

**CITY OF VAUGHAN**  
**REPORT NO. 23 OF THE**  
**COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

*For consideration by the Council  
of the City of Vaughan  
on May 29, 2012*

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The Committee of the Whole (Public Hearing) met at 7:05 p.m., on May 15, 2012.

Present:                   Regional Councillor Deb Schulte, Chair  
                              Hon. Maurizio Bevilacqua, Mayor  
                              Regional Councillor Gino Rosati  
                              Regional Councillor Michael Di Biase  
                              Councillor Tony Carella  
                              Councillor Rosanna DeFrancesca  
                              Councillor Alan Shefman  
                              Councillor Sandra Yeung Racco

The following item was dealt with:

**1                                   THORNHILL CENTRE STREET  
                                      AREA LAND USE STUDY  
                                      FILE: 26.10  
                                      WARD 5**

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

- 1)       That the recommendation contained in the following report of the Commissioner of Planning, dated May 15, 2012, be approved;**
- 2)       That the following be approved:**
  - 1.       That staff examine decreasing the height maximums at the Centre Street frontage in the Mid-Rise Mixed Use B designation (Site 2) from 6 storeys to 4 storeys in order to provide a more appropriate transition to the low-rise residential area to the north, given the limited lot depths in this stretch of the Centre Street corridor;**
  - 2.       That staff also examine the designation of the building identified as “M” in the Site 1 area located immediately south of the bulb of MacArthur Avenue, from a maximum of 8 storeys to 6 storeys;**
  - 3.       That staff, in light of the significant intensification already in place in the area, provide a strategy on how to develop a comprehensive and holistic approach to the further development of the Centre Street Corridor from Bathurst to Dufferin Streets, including the areas as far north as New Westminster Drive (at Bathurst Street) and the Promenade lands to the south; and**

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4. That this be reported on as part of the comprehensive technical report to Committee of the Whole;
- 3) That staff appropriately increase the radius for notification of land owners in consultation with the local Ward Councillor;
- 4) That the following deputations and communications be received:
  1. Mr. Harold Madi, Partner, The Planning Partnership, 1255 Bay Street, Suite 201, Toronto, M5R 2A9;
  2. Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8;
  3. Dr. Gila Martow, President, Beverley Glen Ratepayers' Association, 70 Coldwater Court, Thornhill, L4J 7S4 and communication C14, dated May 15, 2012;
  4. Mr. Bruno Colucci, 53 Lawrie Road, Thornhill, L4J 3N6 and communication C19, dated May 15, 2012;
  5. Mr. David Shulman, 20 Parsons Place, Thornhill, L4J 7B2 and communication C6, dated May 14, 2012;
  6. Ms. Nadia Greco, 47 Vaughan Boulevard, Thornhill, L4J 3N8 and communication C13, dated May 15, 2012;
  7. Mr. Justin Link, 29 Mountfield Crescent, Vaughan, L4J 7E9 and communication C20, dated May 15, 2012;
  8. Ms. Stella Kvaterman, 17 Wade Gate, Thornhill, L4J 5W5;
  9. Ms. Sima Bracken, 105 Vaughan Boulevard, Thornhill, L4J 3N8;
  10. Ms. Donna Cultraro, 24 Mountfield Crescent, Thornhill, L4J 7E8;
  11. Ms. Nikoleta Saltelli, 6 Carl Tennen Street, Thornhill, L4J 7C2;
  12. Mr. Barry Crystal, 96 MacArthur Drive, Thornhill, L4J 8J6;
  13. Ms. Ofra Lauferman, 223 Chelwood Drive, Thornhill, L4J 7C3;
  14. Ms. Alla Smolkina, 216 Chelwood Drive, Thornhill, L4J 7C3;
  15. Ms. Ruth Benaim, 129 MacArthur Drive, Thornhill, L4J 8J6;
  16. Mr. Lev Blium, 130 MacArthur Drive, Thornhill, L4J 8J6;
  17. Mr. Kevin LeBlanc, 101 Lawrie Road, Thornhill, L4J 3N6;
  18. Mr. Larry Rips, 68 Thornway Avenue, Thornhill, L4J 7Z5;
  19. Ms. Sharon Haniford, 60 MacArthur Drive, Thornhill, L4J 7T5 and communication C21, dated May 15, 2012;
  20. Mr. Rudy Buccioli, 17 Lawrie Road, Thornhill, L4J 3N6;
  21. Ms. Jean Jarvis, 282 Brownridge Drive, Thornhill, L4J 5W7;
  22. Mr. Jeffrey P. Peters, 61 Lawrie Road, Thornhill, L4J 3N6 and communication C15, dated May 15, 2012;
  23. Ms. Annette Goldstein, 80 Thornway Avenue, Thornhill, L4J 7Z5;
  24. Mr. Alan Morris, 44 Thornway Avenue, Thornhill, L4J 7Z5; and
  25. Mr. Stephen Roberts, 95 Bentoak Crescent, Thornhill, L4J 8S8; and
- 5) That the following communications be received:
  - C1. Mr. David Kroft, 60 Disera Drive, Suite 1404, Thornhill, L4J 9G1, dated May 6, 2012;
  - C2. Ms. Rose Ierullo, Mr. Cesare Ierullo and Ms. Gina Ierullo, 49 Vaughan Boulevard, Thornhill, L4J 3N8, dated May 8, 2012;
  - C3. Mr. Howard Cimring, 1 Malka Gate, Thornhill, L4J 8H4, dated May 10, 2012;
  - C4. Ms. Rose Ierullo, 49 Vaughan Boulevard, Thornhill, L4J 3N8, dated May 11, 2012;
  - C5. Mr. Philip J. Levine, IBI Group, 5<sup>th</sup> Floor, 230 Richmond Street West, Toronto, M5V 1V6,

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- dated May 11, 2012;
- C7. Mr. Michael and Ms. Angela Sadul, 16 Carl Tennen Street, Thornhill, L4J 7C1;**
  - C8. Mr. and Mrs. Radu Soreanu, 16 Parsons Place, Thornhill, L4J 7B2;**
  - C9. Mr. Fred Winegust, 56 Tangreen Circle, Thornhill, L4J 5E2, dated May 14, 2012;**
  - C10. Mr. Donald Y. Hsu, 37 Loma Vista Drive, Thornhill, L4J 7S3;**
  - C11. Mrs. Inna Veprinska and Family, 65 Katerina Avenue, Thornhill, L4J 8H4, dated May 14, 2012;**
  - C12. Mr. Yevgen Kur and Ms. Alla Smolkina, 216 Chelwood Drive, Thornhill, L4J 7C2, dated May 14, 2012;**
  - C16. Mr. Mario G. Racco, President, Brownridge Ratepayers' Association, 21 Checker Court, Thornhill, L4J 5X4, dated May 15, 2012;**
  - C17. Mr. Oz Kemal, MHBC Planning, 230-7050 Weston Road, Woodbridge, L4L 8G7, dated May 15, 2012;**
  - C18. Mr. Neal Wolk, dated May 15, 2012;**

**Recommendation**

The Commissioner of Planning recommends that:

1. That the Study Report for the Thornhill Centre Street Area Land Use Study (2012), prepared by the Planning Partnership, and the corresponding draft Land Use Plan/Policies be received; and that any issues identified by the public and Council, be addressed in a comprehensive report to Committee of the Whole.

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The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Regional Councillor Deb Schulte, Chair