



**CITY OF VAUGHAN
REPORT NO. 38 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on November 19, 2024.*

The Committee of the Whole (Public Meeting) met at 7:00 p.m. on November 6, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. **TOROMONT INDUSTRIES LIMITED OFFICIAL PLAN AMENDMENT FILE OP.24.012 AND ZONING BY-LAW AMENDMENT FILE Z.24.027 3131 HIGHWAY 7 VICINITY OF JANE STREET AND HIGHWAY NO. 7**

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 November 6, 2024, be approved;**
2. **That the presentation and comments of the following speakers, on behalf of the applicant, and Communication C54., presentation material, dated November 6, 2024, be received:**
 1. **Emma West, Bousfields Inc., Church Street, Toronto;**
 2. **Len Abelman, WZMH Architects, St. Clair Avenue West, Toronto; and**
 3. **Garnet Peirson, Toromont Industries Ltd., Hwy 7 West, Concord; and**

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

1. Sandra Lozano, Lavendar Place, Woodbridge.

Recommendations:

1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.24.012 and Z.24.027 (Toromont Industries Ltd.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.

2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 - GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.24.033 THE CORPORATION OF THE CITY OF VAUGHAN

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 November 6, 2024:

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.033 (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.

3. PEM (WESTON) GP INC., AND PEM (WESTON) LIMITED PARTNERSHIP OFFICIAL PLAN AMENDMENT FILE OP.24.009 ZONING BY-LAW AMENDMENT FILE Z.24.021 3790 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND WESTON 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 November 6, 2024, be approved;

2. That the presentation of Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C55., presentation material, dated November 6, 2024, be received; and

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3. That the comments of the following speakers be received:
 1. Irene Ford, Irish Moss Court, Woodbridge; and
 2. Sanda Lozano, Lavendar Place, Woodbridge.

Recommendations

1. THAT to be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area, dated September 29, 2020, June 22, 2021, May 17, 2022, and January 24, 2023, the Applications do not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council;
 2. THAT Staff be directed to continue to process Official Plan Amendment, Zoning By-law Amendment and the associated Draft Plan of Subdivision Files OP.24.009, Z.24.021 and 19T-24V005 PEM (WESTON) GP INC., PEM (WESTON) LIMITED PARTNERSHIP and receive technical comments; and
 3. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.24.009 and Z.24.021 PEM (WESTON) GP INC., PEM (WESTON) LIMITED PARTNERSHIP, BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.
4. **FRANK MICOLI C/O 1315955 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.24.007 ZONING BY-LAW AMENDMENT FILE Z.24.019 132, 144, 154 AND 166 WOODSTREAM BOULEVARD VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 7**

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 November 6, 2024, be approved;
2. That the presentation of Alan Tregebov, Malfar, Toronto, on behalf of the applicant, and Communication C57., presentation material, dated November 6, 2024, be received;
3. That the comments of the following speakers be received:
 1. Athena Castanheira, Woodbridge Avenue, Woodbridge;
 2. Irene Ford, Irish Moss Court, Woodbridge;
 3. Pat Spensieri, Woodbridge Avenue, Woodbridge; and
 4. Sanda Lozano, Lavendar Place, Woodbridge; and

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4. That the following communications be received:
- C1 Giuseppe Murru, Button Road, Vaughan, dated October 17, 2024;
 - C42. Silvana Valente, Angelina Avenue, Woodbridge, dated November 1, 2024; and
 - C56. Ryan Mino and Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 5, 2024.

Recommendations

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.007 and Z.24.019 (FRANK MICOLI C/O 1315955 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.
5. **CITY PARK (HWY 27) HOMES INC. MINISTER'S ZONING ORDER FILE MZO.24.001 5850 LANGSTAFF ROAD VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1. That Recommendation 1 of the following report of the Deputy City Manager, Planning and Growth Management, dated November 6, 2024, be replaced with the following, in accordance with Communication C44., memorandum from the Deputy City Manager, Planning and Growth Management, dated November 4, 2024:

“That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.014 and Z.24.031 (City Park (Hwy 27) Homes 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.”;
- 2. That the presentation of Stephanie Matveeva, GSAI, Kingsbridge Garden Circle, Mississauga, on behalf of the applicant, and Communication C36., presentation material, dated November 6, 2024, be received;
- 3. That the comments and communications of the following speakers be received:
 - 1. Sabrina Saltmarsh, Woodbridge;
 - 2. Athena Castanheira, Woodbridge Avenue. Woodbridge;

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3. Andrew Baldassarra, Condotti Drive, Woodbridge;
4. Elena Dalessio, Martin Grove Road, Woodbridge, and Communication C60., dated November 5, 2024 (includes Petition);
5. Justin Murarotto, Cabinet Crescent, Woodbridge, and Communication C32., dated October 30, 2024;
6. Darryl Bird, WSP, Commerce Valley Drive, Markham, on behalf of Costco Wholesale Canada Ltd., and Communication C43., dated November 4, 2024;
7. Silvano DeBellis, Antonia Court, Woodbridge;
8. Simone Barbieri, Campania Court, Woodbridge;
9. Victor Ruso, Delores Cres., Woodbridge;
10. Lisa Pisano, Martin Grove Road, Woodbridge;
11. Iuna Barone, Zinnia Place, Woodbridge;
12. Rosy Suppa, Sanremo Court, Woodbridge; and
13. Rose Malfa, Sanremo Court, Woodbridge; and
4. That the following communications be received:
 - C2. Daniele Febbo, Martin Grove Road, Woodbridge, dated October 18, 2024;
 - C18. Melita Mizzi, Martin Grove Road, Woodbridge, dated October 22, 2024;
 - C19. Kim Do, Milano Avenue, Woodbridge, dated October 24, 2024;
 - C20. Doris De Francesca, dated October 24, 2024;
 - C21. Tony Caravaggio, Lanterna Crescent, Woodbridge, dated October 24, 2024;
 - C22. Joe Fleming, Milano Avenue, Woodbridge, dated October 24, 2024;
 - C25. Mary Monaco, dated October 28, 2024;
 - C26. Kristin Mizzi, Martin Grove Road, dated October 28, 2024;
 - C27. Sue Paglia, dated October 28, 2024;
 - C28. Kathlien Tozzi, dated October 29, 2024;

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- C29. Sue Notte, dated October 30, 2024;
- C30. Natale and Lori Milana, Antonia Court, Woodbridge, dated October 30, 2024;
- C31. Sabrina and Michael Ciccioni, dated October 30, 2024;
- C33. Teresa, dated October 31, 2024;
- C37. David Tomovski and Diana Tomovski, Umbria Crescent, Woodbridge, dated November 1, 2024; and
- C58. Michael A. Tibollo, MPP Vaughan-Woodbridge, Rutherford Road, Woodbridge, dated November 5, 2024.

Recommendations

- 1. THAT the Public Meeting report for Minister's Zoning Order MZO.24.001 (City Park (Hwy 27) Homes 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. THE Q TOWERS LIMITED PARTNERSHIP OFFICIAL PLAN AMENDMENT FILE OP.21.001 ZONING BY-LAW AMENDMENT FILE Z.21.002 PART OF LOT 20, CONCESSION 6 VICINITY OF MAJOR MACKENZIE DRIVE AND FOSSIL HILL ROAD**
- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 6, 2024, be approved;
 - 2. That Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 be replaced with that provided in Communication C59., memorandum from the Deputy City Manager, Planning and Growth Management, dated November 6, 2024;
 - 3. That the presentation of Rosemarie Humphries, Humphries Planning, Pippin Road, Vaughan, on behalf of the applicant, and Communication C52., presentation material, dated November 6, 2024, be received;
 - 4. That the comments and communications of the following speakers be received:
 - 1. Waqas Shahid, Alexie Way, Woodbridge, and Communication C50., dated November 4, 2024 (includes

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- Petition), and C61., dated October 30, 2024 (includes Petition);
2. Justin O'Neill, Alexie Way, Woodbridge;
 3. Olga Lima, Alexie Way, Woodbridge, and Communication C41., dated November 4, 2024;
 4. Lisa Stamos, Alexie Way, Woodbridge;
 5. Farahnaz Turkmani, Sibella Way, Woodbridge; and
 6. Sandra Lozano, Lavandar Place, Woodbridge; and
5. That the following communications be received:
- C3. Ali, dated October 18, 2024;
 - C4. Cristina Lotito-Infusino, dated October 18, 2024;
 - C5. Livia Fedele, dated October 18, 2024;
 - C6. Sue Blasetti, dated October 20, 2024;
 - C7. Maria Genovese, dated October 19, 2024;
 - C8. Maria, dated October 19, 2024;
 - C9. Adam Genovese, dated October 19, 2024;
 - C10. Paul S., dated October 19, 2024;
 - C11. Justin Blasetti, dated October 19, 2024;
 - C12. Alyssa, dated October 19, 2024;
 - C13. Ava, dated October 19, 2024;
 - C14. Mia, dated October 19, 2024;
 - C15. Sabrina, dated October 17, 2024;
 - C16. Lisa Tersigni, dated October 22, 2024;
 - C17. Wilma, dated October 23, 2024;
 - C23. Bernie DiVona, Pine Valley Village Community Association, dated October 23, 2024;
 - C24. Julia, dated October 25, 2024;
 - C34. Waqas Shahid and Aisha Malik, Alexie Way, Woodbridge, dated October 29, 2024;
 - C35. Renee Mikha, Zachary Place, Woodbridge, dated October 31, 2024;

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- C38. Steve and Nicole Grisolia, Via Borghese Street, Vaughan, dated November 4, 2024;**
- C39. Joe Collura, Via Borghese Street, Vaughan, dated November 3, 2024;**
- C40. Sushil Shah, Gambit Avenue, Woodbridge, dated November 4, 2024;**
- C45. Altaf Ahmed, Sibella Way, Woodbridge, dated November 4, 2024;**
- C46. Tim Sorochinsky, Millwood-Woodend Ratepayers' Association, dated November 4, 2024;**
- C47. Leo Verrilli, dated November 4, 2024;**
- C48. Kim Alfonso, Allegranza Avenue, Vaughan, dated November 4, 2024;**
- C49. Andrew and Maria Scott, Sibella Way, Woodbridge, dated November 4, 2024;**
- C51. Marian Marcante, on behalf of Domenic and Erminia Rubino, Sibella Way, Woodbridge, dated November 5, 2024; and**
- C53. Justin and Samantha O'Neill, Alexie Way, Woodbridge, dated November 5, 2024.**

Recommendations

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.001 and Z.21.002 (The Q Towers 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.

7. OTHER MATTERS CONSIDERED BY THE COMMITTEE

7.1. MOTION TO EXTEND ADJOURNMENT

The Committee of the Whole passed a motion to extend adjournment beyond 12:01a.m., per Section 4.2 of Procedure By-law 7-2011, as amended, with respect to the Length of Meetings.

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The meeting adjourned at 12:18 a.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair