



**CITY OF VAUGHAN  
 REPORT NO. 45 OF THE  
 COMMITTEE OF THE WHOLE  
 (PUBLIC MEETING)**

*For consideration by the Council  
 of the City of Vaughan  
 on November 14, 2023*

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The Committee of the Whole (Public Meeting) met at 7:00 p.m., on November 1, 2023.

Present:

<b>Council Member</b>	<b>In-Person</b>	<b>Electronic Participation</b>
Regional Councillor Mario Ferri, Chair	X	
Steven Del Duca, Mayor	X	
Regional Councillor Gino Rosati	X	
Regional Councillor Mario G. Racco	X	
Councillor Marilyn Iafrate	X	
Councillor Adriano Volpentesta	X	
Councillor Rosanna DeFrancesca (7:36 p.m.)	X	
Councillor Chris Ainsworth	X	
Councillor Gila Martow	X	

The following items were dealt with:

- ROYAL KING VALLEY HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.21.004 TEMPORARY USE - 3230 KING VAUGHAN ROAD VICINITY OF KING-VAUGHAN ROAD AND HIGHWAY 400**

**The Committee of the Whole (Public Meeting) recommends:**

- That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 1, 2023, be approved;**
- That the comments of Ian Franklin, KLM Planning, Jardin Drive, Vaughan, on behalf of the applicant, and Communication C8., presentation material, dated November 1, 2023, be received;**

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3. That the comments of the following speaker be received:
  1. Alexandra Ney, King Vaughan Road, Woodbridge; and
4. That the following communications be received:
  - C9. Chad B. John-Baptiste, WSP Canada Inc., York Street, Toronto, dated October 30, 2023; and
  - C12. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated October 28, 2023.

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.004 (Royal King Valley Holdings 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. **TESTON ROAD LANDOWNERS GROUP OFFICIAL PLAN AMENDMENT FILE OP.23.008 ZONING BY-LAW AMENDMENT FILE Z.23.016 - 2863, 2889, & 2901 TESTON ROAD VICINITY OF JANE ST. AND TESTON RD.**

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 1, 2023, 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 Rosemarie Humphries, Humphries Planning Inc., Pippin Road, Vaughan, and William Maria, GHD, Milverton Drive, Mississauga, on behalf of the applicant, and Communication C16., presentation material, dated November 1, 2023, be received;
4. That the comments and communication of the following speakers be received:
  1. Pasquale Catalano, Cooper Creek Court, Vaughan;
  2. Maryann Munholland, Ashton Drive, Vaughan;
  3. Anna Cavaliere, Queensberry Crescent, Vaughan; and
  4. Carmen Battista, Ashton Drive, Vaughan, and Communication C15., dated October 31, 2023; and
5. That the following communications be received:
  - C3. Cliff Nordal, Queensbury Crescent, Vaughan, dated October 25, 2023;

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- C10. Lucy Di Matteo, Silmore Court, Vaughan, dated October 28, 2023; and**  
**C11. Maryann Munholland and David Munholland, Ashton Drive, Vaughan, dated October 28, 2023.**

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.008 and Z.23.016 (Teston Road Landowners Group) 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. **2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES OFFICIAL PLAN AMENDMENT FILE OP.23.012 ZONING BY-LAW AMENDMENT FILE Z.22.011 - 239, 245 AND 251 WOODBRIDGE AVENUE 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 November 1, 2023, 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 the following speakers, on behalf of the applicant, and Communication C20., presentation material, dated November 1, 2023, be received:
  1. Katie Pandey, Weston Consulting, Millway Avenue, Vaughan;
  2. Johnny Chimienti, G+C Architects, Jane Street, Concord; and
  3. William Maria, GHD, Milverton Drive, Mississauga;
4. That the comments of the following speakers be received:
  1. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge;
  2. Melissa McEnroe, Housing York Inc., Yonge Street, Newmarket;
  3. Jamie Maynard, William Street, Woodbridge;
  4. Gina Pietrangelo, James Street, Woodbridge;
  5. Edward Uchimaru, James Street, Woodbridge; and

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6. **Santina Grimaldi, Woodbridge Avenue, Woodbridge; and**
5. **That the following communications be received:**
  - C1. **Anna Capobianco, dated October 10, 2023;**
  - C2. **Sandra Rossi, Woodbridge Avenue, Woodbridge, dated October 15, 2023;**
  - C4. **Jennifer Matarazzo, Woodbridge Avenue, Woodbridge, dated October 25, 2023; and**
  - C13. **Anna Centracchio, Woodbridge Avenue, Woodbridge, dated October 31, 2023.**

**Recommendations**

1. **THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.012 and Z.22.011 (2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES) 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. **WESTON 7 SECONDARY PLAN FILE NO. 26.2 VICINITY – WESTON ROAD AND HIGHWAY 7**

**The Committee of the Whole (Public Meeting) recommends:**

  1. **That the Weston 7 Secondary Plan not proceed in advance of transportation and servicing plans for the area being considered by Council;**
  2. **That Staff be directed to continue to receive technical comments;**
  3. **That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 1, 2023, be approved;**
  4. **That the comments of Ron Palmer, The Planning Partnership, Bay Street, Toronto, on behalf of the City of Vaughan, and Communication C5., presentation material, dated November 1, 2023, be received;**
  5. **That the comments and communications of the following speakers be received:**
    1. **Paula Bustard, SmartCentres REIT, Highway 7, Vaughan, and Communication C7., dated November 1, 2023;**
    2. **Christine Cote, Morguard Corporation, City Centre Drive, Mississauga, on behalf of Dev-West Properties Inc.;**

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3. Cesare Teodoro, on behalf of Bernie DiVona, Pine Valley Village Community Association, and Communication C25., dated November 1, 2023;
  4. Leigh McGrath, Urban Strategies, Spadina Avenue, Toronto, on behalf of RioCAN REIT, and Communication C24., dated October 31, 2023;
  5. Paul DeMelo, Kagan Shastri DeMelo Winer Park LLP, Toronto, representing Kingsmoor Developments Inc.; and
  6. Victor M., Matthew Drive, Vaughan; and
6. That the following communications be received:
- C6. Sandra Galassi, TACC Developments, Applewood Crescent, Vaughan, dated October 19, 2023;
  - C14. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated October 31, 2023;
  - C17. Annik Forristal, McMillan LLP, Bay Street, Toronto, dated October 31, 2023;
  - C18. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated October 31, 2023;
  - C19. Tom Kasprzak, Bousfields Inc., Church Street, Toronto, dated October 31, 2023;
  - C21. David Tang, Miller Thomson LLP, King Street West, Toronto, dated October 31, 2023;
  - C22. Michael Vani, Weston Consulting, Millway Avenue, Vaughan, dated October 31, 2023; and
  - C23. Oz Kemal, MHBC, Brant Street, Burlington, dated October 31, 2023.

**Recommendations**

1. THAT the Public Meeting report and presentation for Weston 7 Secondary Plan (File No. 26.2) 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.
5. **CEREMONIAL PRESENTATION - VAUGHAN AZZURRI UNDER 17 BOYS SOCCER TEAM RECOGNITION**
- The Mayor and Members of Council presented certificates and recognized the Vaughan Azzurri Under 17 Boys Soccer Team for winning the Ontario Cup and representing Ontario in the Canada Cup.

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The meeting adjourned at 11:53 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair