

**CITY OF VAUGHAN
REPORT NO. 10 OF THE
COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

***For consideration by the Council
of the City of Vaughan
on March 11, 2020***

The Committee of the Whole (Public Hearing) met at 7:08 p.m., on March 3, 2020.

Present: Councillor Sandra Yeung Racco, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Marilyn Iafrate
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Alan Shefman

The following items were dealt with:

1. BOSTAR INC. ZONING BY-LAW AMENDMENT FILE Z.19.034 VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be approved; and**
- 2) That the following deputations and communication be received:**
 - 1. Ms. Jessica Damaren, Weston Consulting, representing the applicant;**
 - 2. Mr. Philip Stewart, Pound & Stewart Associates Limited, and communication C102, dated March 3, 2020; and**
 - 3. Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge.**

Recommendations

- 1. THAT the Public Hearing report for Zoning By-law Amendment Z.19.034 (Bostar Inc.) BE RECEIVED; and that any issues**

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identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

2. WOODBRIDGE TRANSMISSIONS LIMITED HWY #27 AUTO COLLISION LTD. ZONING BY-LAW AMENDMENT FILE Z.19.026 VICINITY OF REGIONAL ROAD 27 AND INNOVATION DRIVE

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be approved; and**
- 2) That the following deputations be received:**
 - 1. Mr. Adam Santos, Evans Planning Inc., representing the applicant; and**
 - 2. Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge.**

Recommendations

- 1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.026 (Woodbridge Transmissions Limited Hwy #27 Auto Collision 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.**

3. 300 ATKINSON INC. ZONING BY-LAW AMENDMENT FILE Z.19.028 VICINITY OF ATKINSON AVENUE AND CENTRE STREET

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be approved; and**
- 2) That the following deputations and communication be received:**
 - 1. Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, representing the applicant;**
 - 2. Mr. Jason Shron, Zichron Yisroel Congregation, Janesville Road, Thornhill;**
 - 3. Mr. Steve Schnier, Atkinson Neighbourhood Development Committee, Roseborough Crescent, Thornhill, and C103, petition; and**
 - 4. Rabbi Dr. Charles Grysman, Zichron Yisroel Congregation, York Hill Boulevard, Thornhill.**

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Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.028 (300 Atkinson 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.
4. **CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.19.014 ZONING BY-LAW AMENDMENT FILE Z.19.038 DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 VICINITY OF CLARENCE STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That these applications be received;
- 2) That all comments received to date by way of verbal or written deputation, along with any additional comments received in respect of these applications prior to this matter coming before Committee of the Whole once again;
- 3) That the report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be referred to a Committee of the Whole meeting to be scheduled for April 15, 2020 at 7:00 p.m. and a report regarding the following matter be provided at the meeting:
 - i. That the City of Vaughan, in good faith, enact for a period of one year an Interim Control By-Law under section 38 of the Planning Act, to be incorporated into the City-wide Zoning By-law Review and the City-wide Official Plan Review, restricting the subject lands --- known municipally as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street --- to existing uses, based on a legitimate planning rationale and in conformity with the Vaughan Official Plan (2010), York Region Official Plan and the Provincial Growth Plan, in order to ensure that the City of Vaughan and the local community have sufficient time to review key studies on the property, consider all available options, and pending the completion of, but not limited to, the following studies:
 - a. Comprehensive land use analysis of the subject lands;
 - b. Community area specific study;
 - c. Community economic impact study;
 - d. Environmental impact study;
 - e. Mental health impact assessment;
 - f. Cultural heritage landscapes strategy and

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- implementation study of the subject land;
 - g. Archeological impact assessment;
 - h. First nations consultation;
 - i. Any other studies as may be required, including a City-wide study of open space and climate change impacts of development, consistent with Vaughan's declaration of a climate emergency;
 - ii. That the proposed Interim Control By-law prohibit otherwise permitted site alterations to the subject lands, as well as the construction, site alteration, expansion or demolition of any building, structure, or landscapes on the land, including tree removal;
 - iii. That Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City of Vaughan, to select the qualified experts to conduct the aforesaid studies;
 - iv. That the studies be funded by the City of Vaughan for later reimbursement by the developer, in order to ensure such studies are conducted without bias;
 - v. That a conservation easement protecting at least 66% of the subject lands shall be executed immediately;
 - vi. That appropriate staff meet with representatives of Keep Vaughan Green, to give effect to the matters set forth above;
- 4) That the following deputations and communications be received:
- 1. Mr. Billy Tung, KLM Planning, Jardin Drive, Concord, representing the applicant;
 - 2. Mr. Umberto Ippoliti, Squire Graham Lane, Woodbridge and communications C6, dated February 6, 2020 and C60, dated February 28, 2020;
 - 3. Mrs. Julia Ippoliti, Squire Graham Lane, Woodbridge;
 - 4. Ms. Franca Stirpe, Wycliffe Avenue, Woodbridge and communication C57, dated February 26, 2020;
 - 5. Mr. Ferdinando Torrieri, Kilmuir Gate, Woodbridge, and communications C63, dated February 27, 2020, and C104;
 - 6. Mr. Bob Murray, Park Drive, Woodbridge;
 - 7. Mr. Frank Troina, Kilmuir Gate, Woodbridge, and communications C61, dated February 27, 2020, and C105;

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8. Ms. Enza Pizzola, Vaughan Mills Road, Woodbridge;
9. Mr. Robert Pizzola, Vaughan Mills Road, Woodbridge and communication C5, dated February 2, 2020;
10. Mr. Tony Lorini, Greater Woodbridge Ratepayer Association, and communications C20, dated February 4, 2020, and C106;
11. Mr. Sergio Villani, Cairnburg Place, Woodbridge and communication C19, dated February 11, 2020;
12. Ms. Letizia Agostini, Cairnburg Place, Woodbridge and communication C59, dated February 27, 2020;
13. Ms. Lucy Galante, Wycliffe Avenue, Woodbridge and communication C25, dated February 21, 2020;
14. Mr. Corrado Balducci, Vaughan Mills Road, Woodbridge and communication C88, dated March 2, 2020;
15. Mr. Andre Willi, Keep Vaughan Green, Ampezzo Avenue, Vaughan;
16. Ms. Rosanna Baldassarra, Keep Vaughan Green, Squire Graham Lane, Woodbridge and communication C8, dated February 17, 2020;
17. Mr. Anthony Vecchiarelli, Pennycross Court, Woodbridge and communication C76, dated February 29, 2020;
18. Ms. Chrystalla Balducci, Vaughan Mills Road, Woodbridge and communication C87, dated March 2, 2020;
19. Ms. Sabrina Falvo, Crofters Road, Woodbridge, and communication C107;
20. Ms. Ingrid Harris, Wycliffe Avenue, Vaughan and communications C64, dated February 27, 2020 and C108;
21. Ms. Monica Antonelli Guido, Gate House Court, Woodbridge and communications C52, dated February 27, 2020 and C109;
22. Ms. Mary Rosana Pietras, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communication C7, dated February 17, 2020;
23. Mr. Hatem Abouelnile, Kilmuir Gate, Woodbridge and communication C28, dated February 12, 2020;
24. Mr. Bob Moroz, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communication C75, dated March 1, 2020;
25. Ms. Josie Fedele, West Woodbridge Homeowners Association, Albany Drive, Woodbridge;
26. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;

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27. Dr. Laura Federico, Keep Vaughan Green, Waymar Heights Boulevard, Woodbridge and communication C18, dated February 4, 2020;
29. Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge and C110, petition;
30. Ms. Paola Maria Stefania Crocetti, Kilmuir Gate, Woodbridge and communication C12, dated February 16, 2020;
31. Ms. Jennifer Eramo, Cairnburg Place, Woodbridge and communication C43, dated February 25, 2020;
32. Mr. Frank Massara, Torran Road, Woodbridge, and communication C30, dated February 22, 2020;
33. Ms. Andrea Lutzeier, Esmond Crescent, Toronto and communication C111, dated March 2, 2020;
34. Mr. Dylan Hastie, Esmond Crescent, Toronto, and communication C112, dated March 2, 2020;
35. Mr. Hank Lutzeier, Waymar Heights Boulevard, Woodbridge and communication C113, dated March 2, 2020;
36. Mr. Paul Talluri, Kilmuir Gate, Woodbridge and communications C54, dated February 25, 2020 and C114, dated February 23, 2020;
37. Ms. Lisa Manella, Waymar Heights Boulevard, Woodbridge;
38. Mr. John Troina, Kilmuir Gate, Woodbridge;
39. Mr. Sal Giunta, Kilmuir Gate, Woodbridge and communication C67, dated March 2, 2020;
40. Mr. Richard Ubbens, Waymar Heights Boulevard, Woodbridge;
41. Ms. Maria Verna, Village of Woodbridge Ratepayers Association and communication C115;
42. Ms. Elena Tsytsak, Clarence Street, Woodbridge;
43. Mr. Marco Pulciani, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communications C45, dated February 25, 2020 and C116, dated March 3, 2020, and C117, petition;
44. Ms. Lucia Pulciani, Kilmuir Gate, Woodbridge and communication C118, dated March 3, 2020;
45. Ms. Theresia Arci, Firglen Ridge, Woodbridge;
46. Ms. Nancy Antonelli, Wycliffe Avenue, Woodbridge and communication C53, dated February 27, 2020; and
47. Mr. Maxim Nikulenko, East Corner's Boulevard, Kleinburg; and

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5) That the following communications be received:

- C1 Mr. Giuseppe Macri, Kiloran Avenue, Woodbridge, dated February 20, 2020;**
- C2 Mr. Gianluca Ruggeri, Woburn Drive, Vaughan, dated February 16, 2020;**
- C3 Ms. Susan Sigrist, Vaughan Resident;**
- C4 Ms. Sabrina Sartori, Kiloran Avenue, Woodbridge, dated February 18, 2020;**
- C9 John and Lori Massullo, Carstad Crescent, dated February 21, 2020;**
- C10 Mr. Domenic Lombardi, Wycliffe Avenue, dated February 18, 2020;**
- C11 Lori Grech Vennare, dated February 20, 2020;**
- C13 Ms. Suzanne Mezzomo, Wakelin Court, Woodbridge;**
- C14 Mr. Roland Gatti, Donbay Drive, Kleinburg, dated February 17, 2020;**
- C15 Ms. Nadia Lima, Squire Graham Lane, Woodbridge, dated February 21, 2020;**
- C16 Mr. Bryan Lima, Squire Graham Lane, Woodbridge, dated February 21, 2020;**
- C17 Vito and Maria Capizzo, dated February 17, 2020;**
- C21 Anna & Emilio Pulla, Cairnburg Place, Woodbridge, dated February 21, 2020;**
- C22 Penelope and Joseph Castrodale, Cairnburg Place, Woodbridge, dated February 17, 2020;**
- C23 Diego & Judy Marin, Kilmuir Gate, Woodbridge, dated February 24, 2020;**
- C24 Ms. Angela Agostini, Wycliffe Avenue, Woodbridge, dated February 14, 2020;**
- C26 Ms. Doris Olivi, Woodstream Boulevard, Woodbridge, dated February 21, 2020;**
- C27 Loreto and Delores Eramo, dated February 25, 2020;**
- C29 Liberina and Michael Fontaine, Foreview Court, Woodbridge, dated February 22, 2020;**
- C31 Ms. Cathy Scicchitano, Cairnburg Place, Woodbridge, dated February 22, 2020;**
- C32 Mr. Sam Scicchitano, Cairnburg Place, Woodbridge, dated February 23, 2020;**
- C33 Ms. Elena Canini, Vaughan Mills Road, Woodbridge, dated February 23, 2020;**
- C34 Josie and Brian McCran, Colton Crescent, Woodbridge, dated February 23, 2020;**
- C35 Ms. Rosanna Rosa Gastaldo, on behalf of Pasquale and Giovanna Cammalleri, Wycliffe Avenue, Woodbridge, dated February 21, 2020;**

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- C36 Mr. Joe Wahba, Davidson Drive, Woodbridge, dated February 23, 2020;**
- C37 Ms. Cristina Carlini, Woburn Drive, Woodbridge, dated February 24, 2020;**
- C38 Mr. Giuseppe Lombardi, Woburn Drive, Woodbridge, dated February 24, 2020;**
- C39 Mr. John Dickson, dated February 24, 2020;**
- C40 Lisa Di Prospero and Bruno Oppedisano, Cairnburg Place, Woodbridge, dated February 24, 2020;**
- C41 Inida Konomi and Che Guerrera, Torran Road, Woodbridge, dated February 24, 2020;**
- C42 Ms. Olivia Smedley, Julia Valentina Avenue, Woodbridge, dated February 26, 2020;**
- C44 Anita and Isidoro Aprea, Pennycross Court, Woodbridge, dated February 25, 2020;**
- C46 Stephen and Teresa Smedley, Julia Valentina Avenue, Woodbridge, dated February 26, 2020;**
- C47 Sergey and Olga Nikulenko, Clarence Street, Woodbridge, dated February 25, 2020;**
- C48 John and Mary Rizzo, Vaughan Mills road, Woodbridge, dated February 21, 2020;**
- C49 Mr. Claudio Saverino, Torran Road, Woodbridge, dated February 20, 2020;**
- C50 Mr. Alexander Battaglia, Wycliffe Avenue, Woodbridge, dated February 20, 2020;**
- C51 Susan and Salvatore Cucullo, Wycliffe Avenue, dated February 26, 2020;**
- C55 Filippo and Rosalee Bello, Firglen Ridge, Woodbridge, dated February 26, 2020;**
- C56 Grace Buttino, Joe Centraco, and Olivia Centraco, Davidson Drive, Woodbridge, dated February 27, 2020;**
- C58 John and Annie Massara, Waymar Heights Boulevard, Woodbridge, dated February 27, 2020;**
- C62 Ms. Andrea Torrieri, Port Royal Avenue, Kleinburg, dated February 27, 2020;**
- C65 Annalisa Moser and Mike De Bartolo, Davidson Drive, Woodbridge, dated February 28, 2020;**
- C66 The Campanaro and Bortoletto Family, dated February 28, 2020;**
- C68 Luciano and Sandra Volpe, Waymar Heights Boulevard, Woodbridge, dated February 29, 2020;**
- C69 Mr. Max Marzetti, Gidleigh Park Crescent, Woodbridge, dated March 2, 2020;**
- C70 Dr. Danny Costantini, Kilmuir Gate, Woodbridge, dated March 1, 2020;**

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- C71 Mr. Sam Folino, dated February 28, 2020;**
- C72 Dr. Daniela Costantini, Kilmuir Gate, Woodbridge, dated February 29, 2020;**
- C73 Grace Buttino, Joe Centraco and Olivia Centraco, dated February 28, 2020;**
- C74 Ms. Silvana Cantalini-Moroz, dated March 1, 2020;**
- C77 Liana and Carlo Martire, dated March 1, 2020;**
- C78 Mr. Tony Alati, Carrying Place Rate Payers Association, dated March 1, 2020;**
- C79 Ms. Ettorina Lombardi, Woodbridge Avenue, Woodbridge, dated February 28, 2020;**
- C80 Ms. Vera Maniccia, dated March 1, 2020;**
- C81 Mr. Daniel Cossaro, Torran Road, Woodbridge, dated March 1, 2020;**
- C82 Ms. Joan Reid-Bicknell, dated March 2, 2020;**
- C83 Mr. Lorenzo Bonofiglio, Gate House Court, Woodbridge, dated March 1, 2020;**
- C84 Ms. Lawra Marzetti, Gidleigh Park Crescent, Woodbridge, dated March 2, 2020;**
- C85 Mr. Ettore Naccarato, dated February 28, 2020;**
- C86 Ms. Elise Castrodale, dated March 3, 2020;**
- C89 Ms. Rosanna Rosa Gastaldo, dated February 29, 2020;**
- C90 Ms. Lucy Salvati, dated March 1, 2020;**
- C91 Ms. Anna Datri, dated March 3, 2020;**
- C92 Mr. Mario Rocca, Alpha Court, Woodbridge, dated March 3, 2020;**
- C93 Mr. Joe Nicoletto, Alpha Court, Woodbridge, dated March 3, 2020;**
- C94 Mr. Alfredo Costanzo, Alpha Court, Woodbridge, dated March 3, 2020;**
- C95 Mr. Frank Rizzo, Alpha Court, Woodbridge, dated March 3, 2020;**
- C96 Mr. Bruno Donato, Alpha Court, dated March 3, 2020;**
- C97 Mr. Mauro Vari, Alpha Court, dated March 3, 2020;**
- C98 Mr. Rachel Chiovitti, Alpha Court, dated March 3, 2020;**
- C99 Ms. Maria-Domenica D'Agostino, dated March 3, 2020;**
- C100 Roopesh Ramklass and Ameetha Garbharran, dated March 3, 2020;**
- C101 Ms. Orsola Massara, dated February 27, 2020; and**
- C119 Sergey and Olga Nikulenko, Clarence Street, Woodbridge.**

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Recommendations

1. That the Public Hearing report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.014, Z.19.038 and 19T-19V007 (Clubhouse Developments Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.
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The meeting adjourned at 11:53 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair