

**CITY OF VAUGHAN
REPORT NO. 24 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on June 24, 2025.*

The Committee of the Whole (Public Meeting) met at 6:02 p.m. on June 4, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Rosanna DeFrancesca, Chair
Steven Del Duca, Mayor
Regional Councillor Linda Jackson, Deputy Mayor (6:37 p.m.)
Regional Councillor Mario Ferri
Regional Councillor Mario G. Racco
Regional Councillor Gino Rosati
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta
Councillor Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

1. **2748355 CANADA INC. OFFICIAL PLAN AMENDMENT FILE OP.25.004
AND ZONING BY-LAW AMENDMENT FILE Z.25.008 7540 JANE
STREET VICINITY OF JANE STREET AND INTERCHANGE WAY**

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 June 4, 2025, be approved; and**
2. **That the following communication be received:**
 - C98. Presentation material, Stephen Albanese, Arcadis Professional Services (Canada) Inc., St. Clair Avenue W., Toronto, dated June 4, 2025.**

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Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.004 and Z.25.008 (2748355 Canada Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.

2. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.25.011 THE CORPORATION OF THE CITY OF VAUGHAN**

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 June 4, 2025:

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.011 (THE CORPORATION OF THE CITY OF VAUGHAN) 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. **2847382 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.24.011 ZONING BY-LAW AMENDMENT FILE Z.24.026 10990 AND 11010 HWY 27 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 Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated June 4, 2025, be approved;
2. That the comments of the following speaker be received:
 1. Riccardo Bozzo, Highway 27, Vaughan; and
3. That the following communications be received:
 - C1. Abdul Tayyab & Tahira Akhtar, Old Humber Crescent, Kleinburg, dated May 22, 2025;
 - C2. Philip and Linda Carusi, dated May 23, 2025;
 - C3. Paul and Sandra Di Benedetto, Old Humber Crescent, Vaughan, dated May 22, 2025;

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- C4. Rita and Richard Marcolini, Old Humber Crescent, Kleinburg, dated May 22, 2025;**
- C5. John Giancola, dated May 23, 2025;**
- C60. James and Evelina Sciacca, Old Humber Crescent, Kleinburg, dated May 22, 2025;**
- C76. Joseph Rizzo, Old Humber Crescent, Kleinburg, dated May 30, 2025;**
- C77. Manisha and Rakesh Sanger, Old Humber Crescent, Kleinburg, dated June 1, 2025;**
- C129. Presentation material, Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 4, 2025; and**
- C205. Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 2, 2025.**

Recommendations

- 1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.24.011 and Z.24.026 (2847382 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.
- 4. **COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC. OFFICIAL PLAN AMENDMENT FILE OP.25.003 ZONING BY-LAW AMENDMENT FILE Z.25.004 10390 PINE VALLEY DR. VICINITY OF PINE VALLEY DRIVE AND TESTON 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 June 4, 2025, be approved;
- 2. That a community meeting be held with the applicant, staff, community representatives, and local and regional councillors;
- 3. That the presentation of Adam Layton, Goldberg Group, Avenue Road, Toronto, on behalf of the applicant, and Alex Beduz, Country Wide Homes (Pine Valley Estates) Inc., Highway 7, Vaughan, and Communication C59., presentation material, dated June 4, 2025, be received;

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4. That the comments and communications of the following speakers be received:
 1. Alexandra Makos, Ballantyne Boulevard, Vaughan, and Communication C187., dated June 3, 2025;
 2. Giulia Quattrociochi, Ogilvie Street, Woodbridge;
 3. Lucian Iordache, Wainfleet Crescent, Woodbridge;
 4. Deb Schulte, Mira Vista Place, Woodbridge;
 5. Doug Jovicic, Winthrop Crescent, Vaughan;
 6. David Toyne, Pine Valley Drive, Vaughan;
 7. Jason Jacome, Wainfleet Crescent, Woodbridge, and Communication C208., petition material, dated June 3, 2025;
 8. Saleem Tahir, Wainfleet Crescent, Woodbridge, and Communication C17., dated May 27, 2025;
 9. Adam Porcelli, Wainfleet Crescent, Woodbridge, and Communication C106., dated June 2, 2025;
 10. Mike Rizzello, Seraville Street, Woodbridge, and Communication C92., dated June 2, 2025;
 11. Japjot Lail, Seraville Street, Woodbridge, and Communication C95., dated June 2, 2025;
 12. Laura Gatti, Wainfleet Crescent, Woodbridge;
 13. Rakesh Kantaria, Arbordale Drive, Woodbridge, and Communication C14., dated May 27, 2025;
 14. Nicole Cauchi, Seraville Street, Woodbridge;
 15. Reggie Rowlandson, Wainfleet Crescent, Woodbridge;
 16. Sameer Thakral, Wainfleet Crescent, Woodbridge;
 17. Angelo Nasso, Terravista Crescent, Vaughan, and Communication C22., dated May 27, 2025;
 18. Julie Cellucci, Wainfleet Crescent, Woodbridge, and Communication C49., dated May 29, 2025;
 19. Angelo Perna, Wainfleet Crescent, Woodbridge, and Communication C190., dated June 3, 2025;
 20. Raymond Shahinian, Ballantyne Boulevard, Woodbridge;

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21. Brian Sookhai, Heathcote Road, Vaughan and Communication C35., dated May 28, 2025;
22. Alex Gallo, Ambassador Crescent, Woodbridge;
23. Anna Masi, Wainfleet Crescent, Woodbridge;
24. Michael Lucchese, Wainfleet Crescent, Woodbridge, and Communication C28., dated May 27, 2025;
25. Lorenzo Di Chiazza, Vaughan;
26. Kelly Zhang, Wainfleet Crescent, Woodbridge; and
27. Farman Malik, Seraville Street, Woodbridge; and
5. That the following communications be received:
 - C6. Giulia and Ennio Quattrociocchi, dated May 24, 2025;
 - C7. Frank and Anna Riviglia, Winthrop Crescent, dated May 26, 2025;
 - C8. Anthony Venuto, Vaughan, dated May 26, 2025;
 - C9. Mijin Lee, Vaughan, dated May 26, 2025;
 - C13. Vince Di Gaetano, Pine Heights Drive, Woodbridge, dated May 26, 2025;
 - C15. Lavanya Gaddam, Vaughan, dated May 27, 2025;
 - C16. Jason, Vaughan, dated May 27, 2025;
 - C18. Farrah Mahazudin, dated May 28, 2025;
 - C19. Lucia and Domenico Spartaro, Vaughan, dated May 27, 2025;
 - C20. Nikita Parekh, Vaughan, dated May 27, 2025;
 - C21. Sarah Nasso, Vaughan, dated May 27, 2025;
 - C23. Nasir Hasan, Greville Street, Woodbridge, dated May 27, 2025;
 - C24. Sabrina Cugliari, Wainfleet Crescent, Vaughan, dated May 27, 2025;
 - C25. Baljit and Rajwinder Sandhu, Vaughan, dated May 27, 2024;
 - C26. Jonathan Piccin, Vaughan, dated May 28, 2025;
 - C27. Suresh and Kiranmai, Vaughan, dated May 27, 2025;

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- C29. Farhat Hasan, dated May 28, 2025;**
- C30. Adam De Angelis, dated May 28, 2025;**
- C31. Mark Cundari, dated May 28, 2025;**
- C32. Sachin Patel, dated May 28, 2025;**
- C33. Katerina Markevich, dated May 28, 2025;**
- C34. Oleg Varavva, Purple Creek Road, Vaughan, dated May 28, 2025;**
- C36. Dan Andronescu, Seraville Street, Woodbridge, dated May 28, 2025;**
- C37. Marsela Zace, Vaughan, dated May 28, 2025;**
- C38. Kritik Kaushal, Kinburn Crescent, Vaughan, dated May 28, 2025;**
- C39. Unnati Patel, Adario Crescent, Vaughan, dated May 28, 2025;**
- C40. Rajinder Narula, Kinburn Crescent, Vaughan, dated May 28, 2025;**
- C41. Laura and Mark Gatti, Wainfleet Crescent, Woodbridge, dated May 28, 2025;**
- C42. Michael Di Chiazza, Vaughan, dated May 28, 2025;**
- C43. Sidharth Dua and Mishika Taneja, Ballantyne Boulevard, Vaughan, dated May 28, 2025;**
- C44. Cristina Iordache and Lucian Iordache, Wainfleet Crescent, Woodbridge, dated May 28, 2025;**
- C45. Peter Holland, Vaughan, dated May 28, 2025;**
- C46. Enrico Rennella, Vaughan, dated May 28, 2025;**
- C47. Dipesh Modi, Ballantyne Boulevard, Vaughan, dated May 28, 2025;**
- C48. The Da Silva Family, Vaughan, dated May 28, 2025;**
- C50. Davika and Richard Ramdass, Ballantyne Blvd, Woodbridge, dated May 29, 2025;**
- C51. Nayna Modi, Winthrop Crescent, Vaughan, dated May 29, 2025;**
- C52. Sima Patel, Vaughan, dated May 29, 2025;**

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- C53. Michael Luisi, Vaughan, dated May 29, 2025;**
- C54. Arben Cani, Purple Creek Road, Woodbridge, dated May 29, 2025;**
- C55. Stephen Bozzo, Vaughan, dated May 29, 2025;**
- C56. Kathryn Simpson, Vaughan, dated May 29, 2025;**
- C57. Majlinda Troka, Vaughan, dated May 29, 2025;**
- C58. Luan Troka, Vaughan, dated May 29, 2025;**
- C62. Confidential memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 31, 2025;**
- C63. Hetal Varma, Vaughan, dated May 30, 2025;**
- C64. Sherman Heer, Heathcote Road, Vaughan, dated May 30, 2025;**
- C65. Dean Sturino, Vaughan, dated May 31, 2025;**
- C66. Angelo Konstantas, Ballantyne Boulevard, Woodbridge, dated June 1, 2025;**
- C67. Phuong (Ann) Hoang, Kinburn Crescent, Vaughan, dated June 1, 2025;**
- C68. Jay, Pardeep and Jasneet Pablia, Wainfleet Crescent, Woodbridge, dated June 1, 2025;**
- C69. Luca and Jacquelyn Stillo, Vaughan, dated June 2, 2025;**
- C70. Susan Minicucci, Wainfleet Crescent, Vaughan, dated June 1, 2025;**
- C71. Ivana Pagliaroli and Frank DeBellis, Heathcote Road, Woodbridge, dated June 2, 2025;**
- C72. Asha Ginoya, Wainfleet Crescent, Vaughan, dated June 1, 2025;**
- C73. Gurkaran Shetra, Vaughan, dated June 1, 2025;**
- C74. Jasman Bains, Vaughan, dated June 1, 2025;**
- C75. Selvy Kanagalingam, Vaughan, dated May 30, 2025;**
- C93. Daniel Vivona, Winthrop Crescent, Vaughan, dated June 2, 2025;**
- C94. Angela Giancaterini-Rizzello, Seraville Street, Vaughan, dated June 2, 2025;**

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- C96. Foster Kwon, Vaughan, dated June 2, 2025;**
- C97. Christina Chiefalo, Vaughan, dated June 2, 2025;**
- C107. Lisa Ventura, Vaughan, dated June 2, 2025;**
- C108. Michael Cauchi, Seraville Street, Vaughan, dated June 2, 2025;**
- C109. Harpreet Kaur, Mukhtiar Singh, and Kritveer Singh, Winthrop Crescent, Woodbridge, dated June 2, 2025;**
- C110. Anna Maria Masi and Pasquale Masi, Wainfleet Crescent, Woodbridge, dated June 2, 2025;**
- C111. Arsim Firza and Marina Kupriyeva, Ballantyne Boulevard, Woodbridge, dated June 2, 2025;**
- C112. Laura Suppa, Winthrop Crescent, Vaughan, dated June 3, 2025;**
- C184. Haroon Meer, Ballantyne Boulevard, Woodbridge, dated June 3, 2025;**
- C185. Amandeep Uppal, Pine Heights Drive, Vaughan, dated June 3, 2025;**
- C186. Francesco, Mary, Daniel and Jessica Gucciardi, Winthrop Crescent, dated June 3, 2025;**
- C188. Jennifer Rosa, Vaughan, dated June 3, 2025;**
- C189. Amanda Orsi, dated June 3, 2025;**
- C191. Olivia Biscardi-Vallozzi, Vaughan, dated June 3, 2025;**
- C192. S. Orsi, Vaughan, dated June 3, 2025;**
- C193. Vincent Bourret, The Council of the Wendat Nation, Place Chef Michel Laveau, Wendake, Quebec, dated June 2, 2025;**
- C194. Amarjeet Saini, Winthrop Crescent, Vaughan, dated June 3, 2025;**
- C195. Lucy Emanuele, Vaughan, dated June 3, 2025; and**
- C196. Babita Sankar, Biswajeet Singh and Melissa Singh, Wainfleet Crescent, Woodbridge, dated June 3, 2025.**

