

**CITY OF VAUGHAN
REPORT NO. 33 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on September 28, 2022*

The Committee of the Whole (Public Meeting) met at 7:00 p.m., on September 13, 2022.

Present:

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

The following items were dealt with:

- 1. AVENUE 7 DEVELOPMENTS LTD. (VAUGHAN) OFFICIAL PLAN AMENDMENT FILE OP.22.008 ZONING BY-LAW AMENDMENT FILE Z.22.015 DRAFT PLAN OF SUBDIVISION FILE 19T-22V002 - 2267 HIGHWAY 7 & 7700 KEELE STREET SOUTHWEST CORNER OF HIGHWAY 7 AND KEELE STREET**

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 13, 2022, be approved;**
- 2) That the presentation and comments from Ryan Mino-Leahan, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, be received;**

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- 3) That comments from the following speakers and Communication, be received:
 1. Saba Hasan, Rockview Gardens, Concord; and
 2. Rosemarie Humphries, President, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of Doney Hill Holdings Inc. and Doney 80 Corp., and C1 dated August 26, 2022; and
- 4) That the following Communications be received:
 - C6. Herb Frieberg, Keele Street/Highway 7, Vaughan, dated September 7, 2022;
 - C11. Cathy Ferlisi, President, Concord West Ratepayers Association, dated September 13, 2022; and
 - C23. Jonathan S. Cheng, Stikeman Elliott LLP, 5300 Commerce Court West, Bay Street, Toronto, dated September 12, 2022.

Recommendation

1. That the Public Meeting report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.22.008, Z.22.015 and 19T-22V002 (Avenue 7 Developments 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. **KING HOME CONSTRUCTION INC. OFFICIAL PLAN AMENDMENT FILE OP.17.006 ZONING BY-LAW AMENDMENT FILE Z.17.015 DRAFT PLAN OF SUBDIVISION FILE 19T-22V003 - 158 AND 166 WALLACE STREET VICINITY OF WALLACE STREET AND HIGHWAY 7**

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 13, 2022, be approved;
- 2) That the presentation by Kayly Robbins, Senior Planner, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and C17, presentation material, be received;
- 3) That comments from the following speakers be received
 1. Renzo Martire, Innovo Matrix, McCoy Court, Richmond Hill, on behalf of King Home Construction Inc.;

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2. Bruno Bressi, Mapledown Way, Maple, owner of King Home Construction Inc., and
3. Maria Verna, President, Village of Woodbridge Ratepayers' Association; and
- 4) That Communication C25 from Doreen Smith, dated August 31, 2022, be received.

Recommendation

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision Files OP.17.006, Z.17.015 and 19T-22V003 (King Home Construction Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to a future Committee of the Whole meeting.
3. **2609134 ONTARIO INC. ZONING BY-LAW AMENDMENT FILE Z.22.025 - 141 MALOY STREET VICINITY OF KEELE STREET AND KING-VAUGHAN ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 13, 2022, be approved;
- 2) That the City's Legal Department provide appropriate advice on the City's ability to either approve or not approve illegal uses within the Oak Ridges Moraine Conservation Plan Area, and that this advice be provided before the Development Planning Department's comprehensive technical report on this matter is considered at a future Committee of the Whole meeting;
- 3) That the presentation and comments by Jack Wong, Associate, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, be received; and
- 4) That the comments from Alexandra Ney, King Vaughan Road, Woodbridge, be received.

Recommendations

1. That the Public Meeting report for Zoning By-law Amendment File Z.22.025 (2609134 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.

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4. NASHVILLE DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE NO. Z.22.014 NORTHEAST CORNER OF BARONS STREET AND EAST'S CORNER BOULEVARD VICINITY OF HUNTINGTON ROAD AND EAST'S CORNER BOULEVARD

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 13, 2022, be approved; and**
- 2) That the presentation by Joan MacIntyre, Principal, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, be received.**

Recommendation

- 1. That the Public Meeting report for Zoning By-law Amendment File Z.22.014 (Nashville Developments Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to a future Committee of the Whole meeting.**

5. CACOELI TERRA VAUGHAN LTD. OFFICIAL PLAN AMENDMENT FILE OP.22.006 ZONING BY-LAW AMENDMENT FILE Z.22.009 - 10811 AND 10819 JANE STREET VICINITY OF JANE STREET AND TESTON ROAD

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 13, 2022, be approved;**
- 2) That comments from the following speakers and Communications, be received:**
 - 1. Majid Tavakoli, Chief Executive Officer, Terra Bona Developments Ltd., Leslie Street, Toronto, on behalf of the applicant;**
 - 2. Andrew Ferancik, Planner, WND Associates, Eglinton Avenue East, Toronto, on behalf of the applicant, and C24, presentation material;**
 - 3. Kasra Eslahchi, IBI Group, St. Clair Avenue West Toronto, on behalf of the applicant;**

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4. Nicolas Barrette, GBCA Architects, Davenport, Toronto, on behalf of the applicant;
 5. Mary Peterson, Chair, Board of Directors, The Safehaven Project for Community Living, Bloor Street West, Toronto, on behalf of the applicant;
 6. Susan Bisaillon, Chief Executive Officer, The Safehaven Project for Community Living, Bloor Street West, Toronto, on behalf of the applicant, and C26, presentation material;
 7. Ed Starr, Partner, SHS Consulting, Bloor Street West, Toronto, on behalf of the applicant, and C15, presentation material;
 8. Ada Ruzza, Jane Street, Maple;
 9. Joe Morriello, Jane Street, Maple; and
 10. Jim Karygiannis, Lambeth Square, Toronto; and
- 3) That the following Communications be received:
- C2. Daniele Messina, Maple, dated August 29, 2022;
 - C3. Pasquale and Caterina Bilotta, Giotto Crescent, Maple, dated September 5, 2022;
 - C4. Harsh Dara, Giotto Crescent, Maple, dated September 7, 2022;
 - C5. Marco Guglielmi, dated September 7, 2022;
 - C7. Rocco DiDio, Maple, dated September 7, 2022;
 - C8. Tanina Bellino, dated September 7, 2022;
 - C9. Angela D'Alessandro, resident of Jane Street and Teston Road, dated September 8, 2022;
 - C10. Rosalba Gullo, Giotto Crescent, Maple, dated September 8, 2022;
 - C12. Tina Guglielmi, dated September 8, 2022;
 - C13. Tony Gullo, Giotto Crescent, Maple, dated September 8, 2022;
 - C14. Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 9, 2022;
 - C16. Patrick Piacentini, dated September 9, 2022;

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- C18. Ada Ruzza, Jane Street, Maple, dated September 10 and 11, 2022;**
- C19. Ada Ruzza, Jane Street, Maple, dated September 9, 2022, and Petition;**
- C20. Julieta Gardner, Maple, dated September 11, 2022;**
- C21. Jody McCutcheon, Giotto Crescent, Maple, dated September 11, 2022; and**
- C22. Praveena Sivananthan, Giotto Crescent, Maple, dated September 11, 2022.**

Recommendation

- 1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.006 and Z.22.009 (Cacoeli Terra Vaughan 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.

6. AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010, VOLUME 1 “PRE-CONSULTATION AND COMPLETE APPLICATION SUBMISSION REQUIREMENTS”, CHAPTER 10.1.3, FILE 25.7

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated September 13, 2022.

Recommendation

- 1. That the Public Meeting report for the City-initiated amendment to the Vaughan Official Plan 2010, Volume 1 “Pre-Consultation and Complete Application Submission Requirements”, Chapter 10.1.3 File 25.7 BE RECEIVED; and that any issues identified be addressed in a Comprehensive Report by the Policy Planning and Special Programs Department and the Development Planning Department to the Committee of Whole.

The meeting adjourned at 10:49 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair