

**CITY OF VAUGHAN  
REPORT NO. 18 OF THE  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

*For consideration by the Council  
of the City of Vaughan  
on April 28, 2026*

---

The Committee of the Whole (Public Meeting) met at 7:00 p.m. on March 31, 2026 in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

- 1. BHARAT CHAWLA CORPORATION OFFICIAL PLAN AMENDMENT  
FILE OP.25.006 ZONING BY-LAW AMENDMENT FILE Z.25.016 - 89  
SIMMONS ST. VICINITY OF RUTHERFORD ROAD AND SIMMONS  
STREET**

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

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved; and**
- 2. That Communication C11, presentation material from Shiraz Kevorkian, Kevorkian Architecture Inc., Lakeshore Rd E, Mississauga, on behalf of the applicant, dated March 27, 2026, be received.**

**REPORT NO. 18 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 28, 2026**

---

**Recommendations**

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.006 and Z.25.016 (Bharat Chawla Corporation) 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.
  
2. **TESTON ROAD LANDOWNERS GROUP OFFICIAL PLAN AMENDMENT FILE OP.23.008 ZONING BY-LAW AMENDMENT FILE Z.23.016 - 2863, 2889, & 2901 TESTON RD. VICINITY OF JANE STREET AND TESTON 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 Infrastructure Development, dated March 31, 2026, be approved; and
2. That Communication C16, presentation material from Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, dated March 31, 2026, be received.

**Recommendations**

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.008 and Z.23.016 (Teston Road Landowners Group) 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. **SEANG INVESTMENTS LIMITED AND KING JANE DEVELOPMENTS INC. (C/O ALLETTO DEVELOPMENTS LTD.) ZONING BY-LAW AMENDMENT FILE Z.26.007 - 271 VALLEY VISTA DRIVE AND PART OF LOT 20, CONCESSION 2 VICINITY OF MAJOR MACKENZIE DRIVE WEST AND DUFFERIN STREET**

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

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;
2. That the following deputations and Communications be received:
  1. Lauren Capilongo, Malone Given Parsons, Renfrew Drive, Markham, on behalf of the applicant, and

**REPORT NO. 18 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 28, 2026**

---

- Communication C27, presentation material, dated March 31, 2026;
2. Mark Swartz, Cedarpoint Court, Maple and Communication C18, dated March 30, 2026;
  3. Lee Chitiz, Cedarpoint Court, Maple, and Communication C24, dated March 30, 2026;
  4. Nathan Botkin, Randolph Drive, Maple, and Communication C17, dated March 30, 2026;
  5. Stephanie, Wallenberg Drive, Vaughan; and
3. That the following Communications be received:
- C1. Helen Mihailidi, Brattys LLP, Keele Street, Vaughan, dated March 17, 2026; and
  - C14. Philip Luo, Vaughan, dated March 29, 2026.

**Recommendations**

1. That the Public Meeting report for Zoning By-law Amendment File Z.26.007 (Senang Investments Limited and King Jane Developments Inc. c/o Alletto Developments Ltd.) 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. **SEANG INVESTMENTS LIMITED (C/O ALLETTO DEVELOPMENTS LTD.) ZONING BY-LAW AMENDMENT FILE Z.26.001 - 1078 & 1150 MAJOR MACKENZIE DR. W VICINITY MAJOR MACKENZIE DRIVE WEST AND DUFFERIN STREET**

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

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;
2. That staff be directed to organize a community meeting with the Ratepayers, the residents, the developer and appropriate City of Vaughan staff;
3. That the following deputations and Communications be received:
  1. Lauren Capilongo, Malone Given Parsons, Renfrew Drive, Markham, on behalf of the applicant, and Communication C28, presentation material, dated March 31, 2026;

**REPORT NO. 18 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 28, 2026**

---

2. **Jawad Tanweer, Vaughan, and Communication C10, presentation material, dated March 31, 2026;**
  3. **Dimitri Giankoulas, Lady Karen Cres., Vaughan, and Communication C10, presentation material, dated March 31, 2026;**
  4. **Tatiana Goutman, Luca Avenue, Vaughan;**
  5. **Yafei Li, Cedarpoint Court, Maple, and Communication C15, presentation material, dated March 30, 2026;**
  6. **Chris Lozinski, Crystal Drive Richmond Hill;**
  7. **Suzanne Lozinski, Crystal Drive, Richmond Hill;**
  8. **Grigori Souluine, Luca Avenue, Vaughan;**
  9. **Joan Zeng, Luca Avenue, Vaughan;**
  10. **Alex, Ladykaren Crescent, Vaughan; and**
4. **That the following Communications be received:**
- C7. **Residents of Ladykaren Crescent, Vaughan, dated March 25, 2026;**
  - C14. **Philip Luo, Vaughan, dated March 29, 2026;**
  - C20. **Tamara Klin, Luca Avenue, Vaughan, dated March 30, 2026;**
  - C21. **Zakhar Chaban, Luca Avenue, Vaughan, dated March 30, 2026; and**
  - C25. **Anastasia Klin, Luca Avenue, Vaughan, dated March 30, 2026.**

**Recommendations**

1. That the Public Meeting report for Zoning By-law Amendment File Z.26.001 (Senang Investments Limited c/o Alletto Developments Ltd.) 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.

**REPORT NO. 18 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 28, 2026**

---

**5. BOSTAR INC. AND 1639326 ONTARIO LTD. OFFICIAL PLAN AMENDMENT FILE OP.25.007 ZONING BY-LAW AMENDMENT FILE Z.25.017 - 5875 HWY 7 AND PART BLOCK 1, PLAN 65M-3033 VICINITY OF HIGHWAY 7 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 and Infrastructure Development, dated March 31, 2026, be approved; and**
- 2. That the following deputations and Communications be received:**
  - 1. Kevin Bechard, Innovative Planning Solutions (IPS), Steeles Avenue West, Vaughan, on behalf of the applicant, and Communication C22, presentation material, dated March 31, 2026;**
  - 2. Philip Stewart, Pound & Stewart Planning Consultants, Renfrew Drive, Markham, on behalf of Westlake Pipe & Fittings, and Communication C13, presentation material, dated March 31, 2026; and**
  - 3. David Tang, Miller Thomson LLP, Toronto, and Communication C6, dated March 25, 2026.**

**Recommendations**

- 1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.007 and Z.25.017 (Bostar Inc. and 1639326 Ontario Ltd.) 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. BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC DEVELOPMENTS LTD. OFFICIAL PLAN AMENDMENT FILE NO. OP.26.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.015 - 11120 WESTON RD. VICINITY OF WESTON ROAD AND TESTON ROAD**

**The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026:**

**Recommendations**

- 1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.26.001 and Z.25.015 (Block 41-28E Developments Limited c/o TACC Developments Ltd.) be received, and that any issues identified be addressed by the Development**

**REPORT NO. 18 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 28, 2026**

---

and Parks Planning Department in a comprehensive report to the Committee of the Whole.

**7. PRIMONT (CASTELMONT) INC. OFFICIAL PLAN AMENDMENT FILE OP.25.012 ZONING BY-LAW AMENDMENT FILE Z.25.026 - 7055, 7065 AND 7067 ISLINGTON AVE. VICINITY OF ISLINGTON AVENUE AND FRIULI COURT**

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

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;**
- 2. That a community meeting be held with community representatives, the applicants, Members of Council and staff; and**
- 3. That the following deputations and Communications be received:**
  - 1. Rupneet Mangat, Weston Consulting, Millway Avenue, Concord, on behalf of the applicant, and Communication C12, presentation material, dated March 31, 2026;**
  - 2. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of VLG Board of Directors, and Communication C23, dated March 30, 2026;**
  - 3. Ambar Sanchez, Vaughan, and Communication C2, dated March 22, 2026;**
  - 4. Stephanie Romano, Vaughan, and Communication C8, dated March 26, 2026;**
  - 5. Sonia Roul, Villa Leonardo Gambin, Friuli Court, Vaughan;**
  - 6. Mary Lou De Jesus, Roncesvalles Avenue, Toronto;**
  - 7. John De Gasparo, Friuli Court, Vaughan;**
  - 8. Alida Filippelli, Diamondwood Drive, Caledon, on behalf of Villa Leonardo Gambin Family Council;**
  - 9. Gennaro Palma, Fairlane Crescent, Woodbridge;**
  - 10. Giuseppe Palma, Amalfi Court, Woodbridge; and**
  - 11. Fred Santini, Humberview Drive, Woodbridge.**

**REPORT NO. 18 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 28, 2026**

---

**Recommendations**

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.012 and Z.25.026 (Primont (Castelmont) 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. NJS DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE NO. Z.25.050 - 3836 AND 3850 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD**

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

1. The recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;
2. That the applicant be requested to meet with the local Councillor and local Ratepayer Associations to further discuss their concerns regarding urban design; and
3. That the following Communications be received:
  - C3. Susan Sidiropoulos, Vaughan, dated March 13, 2026;
  - C4. Maurizio Rogato, Blackthorn Development Corp., Kleinburg, dated March 24, 2026;
  - C5. Presentation material, Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, dated March 31, 2026; and
  - C26. Tim Sorochinsky, Millwood-Woodend Ratepayer Association, Vaughan, dated March 30, 2026.

**Recommendations**

1. That the Public Meeting report for Zoning By-law Amendment File Z.25.050 (NJS Developments 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.

**REPORT NO. 18 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 28, 2026**

---

The meeting adjourned at 10:27 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair