

**CITY OF VAUGHAN  
REPORT NO. 9 OF THE  
COMMITTEE OF THE WHOLE (PUBLIC MEETING)**

*For consideration by the Council  
of the City of Vaughan  
on March 10, 2021*

---

The Committee of the Whole (Public Meeting) met at 7:05 p.m., on March 2, 2021.

Present:

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

The following items were dealt with:

- 1. 2232394 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.20.010 ZONING BY-LAW AMENDMENT Z.20.031 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 City Manager, dated March 2, 2021, be approved;**
- 2) That the comments by the following, representing the applicant, and communications, be received:**

**REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING)  
FOR CONSIDERATION BY COUNCIL, MARCH 10, 2021**

---

1. Aaron M. Gillard, LARKIN+ Land Use Planners Inc., Kingdale Road, Newmarket, and communications C5, dated February 16, 2021 and C31, presentation material; and
2. Daniel Ceron, LARKIN+ Land Use Planners Inc., Kingdale Road, Newmarket, and communication C31, presentation material; and
- 3) That the following communication be received:
  - C1 Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated February 11, 2021.

**Recommendations**

1. THAT the Public Meeting report for Official Plan Amendment File OP.20.010 and Zoning By-law Amendment File Z.20.031 (2232394 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.
2. **2706640 ONTARIO INC. ZONING BY-LAW AMENDMENT FILE Z.20.035 9575 KEELE STREET VICINITY OF KEELE STREET AND KNIGHTSWOOD AVENUE**

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

- 1) That the recommendation contained in the following report of the City Manager, dated March 2, 2021, be approved; and
- 2) That the comments by the following, representing the applicant, be received:
  1. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan.

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.20.035 (2706640 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.
3. **2777100 ONTARIO INC. ZONING BY-LAW AMENDMENT FILE Z.20.025 DRAFT PLAN OF SUBDIVISION FILE 19T-20V003 9675, 9687 AND 9697 KEELE STREET VICINITY OF KEELE STREET AND BARRHILL ROAD**

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

- 1) That the recommendation contained in the following report of the City Manager, dated March 2, 2021, be approved;
- 2) That the comments by the following, representing the applicant, and communication, be received:

**REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING)  
FOR CONSIDERATION BY COUNCIL, MARCH 10, 2021**

---

1. **Murray Evans, Evans Planning Group, Keele Street, Vaughan, and communication C32, presentation material; and**
- 3) **That the following communications be received:**
  - C4 Dolly Shetty, Hydro One, dated February 16, 2021; and**
  - C22 Caterina and Frank Principe, Fifefield Drive, Vaughan, dated February 26, 2021.**

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.025 and 19T-20V003 (2777100 Ontario Inc.) BE RECEIVED, and any issues identified by the Development Planning Department be addressed in a comprehensive report to a future the Committee of the Whole.
4. **KLEINBURG MILLS INC. OFFICIAL PLAN AMENDMENT FILE OP.16.002 ZONING BY-LAW AMENDMENT FILE Z.15.038 10422 AND 10432 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

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

- 1) **That the recommendation contained in the following report of the City Manager, dated March 2, 2021, be approved;**
- 2) **That the comments by the following, representing the applicant, and communication, be received:**
  1. **Angela Sciberras, Macaulay Shiomi Howson Ltd., Industrial Parkway South, Aurora, and communication C21, presentation material, dated March 2, 2021; and**
- 3) **That the following communications be received:**
  - C11 Kathryn Angus, Kleinburg & Area Ratepayers' Association, dated January 13, 2021;**
  - C15 Valentina Perrelli, dated February 25, 2021;**
  - C16 Mark Inglis, dated February 25, 2021;**
  - C20 Phil Greco, dated February 25, 2021; and**
  - C30 Roger Dickinson, Donhill Crescent, Kleinburg, dated March 1, 2021.**

**Recommendations**

1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.16.002 and Z.15.038 (Kleinburg Mills 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.

**REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING)  
FOR CONSIDERATION BY COUNCIL, MARCH 10, 2021**

---

**5. 72 STEELES HOLDINGS LIMITED & 7040 YONGE HOLDINGS LIMITED  
OFFICIAL PLAN AMENDMENT FILE OP.20.014 ZONING BY-LAW  
AMENDMENT FILE Z.20.038 DRAFT PLAN OF SUBDIVISION FILE  
19T-20V007 VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

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

- 1) That the recommendation contained in the following report of the City Manager, dated March 2, 2021, be approved;**
- 2) That the comments by the following, representing the applicant, and communication, be received:**
  - 1. Nick Pileggi, Macaulay Shiomi Howson Ltd., Industrial Parkway South, Aurora, and communication C26, presentation material; and**
  - 2. David Butterworth, Kirkor Architects, De Boers Drive, Toronto;**
- 3) That the comments and communications by the following, be received:**
  - 1. Jordan Max, Springfarm Ratepayers Association, and communications C28, presentation material, and C29, dated March 2, 2021;**
  - 2. Ara Movsessian, Crestwood Road, Vaughan;**
  - 3. Hyunjoo Chae;**
  - 4. Ashley Manoharan on behalf of Victor Manoharan, and communication C27, dated March 1, 2021;**
- 4) That the following communications be received:**
  - C2 Sunny Brown, dated February 15, 2021;**
  - C3 Dolly Shetty, Hydro One, dated February 16, 2021;**
  - C6 Sharon Kohl, dated February 16, 2021;**
  - C7 Michael Graf, dated February 17, 2021;**
  - C8 Beverley Golden, dated February 18, 2021;**
  - C9 A. Milliken Heisey, Papazian Heisey Myers Barristers and Solicitors, King Street, Toronto, dated February 9, 2021;**
  - C10 A. Milliken Heisey, Papazian Heisey Myers Barristers and Solicitors, King Street, Toronto, dated February 9, 2021;**
  - C12 Shirley Porjes & Atul Gupta, Elizabeth Street, Thornhill, dated February 21, 2021;**
  - C13 Yoo Jin Cha, Crestwood Road, Thornhill, dated February 23, 2021;**

**REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING)  
FOR CONSIDERATION BY COUNCIL, MARCH 10, 2021**

---

- C14 William Friedman, Friedman Law Professional Corporation, Ferrand Drive, Toronto, dated February 24, 2021;**
- C17 Giulio Cescato, Community Planning, North York Civic Centre, Yonge Street, Toronto, dated February 25, 2021;**
- C18 Shep Trubkin, Crestwood Road, Thornhill, dated February 25, 2021;**
- C19 Li Poon, dated February 25, 2021;**
- C23 Teresa Bacinello, Crestwood Road, Vaughan and Ara Movsessian, Crestwood Road, Vaughan;**
- C24 Kim Kruse, dated March 1, 2021: and**
- C25 HyunJoo Chae, Korean Canadian Business Association of North Toronto, Steeles Avenue West, Thornhill, dated March 2, 2021;**

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.20.014, Z.20.038 and 19T-20V007 (72 Steeles Holdings Limited & 7040 Yonge Holdings Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to Committee of the Whole.

---

The meeting adjourned at 9:14 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair