



**CITY OF VAUGHAN  
REPORT NO. 37 OF THE  
SPECIAL COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 22, 2021*

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The Special Committee of the Whole met at 10:33 a.m., on June 22, 2021.

Present:

<u>Council Member</u>	<u>In-Person</u>	<u>Electronic Participation</u>
Regional Councillor Mario Ferri, Chair		X
Hon. Maurizio Bevilacqua, Mayor		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
Councillor Alan Shefman		X

The following items were dealt with:

- 1. 919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.  
OFFICIAL PLAN AMENDMENT FILE OP.18.008  
ZONING BY-LAW AMENDMENT FILE Z.18.013  
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE  
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE**

**The Special Committee of the Whole recommends:**

- 1) That the confidential recommendation of the Special Committee of the Whole (Closed Session) meeting of June 22, 2021, be approved;**
- 2) That consideration of this matter be deferred until such time that staff seek further instructions from Council as part of the Ontario Land Tribunal process, and that all parties be encouraged to continue discussions towards a mutually agreeable conclusion in the meantime;**

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**3) That comments from the following speakers and Communications be received:**

- 1. Mr. Adam Grossi, First Avenue Properties, Highway 7, Vaughan, on behalf of the applicant;**
- 2. Mr. Michael Horner, McKenzie Street, Woodbridge;**
- 3. Ms. Anna Merola, Kipling Avenue, Woodbridge;**
- 4. Mr. Marc Merola, Kipling Avenue, Woodbridge;**
- 5. Mr. Adam Di Stefano, Nadia Avenue, Woodbridge; and C5 dated June 11, 2021;**
- 6. Ms. Sylwia Sajdyk, Hawman Avenue, Woodbridge, on behalf of Loreto and Alicia Benacquista;**
- 7. Ms. Vicky Spizzirri, Hawman Avenue, Woodbridge, on behalf of Maria Petrola and family;**
- 8. Mr. Delip Matto, Coles Avenue, Woodbridge;**
- 9. Ms. Rosina D'Alimonte, Hawman Avenue, Woodbridge, and C4, Petition dated June 14, 2021; and**
- 10. Mr. Ron Moro, Tasha Court, Woodbridge;**

**4) That the following Communications be received:**

- C1. Loreto and Alicia Benacquista, Kipling Avenue, dated June 9, 2021;**
- C2. Salvatore and Rosina Petrolo, McKenzie Street, Woodbridge, dated June 8, 2021; and**
- C3. Pierino and Catia La Rosa, Kipling Avenue, Woodbridge, dated June 9, 2021; and**

**5) That the report of the City Manager dated June 22, 2021, be received.**

**Recommendations**

Council, at its meeting on May 18, 2021, (Committee of the Whole, Report No. 26, Item 5) adopted the following recommendations:

Recommendations of Council, May 18, 2021 (set out as Attachment 9 of this report):

- 1. That Council reschedule the Special Committee of the Whole meeting of June 21st, 2021 to June 22nd, 2021 at 10:30 a.m.; and**
- 2. That the following Communications be received:**

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- C36 Memorandum from the Deputy City Manager, Administrative Services & City Solicitor, dated May 18, 2021;
- C8 Dino Di Iorio, dated May 11, 2021;
- C9 Harninder Singh Gill, Coles Avenue, Woodbridge, dated May 11, 2021;
- C29 Giampaolo and Linda Vascotto, Angelina Avenue, Vaughan, dated May 11, 2021;
- C30 Kimberly Snow and Leo Acosta, dated May 12, 2021; and
- C31 Ron Moro, Tasha Court, Vaughan, dated May 12, 2021.

Recommendations of the Committee of the Whole (2) meeting of May 12, 2021:

- 1) That consideration of this matter be referred to a Special Committee of the Whole meeting to be convened on June 21, 2021;
- 2) That comments from the following speakers and Communications be received:
  - 1. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;
  - 2. Ms. Rosina D'Alimonte, Hawman Avenue, Woodbridge;
  - 3. Ms. Sylwia Sajdyk, Hawman Avenue, Woodbridge;
  - 4. Mr. David Arkell, Hawman Avenue, Woodbridge;
  - 5. Ms. Gianna Dilorio, Graceview Court, Woodbridge;
  - 6. Ms. Margaret LeCoche, Hawman Avenue, Woodbridge;
  - 7. Mr. Michael Horner, McKenzie Street, Woodbridge;
  - 8. Ms. Vicky Spizzirri, Hawman Avenue, Woodbridge;
  - 9. Mr. Ron Moro, Tasha Court, Vaughan, and C69 dated May 5, 2021;
  - 10. Ms. Amanda Benacquista, Kipling Avenue, Vaughan; and
  - 11. Mr. Adam Grossi, First Avenue Properties, Highway 7, on behalf of the applicant, and C99, presentation material; and
- 3) That the following Communications be received:
  - C57. Ms. Anna Morrone, dated May 10, 2021;
  - C58. Saveria and Charles Tornabene, Veneto Drive, Woodbridge, dated May 10, 2021;
  - C59. Drazen Bulat, Veneto Drive, Woodbridge, dated May 9, 2021;
  - C60. Enrico, Maria, John and Matteo D'Amico, Veneto Drive, Woodbridge, dated May 8, 2021;
  - C61. Mr. Roy Cetlin, Woodbridge Avenue, Woodbridge, dated May 9, 2021;
  - C62. Ms. Cristina Morrone, dated May 9, 2021;
  - C63. T. Morrone, dated May 9, 2021;
  - C64. Mr. Arthur Pereira, Sara Street, Woodbridge, dated May 9, 2021;
  - C65. Mr. Tony Morrone, Engineering Manager, StackTeck Systems Ltd., Paget Road, Brampton, dated May 10, 2021;
  - C66. Mr. Marco Capponi, dated May 10, 2021;

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- C67. Mr. Enzo Spizzirri, Hawman Avenue, Woodbridge, dated May 9, 2021;
- C68. Jack and Janice Cooper, Hawman Avenue, Woodbridge, dated May 9, 2021;
- C70. Lynn, Amanda and Tony Di Iorio, Dalmato Court, Woodbridge, dated May 10, 2021;
- C71. Ms. Ninetta Massarelli, dated May 10, 2021;
- C72. Ms. Tamara Fontana, dated May 10, 2021;
- C73. Frank and Luz Maria Commisso, Graceview Court, Woodbridge, dated May 10, 2021;
- C74. Mr. Joe Simonetta, Angelina Avenue, Woodbridge, dated May 10, 2021;
- C75. Ms. Diana Boreanaz, dated May 10, 2021;
- C76. Alex and Patrizia Cianfarani, dated May 10, 2021;
- C77. The Femia and Ciullo families, Nadia Drive, Woodbridge, dated May 11, 2021;
- C78. Stefan Starczewski, Veneto Drive, Woodbridge, dated May 11, 2021;
- C79. Ms. Tina Morra, Angelina Avenue, Woodbridge, dated May 11, 2021;
- C80. Ms. Maria Akawi, dated May 11, 2021;
- C81. Mr. Gordon Kirk, Sara Street, Woodbridge, dated May 11, 2021;
- C82. Elisangela and Leandro Barroso, dated May 11, 2021;
- C83. Mr. Joseph Tusa, Hawman Avenue, Woodbridge, dated May 11, 2021;
- C84. Vasile Liviu Huma, Angelina Avenue, Woodbridge, dated May 11, 2021;
- C85. Mr. Paul Cucci, Hawman Avenue, Woodbridge, dated May 11, 2021;
- C86. Mr. Robert D'Angelo, Agelina Avenue, Woodbridge, dated May 11, 2021;
- C87. Mr. Adam Di Stefano, Nadia Avenue, Woodbridge, dated May 11, 2021; and
- C100. Mr. Dino Di Iorio, Woodbridge, dated May 11, 2021.

Recommendations of the City Manager dated May 12, 2021:

1. THAT Official Plan Amendment File OP.18.008 (919819 Ontario Ltd. and 1891445 Ontario Ltd.) BE APPROVED, to amend City of Vaughan Official Plan 2010 Volume 1, for the Subject Lands shown on Attachment 1 as follows:
  - a. To redesignate the north portion of the subject lands north of the new property line from "Low-Rise Residential" to "Mid-Rise Residential" to permit a 12-storey residential apartment building with 166 residential dwelling units and a Floor Space Index of 4.1 times the area of the of the lands north of the new property line, as shown an Attachment 2;

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2. THAT Zoning By-law Amendment File Z.18.013 (919819 Ontario Ltd. and 1891445 Ontario Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the lands north of the new property line from “R2 Residential Zone” to “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;
3. THAT the implementing Zoning By-law include the provision for a monetary contribution of \$578,000.00 pursuant to Section 37 of the *Planning Act*, towards the following potential community benefits, which are to be finalized and implemented through a Section 37 Density Bonus Agreement executed between the Owner and the City of Vaughan in return for an increase in the maximum permitted building height and density for the development to the satisfaction of the City:
  - Kipling Avenue Parkette - improvements to site furnishing and play court upgrades, and including a pollinator garden
  - Woodbridge Library - improvements to include new entrance addition and interior work;
4. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonus Agreement with the City of Vaughan to secure the contribution(s) identified in this report and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications;
5. THAT the Holding Symbol “(H)” shall not be removed from the portion of the subject lands proposed to be rezoned “RA3(H) Residential Apartment Zone” with the “(H)” Holding Symbol or any portion thereof, until the following conditions have been satisfied:
  - a) That Vaughan Council has identified and allocated water and sanitary servicing capacity to the subject lands;
  - b) That Vaughan Council shall approve a Site Development Application for the proposed development;
  - c) The Owner shall be required to submit the necessary planning applications to permit and secure an appropriate access location from Kipling Avenue to the satisfaction of the City and York Region;
  - d) The Owner shall pay a financial contribution in the amount of \$178,450.00, representing the Owner’s proportionate share of the required sanitary sewer improvements downstream of the subject lands, unless alternative arrangements are made, at the Owner’s cost and to the satisfaction of the City; and

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- e) The Owner shall enter into a Servicing/Development Agreement(s) with the City to facilitate the contribution amount required for the sanitary sewer upgrades, and to satisfy all conditions, financial or otherwise for the construction of the municipal services including, but not limited to roads, water, wastewater, storm and any land conveyances, as required for the Subject Lands, to the satisfaction of the Development Engineering Department;
6. That the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law. The Owner shall also apply for a Consent application to create the lot for the development, as required, to the satisfaction of the City; and
7. THAT Council authorize the Development Engineering Department to enter into the necessary Servicing/Development Agreement(s) to the satisfaction of the Development Engineering Department.

**2. CONSIDERATION OF A CORPORATE STRUCTURE REVIEW**

**The Special Committee of the Whole recommends approval of the recommendation contained in the report of the City Manager, dated June 22, 2021:**

**Recommendation**

1. That the Consideration of A Corporate Structure Review report be received.

**3. PRESENTATION – ALTAF STATIONWALA, PRESIDENT/CEO, MACKENZIE HEALTH, RE: UPDATE ON MACKENZIE RICHMOND\_HILL HOSPITAL AND CORTELLUCCI VAUGHAN HOSPITAL**

**The Special Committee of the Whole recommends that the presentation by Altaf Stationwala, President & CEO, Mackenzie Health, and C6, presentation materials *titled “Mackenzie Health Update”* be received.**

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**4. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**4.1. RECESS INTO CLOSED SESSION**

The Special Committee of the Whole recessed into Closed Session at 12:14 p.m. for the purpose of considering the following matter:

**Item 1:**

**919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.  
OFFICIAL PLAN AMENDMENT FILE OP.18.008  
ZONING BY-LAW AMENDMENT FILE Z.18.013  
5217 AND 5225 HIGHWAY 7 AND 26 AND 32 HAWMAN AVENUE  
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE**

**(solicitor / client privilege)**

The Committee of the Whole reconvened into open session at 1:11 p.m. with all Members present.

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The meeting adjourned at 1:13 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair