

**CITY OF VAUGHAN
REPORT NO. 17 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

***For consideration by the Council
of the City of Vaughan
on April 25, 2023***

The Committee of the Whole (Public Meeting) met at 7:03 p.m., on April 4, 2023.

Present:

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

The following items were dealt with:

- 1. HOLLYWOOD PRINCESS CONVENTION AND BANQUET CENTRE LTD. OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FILES OP.10.002 AND Z.23.001 - 2800 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND CREDITSTONE ROAD**

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2023, be approved; and**
- 2. That the comments by Nick Lavalley, Brownlee Avenue, Woodbridge, be received.**

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.10.002 and Z.23.001 (Hollywood Princess Convention and Banquet Centre Ltd.) BE RECEIVED, and that any issues identified be addressed by the VMC Program, Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

2. **611428 ONTARIO LIMITED ZONING BY-LAW AMENDMENT FILE Z.14.032 PART OF LOT 9, CONCESSION 9 VICINITY OF RAINBOW CREEK DRIVE AND HIGHWAY 427**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2023:

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.14.032 (611428 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.

3. **YORK MAJOR HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.22.044 - 1840, 1850, 1860, 1890 AND 1900 MAJOR MACKENZIE DRIVE WEST AND 150, 170, 190 AND 200 MCNAUGHTON ROAD EAST VICINITY OF MCNAUGHTON ROAD EAST AND MAJOR MACKENZIE DRIVE WEST**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2023, be approved; and
2. That Communications C170, dated April 3, 2023, and C171, presentation material, dated April 4, 2023, from Lucy Pronk, KLM Planning Partners Inc., on behalf of the applicant, be received.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Z.22.044 (York Major Holdings 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.

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

4. QF DEVELOPMENT GROUP (BT) INC. OFFICIAL PLAN AMENDMENT FILE OP.22.022 ZONING BY-LAW AMENDMENT FILE Z.22.043 - 87 KEATLEY DRIVE VICINITY BATHURST STREET AND QUEEN FILOMENA AVENUE

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated April 4, 2023, be approved;
2. That the comments by Lauren Capilongo, Malone Given Parsons, Renfrew Drive, Suite 201, Markham, on behalf of the applicant, and Communication C166, presentation material, dated April 4, 2023, be received;
3. That the applicant hold a community meeting with the Mayor, Local and Regional Councillors and staff, if required, to discuss the proposal; and
4. That the comments and Communications of the following speakers be received; and
 1. Hass Mamdani, Keatley Drive, Maple and Communications C63, dated March 21, 2023, C145 (Petition), dated March 31, 2023, and C173, dated April 4, 2023;
 2. Anthony Bickof, Keatley Drive, Vaughan and Communication C135, dated March 28, 2023;
 3. Bela Keryo, Keatley Drive, Maple;
 4. Bradford Payne, Via Romano Boulevard, Vaughan;
 5. Chloe Li, Rivermill Crescent, Maple and Communication C39, dated March 18, 2023;
 6. Dzmitry Nikitsenka, Sir Stevens Drive, Maple;
 7. Francisco Liu, Mower Avenue, Maple;
 8. Jack Gong, Abner Mills Drive, Vaughan and Communications C18, dated March 17, 2023, and C172, dated April 4, 2023;
 9. Jodie Brown, Keatley Drive, Maple and Communications C27, dated March 17, 2023, and C119, dated March 27, 2023;
 10. Kaushik Parikh, Queen Filomena Avenue, Maple and Communication C56, dated March 20, 2023;
 11. Martin Chinnappan, Baldry Avenue, Vaughan and Communication C152, dated April 2, 2023;
 12. Rachel Lazarovic, Rivermill Crescent, Maple and Communication C55, dated March 20, 2023;
 13. Soheyl Pourmehdi, Hurst Avenue, Maple;
 14. Shane Koram, Keatley Drive, Maple;

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

15. Tony Weng, Keatley Drive, Vaughan and Communication C162, dated April 3, 2023;
 16. Cosmin Balota, Allison Ann Way, Maple;
 17. Giovanni Melchiorre, Glenheron Crescent, Maple;
 18. Louis Chan, Sweet Emily Court, Maple;
 19. Sonia Grimman, Mill Street, Richmond Hill and Communication C157, dated April 2, 2023;
 20. Charles Sinsofsky, Giardano Way, Maple and Communication C69, dated March 22, 2023;
 21. Fari Amirian, Hurst Avenue, Vaughan and Communication C72, dated March 24, 2023;
 22. Zahra Ziae Moayyed, Rivermill Crescent, Maple;
 23. Greg Roberts, Little Hannah Lane, Maple;
 24. Anina Liu, Mower Avenue, Maple;
 25. Vadim Vilensky, Stratheden Lane, Vaughan;
 26. Christine Liao, Abner Mills Street, Maple;
 27. Alex Epshtein, Rivermill Crescent, Vaughan;
 28. Melodie Wang, Queen Filomena Avenue, Maple;
 29. Garry Hu, Allison Ann Way, Vaughan;
 30. Vinh Nguyen, Allison Ann Way, Vaughan;
 31. Amir Kordbacheh, Ferretti Street, Maple;
 32. Barry Jacobson, Queen Filomena Avenue, Maple;
 33. Wei Xie, Sweet Anna Court, Maple;
 34. Orlando Zhou, Aspy Court, Richmond Hill and Communication C148, dated March 31, 2023;
5. That the following Communications be received;
- C1. Zaheed Alibhai, Fanning Mills Circle, Vaughan, dated March 16, 2023;
 - C2. Sam Dorfman, Harmony Hills Crescent, Richmond Hill, dated March 16, 2023;
 - C3. Irina Sanson, Resident, dated March 16, 2023;
 - C4. Daniel Liu and Family, Yates Avenue, Vaughan, dated March 16, 2023;
 - C5. Sebastien Sanson, Resident, dated March 16, 2023;
 - C6. Eduardo Nunez, Keatley Drive, Maple, dated March 16, 2023;
 - C7. Chao Lang, Rimivermill Crescent, Vaughan, dated March 17, 2023;
 - C8. Helen Kotsopoulos, Lady Loretta Lane, Vaughan, dated March 17, 2023;
 - C9. Connie Peng, Aspy Court, Maple, dated March 17, 2023;
 - C10. Sam Brisk, Resident, dated March 17, 2023;
 - C11. Lirong (Aileen) Zhang, Aspy Court, Maple, dated March 17, 2023;
 - C12. Yadi Wang, Resident, dated March 17, 2023;
 - C13. Yuji Gao, Resident, dated March 17, 2023;

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

- C14. Rachel and Hay Lin, Sir Francesco Street, Vaughan, dated March 17, 2023;**
- C15. Alma Yuan, Resident, dated March 17, 2023;**
- C16. John Cheng, Resident, dated March 17, 2023;**
- C17. Isaac Zhang, Strong Avenue, Vaughan, dated March 17, 2023;**
- C19. Barbara Reich, Lander Crescent, Vaughan, dated March 17, 2023;**
- C20. Aaron Ding, Abner Miles Drive, Maple, dated March 17, 2023;**
- C21. Brian Qi, Sweet Anna Court, Maple, dated March 17, 2023;**
- C22. Yan Zhuang, Farrell Road, Maple, dated March 17, 2023;**
- C23. Yi Shen, Farrell Road, Maple, dated March 17, 2023;**
- C24. Vicky Liu, Keatley Drive, Vaughan, dated March 17, 2023;**
- C25. Yanli Chai, Mower Avenue, Maple, dated March 17, 2023;**
- C26. Tonya and Doron Ferdman, Fitzmaurice Drive, Maple, dated March 17, 2023;**
- C28. Cindy Zhou, Farrell Road, Maple, dated March 17, 2023;**
- C29. Hank Liu, Keatley Drive, Maple, dated March 17, 2023;**
- C30. Anna Gutlin, Resident, dated March 17, 2023;**
- C31. Greg Svirski, Ferretti Street, Maple, dated March 17, 2023;**
- C32. Idan Firestein, Little Natalie Court, Maple, dated March 17, 2023;**
- C34. Harley Schaffer, Keatley Drive, Maple, dated March 17, 2023;**
- C35. Carolina Eskenazi, Rivermill Crescent, Maple, dated March 17, 2023;**
- C36. Yan Wang, Casavant Court, Vaughan, dated March 17, 2023;**
- C37. Patrick Cheng, Yates Avenue, Vaughan, dated March 18, 2023;**
- C38. Flora Sousa, Rivermill Crescent, Maple, dated March 18, 2023;**
- C40. Michelle Di Stasi, Alysha Way, Maple, dated March 18, 2023;**
- C41. Janet Levi, Glenheron Crescent, Maple, dated March 18, 2023;**
- C42. Lun Liu, Wenli Zhang and Family, Residents, dated March 18, 2023;**
- C43. Lei Li, Abner Mills Drive, Vaughan, dated March 18, 2023;**
- C44. Mindy Du, Abner Mills Drive, Vaughan, dated March 18, 2023;**

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

- C45. Nick, Hurst Avenue, dated March 18, 2023;**
- C46. Na Young Lee, Rivermill Crescent, Maple, dated March 18, 2023;**
- C47. Stewart Lee, Rivermill Crescent, Maple, dated March 18, 2023;**
- C48. Elena Arsen, Resident, dated March 19, 2023;**
- C49. Vadim Sluzky, Resident, dated March 19, 2023;**
- C50. Leon Dobkine, Resident, dated March 19, 2023;**
- C51. Xun Wang, Abner Mills, Maple, dated March 19, 2023;**
- C52. Karney Li, Straw Cutter Gate, Vaughan, dated March 19, 2023;**
- C53. Jun Ouyang, Foley Crescent, Maple, dated March 19, 2023;**
- C54. Yvonne Fang, Via Romano Boulevard, Vaughan, dated March 19, 2023;**
- C57. Dan Oliveira, Rivermill Crescent, Maple, dated March 20, 2023;**
- C58. Nathalie Narbonne, Fitzmaurice Drive, Maple, dated March 20, 2023;**
- C59. Andrea Cedeno, Keatley Drive, Vaughan, dated March 20, 2023;**
- C60. Anne Stober, Millhouse Court, Maple, dated March 20, 2023;**
- C61. Alina Vidoser, Resident, dated March 21, 2023;**
- C62. Ashley Firestein, Little Natalie Court, Maple, dated March 21, 2023;**
- C64. Shirley Lim, Farrell Road, Vaughan, dated March 21, 2023;**
- C65. Bruce Wen Gu and Allison Xuan Chen, Donzie Lane, Maple, dated March 21, 2023;**
- C66. Jiang Deng, Sir Angelo Way, Vaughan, dated March 21, 2023;**
- C67. John Liu, Giordano Way, Vaughan, dated March 21, 2023;**
- C68. Farnoosh Rahgozar, Rivermill Crescent, Maple, dated March 22, 2023;**
- C70. Rachel Huang, Fitzmaurice Drive, Vaughan, dated March 22, 2023;**
- C71. Michael Soares, Resident, dated March 23, 2023;**
- C73. Kevin Lin, Yates Avenue Maple, dated March 24, 2023;**
- C74. JK, Resident, dated March 23, 2024;**
- C75. Adam Ansell, Fitzmaurice Drive, Vaughan, dated March 24, 2023;**
- C76. Victoria Fooks, Resident, dated March 24, 2023;**
- C77. Irene and Barry Seltzer, Torvista Lane, Maple, dated March 24, 2023;**

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

- C78. Mahsa Radmehr, Rivermill Crescent, Maple, dated March 24, 2023;**
- C79. Irina Mamaeva, Casavant Court, Maple, dated March 24, 2023;**
- C80. John Kratochwil, Foley Crescent, Maple, dated March 25, 2023;**
- C81. Sina Hojjat, dated March 25, 2023;**
- C82. Mahboobeh Shahverdi, Bigioni Lane, Maple, dated March 25, 2023;**
- C83. Karina Sdetzki, Queen Filomena Avenue, Maple, dated March 25, 2023;**
- C84. Arash Rahgozar, Bigioni Lane, Maple, dated March 25, 2023;**
- C85. Clement Lee, Lady Fenyrose Avenue, Vaughan, dated March 26, 2023;**
- C86. Farooq Bhura, Straw Cutter Gate, Maple, dated March 26, 2023;**
- C87. Michael Rapoport, Strong Avenue, Maple, dated March 26, 2023;**
- C88. Zoe Ngan, Strong Avenue, Vaughan, dated March 26, 2023;**
- C89. Xiaoyang Wang, Horse Rake Road, Vaughan, dated March 26, 2023;**
- C90. A B, Resident, dated March 26, 2023;**
- C91. Fred Ginger, Resident, dated March 26, 2023;**
- C92. Jason Chung, Resident, dated March 25, 2023;**
- C93. Frank Connors, Resident, dated March 26, 2023;**
- C94. Robert Rosenzweig, Resident, dated March 26, 2023;**
- C95. Michael Conrad and Maggie Wan, Horae Rake Road, Maple, dated March 26, 2023;**
- C96. Bonnie Zhengli Shen, Sofia Olivia Crescent, Vaughan, dated March 26, 2023;**
- C97. Tatyana Yemelyanova, Lady Valentina Avenue, Maple, dated March 26, 2023;**
- C98. Bixi Jian and Miao Nie, Sir Stevens Drive, Vaughan, dated March 26, 2023;**
- C99. Mykoa Mendrul, dated March 26, 2023;**
- C100. Amir Attalla, Little Natalie Court, Vaughan, dated March 26, 2023;**
- C101. Matilda Attalla, Little Nadia Court, Vaughan, dated March 26, 2023;**
- C102. Ming-Yu Kuo, Abner Mills Drive, Maple, dated March 26, 2023;**
- C103. Hayley Brunswick, Mill River Drive, Vaughan, dated March 26, 2023;**
- C104. Yingzhi Zhang, Mover Avenue, Vaughan, dated March 26, 2023;**

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

- C105. Yu Zhou (Derek), Israel Zilber Drive, Maple, dated March 26, 2023;**
- C106. Masooma Baqueri, Gladue Street, Vaughan, dated March 26, 2023;**
- C107. Mark Tsepelevich, Queen Filomena Avenue, Maple, dated March 27, 2023;**
- C108. Angelina Li, Resident, dated March 27, 2023;**
- C109. Lindsay Shienfield, Resident, dated March 27, 2023;**
- C110. Keren Yun, Sir Modesto Court, Vaughan, dated March 27, 2023;**
- C111. Yura Kim, Ferretti Street, Vaughan, dated March 27, 2023;**
- C112. Vafa Nematy, Bay Street, Toronto, dated March 27, 2023;**
- C113. Roozbeh Rashedi, Hurst Avenue, Maple, dated March 27, 2023;**
- C114. Leibin Weng, Aspy Court, Maple, dated March 27, 2023;**
- C115. Olivia, Horse Rake Road, Vaughan, dated March 27, 2023;**
- C116. Queenie Li, Horse Rake Road, Vaughan, dated March 27, 2023;**
- C117. Wayne Lin, Horse Rake Road, Vaughan, dated March 27, 2023;**
- C118. Carmen Lin, Horse Rake Road, Vaughan, dated March 27, 2023;**
- C120. Kevin Mo, Hurst Avenue, Vaughan, dated March 27, 2023;**
- C121. Athena Huang, Hurst Avenue, Vaughan, dated March 27, 2023;**
- C122. Li Fang Chen, Conger Street, Vaughan, dated March 27, 2023;**
- C123. Jiyeon Yoo, Queen Filomena Avenue, Vaughan, dated March 28, 2023;**
- C124. Ketih M. Foot, Fitzmaurice Drive, Vaughan, dated March 28, 2023;**
- C125. Hyungshin Cho, Queen Filomena Avenue, Maple, dated March 28, 2023;**
- C126. Victoria Zibert, Hurst Avenue, Maple, dated March 28, 2023;**
- C127. Lisa Gu, Straw Cutter Gate, Maple, dated March 28, 2023;**
- C128. Tracy Gu, Straw Cutter Gate, Maple, dated March 28, 2023;**
- C129. Tatiana Nakhimova, Baldry Avenue, Maple, dated March 28, 2023;**
- C130. Andrey Zibert, Hurst Avenue, Maple, dated March 28, 2023;**
- C131. Andy Yu, Yates Avenue, Vaughan, dated March 28, 2023;**

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

- C132. Ying Wah Man, Lady Fenyrose Avenue, Vaughan, dated March 29, 2023;**
- C133. Chen Yang, Abner Mills Drive, Vaughan, dated March 28, 2023;**
- C134. Vadim Zibert, Hurst Avenue, Vaughan, dated March 28, 2023;**
- C136. Joe Belinsky, Farrell Road, Maple, March 29, 2023**
- C137. Joe Belinsky, Farrell Road, Maple, March 29, 2023;**
- C138. Filomena Maietta, Little Hannah Lane, Maple, dated March 29, 2023;**
- C139. Kimberley Stephenson, Torvista Lane, Vaughan, dated March 29, 2023;**
- C140. Stefan Santobuono, Little Hannah Lane, Maple, dated March 30, 2023;**
- C141. Mirjana and Nebojsa Krsmanovic, Fitzmaurice Drive, Maple, dated March 30, 2023;**
- C142. Melissa Kline, Resident, dated March 30, 2023;**
- C143. Jianning Ye, Abner Mills Drive, Vaughan, dated March 31, 2023;**
- C144. Gabe Mattacchione, Giordano Way, Vaughan, dated March 31, 2023;**
- C147. Guoliang Miao, Aspy Court, Maple, dated March 31, 2023;**
- C149. Lena & Sergey Sadovnichiy, Croley Street, Maple, dated April 1, 2023;**
- C150. Eugenie Chan and Calvin Cahatol, Donzi Lane Vaughan, dated April 1, 2023;**
- C151. Sucharita Mishra, Baldry Avenue, Vaughan, dated April 2, 2023;**
- C153. Mag Maranatha, Resident, dated April 2, 2023;**
- C154. Paula Critikos, Resident, dated April 2, 2023;**
- C155. Cora Ruscica, Mower Avenue, Vaughan, dated April 2, 2023;**
- C156. Irene Vilinsky, Ferretti Street, Vaughan, dated April 2, 2023;**
- C158. Lawrence Gu, Straw Cutter Gate, Maple, dated April 2, 2023;**
- C159. Dr. Harpaul and Mrs. Jeanny Cheema, Baldry Avenue, Maple, dated April 2, 2023;**
- C160. Eric Mogilner, Resident, dated April 2, 2023;**
- C161. Harvey Jia, Fitzmaurice Drive, Vaughan, dated April 2, 2023;**
- C163. Bill Chan, Sir Stevens Drive, Vaughan, dated April 3, 2023;**
- C164. Lin Lin, Resident, dated April 3, 2023;**
- C165. Dong Xiang, Resident, dated April 3, 2023;**

REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL APRIL 25, 2023

C167. Andery Wong, Sir Stevens Drive, Vaughan, dated April 3, 2023;

**C168. David Chen, Gladue Street, Maple, dated April 3, 2023;
and**

C169. Helen S., Gladue Street, Maple, dated April 3, 2023.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.022 and Z.22.043 (QF Development Group (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.

The meeting adjourned at 10:13 p.m.

Respectfully submitted,

Regional Councillor Mario Racco, Chair