

**CITY OF VAUGHAN
REPORT NO. 23 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on June 25, 2024.*

The Committee of the Whole (Public Meeting) met at 7:01 p.m. on June 4, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Rosanna DeFrancesca, Chair
Steven Del Duca, Mayor
Regional Councillor Linda Jackson, Deputy Mayor
Regional Councillor Mario Ferri
Regional Councillor Mario G. Racco (7:39PM)
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta
Councillor Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

- 1. NAIMAN CONSULTING OFFICIAL PLAN AMENDMENT FILE OP.19.011
ZONING BY-LAW AMENDMENT FILE Z.19.033 8307 AND 8311
ISLINGTON AVENUE AND 4, 6, 10 AND 12 HARTMAN AVENUE
VICINITY OF ISLINGTON AVENUE AND WILLIS 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 June 4, 2024, be approved;**
- 2. That a community meeting be held at a community centre with the applicant, staff, community representatives, and local and regional councillors;**
- 3. That the comments of Mathew Halo, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and Communication C32., presentation material, dated June 4, 2024, be received;**

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4. That the comments and communication of the following speakers be received:
 1. Shahab Mirbagheri, Riverside Drive, Woodbridge;
 2. Ali Zad, Riverside Drive, Woodbridge, and Communication C5., dated May 29, 2024;
 3. Peter Anania, Hartman Avenue, Woodbridge;
 4. Kari Stamatio, Hartman Avenue, Woodbridge; and
 5. Mark De Simone, Hartman Avenue, Woodbridge; and
5. That the following communications be received:
 - C13. Raheleh Niati and Shahab Mirbagheri, Riverside Drive, Vaughan, dated May 31, 2024;
 - C14. Diego and Denice Muzzatti, Riverside Drive, Vaughan, dated May 31, 2024;
 - C15. Tita and Joe Anania, Hartman Avenue, Vaughan, dated May 31, 2024; and
 - C33. Anthony Guglielmi, Riverside Drive, Vaughan, dated June 3, 2024.

Recommendations:

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.19.011 and Z.19.033 (Naiman Consulting) 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. **E. STAR INTERNATIONAL INC. ZONING BY-LAW AMENDMENT FILE NO. Z.21.021 1 MEMORIAL HILL DRIVE AND 56 WALLACE STREET VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

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 June 4, 2024, be approved;
 2. That the comments of Murray Evans, Evans Holding, Yonge Street, Richmond Hill, on behalf of the applicant, and Communication C6., presentation material, be received;
 3. That the comments and communication of the following speaker be received:

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1. **Leslie Ann Coles, Wallace Street, Woodbridge, and Communication C31., dated June 3, 2024; and**
4. **That the following communication be received:**
 - C30. **Matthew Walton, Wallace Street, Woodbridge, dated June 3, 2024.**

Recommendations:

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.021 (E. Star International 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. **KS LIMITED PARTNERSHIP ZONING BY-LAW AMENDMENT FILE Z.23.018 8780 BATHURST STREET VICINITY OF BATHURST STREET AND AUTUMN HILL BOULEVARD**

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 June 4, 2024, be approved;**
2. **That the comments of Duncan Russell and Katie Pandey, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and Communication C12., presentation material, dated June 4, 2024, be received;**
3. **That the comments and communication of the following speaker be received:**
 1. **Joanne Groer, Cabernet Road, Thornhill, and Communication C16., dated May 31, 2024; and**
4. **That the following communication be received:**
 - C4. **Tanya M. Roman, A.S.O., Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated May 29, 2024.**

Recommendations:

1. THAT the Public Meeting report for Zoning By-law Amendment Z.23.018 (KS Limited Partnership) 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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4. RITINA HOMES LTD. ZONING BY-LAW AMENDMENT FILE NO. Z.24.008 4100 TESTON ROAD VICINITY OF TESTON ROAD AND WESTON 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 June 4, 2024, be approved; and**
- 2. That the comments of the following speaker be received:**
 - 1. Frank DiBiase, Teston Road, Vaughan.**

Recommendations:

- 1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.008 (Ritina Homes Ltd.) 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. BRUCO HILLS DEVELOPMENTS (BT) INC. OFFICIAL PLAN AMENDMENT FILE OP.24.001 ZONING BY-LAW AMENDMENT FILE Z.24.005 10340 HIGHWAY 27 VICINITY OF NASHVILLE ROAD AND HIGHWAY 27

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 June 4, 2024, be approved;**
- 2. That a community meeting be held with the applicant, staff, community representatives, and local and regional councillors;**
- 3. That the comments of Nick Pileggi, Macaulay Shiomi Howson Ltd., Industrial Parkway South, Aurora, on behalf of the applicant, and Communication C34., presentation material, dated June 4, 2024, be received;**
- 4. That the comments and communications of the following speakers be received:**
 - 1. John Cutler, Kleinburg and Area Ratepayers' Association, Kleinburg, and Communication C20., dated June 2, 2024;**
 - 2. Mitchell Baker, LandPro Planning Solutions Inc., Erb Street West, Waterloo;**

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3. **Giulio Anania, Valleyview Court, Kleinburg, and Communication C2., dated May 29, 2024;**
 4. **Dennis Hayhoe, Cedarvalley Crescent, Kleinburg, and Communication C23., dated June 2, 2024;**
 5. **Delana Zamparo, Cedarvalley Crescent, Kleinburg; and**
 6. **Leanne and Frank Zamparo, Cedarvalley Crescent, Kleinburg; and**
5. **That the following communications be received:**
- C3. **Marco Bellisario, Spicewood Crescent, Vaughan, dated May 29, 2024;**
 - C7. **Krystyna & Alexander Romaniuk, Valleyview Court, Kleinburg, dated May 30, 2024;**
 - C8. **Darren & Daniele McNair, Valleyview Court, Kleinburg, dated May 30, 2024;**
 - C9. **Linda McNair, Valleyview Court, Kleinburg, dated May 30, 2024;**
 - C10. **Lorraine McNair, dated May 30, 2024;**
 - C17. **Natalie McNair and Family, Valleyview Court, Kleinburg, dated May 31, 2024;**
 - C18. **Ryan and Beth Cherry, Stevenson Avenue, Vaughan, dated June 3, 2024;**
 - C19. **Diane D’Uva, Ava Place, Kleinburg, dated June 3, 2024;**
 - C21. **Dr. Azeem Skeikh, Ava Place, Kleinburg, dated June 3, 2024;**
 - C22. **Frank, Leanne, Delana, and David Zamparo, Cedarvalley Crescent, Kleinburg, dated June 3, 2024;**
 - C24. **Maria Della Penna, Capner Court, Kleinburg, dated June 2, 2024;**
 - C25. **Lino D’Uva, Ava Place, Kleinburg, dated June 3, 2024;**
 - C26. **Nadine Taylor, Valleyview Court, Kleinburg, dated June 3, 2024;**
 - C27. **Stefania Piacente-Battisti, Nightfall Court, Kleinburg, dated June 3, 2024;**
 - C28. **Joseph, Loredana, Alessandria, and Bianca Vescio, Cedarvalley Crescent, Kleinburg, dated June 3, 2024;**

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- C35. Marcelo Cuenca, Howland Mill Road, Kleinburg, dated June 3, 2024**
- C36. Scott Snider, TMA Law Associates, Main Street West, Hamilton, dated June 3, 2024 (includes Petition);**
- C37. Michael and Melissa Forgione, Westridge Drive, Kleinburg, dated June 3, 2024;**
- C38. Thomas and Tina Kim, Stevenson Avenue, Kleinburg, dated June 3, 2024; and**
- C39. Pat and Joan Forgione, Cedarvalley Crescent, Kleinburg, dated June 3, 2024.**

Recommendations:

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.001 and Z.24.005 (Bruco Hills Developments (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.
- 6. GB (DOUGHTON) LIMITED PARTNERSHIP OFFICIAL PLAN AMENDMENT FILE OP.23.007 & ZONING BY-LAW AMENDMENT FILE Z.23.012 130 DOUGHTON ROAD VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024, be approved; and
- 2. That the following communication be received:
 - C11. Latif Fazel, Liberty Development Corporation, Highway 7 East, Markham, dated May 30, 2024.**

Recommendations:

- 1. THAT to be consistent with previous Council recommendations for planning applications within the potential boundary expansion areas to the VMC, the Application for the Subject Lands do not proceed in advance of the VMCS Update being considered by Council;
- 2. THAT Staff be directed to continue to process Official Plan Amendment and Zoning By-law Amendment Files OP.23.007 and

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Z.23.012 (GB (Doughton) Limited Partnership) and receive technical comments; and

3. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.23.007 and Z.23.012 (GB (Doughton) Limited Partnership) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.

7. PENGUIN-CALLOWAY (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE OP.24.003 & ZONING BY-LAW AMENDMENT FILE Z.24.012 3200 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND MILLWAY AVENUE

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 June 4, 2024, be approved; and
2. That the following communication be received:
 - C1. Presentation material, Paula Bustard, SmartCentres, Highway 7, Vaughan, on behalf of the applicant.

Recommendations:

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.003 and Z.24.012 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.

8. 1000623576 ONTARIO INC. C/O JOSEPH KIM ZONING BY-LAW AMENDMENT FILE Z.24.007 300 STEELES AVENUE WEST IN THE VICINITY OF STEELES AVENUE WEST AND HILDA AVENUE

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 June 4, 2024, be approved; and
2. That the following communication be received:
 - C29. Presentation material, Raj Lamichhane, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant.

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Recommendations:

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.007 (1000623576 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Yonge/Steeles Program of the Policy Planning and Special Programs (the 'PPSP') Department in a comprehensive report to the Committee of the Whole.

9. CEREMONIAL PRESENTATION - 2024 WARD 1 CIVIC HERO AWARD

The Mayor and Members of Council awarded the 2024 Ward 1 Civic Hero Award to David Share for his active involvement and dedication to the community for over 40 years.

10. CEREMONIAL PRESENTATION - WOODBRIDGE LIONS U16 GIRLS BASKETBALL TEAM RECOGNITION

The Mayor and Members of Council recognized the Woodbridge Lions U16 Girls Basketball Team for winning the gold metal in their division in the Ontario Basketball League.

The meeting adjourned at 9:51 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair