

**CITY OF VAUGHAN  
REPORT NO. 40 OF THE  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

*For consideration by the Council  
of the City of Vaughan  
on November 29, 2022*

---

The Committee of the Whole (Public Meeting) met at 7:01 p.m. on November 22, 2022, with the following members present:

<b>Council Member</b>	<b>In-Person</b>	<b>Electronic Participation</b>
Councillor Rosanna DeFrancesca, Chair	X	
Steven Del Duca, Mayor	X	
Regional Councillor Linda Jackson, Deputy Mayor	X	
Regional Councillor Mario Ferri	X	
Regional Councillor Gino Rosati	X	
Regional Councillor Mario G. Racco	X	
Councillor Marilyn Iafrate	X	
Councillor Adriano Volpentesta	X	
Councillor Chris Ainsworth	X	
Councillor Gila Martow	X	

**1. FRANLINE INVESTMENTS LIMITED OFFICIAL PLAN AMENDMENT  
FILE OP.22.013 ZONING BY-LAW AMENDMENT FILE Z.22.024 - 4130  
KING-VAUGHAN ROAD VICINITY OF KING-VAUGHAN ROAD AND  
PINE VALLEY DRIVE**

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

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated November 22, 2022, be approved;**
- 2. That the comments by Jonathan Sasso, Senior Planner, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, and Communication C18, presentation material, dated November 22, 2022, be received;**
- 3. That the comments and Communications of the following speakers be received; and**

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL, NOVEMBER 29, 2022**

---

1. Alexandra Ney, King Vaughan Road, Vaughan and Communication C10, dated November 21, 2022
2. Mina Zeppieri, King Vaughan Road, Vaughan and Communication C17, dated November 21, 2022 and Communication C26, dated November 22, 2022
3. Jerry Zeppieri, King Vaughan Road, Vaughan
4. That the following Communications be received;
  - C5. Christina Oddi, Resident, Vaughan, dated November 17, 2022
  - C12. Robert A. Kenedy, Ph.D., President, MacKenzie Ridge Ratepayers Association, Vaughan, dated November 21, 2022
  - C21. Mark Hopkins, Cold Creek Road, Kleinburg, dated November 21, 2022
  - C22. Mark Tenaglia, dated November 21, 2022
  - C23. John Bartella, dated November 21, 2022.

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.013 and Z.22.024 (Franline Investments Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.
2. **1834371 ONTARIO INC. OFFICIAL PLAN AMENDMENT OP.22.009 ZONING BY-LAW AMENDMENT Z.22.018 DRAFT PLAN OF SUBDIVISION 19T-13V006 - 2951-2957 HIGHWAY 7 AND 180 MAPLECRETE ROAD SOUTHWEST OF HIGHWAY 7 AND MAPLECRETE ROAD**
  1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated November 22, 2022, be approved;
  2. That the Communication C14 from Tony Volpentesta, Bousfields Inc., Church Street, Toronto, on behalf of the applicant, dated November 21, 2022, be received; and
  3. That the following Communications be received;
    - C15. Joseph Caricari, Carcari Lee Architects Inc., Miranda Avenue, Toronto, dated November 21, 2022

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL, NOVEMBER 29, 2022**

---

**C19. Memorandum from the Deputy City Manager, Planning & Growth Management, dated November 21, 2022.**

**Recommendations**

1. THAT the Public Meeting report for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Files OP.22.009, Z.22.018 and 19T-13V006 (1834371 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.

**3. THE MAPLE HERITAGE CONSERVATION DISTRICT PLAN UPDATE**

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

1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated November 22, 2022, be approved; and
2. That the presentation by staff and Lashia Jones, Stantec Consulting Ltd., London, and Communication C6, dated November 18, 2022, be received.

**Recommendations**

1. THAT the information outlined in this report and the staff presentation of the Maple Heritage Conservation District Plan Update, set out in Attachment 2, be RECEIVED.

**4. THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT PLAN UPDATE**

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

1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated November 22, 2022, be approved; and
2. That the following Communications be received:
  - C4. Kathryn Angus, President, Kleinburg Area Ratepayers Association, dated November 16, 2022
  - C7. Presentation material titled, "Kleinburg-Nashville HCD Plan", dated November 18, 2022

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL, NOVEMBER 29, 2022**

---

- C9. Donna Rotondo, Treelawn Boulevard, Kleinburg, dated November 20, 2022
- C16. Norman Lingard, Senior Consultant – Municipal Liaison, Bell Canada, dated November 21, 2022
- C20. Anne Ramauth, Treelawn Boulevard, Vaughan, dated November 21, 2022.

**Recommendations**

- 1. THAT the information outlined in this report and the staff presentation of the Kleinburg-Nashville Heritage Conservation District Plan Update, set out in Attachment 2, be RECEIVED.

**5. ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO DRAFT PLAN OF SUBDIVISION FILE 19T-22V004 - 9000 BATHURST STREET VICINITY OF BATHURST STREET AND NER ISRAEL DRIVE**

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

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated November 22, 2022, be approved;
- 2. That the comments by Martin Quarcoopome, Vice President, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and Communication C13, presentation material, dated November 21, 2022, be received;
- 3. That the comments and Communications from the following speakers be received; and
  - 1. Jordan Kalpin, Serene Way, Vaughan and Communication C25, presentation material, dated November 22, 2022
  - 2. Nazmul Damji, Fanshawe Drive, Richmond Hill
  - 3. Shafiq Ebrahim, Kootenay Ridge, Maple
  - 4. Abbas Rizvi, Naylon Street, Vaughan
  - 5. Aamreen-E-Fatemah Ebrahim, Mumberson Street, Cookstown
  - 6. Fatemah Allidina, Isernia Crescent, Woodbridge
  - 7. Mohamed Jivraj, Strauss Road, Vaughan
  - 8. Zahra Jessa, South Park, Markham
  - 9. Husein Khimjee, Raymen Avenue, Markham
- 4. That the following Communications be received:

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL, NOVEMBER 29, 2022**

---

- C1. Kun, dated November 2, 2022**
- C2. Aarif Karim, Ner Israel Drive, Vaughan, November 4, 2022**
- C3. Tanya M. Roman, Vogell Road, Richmond Hill, dated November 7, 2022**
- C8. Fenulla Jiwani & Dr. Hirji, Ner Israel Drive and Knightshade Drive, Vaughan, dated November 18, 2022**
- C11. Jian Liang, Resident, Vaughan, dated November 21, 2022**
- C24. Muntazir Jaffer, Director of Operations, Islamic Shia Ithna-Asheri Jamaat of Toronto, Bathurst Street, Vaughan, petition, dated November 21, 2022.**

**Recommendations**

1. THAT the Public Meeting report for Draft Plan of Subdivision 19T-22V004 (Islamic Shia Ithna-Asheri Jamaat of Toronto) 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 10:03 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair