

**CITY OF VAUGHAN
REPORT NO. 39 OF THE
COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

*For consideration by the Council
of the City of Vaughan
on September 29, 2020*

The Committee of the Whole (Public Hearing) met at 7:03 p.m., on September 15, 2020.

Council Member	In-Person	Electronic Participation
Councillor Rosanna DeFrancesca, Chair	X	
Mayor Maurizio Bevilacqua		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella		X
Councillor Sandra Yeung Racco	X	
Councillor Alan Shefman		X

The following items were dealt with:

- 1. OFFICIAL PLAN AMENDMENT FILE OP.20.005 AND ZONING BY-LAW AMENDMENT FILE Z.20.013 DOUGHTON RESIDENCES CORP. 216 AND 220 DOUGHTON ROAD VICINITY OF DOUGHTON ROAD AND JANE STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated September 15, 2020, be approved; and**
- 2) That the deputation of Mr. David McKay, McNaughton Hermson Britton Clarkson (MHBC) Planning Limited, Weston Road, Woodbridge, representing the applicant, and communication C22, presentation material, be received.**

Recommendations

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1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.20.005 and Z.20.013 (Doughton Residences Corp.) BE RECEIVED; and, that any issues identified be addressed by the VMC Program, Planning and Growth Management Portfolio, in a comprehensive report to the Committee of the Whole.

2. **WEDGEWOOD COLUMBUS LIMITED OFFICIAL PLAN AMENDMENT FILE OP.19.015 ZONING BY-LAW AMENDMENT FILE Z.19.039 7887 WESTON ROAD VICINITY OF WESTON ROAD AND HIGHWAY 7**

The Committee of the Whole (Public Hearing) recommends:

- 1) That Council does not approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council; and
- 2) That the Public Hearing report, dated September 15, 2020, for the Official Plan and Zoning By-law Amendment Files OP.19.015 and Z.19.039 (Wedgewood Columbus Limited) be received;
- 3) That the following deputations and communications, be received:
 1. Tony Volpentesta, Bousfields Inc., Church Street, Toronto, representing the applicant, and communication C20, presentation material;
 2. Richard Witt, Quadrangle, King Street West, Toronto, representing the applicant, and communication C20, presentation material;
 3. Ginger Ellison, Potentia Renewables Inc., Wellington Street West, Toronto and communication C13, dated September 4, 2020;
 4. Dawit Mehari, Potentia Renewables Inc., Wellington Street West, Toronto;
 5. Mark Pavkovic, Wedgewood Columbus Limited, Steeles Avenue West, Vaughan, representing applicant;
 6. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan;
 7. Nadia Magarelli, Weston Downs Ratepayers Association, Blackburn Blvd., Woodbridge;
 8. Victor Lacaria, and communication C21, dated September 15, 2020;

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9. David Tang, Miller Thomson LLP, King Street West, Toronto, and communication C32, dated September 11, 2020; and
- 4) That the following communications be received:
- C1 Gabriella Giangrande, dated August 25, 2020;
 - C2 Frank and Anna Vecchio, dated August 26, 2020;
 - C3 Gerd Siewert, dated August 30, 2020;
 - C4 Luisa Lupinacci, dated August 30, 2020;
 - C5 Angelo Stellato, Tumbleweed Court, Vaughan;
 - C6 Angelo Stellato, Tumbleweed Court, Vaughan;
 - C7 Dora & Giacinto Ciofani, dated August 28, 2020;
 - C8 Kamil M., September 2, 2020;
 - C11 Gino Pecora, dated September 1, 2020;
 - C12 Lori Pecora, dated September 1, 2020;
 - C14 Mandy R., dated September 1, 2020;
 - C15 Ottaviano and Madalena Rizzello, dated September 3, 2020;
 - C17 John Moretto, Spring Town Road, Vaughan, dated August 30, 2020;
 - C26 Steven Vango, dated September 13, 2020; and
 - C30 Tara Connor, Weston Consulting, Millway Avenue, Vaughan, dated September 14, 2020.

Recommendations

1. THAT should Council approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council, Staff be directed to work with the Owner to identify the amount, extent and location of development on the subject lands which could occur in advance of the Secondary Plan being considered by Council.
2. THAT should Council approve, Staff be directed to continue to process Official Plan Amendment and Zoning By-law Amendment Files OP.19.015 and Z.19.039 (Wedgewood Columbus Limited) and receive technical comments.
3. THAT the Public Hearing report for the Official Plan and Zoning By-law Amendment Files OP.19.015 and Z.19.039 (Wedgewood

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Columbus Limited) 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. CALLOWAY REIT (400 AND 7) INC. OFFICIAL PLAN AMENDMENT
FILE OP.19.012 ZONING BY-LAW AMENDMENT FILE Z.19.036 137
CHRISLEA ROAD, 57 AND 101 NORTHVIEW BOULEVARD VICINITY
OF HIGHWAY 7 AND HIGHWAY 400**

The Committee of the Whole (Public Hearing) recommends:

- 1) That Council does not approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council; and**
- 2) That the Public Hearing report, dated September 15, 2020, for the Official Plan and Zoning By-law Amendment Files OP.19.012 and Z.19.036 (Calloway REIT (400 and 7) Inc.) be received;**
- 3) That the following deputations and communications, be received:**
 - 1. Paula Bustard, Calloway REIT (400 and 7) Inc., Highway 7, Vaughan, representing the applicant, and communication C31, presentation material;**
 - 2. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan;**
 - 3. Nadia Magarelli, Weston Downs Ratepayers Association, Blackburn Blvd., Woodbridge;**
 - 4. Victor Lacaria, and communication C21, dated September 15, 2020;**
 - 5. David Tang, Miller Thomson LLP, King Street West, Toronto, and communication C24, dated September 11, 2020; and**
- 4) That the following communications be received:**
 - C7 Dora & Giacinto Ciofani, dated August 28, 2020;**
 - C8 Kamil M., September 2, 2020;**
 - C14 Mandy R., dated September 1, 2020;**
 - C15 Ottaviano and Madalena Rizzello, dated September 3, 2020;**

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C17 John Moretto, Spring Town Road, Vaughan, dated August 30, 2020;

C29 Maurizio Arani, dated August 26, 2020; and

C30 Tara Connor, Weston Consulting, Millway Avenue, Vaughan, dated September 14, 2020.

Recommendations

1. THAT should Council approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council, Staff be directed to work with the Owner to identify the amount, extent and location of development on the subject lands which could occur in advance of the Secondary Plan being considered by Council.
2. THAT should Council approve, Staff be directed to continue to process Official Plan Amendment and Zoning By-law Amendment Files OP.19.012 and Z.19.036 (Calloway REIT (400 and 7) Inc.) and receive technical comments.
3. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.012 and Z.19.036 (Calloway REIT (400 and 7) 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. **7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553 ISLINGTON AVENUE & 150 BRUCE STREET VICINITY OF ISLINGTON AVENUE & HIGHWAY 7**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated September 15, 2020, be approved;
- 2) That the following deputations and communications, be received:
 1. Patrick Harrington, Aird & Berlis LLP, Bay Street, Toronto, representing applicant
 2. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and communication C19, presentation material;
 3. Loretto Perruzza, Calgary Gardens, Woodbridge;
 4. Paul Palma, Hayhoe Avenue, Woodbridge;

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- 5. Mary Mauti, Vaughanwood Ratepayers Association, Forest Circle Court, Woodbridge; and
- 6. Elisa Testa, Bruce Street, Woodbridge, and communication C28 dated September 14, 2020; and
- 3) That the following communications be received:
 - C9 Anna McGuire, Vittorio DeLuca Drive, Woodbridge, dated August 28, 2020;
 - C10 Joseph Villamagna, Bruce Street, Woodbridge, dated August 31, 2020;
 - C16 Rose Di Iorio on behalf of Corrado and Caterina Di Iorio, dated September 8, 2020;
 - C18 Carmen Zuech and Nello Zuech, dated September 8, 2020;
 - C23 Dan and Isa Segreto, Pioneer Lane, Woodbridge;
 - C25 Crystal McKenzie, dated September 12, 2020; and
 - C27 Stephen Bromell, The Building Union of Canada, Rowntree Dairy Road, Woodbridge, dated September 12, 2020.

Recommendation

- 1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.08.017 and Z.16.022 (7553 Islington Holding 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.

The meeting adjourned at 9:32 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair