

**CITY OF VAUGHAN**  
**REPORT NO. 39 OF THE**  
**COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

*For consideration by the Council  
of the City of Vaughan  
on June 26, 2006*

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The Committee of the Whole (Public Hearing) met at 7:27 p.m., on June 19, 2006.

Present:                   Regional Councillor Joyce Frustaglio, Chair  
                              Regional Councillor Mario F. Ferri  
                              Councillor Tony Carella  
                              Councillor Bernie Di Vona  
                              Councillor Peter Meffe  
                              Councillor Alan Shefman

Also Present:            Youth Councillor Mark A. Frisoli

The following items were dealt with:

- 1                           OFFICIAL PLAN AMENDMENT FILE OP.06.005  
                              ZONING BY-LAW AMENDMENT FILE Z.06.013  
                              GATETRAIL ESTATES INC.**

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

- 1)       That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved;**
- 2)       That the following deputations and written submissions be received:**
- a)       Ms. Helen Petrou, 14 Okanagan Drive, Richmond Hill, L4C 9R8;**
  - b)       Mr. Harry Edwards, Pro-Dell Investments Inc., 18 Lexington Drive, Markham, L3P 6V3 and written submission dated June 19, 2006, on behalf of Ms. Francine Klodawski;**
  - c)       Mr. Larry Green, 3 Penticton Court, Richmond Hill, L4C 9S1;**
  - d)       Ms. Irina Oren, 41 Okanagan Drive, Richmond Hill, L4C 9R9 and written submissions dated June 14, 2006 and June 19, 2006;**
  - e)       Ms. Louise DiMonte, 7 Keremeos Crescent, Richmond Hill, L4C 9R9;**
  - f)       Councillor Elio Di Iorio, Ward 5, Town of Richmond Hill, P.O. Box 300, 225 East Beaver Creek Road, Richmond Hill, L4C 4Y5 and written submission dated June 16, 2006;**
  - g)       Mr. Alex Oren, 41 Okanagan Drive, Richmond Hill, L4C 9R9;**
  - h)       Ms. Marlene Green, 3 Penticton Court, Richmond Hill, L4C 9S1; and**
  - i)       Mr. Paul Boyer, 6 Penticton Court, Richmond Hill, L4C 9S1 and written submission dated June 15, 2006; and**

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

- a) Mr. Larry Curts, 152 Stephen Street, Richmond Hill, L4C 5R1;
- b) Police Constable Daniel Strauss, 8909 Bathurst Street, Richmond Hill, L4C 0H4, dated June 15, 2006;
- c) Mr. Giulio Baldassarra, 136 Birch Avenue, Richmond Hill, L4C 6C7, dated June 13, 2006;
- d) Resident of 131 Birch Avenue, Richmond Hill, L4C 6C5, dated June 13, 2006;
- e) Residents of 133 Birch Avenue, Richmond Hill, L4C 6C5, dated June 13, 2006;
- f) Peter and Donna Mayor, 1040 Rutherford Road, Maple, L6A 1S2, dated June 15, 2006;
- g) Mr. Mark Ovsey, 334 Beverley Glen Boulevard, Thornhill, L4J 7S7, dated June 12, 2006;
- h) Mr. Michael Hirschberg, 35 Keremeos Crescent, Richmond Hill, L4C 9R9;
- i) The Grimman Family, dated June 12, 2006;
- j) Mr. George Ivanoff, President, Rudolf Steiner Centre, 9100 Bathurst Street, #4, Thornhill, L4J 8C7, dated June 14, 2006;
- k) Ms. Helen Voong, resident of Bathurst & Carrville, dated June 15, 2006;
- l) Mr. Paul P. Ginou, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated June 15, 2006, on behalf of Senang Investments Limited;
- m) Ms. Angela Gargaro, 10 Okanagan Drive, Richmond Hill, L4C 9R8, dated June 16, 2006;
- n) M. Preiano, 26 Aranka Court, Richmond Hill, L4C 7T9, dated June 14, 2006;
- o) Ms. May Seto, 1 Keremeos Crescent, Richmond Hill, L4C 9R9, dated June 14, 2006;
- p) Petition from area residents, dated June 16, 2006;
- q) Michele Rossi, Toronto Waldorf School, 9100 Bathurst Street, #1, Thornhill, L4J 7C7, dated June 16, 2006;
- r) Mr. Rudy P. Bratty, President, Nine-Ten West Limited, 7501 Keele Street, Suite 100, Vaughan, L4K 1Y2, dated June 19, 2006; and
- s) Ms. Yvonne Philpott, Secretary, Board of Directors, The Christian Community, 901 Rutherford Road, Vaughan, L6A 1SA, dated June 19, 2006.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.005 and Z.06.013 (Gatetrail Estates Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.020  
TESMAR HOLDINGS 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 June 19, 2006, be approved;
- 2) That the following deputations and written submission be received:
  - a) Mr. Thomas Lederer, Davis & Co. LLP, 1<sup>st</sup> Canadian Place, Suite #5600, Toronto, M5X 1E2, on behalf of the applicant;
  - b) Mr. Levant Tinaz, President, Maple Landing Ratepayers' Association, 27 Broomlands Drive, Maple, L6A 2K2 and written submission dated June 19, 2006; and

c) **Mr. Alan Kay, Maple Village Ratepayers' Association, 604 Barrhill Road, Maple, L6A 1N6; and**

3) **That the written submission of Ms. Eileen P. Costello, Aird & Berlis LLP, BCE Place, Suite #1800, Box 754, 181 Bay Street, Toronto, M5J 2T9, dated June 19, 2006, be received.**

THAT the Public Hearing report for File OP.05.020 (Tesmar Holdings Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

- a) Mr. Ted Traicus, 166 Hunterwood Crescent, Maple, M2M 3B6;
- b) Ms. Susan Campe, 240 Athabasca Drive, Maple, L6A 3S1;
- c) Ms. Girard, 50 Hunterwood Chase, Maple, L6A 3R9;
- d) Mr. Vadim Tsatskin, 69 Mapledown Way, Vaughan, L6A 4A6;
- e) Mr. Irakli Kvitaishvili, 71 Mapledown Way, Maple, L6A 4A6;
- f) Ms. Elizabeth Lopatko, 258 Athabasca Drive, Maple, L6A 3S1; and
- g) Mr. Frank Cordovado, 41 Mapledown Way, Maple, L6A 4A8.

THAT the Public Hearing report for Files Z.03.058 and 19T-03V11 (Ventana Homes Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

a) **Mr. Quinto Annibale, Loopstra Nixon, 135 Queen's Plate Drive, Suite # 600, Toronto,**

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- b) **M9W 6V7 and written submission, on behalf of the applicant;  
Mr. Mahadeo Singh, Greenbrooke Homeowners' Association (not registered with the City of Vaughan), 331 Greenbrooke Drive, Woodbridge, L4L 8L1; and**
  - c) **Mr. Abdul Bapoo, 131 Greenbrooke Drive, Woodbridge, L4L 8L1 and aerial photo submitted; and**
- 3) **That the following written submissions be received:**
- a) **Mr. Terry Piersanti, 1269906 Ontario Limited, 445 Edgeley Boulevard, Unit 11, Concord, L4K 4G1 dated June 12, 2006; and**
  - b) **Mr. Dennis C. Hefferon, Barrister & Solicitor, Royal Bank Plaza, South Tower, 200 Bay Street, Suite 2600, P.O. Box 185, Toronto, M5J 2J4, dated June 19, 2006, on behalf of Mr. Abdul Bapoo.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.026 and 19T-06V04 (Greenbrooke Developments Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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**OFFICIAL PLAN AMENDMENT FILE OP.06.013  
ZONING BY-LAW AMENDMENT FILE Z.06.035  
1643750 ONTARIO LIMITED (RICE DEVELOPMENTS)**

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

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) **That the following deputations be received:**
  - a) **Mr. Andrew Bigauskas, Rafael & Bigauskas Architects, 1140 Sheppard Avenue West, Unit # 1, North York, M3K 2A2, on behalf of the applicant; and**
  - b) **Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, 15 Francis Street Woodbridge, L4L 1P7.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.013 and Z.06.035 (1643750 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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**ZONING BY-LAW AMENDMENT FILE Z.06.031  
2056239 ONTARIO INC.**

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

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**

- 2) That the deputation of Mr. Domenic Rotundo, Gambin RDQ, LLP, 3901 Highway 7, Suite # 400, Vaughan, L4L 8L5, on behalf of the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.031 (2056239 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

7  
**OFFICIAL PLAN AMENDMENT FILE OP.06.016  
ZONING BY-LAW AMENDMENT FILE Z.06.037  
MR. AND MRS. SAVO SARDARO**

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

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved;
- 2) That the deputation of Mr. Alan Kay, Maple Village Ratepayers' Association, 604 Barrhill Road, Maple, L6A 1N6, be received; and
- 3) That the written submission of Gordon and Pauline Stephenson, dated June 12, 2006, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.016 and Z.06.037 (Mr. and Mrs. Sardaro) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

8  
**ZONING BY-LAW AMENDMENT FILE Z.06.042  
AMENDMENT TO BY-LAW 1-88 (MUNICIPAL SERVICES)  
(CITY OF VAUGHAN)**

**The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Zoning By-law Amendment File Z.06.042 (City of Vaughan) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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The meeting adjourned at 9:30 p.m.

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Respectfully submitted,

Regional Councillor Joyce Frustaglio, Chair