

**CITY OF VAUGHAN  
REPORT NO. 3 OF THE  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

*For consideration by the Council  
of the City of Vaughan  
on January 24, 2023*

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The Committee of the Whole (Public Meeting) met at 7:02 p.m., on January 17, 2023.

Present:

<b>Council Member</b>	<b>In-Person</b>	<b>Electronic Participation</b>
Councillor Marilyn Iafrate, 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 Racco	X	
Councillor Adriano Volpentesta	X	
Councillor Rosanna DeFrancesca	X	
Councillor Chris Ainsworth	X	
Councillor Gila Martow		X

The following items were dealt with:

**1. CELEBRATION ESTATES INC. OFFICIAL PLAN AMENDMENT  
OP.22.015 - 11, 15, 23 AND 27 LANSLOWNE AVENUE VICINITY OF  
REGIONAL ROAD 7 AND KIPLING AVENUE**

**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 January 17, 2023, be approved;**
- 2. That the comments by Rosemarie Humphries, President, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, and presentation material, dated January 17, 2023, be received; and**
- 3. That the comments of the following speakers be received:**

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1. Maria Verna, Woodbridge Avenue, Woodbridge;
2. Jamie Maynard, William Street, Woodbridge; and
3. Geraldine Kee-Chaston, Woodbridge Avenue, Woodbridge.

**Recommendations**

1. THAT the Public Meeting report for Official Plan Amendment File OP.22.015 (CELEBRATION ESTATES 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.
2. **ISLINGTON M.D. DEVELOPMENTS INC. AND 7040 ISLINGTON M.D. DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.014 ZONING BY-LAW AMENDMENT FILE Z.21.024 - 7034 AND 7040 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE**

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 January 17, 2023, be approved;
2. That the comments by Martin Quarcoopome, Vice President, Weston Consulting, Millway Avenue, Suite 19, Vaughan, on behalf of the applicant, and Communication C18, presentation material, dated January 17, 2023, be received; and
3. That the Communication C19 from Anna Rende, Islington Avenue and Steeles Avenue, Vaughan, dated January 16, 2023, be received.

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.014 and Z.21.024 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.
3. **COPPER KIRBY DEVELOPMENTS LIMITED (PHASE 1) ZONING BY-LAW AMENDMENT FILE Z.22.029 DRAFT PLAN OF SUBDIVISION FILE 19T-22V006 - 11363 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

The Committee of the Whole (Public Meeting) recommends:

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1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated January 17, 2023, be approved;
2. That the comments by Don Given, Founding Partner, Malone, Given, Parsons, Renfrew Drive, Suite 201, Markham, on behalf of the applicant, and Communication C24, presentation material, dated January 17, 2023, be received;
3. That the applicant meet with the community, Mayor, Local and Regional Councillors and staff to discuss the outstanding issues;
4. That the comments and Communications of the following speakers be received; and
  1. David Donnelly, Donnelly Law, Carlaw Avenue, Suite 203, Toronto and Communication C23, dated January 13, 2023;
  2. Uzzo Calderaro, Winterlude Court, Kleinburg;
  3. Steve Gallant, Paula Court, Kleinburg;
  4. Irene Ford, Irish Moss Court, Vaughan; and
  5. Nick Polous, Poulos & Chung Limited, Bur Oak Avenue, Markham.
5. That the following Communications be received:
  - C4. Ashwani Ashkir, Resident, dated December 27, 2023;
  - C14. Costas Afentakis, Kirby Road, dated January 15, 2023; and
  - C16. Mark Inglis, Resident, dated January 13, 2023.

*Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his daughter's property abuts the subject lands, and did not take part in the discussion or vote on the matter.*

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.22.029 and 19T-22V006 (Copper Kirby Developments 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.
4. **EAST KLEINBURG DEVELOPMENTS INC. AND 1045501 ONTARIO LIMITED (PHASE 2) ZONING BY-LAW AMENDMENT FILE Z.22.030 DRAFT PLAN OF SUBDIVISION 19T-22V007 - 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

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

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1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated January 17, 2023, be approved;
2. That the comments by Don Given, Founding Partner, Malone, Given, Parsons, Renfrew Drive, Suite 201, Markham, on behalf of the applicant, and Communication C24, presentation material, dated January 17, 2023, be received;
3. That the applicant meet with the community, Mayor, Local and Regional Councillors and staff to discuss the outstanding issues;
4. That the comments and Communications of the following speakers be received; and
  1. David Donnelly, Donnelly Law, Carlaw Avenue, Suite 203, Toronto and Communication C23, dated January 13, 2023;
  2. Uzzo Calderaro, Winterlude Court, Kleinburg;
  3. Steve Gallant, Paula Court, Kleinburg;
  4. Irene Ford, Irish Moss Court, Vaughan; and
  5. Nick Polous, Poulos & Chung Limited, Bur Oak Avenue, Markham.
5. That the following Communications be received:
  - C4. Ashwani Ashkir, Resident, dated December 27, 2023;
  - C14. Costas Afentakis, Kirby Road, dated January 15, 2023; and,
  - C16. Mark Inglis, Resident, dated January 13, 2023.

*Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his daughter's property abuts the subject lands, and did not take part in the discussion or vote on the matter.*

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.22.030 and 19T-22V007 (East Kleinburg Developments Inc. and 1045501 Ontario 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. **EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 3) ZONING BY-LAW AMENDMENT FILE Z.22.031 DRAFT PLAN OF SUBDIVISION FILE 19T-22V008 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

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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 January 17, 2023, be approved;
2. That the comments by Don Given, Founding Partner, Malone, Given, Parsons, Renfrew Drive, Suite 201, Markham, on behalf of the applicant, and Communication C24, presentation material, dated January 17, 2023, be received;
3. That the applicant meet with the community, Mayor, Local and Regional Councillors and staff to discuss the outstanding issues;
4. That the comments and Communications of the following speakers be received; and
  1. David Donnelly, Donnelly Law, Carlaw Avenue, Suite 203, Toronto and Communication C23, dated January 13, 2023;
  2. Uzzo Calderaro, Winterlude Court, Kleinburg;
  3. Steve Gallant, Paula Court, Kleinburg;
  4. Irene Ford, Irish Moss Court, Vaughan; and
  5. Nick Polous, Poulos & Chung Limited, Bur Oak Avenue, Markham.
5. That the following Communications be received:
  - C4. Ashwani Ashkir, Resident, dated December 27, 2023;
  - C14. Costas Afentakis, Kirby Road, dated January 15, 2023;
  - C16. Mark Inglis, Resident, dated January 13, 2023; and
  - C29. Yuriy Michael Pelech, Principal/Managing Partner/Associate Planning Consultant, Bessant Pelech Associates Inc., Miraya Court, Mississauga, dated January 16, 2023.

*Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his daughter's property abuts the subject lands, and did not take part in the discussion or vote on the matter.*

### **Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.22.031 and 19T-22V008 (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments 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.

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**6. EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 4) ZONING BY-LAW AMENDMENT FILE Z.22.032 DRAFT PLAN OF SUBDIVISION FILE 19T-22V009 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

**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 January 17, 2023, be approved;**
- 2. That the comments by Don Given, Founding Partner, Malone, Given, Parsons, Renfrew Drive, Suite 201, Markham, on behalf of the applicant, and Communication C24, presentation material, dated January 17, 2023, be received;**
- 3. That the applicant meet with the community, Mayor, Local and Regional Councillors and staff to discuss the outstanding issues;**
- 4. That the comments and Communications of the following speakers be received; and**
  - 1. David Donnelly, Donnelly Law, Carlaw Avenue, Suite 203, Toronto and Communication C23, dated January 13, 2023;**
  - 2. Uzzo Calderaro, Winterlude Court, Kleinburg;**
  - 3. Steve Gallant, Paula Court, Kleinburg;**
  - 4. Irene Ford, Irish Moss Court, Vaughan; and**
  - 5. Nick Polous, Poulos & Chung Limited, Bur Oak Avenue, Markham.**
- 5. That the following Communications be received:**
  - C4. Ashwani Ashkir, Resident, dated December 27, 2023;**
  - C14. Costas Afentakis, Kirby Road, dated January 15, 2023;**
  - and**
  - C16. Mark Inglis, Resident, dated January 13, 2023.**

*Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his daughter's property abuts the subject lands, and did not take part in the discussion or vote on the matter.*

# **REPORT NO. 3 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL JANUARY 24, 2023**

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## **Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.22.032 and 19T-22V009 (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments 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.
  
7. **RIOCAN REAL ESTATE INV TRUST OFFICIAL PLAN AMENDMENT FILES OP.22.002 & OP.22.005 - 3555 HWY 7, 7501, 7575, 7601 & 7621 WESTON RD, 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67 COLOSSUS DR AND 16, 21, 30 & 31 FAMOUS RD VICINITY OF HWY 7 AND WESTON RD**

**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 January 17, 2023, be approved;
2. That the comments by Leigh McGrath, Planner, Urban Strategic Inc., Spadina Avenue, Toronto, on behalf of the applicant, and Communication C22, presentation material, dated January 17, 2023, be received;
3. That the comments by Steve Krossey, Principal, BA Consulting Group, St. Clair Avenue West, Toronto, on behalf of the applicant, and Communication C20, presentation material, dated January 17, 2023, be received;
4. That the comments and Communications of the following speakers be received:
  1. Kurt Franklin, KBFranklin Planning, Lower Jarvis Street, Toronto;
  2. Vijay Krishnan, The Well Church, Costa Road, Concord;
  3. Victor Lacaria, Co-President, Weston Downs Ratepayers Association, Polo Crescent, Woodbridge and Communication C30;
  4. Irene Ford, Irish Moss Court, Vaughan, and Communication C25, dated January 16, 2023;
  5. Sabrina Di Marco, Vineyard Court, Woodbridge and Communication C31, dated January 18, 2023; and
  6. Donald MacGillivray, Olive Green Road, Woodbridge.

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**5. That the following Communications be received:**

- C1. Alex Londono, Resident, dated December 19, 2022;**
- C2. Helen Zosimadis, dated December 17, 2022;**
- C3. Iva Torriano, Airdie Drive, Woodbridge, dated December 22, 2022;**
- C5. Elain Lieu, Resident, dated December 28, 2022;**
- C6. Alex Londono, Resident, dated January 3, 2023;**
- C7. Sabrina De Luca, Resident, dated January 4, 2023;**
- C8. Mary Scalise, Resident, dated January 4, 2023;**
- C9. Fausto Natarelli, Venetian Court, Woodbridge, dated January 5, 2023;**
- C10. J. Tomei, Burgosa Court, Woodbridge, dated January 6, 2023;**
- C11. Frank and Anna Vecchio, Burgosa Court, Vaughan, dated January 11, 2023 (includes Petition);**
- C12. Paola Mansueti, dated January 12, 2023;**
- C13. Nancy L., Resident, dated January 12, 2023;**
- C15. Esra Guven, Resident, dated January 15, 2023;**
- C17. Pina Vescio, Resident, dated January 15, 2023;**
- C21. Ang Paglia-Boak, Resident, dated January 16, 2023;**
- C26. Heidi Green, Director, RioCan REIT, Yonge Street, Suite 500, Toronto, dated January 13, 2023;**
- C27. Pauline Giancroce, Resident, dated January 16, 2023;**  
**and**
- C28. Angela Grella & Rudy Gos, Residents, dated January 16, 2023.**

*Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his daughter's property abuts the subject lands, and did not take part in the discussion or vote on the matter.*

**Recommendation**

- 1. THAT to be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area, dated September 29, 2020, June 22, 2021 and May 17, 2022, the Applications do not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council;**
- 2. THAT Staff be directed to continue to process Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) and receive technical comments; and**



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3. THAT the Public Meeting report for Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.

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The meeting adjourned at 10:33 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair