

**CITY OF VAUGHAN
COUNCIL MINUTES
MARCH 26, 2024**

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CITY OF VAUGHAN

COUNCIL MEETING

MARCH 26, 2024

MINUTES

Council met at 1:00 p.m. on March 26, 2024 in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Steven Del Duca, Mayor, Chair
Regional Councillor Linda Jackson, Deputy 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

29. CONFIRMATION OF AGENDA

MOVED by Councillor Ainsworth
seconded by Councillor Martow

THAT the agenda be confirmed.

CARRIED

30. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

31. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Ainsworth
seconded by Councillor Iafrate

THAT the minutes of the Council meeting of February 21, 2024 and Special Council March 19, 2024, be adopted as presented.

CARRIED

COUNCIL MEETING MINUTES – MARCH 26, 2024

32. **COMMUNICATIONS**

MOVED by Councillor Martow
seconded by Councillor DeFrancesca

THAT Communications C1 to C23 inclusive be received and referred to their respective items on the agenda.

CARRIED

33. **DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

Committee of the Whole (1) Report No. 7

Items 2 and 3

Committee of the Whole (2) Report No. 10

Items 2, 18 and 21

Committee of the Whole (Closed Session) Report No. 11

Items 1 and 3

MOVED by Councillor Martow
seconded by Councillor Ainsworth

THAT Items 1 to 18 of the Committee of the Whole (1) Report No. 7, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Public Meeting) Report No. 8, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Working Session) Report No. 9, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 26 of the Committee of the Whole (2) Report No. 10, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 4 of the Committee of the Whole (Closed Session) Report No. 11, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

CARRIED

COUNCIL MEETING MINUTES – MARCH 26, 2024

34. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 10

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM – 18 PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 11244 KEELE STREET – WARD 1, WEST SIDE OF KEELE STREET AND SOUTH OF KIRBY ROAD (TRANSMITTAL REPORT)

MOVED by Councillor Iafrate
seconded by Regional Councillor Jackson

THAT Item 18, Committee of the Whole Report No. 10, be adopted and amended, as follows:

By approving that consideration of this matter be deferred to a future Committee of the Whole meeting.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 7

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM – 3 8940 BATHURST STREET LIMITED OFFICIAL PLAN AMENDMENT OP.21.024 ZONING BY-LAW AMENDMENT Z.21.048 8950 BATHURST STREET VICINITY OF BATHURST STREET AND NER ISRAEL DRIVE

MOVED by Councillor Martow
seconded by Councillor DeFrancesca

THAT Item 3, Committee of the Whole Report No. 7, be adopted and amended, as follows:

By approving the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2024; and

By receiving the following Communications:

- C1. Karyn Bondrover, dated March 4, 2024;
- C2. Martin Esken, dated March 4, 2024;
- C4. Sally Jiang, Apple Blossom Drive, Thornhill, dated March 4, 2024;

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- C5. Jin Xie, Schuster Lane, Vaughan, dated March 4, 2024;
- C7. Mavis Mu, Coltrane Drive, Vaughan, dated March 4, 2024;
- C8. Yangbo Wang, Sisley Cres, Thornhill, dated March 4, 2024;
- C9. Tony Wang, Bathurst Glen Drive, Vaughan, dated March 4, 2024;
- C10. Julie Zhu, Bathurst Glen Drive, Thornhill, dated March 4, 2024;
- C11. Olivia and Michael, Summeridge Drive, Vaughan, dated March 4, 2024;
- C13. Wai Kin Au, Autumn Hill Blvd, Vaughan, dated March 5, 2024;
- C14. Jia Niu, Bentoak Cres., Thornhill, dated March 5, 2024;
- C16. Lucy, dated March 5, 2024;
- C17. Jenny Wang, Wolf Creek Cres, dated March 5, 2024;
- C18. Linda Wu, Borjana Blvd, Thornhill, dated March 5, 2024; and
- C22. Anna Fagyas, Medallion Developments Inc., Lawrence Ave. W., Toronto, dated March 22, 2024.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 10

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 2 CONCEN DEVELOPMENTS LIMITED OFFICIAL PLAN
AMENDMENT FILE OP.22.023 ZONING BY-LAW
AMENDMENT FILE Z.22.045 - 1260, 1272, 1282, 1294, 1304
AND 1314 CENTRE STREET VICINITY OF CENTRE
STREET AND CONCORD ROAD

Further discussion of this matter was referred to the Council (Closed Session).

Further disposition of this matter is under Minute No. 36

ITEM – 21 TRAFFIC STUDY IN THE AREA OF TROON AVENUE AND
THE INTERSECTION WITH EAGLE ROCK WAY

MOVED by Councillor Ainsworth
seconded by Councillor Iafrate

THAT Item 21, Committee of the Whole Report No. 10, be adopted and amended, as follows:

By approving the recommendation contained in Communication C21, memorandum from the Deputy City Manager, Infrastructure Development, dated March 22, 2024, as follows:

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In addition to the recommendations from the Committee of the Whole meeting of March 19, 2024:

That a parking prohibition be implemented on both sides of Troon Avenue (anytime).

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 11

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM – 1 RITACCA V. THE CORPORATION OF THE CITY OF VAUGHAN

MOVED by Councillor DeFrancesca
seconded by Councillor Martow

THAT Item 1, Committee of the Whole (Closed Session) Report No. 11, be adopted and amended, as follows:

By approving the recommendation contained in Communication C20, confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 22, 2024.

CARRIED

ITEM – 3 10800 WESTON ROAD UPDATE (REFERRED)

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 3, Committee of the Whole (Closed Session) Report No. 11, be adopted and amended, as follows:

By approving the recommendations contained in the report of the Deputy City Manager, Community Services and Deputy City Manager, Planning and Growth Management, dated March 5, 2024; and

By approving the confidential recommendation of the March 19, 2024, Committee of the Whole (Closed Session).

CARRIED

COUNCIL MEETING MINUTES – MARCH 26, 2024

35. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

That Council resolve into Closed Session for the purpose of discussing the following matter:

1. 5012526 ONTARIO INC.: OFFICIAL PLAN AMENDMENT FILE OP.20.010 AND ZONING BY-LAW AMENDMENT FILE Z.20.031 – PART OF LOTS 7 AND 8, CONCESSION 8, VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE
(Committee of the Whole Report No. 7, Item 2)
(advice that is subject to solicitor-client privilege)
2. CONCEN DEVELOPMENTS LIMITED OFFICIAL PLAN AMENDMENT FILE OP.22.023 ZONING BY-LAW AMENDMENT FILE Z.22.045 - 1260, 1272, 1282, 1294, 1304 AND 1314 CENTRE STREET VICINITY OF CENTRE STREET AND CONCORD ROAD
(Committee of the Whole Report No. 10, Item 2)
(advice that is subject to solicitor-client privilege)

CARRIED

Council recessed at 1:29 p.m.

MOVED by Councillor Ainsworth
seconded by Councillor Martow

THAT Council reconvene at 2:35 p.m.

CARRIED

Council reconvened at 2:35 p.m. with all members present.

36. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 7

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

- ITEM – 2 5012526 ONTARIO INC.: OFFICIAL PLAN AMENDMENT FILE OP.20.010 AND ZONING BY-LAW AMENDMENT FILE Z.20.031 – PART OF LOTS 7 AND 8, CONCESSION 8, VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

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MOVED by Regional Councillor Jackson
seconded by Regional Councillor Rosati

THAT Item 2, Committee of the Whole Report No. 7, be adopted and amended, as follows:

By approving the confidential recommendation of the March 26, 2024, Council (Closed Session);

By approving the recommendation contained in Communication C23, confidential memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management dated March 25, 2024;

By receiving the report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2024; and

By receiving the following Communications:

- C3. Stefania Moro, Kipling Avenue, Vaughan, dated March 4, 2024;
- C6. P. Sacco, Amos Maynard Circle, Woodbridge, dated March 4, 2024;
and
- C12. Natalie Ast, Overland LLP, dated March 4, 2024.

CARRIED UPON A RECORDED VOTE

YEAS

Regional Councillor Jackson
Councillor DeFrancesca
Councillor Martow
Regional Councillor Ferri
Councillor Ainsworth
Regional Councillor Rosati
Mayor Del Duca

NAYS

Regional Councillor Racco
Councillor Iafrate
Councillor Volpentesta

COMMITTEE OF THE WHOLE REPORT NO. 10

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM – 2 CONCEN DEVELOPMENTS LIMITED OFFICIAL PLAN
AMENDMENT FILE OP.22.023 ZONING BY-LAW
AMENDMENT FILE Z.22.045 - 1260, 1272, 1282, 1294, 1304
AND 1314 CENTRE STREET VICINITY OF CENTRE
STREET AND CONCORD ROAD

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MOVED by Regional Councillor Racco
seconded by Councillor Martow

THAT Item 2, Committee of the Whole Report No. 10, be, adopted and amended, as follows:

By approving that consideration of this matter be deferred to a future Committee of the Whole meeting.

FAILED TO CARRY UPON A RECORDED VOTE

YEAS

Regional Councillor Racco
Councillor Volpentesta
Councillor Martow

NAYS

Regional Councillor Rosati
Regional Councillor Ferri
Councillor DeFrancesca
Regional Councillor Jackson
Councillor Ainsworth
Councillor Iafrate
Mayor Del Duca

AMENDMENT

MOVED by Councillor DeFrancesca
seconded by Councillor Volpentesta

By approving the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 19, 2024; and

By approving the confidential recommendation of the March 26, 2024, Council (Closed Session).

CARRIED AS AMENDED UPON A RECORDED VOTE

YEAS

Councillor DeFrancesca
Councillor Ainsworth
Councillor Iafrate
Councillor Volpentesta
Regional Councillor Jackson
Regional Councillor Ferri
Regional Councillor Rosati
Mayor Del Duca

NAYS

Regional Councillor Racco
Councillor Martow

COUNCIL MEETING MINUTES – MARCH 26, 2024

37. **STAFF COMMUNICATIONS**

MOVED by Regional Councillor Jackson
seconded by Councillor Martow

By receiving Staff Communication SC1, memorandum from the Deputy City Manager, Planning & Growth Management and the Deputy City Manager, Legal and Administrative Services and City Solicitor dated March 26, 2024, subject “Conservation Authorities Act (CAA)”.

CARRIED

38. **BY-LAWS**

MOVED by Councillor Iafrate
seconded by Councillor Martow

THAT the following by-laws be passed:

- | | |
|------------------------|--|
| BY-LAW NUMBER 041-2024 | (Delegation By-law 005-2018)
A By-law to assume Municipal Services in respect of Registered Plan 65M- 4488. (19T-04V06, 65M-4488, Part of Lots 2 & 3, Concession 9) |
| BY-LAW NUMBER 042-204 | (Delegation By-law 005-2018)
A By-law to dedicate certain lands as part of the public highway. (DA.22.078 - 435 Cityview Boulevard, Part of Blocks 151 and 251, Plan 65R-40692) |
| BY-LAW NUMBER 043-2024 | (Authorized by the Decision and Order of the Ontario Land Tribunal, Issued January 23rd, 2024, Case No. OLT-22-003307)
A By-law to amend City of Vaughan By-law 1-88, as effected by the Ontario Land Tribunal. (File No. Z.17.015, Part of Lot 6, Concession 7, 158 & 166 Wallace Street, King Home Construction Inc.) |
| BY-LAW NUMBER 044-2024 | (Council, February 21, 2024, Item 5, Committee of the Whole, Report No. 5)
A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.17.015, Related File OP.17.006 and 19T-22V003, Part of Lot 6, Concession 7, King Home Construction Inc., located on the west side of Wallace Street, north of Regional Road 7 known municipally as 158 and 166 Wallace Street, in the City of Vaughan.) |

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- BY-LAW NUMBER 045-2024 (Authorized by the Decision and Order of the Ontario Land Tribunal, Issued January 23rd, 2024, Case No. OLT-22-003307)
A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 115, as effected by the Ontario Land Tribunal. (File No. OP.17.006, 158 & 166 Wallace Street, King Home Construction Inc.)
- BY-LAW NUMBER 046-2024 (Item 6, Committee of the Whole, Report No.10)
A By-law of The Corporation of the City of Vaughan to amend the Noise By-law 121-2021, as amended, to prohibit unauthorized noise from car rallies and to create administrative monetary penalties for the corresponding offences.
- BY-LAW NUMBER 047-2024 (Item 6, Committee of the Whole, Report No.10)
A By-law to amend Special Events By-law 045-2018, as amended, to provide for the strengthening of regulatory and enforcement provisions with respect to car rallies.
- BY-LAW NUMBER 048-2024 (Authorized by the Decision of the Ontario Land Tribunal Issued November 23, 2021, Case No. PL160978, and Council, June 8, 2021, Item 24, Committee of the Whole (Closed Session), Report No. 32)
A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 081-2022. (File Z.24.002, Related Files Z.16.016,19T-16V001, Part of Lot 17, Concession 3, Dufferin Vistas Ltd., located north of Rutherford Road, west of Dufferin Street, in Lot 17, Concession 3, being Parts 2 and 3 on 65R-40156, City of Vaughan, and are municipally known as 230 Grand Trunk Avenue.)
- BY-LAW NUMBER 049-2024 (Delegation By-law 005-2018)
A By-law to assume Municipal Services described in the servicing agreement made between Glen-Huntington Business Park Limited and The Corporation of the City of Vaughan dated July 8, 2009, as amended from time to time (the “Servicing Agreement”). (19T-04V06, Part of Lots 2 & 3, Concession 9)
- BY_LAW NUMBER 050-2024 (Authorized by the Decision of the Local Planning Appeal Tribunal Issued December 24, 2019, File No. PL140155, and Council, June 19, 2018, Item 36, Committee of the Whole, Report No. 21)

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A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 002-2020. (File Z.22.034, Related File Z.06.075, 2901 Rutherford Road, Part of Lot 15, Concession 4, Rutherford Land Development Corp.)

CARRIED

39. CONFIRMING BY-LAW

MOVED by Councillor Volpentesta
seconded by Regional Councillor Rosati

THAT By-law Number 051-2024, being a by-law to confirm the proceedings of Council at its meeting on March 26, 2024, be passed.

CARRIED

40. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor Martow

THAT the meeting adjourn at 3:23 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk