



**CITY OF VAUGHAN
REPORT NO. 22 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on May 17, 2022*

The Committee of the Whole (Public Meeting) met at 7:00 p.m., on May 3, 2022.

Present:

Council Member	In-Person	Electronic Participation
Councillor Marilyn Iafrate, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco	X	
Councillor Alan Shefman		X

The following items were dealt with:

- 1. CO-MART HOLDINGS LTD. OFFICIAL PLAN AMENDMENT FILE OP.21.027 ZONING BY-LAW AMENDMENT FILE Z.21.056 - 20 ROYSUN ROAD VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 7**

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 3, 2022, be approved; and**
- 2. That the comments of Kevin Bechard, Weston Consulting Ltd., Millway Avenue, Vaughan, on behalf of the applicant, and Communication C4., presentation material, dated May 3, 2022, be received.**

REPORT NO. 22 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL, MAY 17, 2022

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.027 and Z.21.056 (Co-Mart Holdings Ltd.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

2. **CHANG SOO HAN AND YOON JOO HAN ZONING BY-LAW AMENDMENT FILE Z.19.016 - 3400 TESTON ROAD VICINITY OF TESTON ROAD AND HIGHWAY 400**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 3, 2022, be approved; and
2. That the comments of Steven Qi, Design Plan Services Inc., The East Mall, Toronto, on behalf of the applicant, be received.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.19.016 (Chang Soo Han and Yoon Joo Han) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

3. **MAON NOAM CONGREGATION OF CANADA ZONING BY-LAW AMENDMENT FILE Z.21.049 - 910 RUTHERFORD ROAD VICINITY BATHURST STREET AND RUTHERFORD ROAD**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 3, 2022, be approved; and
2. That the comments of Rabbi Yisroel Fridman, Maon Noam Congregation of Canada, Rutherford Road, Vaughan, and Stephen Bedford, LANDx Developments, Glenwood Avenue, St. Catharines, on behalf of the applicant, and Communication C2., presentation material, dated May 3, 2022, be received.

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Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.049 (Maon Noam Congregation of Canada) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

4. TONLU HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.22.002 - 8311 WESTON ROAD VICINITY OF WESTON ROAD AND LANGSTAFF ROAD

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 3, 2022, be approved; and
2. That the comments of Oz Kemal, MHBC Planning Ltd., Weston Road, Woodbridge, on behalf of the applicant, and Communication C7., presentation material, dated May 3, 2022, be received.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment Z.22.002 (Tonlu Holdings 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.

5. AUGEND INVESTMENTS LTD. TGA GROUP ZONING BY-LAW AMENDMENT FILE NO. Z.21.051 - 20 ROYAL GATE BOULEVARD VICINITY OF REGIONAL ROAD 27 AND HIGHWAY 7

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 3, 2022, be approved;
2. That the comments of Claudio Brutto, Brutto Consulting Ltd., Miranda Avenue, Toronto, and Daniel Cusimano, Cusimano Architect Inc., Bridgeland Avenue, North York, on behalf of the applicant, and Communication C6., presentation material, dated May 3, 2022, be received;
3. That the comments of the following speaker be received:

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1. **Adrian Sturino, on behalf of Condo Corp 1351, Highway 27, Vaughan; and**
4. **That the following communication be received:**
 - C3. **Philip J. Stewart, Pound & Stewart Planning Consultants, Renfrew Drive, Markham, dated April 28, 2022.**

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.051 (Augend Investments Ltd. TGA Group) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
6. **KINGSMOOR DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.026 ZONING BY-LAW AMENDMENT FILE Z.21.055 - 177 WHITMORE ROAD VICINITY OF HIGHWAY 7 AND WHITMORE ROAD**

The Committee of the Whole (Public Meeting) recommends:

1. **That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 3, 2022, be approved;**
2. **That the comments of Frank Marzo, Bousfields Inc., Church Street, Toronto, on behalf of the applicant, and Communication C1., presentation material, dated May 3, 2022, be received;**
3. **That a public engagement session be held, if required, with staff, the applicant, Local Councillor, and interested Regional Councillors; and**
4. **That the following communications be received:**
 - C5. **Mary Sorbara, dated April 29, 2022; and**
 - C8. **David Waters, Weston Consulting, Millway Avenue, Vaughan, dated May 2, 2022.**

Recommendations

1. THAT to be consistent with previous Council resolutions for planning applications within the Weston Road and Highway 7 Secondary Plan area, dated September 28, 2020 and June 22, 2021, the applications do not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council;

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2. THAT Staff be directed to continue to process Official Plan and Zoning By-law Amendment Files OP.21.026 and Z.21.055 (Kingsmoor Developments Inc.) and receive technical comments; and
3. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.026 and Z.21.055 (Kingsmoor 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.

The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair