

**CITY OF VAUGHAN**  
**REPORT NO. 28 OF THE**  
**COMMITTEE OF THE WHOLE (PUBLIC MEETING)**

*For consideration by the Council  
of the City of Vaughan  
on September 24, 2024.*

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The Committee of the Whole (Public Meeting) met at 7:00 p.m., on September 10, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

- 1. REPEAL OF BY-LAW 102-2023 ADOPTING OFFICIAL PLAN AMENDMENT NUMBER 93 REPEAL OF BY-LAW 104-2023 AMENDING THE PRE-APPLICATION CONSULTATION PROCESS FILE NO.: 25.7**

**The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 10, 2024:**

**Recommendations**

1. THAT the Public Meeting report for the repeal of By-law 102-2023 adopting Official Plan Amendment Number 93 and the repeal of By-law 104-2023 amending the Pre-Application Consultation process (File 25.7) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department and the Development Planning Department in a comprehensive report to the Committee of the Whole.

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**2. CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING BY-LAW 001-2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT STATION AREAS FILE NO.: Z.024.011**

**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 September 10, 2024, be approved;**
- 2. That the comments and communication of the following speaker be received:**
  - 1. Pina Cestra, Sherwood Park Drive, Concord, and Communication C43., dated September 9, 2024; and**
- 3. That the following communications be received:**
  - C3. Kelly A., dated September 6, 2024;**
  - C4. Vince Cimadamore, Alberta Drive, Concord, dated September 6, 2024;**
  - C5. Frank Covello, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C6. Angela Luongo/Panza, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C7. Enzo Luongo, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C8. Linda Schaefer, Wedgewood Place, Concord, dated September 6, 2024;**
  - C9. Simone and Ryan Beredo, Alberta Drive, Vaughan, dated September 6, 2024;**
  - C10. Atheer Al-Zubaidi, Wedgewood Place, Concord, dated September 6, 2024;**
  - C11. Guenrikh and Marina Kaplan, Sherwood Park Drive, Concord, dated September 6, 2024;**
  - C12. Patricia Belli, Alberta Drive, Vaughan, dated September 6, 2024;**
  - C13. Anna Belli, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C14. Lisa Charow and Curtis Jay, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C15. Ranjana Mehta, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C16. Kelly Alevar, Alberta Drive, Vaughan, dated September 6, 2024;**
  - C17. David, Alberta Drive, Concord, dated September 6, 2024;**
  - C18. John Ferraro, Sherwood Park Drive, Concord, dated September 6, 2024;**
  - C19. Meena Tanna and Harshad Panchal, Alberta Drive, Concord, dated September 6, 2024;**

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- C20. Diethard K. Bohme, Alberta Drive, Concord, dated September 6, 2024;**
- C21. Xiaoyun Xu, Alberta Drive, Vaughan, dated September 6, 2024;**
- C22. Jose Coppola, Sherwood Park Drive, Concord, dated September 7, 2024;**
- C23. Vince DeGiorgio, Sherwood Park Drive, Vaughan, dated September 7, 2024;**
- C24. Gianni and Maria Cusin, Alberta Drive, Concord, dated September 7, 2024;**
- C25. Stefano M. Alidrissi, Sherwood Park Drive, Concord, dated September 7, 2024;**
- C26. Jacqueline Gray, Alberta Drive, Concord, dated September 6, 2024;**
- C27. Christinel Ciausiu, Sherwood Park Drive, Concord, dated September 7, 2024;**
- C29. Robert Cestra, Sherwood Park Drive, Concord, dated September 8, 2024;**
- C30. Ronilo Barril, Alberta Drive, Concord, dated September 8, 2024;**
- C31. Caroline Ferraro, Sherwood Park Drive, Concord, dated September 8, 2024;**
- C32. Ben, dated September 8, 2024;**
- C33. Samantha Pechenik, Alberta Drive, Vaughan, dated September 8, 2024;**
- C34. Juan and Mariela Almeida, Alberta Drive, Concord, dated September 8, 2024;**
- C35. Chris Argiropoulos, Alberta Drive, Concord, dated September 9, 2024;**
- C36. Daisy Rey, Alberta Drive, Concord, dated September 9, 2024;**
- C37. V.R., Alberta Drive, Vaughan, dated September 9, 2024;**
- C38. Aurora Almeida Cabrera, Alberta Drive, Concord, dated September 9, 2024;**
- C39. Mona Anghelescu and Cristian Paraleste, Alberta Drive, Concord, dated September 9, 2024;**
- C40. Garry O'Brien, Alberta Drive, Concord, dated September 9, 2024;**
- C41. Claudio and Tommasina Faiella, Castlehill Road, Vaughan, dated September 9, 2024;**
- C42. The Luongo Family, Sherwood Park Drive, Vaughan, dated September 9, 2024; and**
- C49. Christina Cerra and Francesco Gaudio, Sherwood Park Drive, Concord, dated September 9, 2024.**

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**Recommendations**

1. THAT the Public Meeting report for City-initiated amendments to Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 File Z.24.011 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. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.24.018 THE CORPORATION OF THE CITY OF VAUGHAN**

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 September 10, 2024, be approved;
2. That the site-specific amendments proposed for 11151 Highway 50 be deferred for future consideration; and
3. That the comments of the following speaker be received:
  1. Japji Mangat, 11151 Highway 50, Vaughan, on behalf of 2631622 Ontario Corp.

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.018 (THE CORPORATION OF THE CITY OF VAUGHAN) 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. **ONE-FOOT DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE Z.21.025 8741 HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD**

The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 10, 2024:

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.025 (One-foot Developments Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning

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Department in a comprehensive report to the Committee of the Whole.

**5. 523 VALLEY INC. ZONING BY-LAW AMENDMENT FILE Z.24.022 523 BOWES ROAD VICINITY OF LANGSTAFF ROAD AND KEELE STREET**

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 September 10, 2024, be approved;
2. That the comments of Jonathan Sasso, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, and Communication C44., presentation material, dated September 10, 2024, be received; and
3. That the comments and communication of the following speaker be received:
  1. Mike Everard, Augusta National Inc., Main Street, Unionville, on behalf of J.D. Smith and Sons Ltd., and Communication C45., dated September 9, 2024.

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment Z.24.022 (523 Valley 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. GATEHOLLOW ESTATES INC. ZONING BY-LAW AMENDMENT FILE Z.24.025 9681 AND 9691 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND NAPA VALLEY 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 September 10, 2024, be approved;
2. That the comments of Benjamin Larson, Elevate Planning & Project Management, Gervais Drive, Toronto, on behalf of the applicant, and Communication C47., presentation material, dated September 10, 2024, be received; and
3. That the following communications be received:
  - C1. Cathy Varano, dated August 21, 2024; and
  - C28. Renee Luniewski, dated September 7, 2024.

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**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.025 (Gatehollow Estates 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.
  
7. **7386 ISLINGTON DEVELOPMENT INC. OFFICIAL PLAN AMENDMENT FILE OP.18.009 ZONING BY-LAW AMENDMENT FILE Z.18.015 7386 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND HIGHWAY 407**

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 September 10, 2024, be approved;
2. That the comments of David McKay, MHBC, Weston Road, Woodbridge, on behalf of the applicant, and Communication C46., presentation material, dated September 10, 2024, be received; and
3. That the comments of the following speaker be received:
  1. Elisa Testa, Vaughanwood Ratepayers' Association, Bruce Street, Woodbridge.

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.18.009 and Z.18.015 (7386 ISLINGTON DEVELOPMENT 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.
  
8. **SOUTH HAVEN INVESTMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.24.004 ZONING BY-LAW AMENDMENT FILE Z.24.013 97 WOODBRIDGE AVENUE VICINITY OF WOODBRIDGE AVENUE AND CLARENCE STREET**

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 September 10, 2024, be approved;

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2. That the comments of Jonathan Sasso, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, and Communication C48., presentation material, dated September 10, 2024, be received;
3. That the comments of the following speakers be received:
  1. Roy Mayo, Woodbridge Avenue, Woodbridge;
  2. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge;
  3. Susan Okom, Islington Avenue, Woodbridge;
  4. Santina Grimaldi, Woodbridge Avenue, Woodbridge;
  5. Gina Petrangelo, James Street, Woodbridge;
  6. Lou Rossi, Woodbridge Avenue, Woodbridge; and
  7. Lino Di Poce, Woodbridge Avenue, Woodbridge; and
4. That the following communication be received:
  - C2. Tony and Carmela Amadio, Woodbridge Avenue, Woodbridge, dated September 4, 2024.

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.004 and Z.24.013 (South Haven Investments 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.

**9. CEREMONIAL PRESENTATION - VAUGHAN RANGERS U13 AA TEAM**

The Mayor and Members of Council presented certificates and recognized the Vaughan Rangers U13 AA Team for their many accomplishments.

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The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair