

**CITY OF VAUGHAN
REPORT NO. 12 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on March 21, 2023*

The Committee of the Whole (Public Meeting) met at 7:04 p.m., on February 28, 2023.

Present:

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

Ceremonial Presentation

Prior to the Committee of the Whole (Public Meeting), the Mayor and Members of Council presented the 2023 Civic Hero Award – Ward 4 to Mr. Dave Elfassy, for his extraordinary action to create a better community and who acts as inspiration for his generous philanthropy.

The following items were dealt with:

- 1. INTERGREEN DEVELOPMENT (BT) INC. OFFICIAL PLAN
AMENDMENT FILE OP.22.014 ZONING BY-LAW AMENDMENT FILE
Z.22.035 - 25 INTERCHANGE WAY VICINITY OF HIGHWAY 7 AND
INTERCHANGE WAY**

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 February 28, 2023, be approved;**

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2. That the comments by Lauren Capilongo, Malone, Given, Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, and Communication C5, presentation material, dated February 28, 2023, be received; and
3. That the Communication C3 from Daniel H. Steinberg, Davies Howe LLP, Adelaide Street West, Toronto, dated February 28, 2023, be received.

Recommendations

1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment files OP.22.014 and Z.22.035 (Intergreen Development (BT) 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. **2338 MAJOR MACKENZIE INC.OFFICIAL PLAN AMENDMENT FILE OP.18.007 ZONING BY-LAW AMENDMENT FILE Z.18.012 - 2338 MAJOR MACKENZIE DRIVE VICINITY OF KEELE STREET AND MAJOR MACKENZIE 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 February 28, 2023, be approved; and
2. That the comments by Mallory Nieves, Weston Consulting, Millway Avenue, Concord, on behalf of the applicant, and Communication C2, presentation material, dated February 18, 2023, be received.

Recommendations

1. THAT the Public Meeting Report for Official Plan and Zoning By-law Amendment Files OP.18.007 and Z.18.012 (2338 Major Mackenzie 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.
3. **BLOCK 34 W - EMPLOYMENT LANDS PARCEL #1 - OP.22.019, Z.22.040, PARCEL #2 - OP.22.020, Z.22.041 - PART OF LOT 29, CONC 5, PART OF 11421 AND 11455 WESTON RD, KIRBY RD AND WESTON RD**

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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 February 28, 2023, be approved;**
- 2. That the comments by Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, and Communication C6, presentation material, dated February 28, 2023, be received; and**
- 3. That the Communication C1 from Ed Hiutun, Stevenson Whelton Barristers, Keele Street, Vaughan, dated February 15, 2023, be received.**

Recommendations

- 1. THAT the Public Meeting report for the following applications BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole:**
 - a) Parcel #1 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.019 and Z.22.040 (Weston Valley Investments (Block 34) Inc.)**
 - b) Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.020 and Z.22.041 (Western Point Builders Inc.)**
- 4. BLOCK 34 W - RESIDENTIAL LANDS PARCEL #1 - OP.22.017, Z.22.037 - 11075 AND 11091 WESTON RD, PARCEL #2 - OP.22.018, Z.22.038 - 11211 WESTON RD, PARCEL #3 - Z.22.039 - 11031 WESTON RD, KIRBY RD 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 February 28, 2023, be approved;**
- 2. That the comments by Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, and Communication C7, presentation material, dated February 28, 2023, be received; and**
- 3. That the following Communications be received:**
 - C1. Ed Hiutun, Stevenson Whelton Barristers, Keele Street, Vaughan, dated February 15, 2023; and**

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C8. Pietro Andrisani, Weston Road, Vaughan, dated February 27, 2023.

Recommendations

1. THAT the Public Meeting report for the following applications BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole:
 - a) Parcel #1 – Official Plan Amendment and Zoning By-law Amendment OP.22.017 and Z.22.037 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario limited)

(Related File: Draft Plan of Subdivision Application 19T-22V011)
 - b) Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Files OP.22.018 and Z.22.038 (Weston Real Estate Holdings Inc.)
 - c) Parcel #3 – Zoning By-law Amendment File Z.22.039 (Edenbrook (Weston) Inc.)

5. 5TH AVENUE HOMES (WOODBIDGE) INC. OFFICIAL PLAN AMENDMENT FILE OP.22.021 ZONING BY-LAW AMENDMENT FILE Z.22.042 - 8473, 8477, 8487 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND LANGSTAFF 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 February 28, 2023, be approved; and
2. That the comments by Lauren Dynes, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C4, presentation material, dated February 28, 2023, be received.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.021, and Z.22.042 (5th Avenue Homes (Woodbridge) 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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The meeting adjourned at 8:21 p.m.

Respectfully submitted,

Councillor Gila Martow, Chair