The Commissioner of Planning recommends:

"1. THAT the following report be received as the basis of the Zoning By-law Amendment for File Z.04.062 (City of Vaughan); and,

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2. THAT direction be given to have the Zoning By-law for the subject lands drafted, and brought forward to a future Committee of the Whole meeting for approval."

The meeting adjourned at 10:35 p.m.

Respectfully submitted,

Regional Councillor Mario F. Ferri, Chair