

**CITY OF VAUGHAN
REPORT NO. 42 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on December 17, 2024.*

The Committee of the Whole (Public Meeting) met at 7:00 p.m. on December 3, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Regional Councillor Linda Jackson, Deputy Mayor, Chair
Steven Del Duca, Mayor
Regional Councillor Mario Ferri
Regional Councillor Mario G. Racco
Regional Councillor Gino Rosati
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

**1. DIMCO PROPERTIES INC. ZONING BY-LAW AMENDMENT FILE
Z.24.029 10 BUTTERMILL AVENUE VICINITY OF HIGHWAY 7 AND
JANE STREET**

The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024:

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.029 (Dimco Properties Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

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2. 2081447 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.17.012 ZONING BY-LAW AMENDMENT FILE Z.17.033 10489 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 Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024, be approved;
2. That the presentation of Michael Vani, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and Communication C77., presentation material, dated December 3, 2024, be received;
3. That the comments and communications of the following speakers be received:
 1. Frank Fallico, Kellam Street, Kleinburg, and Communication C79., dated December 2, 2024;
 2. Cinzia Recine, Granary Road, Kleinburg; and
 3. Frank Greco, Islington Avenue, Kleinburg; and
4. That the following communications be received:
 - C42. John Cutler, Kleinburg & Area Ratepayers' Association, Kleinburg, dated November 29, 2024; and
 - C78. Paul Fallone and Cinzia Recine, Islington Avenue and Kellam Street, Kleinburg, dated November 29, 2024.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.17.012 and Z.17.033 (2081447 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

3. CAUPURCH INVESTMENTS INC. ZONING BY-LAW AMENDMENT FILE Z.24.028 2739 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND COSTA ROAD

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024, be approved; and

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2. That the following communication be received:

C76. Presentation material, Jay Park, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, dated December 3, 2024.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.028 (Caupurch Investments Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

4. ALBION VAUGHAN ROAD INC. OFFICIAL PLAN AMENDMENT FILE OP.24.008 ZONING BY-LAW AMENDMENT FILE Z.24.020 11339 ALBION-VAUGHAN ROAD VICINITY OF ALBION-VAUGHAN ROAD AND HIGHWAY 50

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024, be approved;
2. That the comments of Clare Riepma, Riepma Consultants Inc., Kempenfelt Drive, Barrie, on behalf of the applicant, be received;
3. That the comments and communications of the following speakers be received:
 1. Mark Tenaglia, Albion Vaughan Road, Kleinburg, and Communication C4., dated November 22, 2024;
 2. Vasselle Barber, Riverwood Terrace, Bolton, and Communications C10., dated November 28, 2024, and C118., dated December 3, 2024;
 3. Amanda Corbett, James Street, Bolton, and Communication C107., dated December 3, 2024;
 4. Franca Pisani, Highmore Avenue, Bolton, and Communication C99., dated December 1, 2024;
 5. Mark Hopkins, Parthia Crescent, Mississauga;
 6. Carmela Palkowski, Liptay Avenue, Bolton, and Communication C35., dated November 28, 2024;
 7. Pasquale Tortorici, Crestridge Drive, Bolton; and

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8. **Mag Boganda, Shady Glen Crescent, Bolton, and Communication C88., dated November 30, 2024; and**
4. **That the following communications be received:**
 - C5. **Toni Peluso, dated November 28, 2024;**
 - C6. **Debbie Famele, dated November 28, 2024;**
 - C7. **Mary DAdderio, dated November 28, 2024;**
 - C8. **Kim Bayley, Man O War Court, Caledon East, dated November 28, 2024;**
 - C9. **Renee Dante, dated November 28, 2024;**
 - C11 **Carmina Drumond, dated November 28, 2024;**
 - C12. **J. Majnaric, dated November 28, 2024;**
 - C13. **Loredanda Abramovitch and family, dated November 28, 2024;**
 - C14. **Barbara Krzepton, True Blue Crescent, Bolton, dated November 28, 2024;**
 - C15. **Lilia Falconi, dated November 28, 2024;**
 - C16. **Debra Locking, 19th Sideroad, Schomberg, dated November 28, 2024;**
 - C17. **Manjit Notta, dated November 28, 2024;**
 - C18. **Maurizia De Biasio, dated November 28, 2024;**
 - C19. **Monica Avelino, dated November 28, 2024;**
 - C20. **Juliet Palkowski, Bolton, dated November 28, 2024;**
 - C21. **Carmela Roberts, Sant Farm Drive, Bolton, dated November 28, 2024;**
 - C22. **Salvina Greco, dated November 28, 2024;**
 - C23. **Gord Schwab, 19th Sideroad, Schomberg, dated November 28, 2024;**
 - C24. **Giovanna Greco, dated November 28, 2024;**
 - C25. **Horacio, dated November 28, 2024;**
 - C26. **Cheryl Rowsell, dated November 28, 2024;**
 - C27. **Marina DeMelo-Glinski, Caledon, dated November 28, 2024;**

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- C28. Mr. and Mrs. Pat and Sandra Severino, dated November 28, 2024;**
- C29. R.G. Russell, Bolton, dated November 28, 2024;**
- C30. Andrée Gates, Bolton, dated November 29, 2024;**
- C31. Victor Da Rosa, dated November 29, 2024;**
- C32. Maxim Morgunov, dated November 28, 2024;**
- C33. Rita Salvatore, dated November 28, 2024;**
- C34. Vince and Antonia Anzelmo, Woodbridge, dated November 28, 2024;**
- C36. Joe Nes, Bolton, dated November 28, 2024;**
- C37. Nat Portelli, dated November 29, 2024;**
- C38. Alexandra Toth, dated November 28, 2024;**
- C39. Joe Palkowski, Bolton, dated November 28, 2024;**
- C40. Armando Falconi, dated November 29, 2024;**
- C43. Sarina Fantin, dated November 29, 2024;**
- C44. Dr. Michele Del Re, dated November 29, 2024;**
- C45. Catherine Cascun, dated November 29, 2024;**
- C46. Francesca Discenza, dated November 29, 2024;**
- C47. Kerri-Ann Drinkwalter, dated November 29, 2024;**
- C48. Tina Liscio, North Hill Bolton, dated November 29, 2024;**
- C49. Natacha Hounsou, dated November 29, 2024;**
- C50. Paul De Luca, dated November 30, 2024;**
- C51. Frank Vanelli, dated November 30, 2024;**
- C52. Daniel and Linda Pellegrini, dated November 30, 2024;**
- C53. Sandra Calderone, dated November 30, 2024;**
- C54. Gus Kourousis, dated November 30, 2024;**
- C55. Nancy Kourousis, dated November 30, 2024;**
- C56. Adwoa A., dated November 30, 2024;**
- C57. Justin Teves, dated November 30, 2024;**
- C58. Mary Anzelmo, Bolton, dated November 30, 2024;**

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- C59. Robert Sardone, dated December 1, 2024;**
- C60. Sarah O'Higgins, Bolton, dated December 1, 2024;**
- C61. Anastasia Teterina, dated December 1, 2024;**
- C62. Francesco Varano, dated December 1, 2024;**
- C63. Angie Paolillo, dated December 1, 2024;**
- C64. Adam Rende, dated December 1, 2024;**
- C80. Liz Yarascavitch, Bolton, dated December 1, 2024;**
- C81. Tania and Steve Albanese, Bolton, dated December 1, 2024;**
- C82. Christine O'Higgins, Bolton, dated December 1, 2024;**
- C83. Lianne Severino, dated December 1, 2024;**
- C84. Jan Mathieson, dated December 1, 2024;**
- C85. Jessica Skup, dated December 1, 2024;**
- C86. Frank, dated December 1, 2024;**
- C87. Pina Zanelli, dated December 1, 2024;**
- C89. Resident, Bolton, dated November 30, 2024;**
- C90. Karen Cirillo, dated November 30, 2024;**
- C91. Alessandra Canizares, dated November 30, 2024;**
- C92. Teresa Beltrano, Caledon, dated November 29, 2024;**
- C93. G. Gatti, dated December 2, 2024;**
- C94. Liz Cavallo, dated December 2, 2024;**
- C95. Giovanni Pereira, dated December 2, 2024;**
- C96. Bruno Giancola, Old King Road, Caledon, dated December 2, 2024;**
- C97. Scott Armstrong, Bolton, dated December 2, 2024;**
- C98. Marta Mulhern, dated December 1, 2024;**
- C100. Victor Da Rosa, dated November 30, 2024;**
- C101. Betty Lombardi, dated December 2, 2024;**
- C102. Carolyn George, dated December 2, 2024;**
- C103. Mike Anzelmo, dated December 1, 2024;**

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C104. Andrea Aveiro and Family, dated November 30, 2024;

C105. Tania Aragona, dated December 1, 2024; and

C106. Jo-Anne Pereira, dated December 2, 2024.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.008 and Z.24.020 (Albion Vaughan Road Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

5. 2133904 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.24.013 ZONING BY-LAW AMENDMENT FILE Z.24.030 89 AND 99 NASHVILLE ROAD VICINITY OF NASHVILLE ROAD AND HIGHWAY 27

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024, be approved;
2. That the presentation of Jim Levac, GSAI, Kingsbridge Garden Circle, Mississauga, on behalf of the applicant, and Communication C41., presentation material, dated December 3, 2024, be received;
3. That the comments and communications of the following speakers be received:
 1. John Cutler, Kleinburg and Area Ratepayers' Association, Kleinburg, and Communication C65., dated November 29, 2024;
 2. Mark Inglis, Main Street, Kleinburg, and Communication C119., dated December 3, 2024;
 3. Mark Tatone, Nashville Road, Kleinburg, and Communications C115., dated December 2, 2024, and C119., dated December 3, 2024;
 4. Laura De Faveri, Lester B. Pearson Street, Kleinburg, and Communications C111., dated December 2, 2024, and C119., dated December 3, 2024;
 5. Chris Adamkowski, Lester B. Pearson Street, Kleinburg, and Communications C114., dated December 2, 2024, and C119., dated December 3, 2024;

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6. **Cinzia Recine, Granary Road, Kleinburg, and Communication C119., dated December 3, 2024;**
7. **Marsha Lomis, Nashville Road, Kleinburg, and Communication C119., dated December 3, 2024;**
8. **Peter Gould, Islington Avenue, Kleinburg, and Communication C119., dated December 3, 2024;**
9. **Marilu Ugolini-Abreu, Lester B. Pearson Street, Kleinburg, and Communications C108., dated December 1, 2024, and C119., dated December 3, 2024;**
10. **Eddy Battiston, Charles Cooper Court, Kleinburg, and Communications C113., dated December 2, 2024, and C119., dated December 3, 2024;**
11. **Alexandra Battiston, Nashville Road, Kleinburg, and Communications C112., dated December 2, 2024, and C119., dated December 3, 2024;**
12. **Frank Abreu, Lester B. Pearson Street, Kleinburg, and Communications C73., dated December 1, 2024, and C119., dated December 3, 2024;**
13. **Darlene Share, Nashville Road, Kleinburg, and Communication C119., dated December 3, 2024;**
14. **Lorraine Inglis, Main Street, Kleinburg, and Communication C119., dated December 3, 2024;**
15. **Joseph Vescio, Cedarvalley Crescent, Kleinburg;**
16. **Frank Greco, Islington Avenue, Kleinburg; and**
17. **Frank Fallico, Kellam Street, Kleinburg; and**
4. **That the following communications be received:**
 - C1. **Jerry Celenza, Elsa Celenza, Michael Celenza, Andrew Celenza and Tania Celenza, Capner Court and Morning Sparrow Road, dated November 22, 2024;**
 - C2. **Nadia Zuccaro, EMC Group Limited, Keele Street, Vaughan, dated November 22, 2024;**
 - C3. **Linda McNair, Valleyview Court, Kleinburg, dated November 25, 2024;**
 - C66. **Luigi and Anita Panza, Lester B. Pearson Street, Kleinburg, dated November 26, 2024;**
 - C67. **Mark and Lorraine Inglis, Main Street, Kleinburg, dated November 26, 2024;**

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- C68. Shirley Davis, Cindy Davis and Sue McCulloch, Islington Avenue, dated December 1, 2024;**
- C69. Diane D’Uva, Ava Place, Kleinburg, dated December 2, 2024;**
- C70. Marco A. Bellisario, Spicewood Crescent, Kleinburg, dated December 2, 2024;**
- C71. Robert and Lucy Lisi, Cedarvalley Crescent, Kleinburg, dated December 2, 2024;**
- C72. Frank, Leanne, Delana and David Zamparo, Cedarvalley Crescent, Kleinburg, dated December 2, 2024;**
- C74. Jadwiga Burdz, Lester B. Pearson Street, Kleinburg, dated December 1, 2024;**
- C75. Valeria and Michael Mravyan, Lester B. Pearson Street, Kleinburg, dated December 2, 2024;**
- C109. Donna Battison, Charles Cooper Court, Kleinburg, dated December 2, 2024;**
- C110. Lorraine McNair, dated December 2, 2024;**
- C116. Santiago Veytia and Argelia Aldape, Annselywood Court, Kleinburg, dated December 2, 2024; and**
- C117. Diane D’Uva, dated December 2, 2024.**

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.013 and Z.24.030 (2133904 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

The meeting adjourned at 10:33 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Deputy Mayor, Chair