Recommendations

1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.25.003 and Z.25.004 (Country

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Wide Homes (Pine Valley Estates) 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. LANGVALLEY HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.12.009 2180 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND KEELE 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 June 4, 2025:

Recommendations

1. **THAT the Public Meeting report for Zoning By-law Amendment File Z.12.009 (Langvalley 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.**

6. VINVIEW DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT Z.25.010 7151 NASHVILLE RD. VICINITY OF HIGHWAY 50 AND NASHVILLE 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 June 4, 2025, be approved;**
2. **That the presentation of Timothy Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C130., presentation material, dated June 4, 2025, be received;**
3. **That the comments and communication of the following speakers be received:**
 1. **Amanda Corbett, James Street, Bolton, and Communication C203., dated June 4, 2025;**
 2. **Franca Pisani, Highmore Ave, Bolton;**
 3. **John Culter, Kleinburg and Area Ratepayers' Association, Westridge Drive, Kleinburg;**

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4. Marlene Felicio, on behalf of the Parent's Committee of Kleinburg Christian Academy, Nashville Road, Kleinburg;
 5. Eddy Aceti, Tracey Court, Maple;
 6. Deb Schulte, Mira Vista Court, Woodbridge;
 7. Nadia Magarelli, Weston Downs Ratepayers' Association, Blackburn Boulevard, Woodbridge;
 8. Joseph Lisi, Canard Drive, Vaughan;
 9. Karen Marcuz, Lodgeway Drive, Maple; and
 10. Maria Dinatola, Vaughan; and
4. That the following communications be received:
- C78. Lilia Falconi, dated June 1, 2025;
 - C79. Carmela Palkowski, Bolton, dated June 2, 2025;
 - C80. Vince and Antonia Anzelmo, Vaughan, dated June 2, 2025;
 - C81. Mary Leone, Bolton, dated June 2, 2025;
 - C82. Toni Peluso, Bolton, dated May 31, 2025;
 - C83. David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025;
 - C84. Christina Almeida, dated June 2, 2025;
 - C113. Salvina Greco, Bolton, dated June 2, 2025;
 - C114. Pina Zanelli, dated June 2, 2025;
 - C115. Carmela Roberts, Sant Farm Drive, Bolton, dated June 3, 2025;
 - C199. Anna Maria Bianco, Riverwood Terrace, Bolton, dated June 2, 2025;
 - C200. Sandra Ettore, dated June 3, 2025;
 - C201. J. DiPoce, dated June 3, 2025; and
 - C202. Rosa Ciantar, dated June 3, 2025.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.039 (Vinview Development Inc.) BE RECEIVED, and that any

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issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

**7. STELLEX GP INC. ZONING BY-LAW AMENDMENT FILE Z.25.007
10481 HWY 50 VICINITY OF HIGHWAY 50 AND NASHVILLE 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 June 4, 2025, be approved;**
- 2. That the presentation of Timothy Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C131., presentation material, dated June 4, 2025, be received;**
- 3. That the comments and communication of the following speakers be received:**
 - 1. Amanda Corbett, James Street, Bolton, and Communication C204., dated June 4, 2025;**
 - 2. Eddy Aceti, Tracey Court, Maple;**
 - 3. Franca Pisani, Highmore Ave, Bolton;**
 - 4. Dino Giuliani, Highway 27, Vaughan; and**
 - 5. Marco, Bellefond Street, Kleinburg; and**
- 4. That the following communications be received:**
 - C78. Lilia Falconi, dated June 1, 2025;**
 - C79. Carmela Palkowski, Bolton, dated June 2, 2025;**
 - C80. Vince and Antonia Anzelmo, Vaughan, dated June 2, 2025;**
 - C81. Mary Leone, Bolton, dated June 2, 2025;**
 - C82. Toni Peluso, Bolton, dated May 31, 2025;**
 - C83. David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025;**
 - C84. Christina Almeida, dated June 2, 2025;**
 - C113. Salvina Greco, Bolton, dated June 2, 2025;**

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C114. Pina Zanelli, dated June 2, 2025;

C115. Carmela Roberts, Sant Farm Drive, Bolton, dated June 3, 2025;

C199. Anna Maria Bianco, Riverwood Terrace, Bolton, dated June 2, 2025;

C200. Sandra Ettore, dated June 3, 2025;

C201. J. DiPoce, dated June 3, 2025; and

C202. Rosa Ciantar, dated June 3, 2025.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.007 (Stellex GP 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.

8. CPSP VAUGHAN NOMINEE INC. APPLICATION FILE NO. OP.24.006 AND Z.24.017 10223 HWY. 50 VICINITY OF HIGHWAY 50 AND MAJOR MACKENZIE DRIVE WEST

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 June 4, 2025, be approved;
2. That the presentation of Patrick Pearson, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, on behalf of the applicant, and Communication C91., presentation material, dated June 4, 2025, be received;
3. That the comments and communication of the following speaker be received:
 1. Amanda Corbett, James Street, Bolton, and Communication C211., dated June 4, 2025; and
4. That the following communications be received:

C78. Lilia Falconi, dated June 1, 2025;

C79. Carmela Palkowski, Bolton, dated June 2, 2025;

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- C80. Vince and Antonia Anzelmo, Vaughan, dated June 2 ,2025;**
- C81. Mary Leone, Bolton, dated June 2, 2025;**
- C82. Toni Peluso, Bolton, dated May 31, 2025;**
- C83. David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025;**
- C84 Christina Almeida, dated June 2, 2025;**
- C113. Salvina Greco, Bolton, dated June 2, 2025;**
- C114. Pina Zanelli, dated June 2, 2025;**
- C115. Carmela Roberts, Sant Farm Drive, Bolton, dated June 3, 2025;**
- C199. Anna Maria Bianco, Riverwood Terrace, Bolton, dated June 2, 2025;**
- C200. Sandra Ettore, dated June 3, 2025;**
- C201. J. DiPoce, dated June 3, 2025; and**
- C202. Rosa Ciantar, dated June 3, 2025.**

Recommendations

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.006 and Z.24.017 (CPSP Vaughan Nominee 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.

9. FILE BL.66W.2024 BLOCK 66 WEST LANDOWNERS GROUP INC. BLOCK PLAN PUBLIC MEETING 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 June 4, 2025, be approved;
- 2. That the comments of Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C132., presentation material, dated June 4, 2025, be received;

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3. That the comments and communication of the following speaker be received:
 1. Amanda Corbett, James Street, Bolton, and Communication C212., dated June 4, 2025; and
4. That the following communications be received:
 - C78. Lilia Falconi, dated June 1, 2025;
 - C79. Carmela Palkowski, Bolton, dated June 2, 2025;
 - C80. Vince and Antonia Anzelmo, Vaughan, dated June 2, 2025;
 - C81. Mary Leone, Bolton, dated June 2, 2025;
 - C82. Toni Peluso, Bolton, dated May 31, 2025;
 - C83. David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025;
 - C84. Christina Almeida, dated June 2, 2025;
 - C113. Salvina Greco, Bolton, dated June 2, 2025;
 - C114. Pina Zanelli, dated June 2, 2025;
 - C115. Carmela Roberts, Sant Farm Drive, Bolton, dated June 3, 2025;
 - C199. Anna Maria Bianco, Riverwood Terrace, Bolton, dated June 2, 2025;
 - C200. Sandra Ettore, dated June 3, 2025;
 - C201. J. DiPoce, dated June 3, 2025; and
 - C202. Rosa Ciantar, dated June 3, 2025.

Recommendations

1. THAT the Public Meeting report for the Block 66 West Block Plan Application File BL.66W.2024 (Block 66 West Landowners Group Inc.) BE RECEIVED, and that any comments or issues identified at the Public Meeting be addressed in a future technical report to the Committee of the Whole, prepared by the Policy Planning and Special Programs Department.

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10. DRAFT NEW VAUGHAN OFFICIAL PLAN 2025 (INCLUSIVE OF THE DRAFT NEW WESTON 7 SECONDARY PLAN AND THE DRAFT NEW VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN)

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 June 4, 2025, be approved;**
- 2. That the comments and communications of the following speakers be received:**
 - 1. Victor Medina-Leal, Matthew Drive, Woodbridge;**
 - 2. David Falletta, Bousfields Inc., Church Street, Toronto, on behalf of 281187 Ontario Ltd. and Anland Developments Inc., and Communication C206., dated June 3, 2025, and C207., dated June 4, 2025;**
 - 3. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of H&L Title Inc. and Ledbury Investments Ltd., and Communication C168., dated June 3, 2025, and C169., dated June 4, 2025;**
 - 4. Kevin Bechard, Innovative Planning Solutions, Steeles Avenue W., Vaughan, on behalf of Bostar Inc. and 1639326 Ontario Ltd., and Communication C137., dated June 2, 2025, and Communication C138., dated June 3, 2025;**
 - 5. David Falletta, Bousfields Inc., Church Street, Toronto, on behalf of Block 27 Landowners' Group;**
 - 6. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of the owners of 291-307 Edgeley Boulevard, and Communication C180., dated June 2, 2025, and Communication C181., dated June 4, 2025;**
 - 7. Dino Giuliani, Highway 27, Vaughan;**
 - 8. Philip Stewart, Pound & Stewart Associates Limited, Renfrew Drive, Woodbridge, on behalf of Westlake Pipe & Fittings, and Communication C133., dated June 3, 2025;**
 - 9. Victoria Medina-Leal, Matthew Drive, Woodbridge;**
 - 10. Grigoria Mavrogeorgis, Coalbrook Court, Woodbridge; and**

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11. Nadia Magarelli, Weston Downs Ratepayers' Association, Blackburn Boulevard, Woodbridge; and
3. That the following communications be received:
 - C10. David Tang, Miller Thomson LLP, King Street W., Toronto, dated May 23, 2025;
 - C11. David Tang, Miller Thomson LLP, King Street W., Toronto, dated May 27, 2025;
 - C12. Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 28, 2025;
 - C61. Stephen Albanese, Arcadis Professional Services (Canada) Inc., St. Clair Avenue W., Toronto, dated May 27, 2025;
 - C85. Nick Pileggi, Macaulay Shiomi Howson Ltd., Annette Street, Toronto, dated May 30, 2025;
 - C86. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated May 30, 2025;
 - C87. Leigh McGrath, Urban Strategies, Spadina Avenue, Toronto, dated June 2, 2025;
 - C88. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;
 - C89. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;
 - C90. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;
 - C99. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;
 - C100. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;
 - C101. Nick Pileggi, Macaulay Shiomi Howson Ltd., Annette Street, Toronto, dated June 2, 2025;
 - C102. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;
 - C103. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;
 - C104. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;

REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

- C105. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C116. David Milano, Bousfields Inc., Church Street, Toronto, dated June 3, 2025;**
- C117. Aidan Pereira and Courtney Fish, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;**
- C118. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;**
- C119. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;**
- C120. Signe Leisk, Cassels Brock & Blackwell LLP, Temperance Street, Toronto, dated June 3, 2025;**
- C121. Adam Layton, Goldberg Group, Avenue Road, Toronto, dated June 3, 2025;**
- C122. Dana Anderson, MHBC, James Street North, Hamilton, dated June 3, 2025;**
- C123. Dana Anderson, MHBC, James Street North, Hamilton, dated May 26, 2025;**
- C124. Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C125. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C126. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C127. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C128. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C134. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C135. Meaghan McDermid, Davies Howe LLP, Adelaide Street W., Toronto, dated June 3, 2025;**
- C136. Adam Layton, Goldberg Group, Avenue Road, Toronto, dated June 3, 2025;**
- C139. Lauren Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**

REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

- C140. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C141. Jacob Lapointe, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C142. Patrick Pearson, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, dated June 3, 2025;**
- C143. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated June 3, 2025;**
- C144. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated May 28, 2025;**
- C145. Allyssa Hrynyk, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C146. Allyssa Hrynyk, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C147. Eric Del Favero c/o The Remington Group Inc., Nine-Ten West Limited, Keele Street, Vaughan, dated June 3, 2025;**
- C148. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C149. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C150. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C151. Ryan Guetter and Darrin Cohen, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C152. Emma West, Bousfields Inc., Church Street, Toronto, dated June 3, 2025;**
- C153. Sandra K. Patano and Jessica Damaren, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C154. Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 2, 2025;**
- C155. Anna Wynveen, Bousfields Inc., Church Street, Toronto, dated June 3, 2025;**
- C156. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**

REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

- C157. Adam Layton, Goldberg Group, Avenue Road, Toronto, dated June 3, 2025;**
- C158. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C159. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;**
- C160. Ryan Mino-Leahan and Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C161. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated May 28, 2025;**
- C162. Ryan Mino-Leahan and Madison Van West, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C163. Scott Snider and Shelley Kaufman, TMA Law Associates, Main Street W., Hamilton, dated January 21, 2025;**
- C164. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C165. John M. Alati, Davies Howe LLP, Adelaide Street W., Toronto, dated June 3, 2025;**
- C166. John M. Alati, Davies Howe LLP, Adelaide Street W., Toronto, dated June 3, 2025;**
- C167. Natalie Ast, Overland LLP, Yonge Street, Toronto, dated June 3, 2025;**
- C170. Adam Layton, Goldberg Group, Avenue Road, Toronto, dated June 3, 2025;**
- C171. Ryan Mino-Leahan and Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C172. Lia Cutrara, York Region Condominium Corporation No. 945, Millway Avenue, Vaughan, dated June 3, 2025;**
- C173. Ryan Mino-Leahan and Madison Van West, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C175. Ryan Mino-Leahan and Ian Franklin, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C176. Claudio Brutto, Brutto Planning Consultant Ltd., Miranda Avenue, Toronto, dated June 3, 2025;**

REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

- C177. Anthony Joseph Cocomile, dated June 3, 2025;
- C178. Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 3, 2025;
- C179. Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 3, 2025;
- C182. Claudio Brutto, Brutto Planning Consultant Ltd., Miranda Avenue, Toronto, dated June 3, 2025;
- C183. Franca Stirpe, dated June 2, 2025;
- C197. Jenna Thibault, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;
- C198. Jenna Thibault, Weston Consulting, Millway Avenue, Vaughan, dated June 2, 2025;
- C209. Elia LoSciavo, Antonella Crescent, Vaughan, dated June 3, 2025; and
- C210. Joseph LoSciavo, Antonella Crescent, Vaughan, dated June 3, 2025.

Recommendations

1. THAT the Public Meeting report and presentation for the draft new Vaughan Official Plan 2025, inclusive of the draft new Vaughan Metropolitan Centre Secondary Plan and the draft new Weston 7 Secondary Plan, 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.

11. CEREMONIAL PRESENTATION – VAUGHAN RANGERS U18 BLACK TEAM RECOGNITION

The Mayor and Members of Council recognized the Vaughan Rangers U18 Black Team for winning the 2024-2025 Vaughan Rangers Memorial Select Tournament and 52nd Annual Gene Harrington Tournament.

12. OTHER MATTERS CONSIDERED BY THE COMMITTEE

12.1. MOTION TO EXTEND ADJOURNMENT

The Committee of the Whole passed a motion to extend adjournment beyond 12:01a.m., per Section 4.2 of Procedure By-law 7-2011, as amended, with respect to the Length of Meetings.

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE (PUBLIC
MEETING) FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025**

The meeting adjourned at 12:11 a.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair