

**CITY OF VAUGHAN
REPORT NO. 18 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on May 22, 2024.*

The Committee of the Whole (Public Meeting) met at 7:01 p.m. on May 7, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Adriano Volpentesta, Chair
Steven Del Duca, Mayor
Regional Councillor Linda Jackson, Deputy Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Mario G. Racco
Councillor Marilyn Iafrate
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

**1. WOODBIDGE GO STATION LAND USE STUDY FILE NO. BU-9571-20
VICINITY – KIPLING AVENUE AND MEETING HOUSE ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be approved;**
- 2. That the comments of Annika Hui, Hertel Planning, Brickworks Lane, Toronto, on behalf of the City of Vaughan, and Communication C1., presentation material, dated May 7, 2024, be received;**

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3. That the comments and communications of the following speakers be received:
 1. Ira Kagan, Kagan Shastri DeMelo Winer Park LLP, Avenue Road, Toronto, on behalf of Canuck Properties Ltd., and Communication C21., dated May 6, 2024;
 2. Adam Layton, Evans Planning, Yonge Street, Richmond Hill, on behalf of LCT Investment Group Ltd.;
 3. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge; and
 4. Irene Ford, Irish Moss Court, Woodbridge, and Communication C22., dated May 6, 2024; and
4. That the following communication be received:
 - C2. Ornella Ricci, Woodbridge, dated April 25, 2024.

Recommendations:

1. THAT the Public Meeting report and presentation for the draft Woodbridge GO Station Land Use Study (File No. BU-9571-20) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a future comprehensive report to the Committee of the Whole.
2. **FILE BL.27.2020 BLOCK 27 LANDOWNERS GROUP INC. BLOCK PLAN EAST OF JANE STREET, WEST OF KEELE STREET, SOUTH OF KIRBY ROAD AND NORTH OF TESTON ROAD**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be approved;
2. That the comments of Anna Wynveen, Bousfields Inc., Church Street, Toronto, on behalf of the applicant, and Communication C11., presentation material, dated May 7, 2024, be received;
3. That the comments of the following speakers be received:
 1. Karim Tahir, Ahmadiyya Muslim Jama`at, Jane Street, Vaughan;
 2. Joseph Moriello, Jane Street, Vaughan;
 3. Lino Nicoletti, Kirby Road, Maple; and
 4. Irene Ford, Irish Moss Court, Woodbridge; and

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4. That the following communications be received:
 - C8. Ali Momeni, Vaughan, dated May 1, 2024;
 - C9. Ali Momeni, Vaughan, dated May 3, 2024;
 - C10. Ali Momeni, Vaughan, dated May 4, 2024; and
 - C26. John Skurdelis, Keele Street, Vaughan, dated May 6, 2024.

Recommendations:

1. THAT the Public Meeting report for Block Plan File BL.27.2020 (Block 27 Landowners Group Inc.) BE RECEIVED, and that any issues identified be addressed in a technical report to the Committee of the Whole, prepared by the Policy Planning and Special Programs Department.
3. **1212765 ONTARIO LIMITED C/O FIELDGATE DEVELOPMENTS ZONING BY-LAW AMENDMENT FILE NO. Z.24.003 4330 TESTON ROAD VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be approved; and
2. That the comments of the following speaker be received:
 1. Irene Ford, Irish Moss Court, Woodbridge.

Recommendations:

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.003 (1212765 Ontario Limited c/o Fieldgate Developments) 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. **1212763 ONTARIO LIMITED C/O FIELDGATE DEVELOPMENTS ZONING BY-LAW AMENDMENT FILE NO. Z.24.004 10970 WESTON ROAD VICINITY OF WESTON ROAD AND TESTON ROAD**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be approved; and

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2. That the comments of the following speaker be received:

1. Irene Ford, Irish Moss Court, Woodbridge.

Recommendations:

1. THAT the Public Meeting report for Zoning By-law Amendment File No. Z.24.004 (1212763 Ontario Limited c/o Fieldgate Developments) 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. RIZMI HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.18.004 11333 DUFFERIN STREET VICINITY OF DUFFERIN STREET AND KIRBY ROAD

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be approved; and

2. That the comments of the following speaker be received:

1. Irene Ford, Irish Moss Court, Woodbridge.

Recommendations:

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.18.004 (Rizmi Holdings 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.

6. 3300 RUTHERFORD DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.23.001 ZONING BY-LAW AMENDMENT FILE Z.23.002 3300 RUTHERFORD ROAD VICINITY OF RUTHERFORD ROAD AND HIGHWAY 400

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be approved;

2. That the comments of Melanie Hare, Urban Strategies, Spadina Avenue, Toronto, on behalf of the applicant, and Communication C23., presentation material, dated May 7, 2024, be received;

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3. That the comments and communications of the following speakers be received:
 1. Yuchong Li, Jarrett Court, Maple;
 2. Leung Fai Lau, Pikake Court, Maple, and Communication C25., dated May 6, 2024;
 3. Patricia Rojas, Casabel Drive, Maple, and Communication C27., dated May 7, 2024;
 4. Shawn Reynolds, Pikake Court, Maple;
 5. Joseph De Leo, Jarrett Court, Maple;
 6. Sue Ekserci, Jarrett Court, Maple;
 7. Gustavo Cruz, Casabel Drive, Maple, and Communications C5., dated May 3, 2024, and C28.;
 8. Saleem Ahmed, Carillo Street, Maple;
 9. Gagan Kisana, Carillo Steet, Maple;
 10. Chiappetta Umile, Casabel Drive, Maple;
 11. Timothy Jason, Deepsprings Crescent, Maple;
 12. Habiba Adan, Love Run Road, Maple;
 13. Irene Vuong, Camino Drive, Maple, and Communication C17., dated May 6, 2024;
 14. Alyssia Bueno, Casabel Drive, Maple;
 15. Thy Dinh, National Pine Drive, Maple, and Communications C13., dated May 6, 2024, and C29.;
 16. Sandra Fera, Pikake Court, Maple;
 17. Gemma Fera, Pikake Court, Maple;
 18. Kira Carter, Komura Road, Maple;
 19. Jason Frittaion, Pikake Court, Maple, and Communication C30., dated May 7, 2024;
 20. Adrian Nanu, Love Run Road, Maple, and Communication C24., dated May 6, 2024;
 21. Abby and Steven Ferreira, Deepsprings Crescent, Maple;

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- 22. Margie Casallas Artunduaga, Deepsprings Crescent, Maple, and Communication C16., dated May 6, 2024;
- 23. Bianca Savage, National Pine Drive, Maple;
- 24. Angie Barrett, Deepsprings Crescent, Maple;
- 25. Ellis Dinola, Love Run Road, Maple;
- 26. Dalit Elivaz, Casabel Drive, Maple;
- 27. Yoav Hadany, Casabel Drive, Maple; and
- 28. Olga Appolonova, Komura Road, Maple; and
- 4. That the following communications be received:
 - C3. Garo Ekserci, Jarrett Court, Maple, dated April 25, 2024;
 - C4. Nadia Bentolila, dated April 29, 2024;
 - C6. Resident, dated May 2, 2024;
 - C7. Van Tram, National Pine Drive, Maple, dated May 3, 2024;
 - C12. Alfredo Garcia, Vaughan, dated May 5, 2024;
 - C14. Tim Jason and Margie Casallas, Deepsprings Crescent, Vaughan, dated May 5, 2024;
 - C15. Tim Jason and Margie Casallas, Deepsprings Crescent, Vaughan, dated May 5, 2024;
 - C18. Flavius Anton, Deepsprings Crescent, Vaughan, dated May 5, 2024;
 - C19. Residents on Komura Road, Vaughan, dated May 5, 2024; and
 - C20. Hamideh Habibi, Casabel Drive, Maple, dated May 6, 2024.

Recommendations:

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.001 and Z.23.002 (3300 Rutherford 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.

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7. CEREMONIAL PRESENTATION - WOODBRIDGE STRIKERS 2008 BOYS ONTARIO PLAYER DEVELOPMENT LEAGUE

The Mayor and Members of Council presented certificates and recognized the Woodbridge Strikers 2008 Boys Ontario Player Development League (OPDL) for their extraordinary success as 2023 U15 Boys OPDL League Champions, U15 Boys OPDL Cup Champions, and U15 Boys OPDL Garry Miller Charity Shield finalists.

8. OTHER MATTERS CONSIDERED BY THE COMMITTEE

8.1. RECONSIDERATION

The Committee of the Whole (Public Meeting) passed a motion to reconsider the following items:

- 3. 1212765 ONTARIO LIMITED
C/O FIELDGATE DEVELOPMENTS
ZONING BY-LAW AMENDMENT FILE NO. Z.24.003
4330 TESTON ROAD
VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE**
- 4. 1212763 ONTARIO LIMITED
C/O FIELDGATE DEVELOPMENTS
ZONING BY-LAW AMENDMENT FILE NO. Z.24.004
10970 WESTON ROAD
VICINITY OF WESTON ROAD AND TESTON ROAD**

The meeting adjourned at 11:09 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair