



**CITY OF VAUGHAN
 REPORT NO. 26 OF THE
 COMMITTEE OF THE WHOLE
 (PUBLIC MEETING)**

*For consideration by the Council
 of the City of Vaughan
 on June 20, 2023*

The Committee of the Whole (Public Meeting) met at 7:00 p.m., on May 30, 2023.

Present:

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

Ceremonial Presentation

Prior to the Committee of the Whole (Public Meeting), the Mayor and Members of Council presented certificates and recognized the Vaughan Kings U15 hockey team for winning the provincial championship.

The following items were dealt with:

- 1163919 ONTARIO LTD., 1888836 ONTARIO LTD., AND 1211612 ONTARIO LTD. (AWIN) OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT FILES OP.22.012 AND Z.22.023 - 212, 220 AND 222 STEELES AVENUE WEST VICINITY YONGE STREET AND STEELES AVENUE WEST, EAST OF HILDA AVENUE**

The Committee of the Whole recommends:

- That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023, be approved;**

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2. That the comments of Christian Chan, C2 Planning, King Street, Toronto, and Michael Riette, Giannone Petricone Associates, Spadina Avenue, Toronto, on behalf of the applicant and Communication C19, presentation material dated May 30, 2023, be received; and
3. That the comments of Jordan Max, President, Spring Farm Ratepayers Association, and Communication C17, dated May 29, 2023, be received.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.012 and Z.22.023 BE RECEIVED, and that any issues identified be addressed by the Yonge/Steeles Program, of the Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

2. OFFICIAL PLAN AMENDMENT MAJOR TRANSIT STATION AREAS

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 May 30, 2023, be approved; and
2. That the comments of the following speakers be received:
 1. Mary Mauti, Forest Circle Court, Woodbridge;
 2. John Kucharczuk, Beverly Glen Boulevard, Thornhill; and
 3. Jean-François Obregón, Laurel Valley Court, Concord.

Recommendations

1. THAT the Public Meeting report for the City-initiated amendment to the Vaughan Official Plan 2010, "Official Plan Amendment (Protected Major Transit Station Areas)", File 26.18 BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

3. DANIELS BAIF THORNHILL INC. ZONING BY-LAW AMENDMENT FILE Z.22.033 (CITY INITIATED) 7950 BATHURST STREET AND 8 BEVERLEY GLEN BOULEVARD VICINITY OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD

The Committee of the Whole recommends:

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1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023, be approved;
2. That the comments of Clay Janzen, Goldberg Group, Avenue Road, North York, on behalf of the applicant, be received; and
3. That the comments of John Kucharczuk, Beverly Glen Boulevard, Thornhill, be received.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment Z.22.033 (Daniels Baif Thornhill 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.
4. **KEELE STREET DEVELOPMENTS INC. ZONING AMENDMENT FILE NO. Z.21.029 - 10037 KEELE STREET VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

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 May 30, 2023, be approved;
2. That the comments of Maurizio Rogato, Blackthorn Development Corporation, PO Box 943, Kleinburg, on behalf of the applicant, and Communication C6, presentation material, dated May 30, 2023, be received; and
3. That the comments of Adele Stirpe, Keele Street, Vaughan, be received.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.029 (Keele Street Developments 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.
5. **CONCEN DEVELOPMENTS LIMITED OFFICIAL PLAN AMENDMENT FILE OP.22.023 ZONING BY-LAW AMENDMENT FILE Z.22.045 - 1260, 1272, 1282, 1294, 1304 AND 1314 CENTRE STREET VICINITY OF CENTRE STREET AND DUFFERIN STREET**

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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 May 30, 2023, be approved;
2. That a community meeting be held with the applicant, local ratepayers, staff, and Local and Regional Councillors;
3. That the comments of Sandra Patano, Weston Consulting Group, Millway Avenue Vaughan, Amer Shirazie, Arcadis, St. Clair Avenue West, Toronto, Jane Renwick, Sevoy Developments, Sheppard Avenue East, North York, and Greig Bumstead, WSP, International Boulevard, Toronto, on behalf of the applicant, and Communication C18, presentation material, dated May 30, 2023, be received;
4. That the comments and Communications from the following speakers be received; and
 1. Jay Leider, King High Drive, Thornhill;
 2. John Kucharczuk, Beverly Glen Boulevard, Thornhill;
 3. Max Haim, Loudon Crescent, Thornhill and Communication C20, dated May 30, 2023;
 4. Michelle Burko, Lawrie Road, Thornhill;
 5. Jeffrey Peters, Lawrie Road, Thornhill;
 6. Joseph Gorenstein, Concord Road, Thornhill and Communication C5, dated May 26, 2023;
 7. Hamid Chahaki, Brownridge Drive, Thornhill;
 8. Rossana De Angelis, Lawrie Road, Thornhill and Communication C15, dated May 27, 2023;
 9. Pavel Sverdlin, Concord Road, Thornhill;
 10. Rudy Buccioli, Lawrie Road, Thornhill;
 11. Teresa Savo, Lawrie Road, Thornhill;
 12. Robert Savo, Lawrie Road, Thornhill;
 13. Samantha Berk, Concord Road, Thornhill and Communication C8, dated May 29, 2023;
 14. Aaron Berk, Concord Road, Thornhill and Communication C8, dated May 29, 2023;
 15. Dmitri Rogojanski, Concord Road, Thornhill and Communication C11, dated May 27, 2023;
 16. Ajay Kapur, Lawrie Road, Vaughan and Communication C14, dated May 27, 2023;
 17. Nishtha Kapur, Lawrie Road, Vaughan;
 18. Amir Rozenfeld, King High Drive, Thornhill;
 19. Robert Burko, Lawrie Road, Thornhill;
 20. Bruno Colucci, Lawrie Road, Thornhill; and
 21. Violet Burko, Lawrie Road, Thornhill.

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5. That the following Communications be received:
- C1. Jose Pereira, Mountfield Crescent, Thornhill, dated May 8, 2023;
 - C2. Gary Benjamin, King High Drive, Thornhill, dated May 11, 2023;
 - C3. Alex Porat, Beverly Glen Boulevard, Vaughan, dated May 17, 2023;
 - C4. Mary Montanaro, Concord Road, Vaughan, dated May 19, 2023;
 - C7. Stella Kvaterman, Wade Gate, Thornhill, dated may 29, 2023;
 - C9. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 26, 2023;
 - C10. Tino and Carla Malta, Arrowhead Drive, Woodbridge, dated May 28, 2023;
 - C12. Giuseppe and Rochetta Pierri, Concord Road, Vaughan, dated May 27, 2023;
 - C13. Giuseppe and Rochetta Pierri, Concord Road, Vaughan, dated May 27, 2023; and
 - C16. Carl Zeliger, Brownridge Drive, Vaughan, dated May 29, 2023.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Application Files OP.22.023 and Z.22.045 (Concen 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.

The meeting adjourned at 11:29 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair