

**CITY OF VAUGHAN  
REPORT NO. 19 OF THE  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

*For consideration by the Council  
of the City of Vaughan  
on May 27, 2025.*

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The Committee of the Whole (Public Meeting) met at 7:01 p.m. on May 6, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. **GB (MAPLECRETE) LIMITED PARTNERSHIP OFFICIAL PLAN  
AMENDMENT FILE OP.25.005 185 DOUGHTON ROAD, 108-112  
MAPLECRETE ROAD VICINITY OF MAPLECRETE ROAD AND  
DOUGHTON ROAD**

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

1. **That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 6, 2025, be approved;**
2. **That the following sentence be included under the Background section of the staff report, in accordance with Communication C5., memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 2, 2025:**

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**“In June 2024, Minor Variance File A055/24 was approved by the Committee of Adjustment to increase the maximum number of dwelling units from 1,082 to 1,127 units, including seven live-work units and nine podium townhouse units;” and**

**3. That the following communication be received:**

**C1. Presentation material, Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, dated May 6, 2025.**

**Recommendations**

**1. THAT the Public Meeting report for Official Plan Amendment File OP.25.005 (GB (Maplecrete) Limited Partnership) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.**

**2. FILE BL.60W.2019 BLOCK 60 WEST LANDOWNERS GROUP INC. BLOCK PLAN PRELIMINARY REPORT**

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

**1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 6, 2025, be approved;**

**2. That Attachment 4 - Block 60 West – Draft Block Plan, be deleted and replaced with the updated attachment, in accordance with Communication C9., memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 5, 2025;**

**3. That the comments of Robert Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C8., presentation material, dated May 6, 2025, be received;**

**4. That the comments of the following speaker be received:**

**1. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of Angela Themelis, Joseph Nasturzio, Nicola Nasturzio, Italia Sparaco and Anthony Baldanza; and**

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**5. That the following communication be received:**

**C2. Helen Mihailidi, Brattys LLP, Keele Street, Vaughan, dated May 1, 2025.**

**Recommendations**

1. THAT the Public Meeting report for Block Plan File BL.60W.2019 (Block 60 West Landowners Group Inc.) BE RECEIVED, and that any issues identified be addressed in a comprehensive report to the Committee of the Whole prepared by the Policy Planning and Special Programs Department.

**3. CHANG SOO HAN AND YOON JOO HAN ZONING BY-LAW AMENDMENT FILE Z.19.016 3400 TESTON ROAD VICINITY OF TESTON ROAD AND HIGHWAY 400**

**The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 6, 2025:**

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment Files Z.19.016 (Chang Soo Han and Yoon Joo Han) 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. P3 REAL ESTATE LIMITED ZONING BY-LAW AMENDMENT FILE Z.25.001 38 CENTRE STREET VICINITY OF YONGE STREET AND CENTRE STREET**

**The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 6, 2025:**

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.001 (P3 Real Estate Limited) 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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**5. 2677812 ONTARIO INC. ZONING BY-LAW AMENDMENT FILE Z.24.032  
9751 MCGILLIVRAY ROAD VICINITY OF MCGILLIVRAY ROAD AND  
RUTHERFORD ROAD**

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

- 1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 6, 2025, be approved;**
- 2. That the presentation of Katie Pandey, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and Communication C4., presentation material, dated May 6, 2025, be received;**
- 3. That the comments of the following speaker be received:**
  - 1. Robert Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of Block 60W Landowner Group; and**
- 4. That the following communications be received:**
  - C2. Helen Mihailidi, Brattys LLP, Keele Street, Vaughan, dated May 1, 2025; and**
  - C3. Eric Del Favero, The Remington Group Inc., Keele Street, Vaughan, dated May 2, 2025.**

**Recommendations**

- 1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.032 (2677812 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.**

**6. ZEPKO HOLDINGS INC. ZONING BY-LAW AMENDMENT Z.12.019  
3500 KING-VAUGHAN ROAD VICINITY OF KING-VAUGHAN ROAD  
AND HIGHWAY 400**

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

- 1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 6, 2025, be approved;**

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2. That the presentation of Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, and Communication C7., presentation material, dated May 6, 2025, be received; and
3. That the following communication be received:
  - C6. Alexandra Ney, King Vaughan Road, Woodbridge, dated May 6, 2025.

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.12.019 (Zepco Holdings 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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The meeting adjourned at 7:41 p.m.

Respectfully submitted,

Councillor Gila Martow, Chair