

**REPORT NO. 39 OF THE SPECIAL COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 27, 2011**

- d) That staff be directed to draft appropriate modifications to the 2010 Vaughan O.P. to allow existing and proposed retail commercial uses to be recognized and permitted on the lands in Ward 2 owned by 2107683 Ontario Ltd., RioCan P.S. Inc. and SRF Vaughan property Inc. for consideration in Volume 2 and without the requirement for a Comprehensive Employment Conversion Review;
 - e) That with respect to Item 154C, all necessary modifications be made to the City of Vaughan's Official Plan, Volume 1, such that all lands shown on Draft Plan of Subdivision 19T-90018 (Part of Lot 9, Concession 9 in Ward 2) be designated as "general employment", as outlined in the general submissions by Goodman's LLP.
 - f) That the site-specific policy in relation to the property located at 8151 Highway 50, in Ward 2, be referred to Council for a staff report;
 - g) That staff review Section 3.2.3.7 on Modifications to Vaughan Official Plan "Planning-Environmental" as requested by Mr. Maurice Stevens, Castlepoint Developments Inc., and report back on this matter;
 - h) That with respect to Item 21YR, staff report back to Council on the feasibility of the request for additional uses and their impact on the current site specific plan for the Ahmadiyya Community;
 - i) That staff report to Council on the feasibility of having the red dash line in Schedule 10, denoting an extension of the Subway beyond the tail track, be modified to end at Jane Street and Pennsylvania Avenue rather than Major Mackenzie Drive;
 - j) That staff report to Council on an implementation plan for the timely preparation of secondary plans as a pre-requisite to initiating a Secondary Plan for the New Community Areas;
 - k) That Schedule 9 be delayed until the Transportation Master Plan report is reviewed at Committee in October, and any changes to the Official Plan to follow;
 - l) That staff report to the next Council meeting justifying the conversion of land to Mid-Rise Mixed Use at Steeles Avenue and Islington Avenue, to ensure it addresses the complete communities vision for new development areas;
 - m) Whereas, Policy 10.2.1.3 of the New Official Plan, Volume 2, states that it is Council's intention "...To recognize legally existing land uses as they exist at the time this Plan is adopted.";

That staff be directed to report back on the issues raised regarding whether a consistent approach to the treatment of existing commercial uses on arterial roads can be applied or whether an appropriate site specific policy, secondary plan study or changes to Schedule 13R in the new official plan is required;
- 2) That in reference to any motion made by Committee, the Planning Department provide a report to Council assessing the planning merits, and that the Legal Services Department submit such other reports as may be necessary;
 - 3) That Communication C4, the Supplementary Report of the Commissioner of Planning, dated September 12, 2011, be received;
 - 4) That Communications C1 and C2, memoranda from the Commissioner of Planning, dated September 8, 2011 and September 12, 2011 respectively, be received;

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- 5) That the following deputations and communications, be received:
1. Mr. Guido Masutti, 144 Riverview Avenue, Woodbridge, L4L 2L6;
 2. Mr. Yuriy Pelech, EMC Group Limited, 7577 Keele Street, Suite 200, Vaughan, L4K 4X3, on behalf of Anland Group Inc., and Communication C19, dated September 7, 2011;
 3. Mr. Johann (Hans) Kau, Kau and Associates, 2525 Sources Boulevard, Pointe Claire, Quebec H9R 5Z3;
 4. Mr. David McKay, MHBC Planning, 7050 Weston Road, Suite 230, Woodbridge, L4L 8G7, on behalf of Kau & Associates;
 5. Mr. Don Given, Malone Given Parsons Ltd., 140 Renfrew Drive, Suite 201, Markham, L3R 5T3, on behalf of Azhria (Block 41), and Communication C34, dated September 12, 2011;
 6. Mr. Ira Kagan, Kagan Shastri LLP, 188 Avenue Road, Toronto, M5R 2J5;
 7. Mr. Peter Smith, Weston Consulting Group, 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of Gladys Smith Estate;
 8. Mr. James Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of York Major Holdings Inc., and Communication C23, dated September 12, 2011;
 9. Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330 Trillium Drive, Suite A1, Kitchener, N2E 2J2, on behalf of ORHMA, A & W Food Services of Canada Inc., McDonald's Restaurants of Canada Ltd., Tim Hortons Restaurants and Wendy's Restaurants of Canada Inc., and Communication C20, dated September 12, 2011;
 10. Ms. Elisa Testa, 159 Bruce Street, Woodbridge, L4L 1J3;
 11. Mr. Bruce Thom, EMBEE Properties Limited, 88 Sheppard Avenue West, Suite 200, Toronto, M2N 1M5;
 12. Mr. Gino Nave, DeNave Developments Inc., 8201 Islington Avenue, Suite 17, Woodbridge, L4L 9S6, on behalf of Vaughanwood Mall, and Communication C31, dated September 12, 2011;
 13. Mr. Nick Pinto, President, West Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4;
 14. Mr. Joel Farber, Fogler, Rubinoff LLP, 95 Wellington Street West, Suite 1200, Toronto-Dominion Centre, Toronto, M5J 2Z9, on behalf of Trinity Development Group Inc., and Communication C7, dated September 9, 2011;
 15. Ms. Rosmarie L. Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of KK Holdings and La Primavera Banquet Hall, and Communications C5 and C6, both dated September 10, 2011;
 16. Ms. Susan Rosenthal, Davies Howe Partners, 99 Spadina Avenue, 5th Floor, Toronto, M5V 1K1, on behalf of First Liberty Group Inc., Rice Commercial Group, and Hwy. 27 Langstaff Limited Partnership;
 17. Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, and Communication C16, dated September 12, 2011;
 18. Dr. Paulo Correa, Concord West Ratepayers Association, 42 Rockview Gardens, Vaughan, L4K 2J6;
 19. Mr. David Bronskill, Goodmans LLP, 333 Bay Street, Suite 3400, Toronto, M5H 2T4, on behalf of 611488 Ontario Ltd.;
 20. Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, 15 Francis Street, Woodbridge, L4L 1P7;
 21. Ms. Teresa Mararido, 9 Dorian Place, Thornhill, L4J 2M3;
 22. Mr. Murray Stevens, Castlepoint Investments Inc., 10710 Bathurst Street, Maple, L6A 4B6, and Communication C12, dated September 12, 2011;
 23. Mr. Kevin Hanit, 72 Queensbridge Drive, Concord, L4K 5T1;
 24. Mr. Satinder Rai, Sustainable Vaughan, 143 Vaughan Mills Road, Vaughan, L4H 1K2;
 25. Mr. David McKay, MHBC Planning, 7050 Weston Road, Suite 230, Woodbridge, L4L 8G7;

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- 26. Mr. Steve Roberts, 95 Bentoak Crescent, Vaughan, L4J 8S8; and
- 27. Mr. John Harvey, Vellore Woods Ratepayers' Association, 63 Ticket Trail, Woodbridge, L4H 1Y1; and

6) That the following communications, be received:

- C3 Mr. Frank Greco, Frank Greco Property Management, 10462 Islington Avenue, Unit 8A, Kleinburg, L0J 1C0, dated September 8, 2011;
- C8 Jean Roy, Canadian Petroleum Products Institute, 20 Adelaide Street East, Suite 901, Toronto, M5C 2T6, dated September 12, 2011;
- C9 Ms. Danielle Chin, BILD, dated September 12, 2011;
- C10 Mr. Todd Trudelle, Goldberg Group, 2171 Avenue Road, Suite 301, Toronto, M5M 4B4, dated September 12, 2011;
- C11 Mr. Jeffrey Streisfield, Land Law, 310 Hillhurst Boulevard, Toronto, M6B 1N1, dated September 12, 2011;
- C13 T. W. Bermingham, Blake, Cassels & Graydon LLP, 199 Bay Street, Suite 4000, Commerce Court West, Toronto, M5L 1A9, dated September 12, 2011;
- C14 Mr. Philip J. Stewart, Pound & Stewart Associates Limited, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3, dated September 12, 2011;
- C15 Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated September 12, 2011;
- C17 Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated September 12, 2011;
- C18 Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated September 12, 2011;
- C21 Mr. Chris Barnett, Davis LLP, 1 First Canadian Place, Suite 5600, P.O. Box 367, 100 King Street West, Toronto, M5X 1E2, dated September 12, 2011;
- C22 Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated September 12, 2011;
- C24 Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated September 12, 2011;
- C25 Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated September 12, 2011;
- C26 Mr. Michael Melling, Davies Howe Partners LLP, 99 Spadina Avenue, 5th Floor, Toronto, M5V 3P8, dated September 12, 2011;
- C27 Mr. Michael Melling, Davies Howe Partners LLP, 99 Spadina Avenue, 5th Floor, Toronto, M5V 3P8, dated September 12, 2011;
- C28 Mr. Michael Melling, Davies Howe Partners LLP, 99 Spadina Avenue, 5th Floor, Toronto, M5V 3P8, dated September 12, 2011;
- C29 Mr. Michael Melling, Davies Howe Partners LLP, 99 Spadina Avenue, 5th Floor, Toronto, M5V 3P8, dated September 12, 2011;
- C30 Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated September 12, 2011;
- C32 Mr. Michael Baker, EMBEE Properties Limited, 88 Sheppard Avenue West, Suite 200, Toronto, M2N 1M5, dated September 12, 2011;
- C33 Mr. Alan Young, Weston Consulting Group Inc., dated September 12, 2011;
- C35 Mr. Michael Mendes, Rice Commercial Group, 15 Gormley Industrial Avenue, Box 215, Gormley, L0H 1G0, dated June 11, 2011; and
- C36 Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated June 8, 2011.

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Recommendation

The Commissioner of Planning recommends that:

1. The City of Vaughan Official Plan, Volume 1 (VOP 2010), adopted September 7, 2010 be modified in accordance with the recommendations set out in Attachment No. 1 to this report;
2. VOP 2010, Volume 1 be further modified in accordance with the analyses and recommendations set out in the section of the report entitled “Key Policy Areas – Analysis and Recommended Modifications”;
3. This report be forwarded to the Region of York as the City of Vaughan’s recommended modifications to VOP 2010, Volume 1 and that the Region be requested to modify the plan accordingly, as part of the process leading to the approval of the Plan; and;
4. The Region of York be requested to modify Schedule 9, (VOP 2010, Volume 1) “Future Transportation Network” to accommodate changes that may result from Council’s approval of the City’s Transportation Master Plan.



The meeting adjourned at 12:44 a.m.

Respectfully submitted,

Regional Councillor Deb Schulte, Chair