

**CITY OF VAUGHAN
REPORT NO. 14 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on April 23, 2025.*

The Committee of the Whole (Public Meeting) met at 7:00 p.m. on April 1, 2025, 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 Mario G. Racco
Regional Councillor Gino Rosati
Councillor Marilyn Iafrate
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

1. **171 MAPLECRETE LP AND 1930328 ONTARIO INC. OFFICIAL PLAN AMENDMENT OP.23.002 AND ZONING BY-LAW AMENDMENT FILE Z.23.004 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED PLAN 65M-4793 VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

The Committee of the Whole (Public Meeting) recommends:

1. **That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved; and**
2. **That the following communication be received:**
 - C12. Presentation material, David McKay, MHBC, Weston Road, Woodbridge, on behalf of the applicant, dated April 1, 2025.**

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Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.002 and Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) 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.

2. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.25.005 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 Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved; and
2. That the following communications be received:
 - C6. Alex Lusty, Davies Howe LLP, Adelaide Street West, Toronto, dated March 28, 2025; and
 - C15. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated March 31, 2025.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.005 (THE CORPORATION OF THE CITY OF VAUGHAN) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

3. **MPAR DEVELOPMENTS OFFICIAL PLAN AMENDMENT FILE OP.25.002 ZONING BY-LAW AMENDMENT FILE Z.25.003 60 TALMAN COURT VICINITY OF JANE STREET AND MACINTOSH BLVD**

The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025:

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Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.003 and Z.25.002 (MPAR DEVELOPMENTS) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

4. **DG (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.002 2720 KING-VAUGHAN ROAD VICINITY OF JANE STREET AND KING-VAUGHAN ROAD**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved;
2. That the following item be added to the end of the table, “identifying matters to be reviewed in greater detail,” in accordance with Communication C5., memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated March 27, 2025:

	MATTERS TO BE REVIEWED	COMMENT(S)
q.	Cultural Heritage	<ul style="list-style-type: none">▪ The Subject Lands contain built heritage attributes: The McBride-Walkington House. The listing of the structure under Section 27 of the Ontario Heritage Act or designation under Part IV of the Ontario Heritage Act is to be further reviewed.▪ Adjustments to the subdivision plan and proposed zoning by-law amendment may be required to accommodate the retention of the heritage attributes.

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3. That the presentation of Steven McIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, and Communication C13., presentation material, dated April 1, 2025, be received;
4. That the comments of the following speakers be received:
 1. Adrian Spring, Scott Crescent, King City; and
 2. Joann Dzikowski, Scott Crescent, King City; and
5. That the following communications be received:
 - C7. Ian G. MacPherson, North Jane Investments Inc., Jane Street, Vaughan, dated March 28, 2025;
 - C8. Ian G. MacPherson, Primont 400 North Developments Inc., King-Vaughan Road, Vaughan, dated March 28, 2025; and
 - C14. Marek and Joann Dzikowski, Scott Crescent, King City, dated March 31, 2025.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.001 and Z.25.002 (DG (Vaughan) Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.
5. **GEMINI URBAN DESIGN (W) CORP. OFFICIAL PLAN AMENDMENT FILE OP.24.010 ZONING BY-LAW AMENDMENT FILE Z.24.023 140 SIMMONS STREET VICINITY OF RUTHERFORD ROAD AND SIMMONS STREET**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved; and
2. That the following communication be received:
 - C1. Presentation material, Ethan Bohnert, GSAI, Kingsbridge Garden Circle, Mississauga, on behalf of the applicant, dated April 1, 2025.

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Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.010 and Z.24.023 (Gemini Urban Design (W) Corp.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

6. AMMP HOLDINGS INC. C/O HILL GROUP ZONING BY-LAW AMENDMENT FILE NO. Z.24.035 11260 WESTON ROAD VICINITY OF KIRBY ROAD AND WESTON ROAD

The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025:

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.035 (AMMP Holdings Inc. c/o Hill Group) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

7. ELMWAY RESIDENCES CORP. ZONING BY-LAW AMENDMENT Z.24.041 PART OF BLOCK 158, PLAN 65M-3523 VICINITY OF THORNHILL WOODS DRIVE AND ELMWAY COURT

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved;
2. That a community meeting be held with the applicant, community representatives, and local and regional councillors, prior to the technical report;
3. That the presentation of Michael Testaguzza, The Biglieri Group, Kingston Road, Scarborough, on behalf of the applicant, and Communication C2., presentation material, dated April 1, 2025, and Communication C10., dated March 31, 2025, be received;

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4. That the comments and communications of the following speakers be received:
 1. Michael Kugan, Thornhill Woods Drive, Vaughan;
 2. Mary Salerno, Thornhill Woods Drive, Vaughan;
 3. Frank Salerno, Thornhill Woods Drive, Vaughan;
 4. Aaron Platt, Loopstra Nixon LLP, Adelaide Street West, Toronto, and Communication C16., dated April 1, 2025;
 5. Adam Westbridge, Autumn Hill Boulevard, Vaughan; and
 6. Resident, Thornhill Woods Drive, Vaughan; and
5. That the following communications be received:
 - C3. Loguinov Family, dated March 24, 2025;
 - C4. Tanya M. Roman, A.S.O., Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated March 27, 2025;
 - C9. NormaJean Alt and Thomas Alt, Summeridge Drive, Vaughan, dated March 4, 2025; and
 - C11. Joseph Morano, Elmway Court, Vaughan, dated March 31, 2025.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment Files Z.24.041 (Elmway Residences Corp.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.
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8. **CEREMONIAL PRESENTATION – 2024 WARD 3 CIVIC HERO AWARD**

The Mayor and Members of Council presented Rita Ristucci with the 2024 Ward 3 Civic Hero Award.

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The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair