



**CITY OF VAUGHAN
REPORT NO. 41 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on September 27, 2021*

The Committee of the Whole (Public Meeting) met at 7:07 p.m., on September 14, 2021.

Present:

Council Member	In-Person	Electronic Participation
Councillor Marilyn Iafrate, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		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. THE Q TOWERS LIMITED PARTNERSHIP OFFICIAL PLAN AMENDMENT FILE OP.21.001 ZONING BY-LAW AMENDMENT FILE Z.21.002 DRAFT PLAN OF SUBDIVISION FILE 19T-21V001 PART OF LOT 20, CONCESSION 6 VICINITY OF MAJOR MACKENZIE DRIVE AND FOSSIL HILL ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 14, 2021, be approved;**
- 2) That a working group be established consisting of the Local Councillor, Regional Councillors, the applicant, staff, and community members, including Vellore Woods Ratepayers' Association and Millwood-Woodend Ratepayers' Association, to address outstanding issues and concerns;**

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- 3) That the comments of Kregg Fordyce, KFA Architects and Planners Inc., Spadina Avenue, Toronto, representing the applicant, and Communication C27, presentation material, dated September 14, 2021, be received;
- 4) That the following speakers and communications be received:
 1. Tim Sorochinsky, Millwood-Woodend Ratepayers' Association, Millwood Parkway, Woodbridge, and Communication C59, dated September 14, 2021;
 2. André Jaureguizuria, Alexie Way, Woodbridge, and Communication C33, dated September 13, 2021
 3. Armin Daie, Alexie Way, Woodbridge, and Communication C28, dated September 13, 2021; and
 4. Elvira Caria, Vellore Woods Ratepayers' Association, Bunting Drive, Vaughan; and
- 5) That the following communications be received:
 - C1 Paul, dated August 27, 2021;
 - C5 Elena and George Selevko, Alexie Way, Woodbridge, dated September 2, 2021;
 - C6 Sherry Meng, Alexie Way, Woodbridge, dated September 4, 2021;
 - C7 Waqas Shahid and Aisha Malik, Alexie Way, Woodbridge, dated September 8, 2021;
 - C11 Vanessa DiMatteo and Frank Currim, Cornato Way, Woodbridge, dated September 12, 2021;
 - C26 Agnieszka Garcia, dated September 13, 2021;
 - C29 Nadia Migliano, dated September 13, 2021;
 - C31 Jerry Rosa, dated September 13, 2021;
 - C32 Volodymyr Svitlychnyi, Alexie Way, Woodbridge, dated September 13, 2021;
 - C40 Salma Chagani and Hussein Champsy, Alexie Way, Woodbridge, dated September 13, 2021;
 - C41 Vanessa DiMatteo and Frank Currim, Cornato Way, Woodbridge, dated September 14, 2021;
 - C48 Toni and Marcello Pacitto, Sibella Way, Woodbridge, dated September 14, 2021;
 - C50 Lisa Tedesco, dated September 13, 2021; and

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C52 Marian Marcante, on behalf of Domenic and Erminia Rubino, Sibella Way, Woodbridge, dated September 14, 2021.

Recommendation

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.21.001, Z.21.002 and 19T-21V001 (The Q Towers Limited Partnership) 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. **3911 TESTON ROAD INC. OFFICIAL PLAN AMENDMENT FILE OP.21.005 ZONING BY-LAW AMENDMENT FILE Z.21.008 DRAFT PLAN OF SUBDIVISION 19T-21V002 3911 TESTON ROAD VICINITY OF TESTON ROAD AND WESTON ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 14, 2021, be approved; and
- 2) That the comments of Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, and Communication C22, presentation material, dated September 14, 2021, be received.

Recommendation

1. THAT the Public Meeting report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.21.005, Z.21.008 and 19T-21V002 (3911 Teston Road 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. **WOODBIDGE PARK LTD. OFFICIAL PLAN AMENDMENT FILE OP.21.012 ZONING BY-LAW AMENDMENT FILE Z.21.019 5390 STEELES AVENUE WEST VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE**

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 14, 2021, be approved;

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- 2) That the comments of Jane McFarlane, Weston Consulting, Berkeley Street, Toronto, and Communication C23, presentation material, dated September 14, 2021, be received;
- 3) That the following speakers and communications be received:
 1. Jatinder Rahul, Gihon Spring Drive, Toronto, and Communication C19, dated September 13, 2021;
 2. Meeta Bajaj, Dalhousie Street, Woodbridge; and
 3. Gaurav Sharma, Garneau Street, Vaughan, and Communication C30, dated September 13, 2021; and
- 4) That the following communications be received:
 - C9 Raj Gill, dated September 8, 2021;
 - C10 Mandeep Kushan, dated September 11, 2021;
 - C13 Paula Szkaley, Allward Street, Woodbridge, dated September 12, 2021;
 - C18 Kanthagnani Thurasamy, Dalhousie Street, Vaughan, dated September 12, 2021;
 - C20 Kassandra Frangella, dated September 12, 2021; and
 - C35 Tim Yeung, Seymour Street, Woodbridge, dated September 13, 2021.

Recommendation

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.012 and Z.21.019 (Woodbridge Park 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.
4. **KLEINBURG VILLAGE DEVELOPMENT CORP. ZONING BY-LAW AMENDMENT FILE Z.21.020 DRAFT PLAN OF SUBDIVISION FILE 19T-21V005 357, 365 AND 375 STEGMAN'S MILL ROAD VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 14, 2021, be approved;
- 2) That the comments of Grant Uyeyama, KLM Planning Partners Inc., Jardin Drive, Concord, and Communication C24,

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presentation material, dated September 14, 2021, be received;
and

- 3) That the following speakers and communication be received:
 1. Frank Fallico, Kellam Street, Kleinburg, and Communication C21, dated September 7, 2021; and
 2. Matthew Aquino, on behalf of Frank and Liberata Aquino, Napier Street, Kleinburg.

Recommendation

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.21.020 and 19T-21V005 (Kleinburg Village Development Corp.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

5. WEST RUTHERFORD PROPERTIES LTD. OFFICIAL PLAN AMENDMENT FILE OP.11.012 ZONING BY-LAW AMENDMENT FILE Z.11.043 3660 RUTHERFORD ROAD VICINITY OF RUTHERFORD ROAD AND VELLORE WOODS BOULEVARD

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 14, 2021, be approved;
- 2) That a working group be established consisting of the Local Councillor, Regional Councillors, the applicant, staff, and community members, including Vellore Woods Ratepayers' Association, to address outstanding issues and concerns;
- 3) That the comments of Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, and Communication C25, presentation material, dated September 14, 2021, be received;
- 4) That the following speakers and communication be received:
 1. Sabrina Zhang, Hawkview Boulevard, Woodbridge;
 2. Elvira Caria, Vellore Woods Ratepayers' Association, Bunting Drive, Vaughan; and
 3. Mary Ciampa, Shadetree Crescent, Woodbridge, and Communication C17, dated September 13, 2021; and

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- 5) That the following communications be received:
- C2 Saeid Javdani, Hawkview Boulevard, Woodbridge, dated August 27, 2021;
 - C3 Anna D'Amico, Hawkview Boulevard, Woodbridge, dated August 26, 2021;
 - C4 Paul Lawson, Johnswood Crescent, Woodbridge, dated August 31, 2021;
 - C8 Andy and Sofia Ioannou, Moraine Drive, Woodbridge, dated September 8, 2021;
 - C12 Voula Cicchelli, dated September 12, 2021;
 - C14 Vellore Woods Residents, dated September 12, 2021;
 - C15 Hussein EL-Masri, Lichen Court, Vaughan, dated September 13, 2021;
 - C16 Juanita Ramirez, Plover Heights, Vaughan, dated September 13, 2021;
 - C34 Kristi Barnes, dated September 13, 2021;
 - C36 Rosemary and Bryan Santos, dated September 13, 2021;
 - C37 Lucy Miceli, Plover Heights, Vaughan, dated September 13, 2021;
 - C38 Camille Azzolin, dated September 13, 2021;
 - C39 Avgoustina Tchoutkina, Woodbridge, dated September 13, 2021;
 - C42 Julia, dated September 13, 2021;
 - C43 Ryan Rai, dated September 13, 2021;
 - C44 Andrea Azzolin, dated September 14, 2021;
 - C45 Laurie Zuccaro, dated September 14, 2021;
 - C46 Suzan McMillen, dated September 14, 2021;
 - C47 Liz Nam, dated September 14, 2021;
 - C49 Susan Sidiropoulos, dated September 14, 2021;
 - C51 Lesley McNerney, dated September 13, 2021;
 - C53 Maria Tomljenovic, dated September 14, 2021;
 - C54 Rossana Campoli-Apa, dated September 14, 2021;
 - C55 Lucas Apa, dated September 14, 2021;

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C56 Jacob Apa, dated September 14, 2021;

C57 Kaiden Apa, dated September 14, 2021; and

C58 Lorenzo Apa, dated September 14, 2021.

Recommendation

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.11.012 and Z.11.043 (West Rutherford Properties 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.

The meeting adjourned at 10:09 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair