



**CITY OF VAUGHAN
COUNCIL MEETING
AGENDA**

Tuesday, October 29, 2024

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Dr., Vaughan, ON

and Online via Electronic Participation

Indigenous Land Acknowledgement (prior to the commencement of the meeting)

	Pages
1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. ADOPTION OF MINUTES	13
Minutes of the Council meeting of September 24, 2024 and Special Council meeting of October 8, 2024.	
4. COMMUNICATIONS	
5. CEREMONIAL PRESENTATIONS	
1. WORLD COUNCIL ON CITY DATA (WCCD) VAUGHAN DATA DRIVEN INSIGHTS 2024	
The City of Vaughan was presented with Triple Certification from World Council on City Data (WCCD) for ISO 37120 (Sustainable Cities), ISO 37122 (Smart Cities) and ISO 37123 (Resilient Cities).	
6. ITEMS REQUIRING STATUTORY PUBLIC HEARING	
7. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
1. COMMITTEE OF THE WHOLE (1) REPORT NO. 32	27
1. TESTON ROAD EAST AND WEST SANITARY INFRASTRUCTURE AREA SPECIFIC DEVELOPMENT CHARGES PUBLIC STATUTORY MEETING	

2. CITY FRAMEWORK FOR MUNICIPALLY-SUPPORTED MINISTER'S ZONING ORDER (MZO) REQUESTS AND RESPONSE TO BILL 185
3. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 - GENERAL AND SITE-SPECIFIC AMENDMENTS FILE Z.24.018
(By-law Number 163-2024, By-law 166-2024, By-law Number 173-2024, By-law Number 174-2024, By-law Number 175-2024 and By-law Number 176-2024)
4. CITY-WIDE ZONING BY-LAW AMENDMENTS – COMPREHENSIVE ZONING BY-LAW 001-2021, ZONING BY-LAW 1-88: PROTECTED MAJOR TRANSIT STATION AREAS, FILE NO.: Z.024.011
(By-law Number 178-2024 and By-law Number 179-2024)
5. 2281539 ONTARIO INC. – ZONING BY-LAW AMENDMENT FILE Z.17.014, DRAFT PLAN OF SUBDIVISION FILE 19T-17V003: 10 BEVAN ROAD, VICINITY OF NETHERFORD ROAD AND CLEMSON CRESCENT
(By-law Number 182-2024)
6. WEDGEWOOD COLUMBUS LIMITED – OFFICIAL PLAN AMENDMENT FILE OP.19.015, ZONING BY-LAW AMENDMENT FILE Z.19.039: 7887 WESTON ROAD, VICINITY OF WESTON ROAD AND HIGHWAY 7
7. RP B3N HOLDINGS INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V009: 195 COMMERCE STREET, VICINITY OF HIGHWAY 7 AND COMMERCE STREET
8. 2465900 ONTARIO LIMITED – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V007: 582 RIVERMEDE ROAD, VICINITY OF KEELE STREET AND RIVERMEDE ROAD
9. CELEBRATING VAUGHAN'S NEWEST CITIZENS – BRINGING CITIZENSHIP CEREMONIES TO CITY HALL
10. 2024 MAYORS SUMMIT AGAINST ANTI-SEMITISM
11. TEMPORARY RELOCATION OF JOHN FLEMING HOUSE, LISTED UNDER PART IV, 9151 HUNTINGTON RD (REFERRED) (TRANSMITTAL REPORT)
12. PRESENTATION – FRANCA PORRETTA

13. OTHER MATTERS CONSIDERED BY THE COMMITTEE
 1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
 2. STAFF COMMUNICATION
 3. RECONSIDERATION

2. COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 33 37
 1. 1042710 ONTARIO LIMITED OFFICIAL PLAN AMENDMENT FILE OP.19.010 AND ZONING BY-LAW AMENDMENT FILE Z.19.025 - 3300 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND EDGELEY BOULEVARD
 2. PRIMONT (SXSU1) INC. AND PRIMONT (SXSU2) INC. OFFICIAL PLAN AMENDMENT FILE OP.24.005 - 6, 7, 10 AND 11 FLAVELLE TRAIL VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST
 3. WOODBRIDGE PARK LIMITED OFFICIAL PLAN AMENDMENT FILE OP.21.012 ZONING BY-LAW AMENDMENT FILE Z.21.019 - 5390 STEELES AVENUE WEST VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE

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 1. NORTH MAPLE REGIONAL PARK PROGRAM UPDATE OCTOBER 2024
 2. VAUGHAN PILOT DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

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 1. REPEAL OF BY-LAW 102-2023 ADOPTING OFFICIAL PLAN AMENDMENT NUMBER 93 REPEAL OF BY-LAW 104-2023 AMENDING THE PRE APPLICATION CONSULTATION PROCESS FILE NO.: 25.7
(By-law Number 170-2024 and By-law Number 171-2024)

2. LINEAGE LOGISTICS VLS GP LTD. A BY-LAW DEEMING TO DEREGISTER BLOCKS 10 AND 11 ON REGISTERED PLAN OF SUBDIVISION 65M-2790 AVIVA PARK DRIVE VICINITY OF HIGHWAY 407 AND WESTON ROAD
(By-law Number 177-2024)
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(By-law Number 181-2024)
5. LAURIER HARBOUR (KEELE) INC. DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V002 (COMMON ELEMENT CONDOMINIUM) 9785 & 9797 KEELE STREET VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE WEST
6. REPEAL AND REPLACEMENT OF BUILDING BY-LAW 050-2018 AND SECURITY DEPOSIT BY-LAW 94-2008, AMENDMENTS TO FEES FOR 2025, AND OTHER BUILDING STANDARDS DEPARTMENT UPDATES
(By-law Number 168-2024)
7. BELL FIBRE-TO-THE-HOME (FTTH) AGREEMENT EXTENSION
8. DELEGATED AUTHORITY FOR MAINTENANCE AGREEMENTS WITH NEIGHBOURING MUNICIPALITIES
9. PARK NAMING REQUEST
10. GLEN SHIELDS JUVENTUS TRAINING CENTRE FACILITIES UPDATE OCTOBER 2024
11. 2025 SCHEDULE OF MEETINGS
12. JOINT INTERNET VOTING PROCUREMENT INITIATIVE
13. TRANSPORTATION AND INFRASTRUCTURE ADVISORY COMMITTEE - VACANCY

14. VAUGHAN PUBLIC LIBRARY BOARD – MEMBER RESIGNATION
15. FORMAL CODE OF CONDUCT COMPLAINT INVESTIGATION REPORT #071624(1), 071624(2)
16. PROPOSED RENOVATION AND ADAPTIVE REUSE OF BASSINGTHWAITE HOUSE LOCATED AT 10090 BATHURST STREET, A DESIGNATED PROPERTY UNDER THE ONTARIO HERITAGE ACT (TRANSMITTAL REPORT)
17. PROPOSED ALTERATIONS TO RESIDENTIAL/COMMERCIAL BUILDING LOCATED AT 10489 ISLINGTON ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)
18. PROPOSED RENOVATION OF EXISTING DWELLING AND REAR ADDITION GARDEN SUITE – LOCATED AT 15 MILL STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)
19. CEREMONIAL PRESENTATION – HOLY CROSS CATHOLIC ACADEMY (WOODBIDGE) JUNIOR GIRLS SOCCER TEAM
20. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
 1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
 2. CLOSED SESSION RESOLUTION
21. NEW BUSINESS – REQUEST FOR POLICY REGARDING NOTIFICATION FOR PLANNING APPLICATIONS
5. COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 36
 1. WARD 5 CIVIC HERO AWARD 2024
 2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 ONTARIO LAND TRIBUNAL APPEALS, OLT CASE NO. OLT-22-002104 (APPEAL NO. 002765), OLT CASE NO. OLT-22-003554 (APPEAL NO. 004767)
 3. KEEPING VAUGHAN SAFE – REAL ESTATE MATTER

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8. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

10. STAFF COMMUNICATIONS

11. BY LAWS / FORMAL RESOLUTIONS

1. BY-LAW NUMBER 160-2024
(Council, September 24, 2024, Item 3, Committee of the Whole, Report No. 30)

A By-law to adopt Amendment Number VOP 2010-123 to the Kipling Avenue Corridor Secondary Plan being part of Volume 2 of the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Located in Woodbridge, west of Kipling Avenue where it intersects with the Canadian Pacific Kansas City (“CPKC”) MacTier Subdivision rail line as identified in Schedule “1” of this Amendment.)

2. BY-LAW NUMBER 161-2024
(Delegation By-law 144-2018)

A By-law to exempt Part of Block 165 on Plan 65M-2219, designated as Part 10, Plan 65R-15225 from the part-lot control provisions of the Planning Act, R.S.O. 1990, c.P.13 (the “Act”). (File PLC.24.005, Related Files 19CDM-21V005, Z.19.002, DA.19.083, Part of Lot 31, Concession 1 West Yonge, 300 Atkinson Inc., located west of Atkinson Avenue and north of Centre Street, municipally known as 300 Atkinson Avenue, being Part of Block 165 on Plan 65M-2219, designated as Part 10, Plan 65R-15225, City of Vaughan, Regional Municipality of York.)

3. BY-LAW NUMBER 162-2024
(Delegation By-law 144-2018)

A By-law to exempt Block 69 on Registered Plan of Subdivision 65M-4558 from the part-lot control provisions of the Planning Act, R.S.O. 1990, c. P.13 (the “Act”). (PLC.24.007, Related Files Z.13.041, Z.23.015, 19T-13V008, 19CDM-24V005, DA.22.051, TH (Kleinburg) Developments (BT) Corp., 2 to 22 Pierre Berton Boulevard and 12 to 58 Arbour Green Crescent, located west of Kipling Avenue and north of Teston Road, being Block 69 on Registered Plan 65M-4558, Part of Lot 27, Concession 8, in the City of Vaughan.)

4. BY-LAW NUMBER 163-2024
(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.018, 8750 Jane Street, Part of Lot 12, Concession 5, located on the south west corner of Gensal Gate, and Jane Street, and are municipally known as 8750 Jane Street, City of Vaughan, Regional Municipality of York.)

5. BY-LAW NUMBER 164-2024
(Delegation By-law 144-2018)

A By-law to dedicate certain lands as part of the public highway. (Related File DA.22.051, TH Kleinburg, 10 Pierre Berton Boulevard, Part of Block 98, (Reserve) on Plan 65M-4558, designated as Parts 1-6 (Inclusive) on Reference Plan 65R-40493)

6. BY-LAW NUMBER 165-2024
(Delegation By-law 144-2018)

A By-law to assume municipal services in respect of Registered Plan 65M-4318. (Huntington Glen Subdivision, Phase 2, 19T-06V13, 65M-4318, Part of Lots 13, 14 & 15, Concession 10)

7. BY-LAW NUMBER 166-2024
(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.018, Part of Lot 17, Concession 3, located on the southeast corner of Keele Street and Fieldgate Drive, municipally known as 9505 Keele Street, City of Vaughan, Regional Municipality of York.)

8. BY-LAW 167-2024
(Delegation By-law 144-2018)

A By-law to partially assume municipal services associated with the Pine Valley North Spine Services (Block 40, 47, 55) Servicing Agreement for Pressure District 7 Watermain and West Watermain Works on Teston Road and Pine Valley Drive Watermain & Sanitary Sewer Crossings (Partial 3). (Pine Valley North Spine Services, Blocks 40, 47, 55, Part of Lots 23 & 24, Concession 6)

9. BY-LAW NUMBER 168-2024
(Item 6, Committee of the Whole, Report No. 35)

A By-law to regulate permits and inspections for construction, demolition and change of use under the Building Code Act, 1992 S.O., 1992, c. 23, and the associated fees, to repeal By-laws 050-2018, 189-2019, 192-2020, and 94-2008, as well as the imposition of fees under the Municipal Act, 2001, S.O. 2001, c. 25.

10. BY-LAW 169-2024
(Council, May 22, 2024, Item 9, Committee of the Whole, Report No. 17)

A By-law to designate 1560 King-Vaughan Road, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (1560 King-Vaughan Road. Part of Lot 1, Concession 3, King Part 1, 65R15586; Vaughan)

11. BY-LAW NUMBER 170-2024
(Item 1, Committee of the Whole, Report No. 35)

A By-law to repeal By-law 102-2023 adopting Official Plan Amendment Number 93.
12. BY-LAW NUMBER 171-2024
(Item 1, Committee of the Whole, Report No. 35)

A By-law to repeal By-law 104-2023 amending the Pre-Application Consultation Process under By-law 278-2009, as amended by By-law 125-2013.
13. BY-LAW NUMBER 172-2024
(Council, October 2, 2019, Item 7, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 144-2019. (File Z.23.021, Part of Lot 16, Concession 2, Norstar Building Corporation, located on the northeast corner of Dufferin Street and Rutherford Road, being municipally known as 1176 Rutherford Road, City of Vaughan.)
14. BY-LAW NUMBER 173-2024
(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 029-2023. (File Z.24.018, Part of Lot 28, Concession 11, 11065, 11133 Highway 50, and 11050 Cold Creek Road, City of Vaughan, Regional Municipality of York.)
15. BY-LAW NUMBER 174-2024
(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 029-2023. (File Z.24.018, 11151 Highway 50, Part of Lot 28, Concession 11, being Parts 2, 3 and 4, Plan 65R-19710, City of Vaughan, Regional Municipality of York.)
16. BY-LAW NUMBER 175-2024
(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.018, Part of Lot 10, Concession 9, 161 Innovation Drive, City of Vaughan, Regional Municipality of York.)

17. BY-LAW NUMBER 176-2024
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46) (Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.018, 46 Uplands Avenue and 7934-8000 Yonge Street, Parts of Lot 31, 32, 33, 34, Concession 1, located west of Yonge Street and south of Highway 7, municipally known as 46 Uplands Avenue, City of Vaughan, Regional Municipality of York.)

18. BY-LAW NUMBER 177-2024
(Item 2, Committee of the Whole, Report No. 35)

A By-law to designate Blocks 10 and 11, Plan 65M-2790 to be deemed not to be blocks within a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act. (Blocks 10 and 11, Plan 65M-2790, Part of Lot 3, Concession 6, Lineage Logistics VLS GP LTD.)

19. BY-NUMBER 178-2024
(Item 4, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 1-88, as amended, with respect to the implementation of Protected Major Transit Station Areas and associated mapping, and the delineation of Protected Major Transit Station Areas to conform to the requirements of the Vaughan Official Plan 2010. (File Z.24.011, Related File 26.18, City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.)

20. BY-LAW NUMBER 179-2024
(Item 4, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended, with respect to the implementation of Protected Major Transit Station Areas and associated maps, and the delineation of Protected Major Transit Station Areas to conform to the requirements of the Vaughan Official Plan 2010. (File Z.24.011, Related File 26.18, City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.)

21. BY-LAW NUMBER 180-2024
(Council, April 22, 2024, Item 6, Committee of the Whole, Report No. 18)

A By-law to designate 5670 Steeles Avenue West, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (Part of Lot 1, Concession 8)

22. BY-LAW NUMBER 181-2024
(Item 4, Committee of the Whole, Report No. 35)
- A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.24.007, Part of Lot 26, Concession 1, 1000623576 Ontario Inc. c/o Joseph Kim, located at the northwest corner of Steeles Avenue West and Hilda Avenue, municipally known as 300 Steeles Avenue West and legally described as Part of Lot 39-1, Section 65M2237; Block 39, PL 65M2237; S/T LT179138, City of Vaughan.)
23. BY-LAW NUMBER 182-2024
(Item 5, Committee of the Whole, Report No. 32)
- A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.17.014, Related File 19T-17V003, 10 Bevan Road, Part of Lot 19, Concession 4, 2281539 Ontario Inc., located at 10 Bevan Road, in part of Lot 19, Concession 4, City of Vaughan.)
24. BY-LAW NUMBER 183-2024
(Council, June 25, 2024, Item 6, Committee of the Whole, Report No. 25)
- A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.049, Related File DA.21.060, Maon Noam Congregation of Canada, located in Part of Lot 16, Concession 2, and on Block 125, Plan 65M-3917. The entire subject lands as shown on Schedule '1' are municipally known as 910 Rutherford Road, City of Vaughan, Regional Municipality of York.)
25. BY-LAW NUMBER 184-2024
(Delegation By-law 144-2018)
- A By-law to exempt Block 1, Plan 65M-4780 from the part-lot control provisions of the Planning Act. (File PLC.24.002, Laurier Harbour (Keele) Inc., located east of Keele Street, south of Major Mackenzie Drive West, municipally known as 9785 and 9797 Keele Street, being Block 1 on Registered Plan 65M-4780, City of Vaughan.)
26. BY-LAW NUMBER 185-2024
(Council, April 22, 2024, Item 20, Committee of the Whole, Report No. 14)
- A By-law to designate 7365 Martin Grove Road, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (Part of Lots 2, 3, and 4, Concession 8)

27. BY-LAW NUMBER 186-2024
(Council, April 22, 2024, Item 19, Committee of the Whole, Report No. 14)

A By-law to designate 7303 Islington Avenue, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (Part of Lot 3, Concession 7)

28. BY-LAW NUMBER 187-2024
(Delegation By-law 144-2018)

A By-law to extend the time period specified for expiration in By-law 085-2022, which exempts Lots 1, 2 and 3 on Plan M-1776 from the part lot control provisions of the Planning Act. (File PLC.22.003, Part of Lot 10, Concession 7, Gabriele Tatangelo, Giuseppe Falletta and Ravinder Singh Minhas, located south of Langstaff Road and west of Pine Vallet Drive, municipally known as 61, 71 and 83 Hayhoe Avenue, being Lots 1, 2 and 3 on Registered Plan of Subdivision M-1776, City of Vaughan.)

12. CONFIRMING BY LAW

13. MOTION TO ADJOURN

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)



**CITY OF VAUGHAN
COUNCIL MINUTES
SEPTEMBER 24, 2024**

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CITY OF VAUGHAN
COUNCIL MEETING
SEPTEMBER 24, 2024
MINUTES

Council met at 1:03 p.m. on September 24, 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

82. CONFIRMATION OF AGENDA

MOVED by Councillor Ainsworth
seconded by Regional Councillor Ferri

THAT the agenda be confirmed.

CARRIED

83. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

84. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Martow
seconded by Councillor DeFrancesca

THAT the minutes of the Council meeting of June 25, 2024, be adopted as presented.

CARRIED

COUNCIL MEETING MINUTES – SEPTEMBER 24, 2024

85. COMMUNICATIONS

MOVED by Regional Councillor Jackson
seconded by Councillor Iafrate

THAT Communications C1 to C18 inclusive be received and referred to their respective items on the agenda.

CARRIED

86. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (1) Report No. 27

Items 6, 14 and 15

Committee of the Whole (Public Meeting) Report No. 28

Item 3

Committee of the Whole (2) Report No. 30

Items 4, 5, 6 and 15

MOVED by Councillor Ainsworth
seconded by Councillor DeFrancesca

THAT Items 1 to 23 of the Committee of the Whole (1) Report No. 27, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 9 of the Committee of the Whole (Public Meeting) Report No. 28, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Item 1 of the Committee of the Whole (Working Session) Report No. 29, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 21 of the Committee of the Whole (2) Report No. 30, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

COUNCIL MEETING MINUTES – SEPTEMBER 24, 2024

THAT Item 1 of the Special Committee of the Whole (Closed Session) Report No. 31, BE APPROVED and the recommendations therein be adopted;

CARRIED

87. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 27

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

ITEM - 6 PREPARATION OF CONSTRUCTION COST INDEX FOR DEVELOPMENT PROJECTS

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 6, Committee of the Whole Report No. 27, be adopted and amended, as follows:

By approving the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated September 10, 2024; and

By receiving Communication C15, memorandum from the Deputy City Manager, Infrastructure Development, dated September 24, 2024.

CARRIED

ITEM - 14 PROPOSED DESIGNATION OF 6335 RUTHERFORD ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT (TRANSMITTAL REPORT)

MOVED by Regional Councillor Jackson
seconded by Councillor Iafrate

THAT Item14, Committee of the Whole Report No. 27, be adopted and amended, as follows:

By approving that consideration of this matter be referred back to staff for further assessment.

CARRIED

COUNCIL MEETING MINUTES – SEPTEMBER 24, 2024

ITEM - 15 TEMPORARY RELOCATION OF JOHN FLEMING HOUSE, LISTED UNDER PART IV, LOCATED AT 9151 HUNTINGTON ROAD, WOODBRIDGE (TRANSMITTAL REPORT)

MOVED by Regional Councillor Jackson
seconded by Councillor Ainsworth

THAT Item 15, Committee of the Whole Report No. 27, be adopted and amended, as follows:

By approving that this matter be referred to the Heritage Vaughan meeting of September 26, 2024.

CARRIED

COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 28

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

ITEM - 3 CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.24.018 THE CORPORATION OF THE CITY OF VAUGHAN

MOVED by Regional Councillor Jackson
seconded by Councillor Volpentesta

THAT Item 3, Committee of the Whole (Public Meeting) Report No. 28, be adopted and amended, as follows:

By receiving the following Communications:

- C3. Katie Pandey, Weston Consulting, dated September 10, 2024;
- C4. Katie Pandey, Weston Consulting, dated September 10, 2024; and
- C10. Anusha Singh, Wood Bull LLP, Queen Street West, Toronto, dated September 10, 2024.

CARRIED

COUNCIL MEETING MINUTES – SEPTEMBER 24, 2024

COMMITTEE OF THE WHOLE REPORT NO. 30

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

ITEM - 4 BLOCK 41 LANDOWNERS GROUP APPLICATION FOR
BLOCK PLAN APPROVAL BLOCK 41 BLOCK PLAN FILE
BL.41.2020

MOVED by Regional Councillor Jackson
seconded by Councillor Iafrate

THAT Item 4, Committee of the Whole Report No. 30, be adopted and amended, as follows:

By receiving the following Communications:

- C13. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated September 16, 2024; and
- C18. Irene Ford dated September 23, 2024.

CARRIED

ITEM - 5 QF DEVELOPMENT GROUP (BT) INC. OFFICIAL PLAN
AMENDMENT FILE OP.22.022 ZONING BY-LAW
AMENDMENT FILE Z.22.043 87 KEATLEY DRIVE VICINITY
BATHURST STREET AND QUEEN FILOMENA AVENUE

MOVED by Councillor Ainsworth
seconded by Councillor DeFrancesca

THAT Item 5, Committee of the Whole Report No. 30, be adopted without amendment.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

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

NAYS

COUNCIL MEETING MINUTES – SEPTEMBER 24, 2024

ITEM - 6 ROYAL 7 DEVELOPMENTS LIMITED DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V008 2920 HIGHWAY 7 VICINITY OF JANE STREET AND REGIONAL ROAD 7

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Ferri

THAT Item 6, Committee of the Whole Report No. 30, be adopted and amended, as follows:

By approving the recommendation contained in Communication C14, memorandum from the Deputy City Manager, Planning and Growth Management, dated September 20, 2024, as follows:

- 1. That Attachment #1 of the report of the Deputy City Manager, Planning and Growth Management dated September 17, 2024 (Committee of the Whole (2), Item 6), be replaced with Attachment #1 to this communication.

CARRIED

ITEM - 15 2024 ORDER OF VAUGHAN RECIPIENTS

MOVED by Regional Councillor Jackson
seconded by Councillor DeFrancesca

THAT Item 15, Committee of the Whole Report No. 30, be adopted without amendment.

CARRIED

88. BY-LAWS

MOVED by Councillor Martow
seconded by Councillor DeFrancesca

THAT the following by-laws be passed:

BY-LAW NUMBER 148-2024
(Delegation By-law 144-2018) A By-law to exempt Blocks 5, 6, 7, 10, 11,15 and 24, Plan 65M- 4761from the part lot control provisions of the Planning Act. (File PLC.24.006, Related Files 19T-19V001, Paradise Homes Kleinburg Inc., located on the north side of Major Mackenzie Drive West and east of Huntington Road, being Blocks 5, 6, 7, 10, 11,15 and 24 on Registered Plan 65M-4761, City of Vaughan.)

COUNCIL MEETING MINUTES – SEPTEMBER 24, 2024

BY-LAW NUMBER 149-2024

(Council, October 20, 2021, Item 9, Committee of the Whole, Report No.46) A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 132-2023. (Part of Lot 6, Concession 2, located on the northwest corner of Centre Street and Taiga Drive, municipally known as 1118 Centre Street, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 150-2024

(Delegation By-law 144-2018)
A By-law to assume municipal services in respect of Registered Plan 65M- 4486. (Nine-Ten West, Carville Subdivision, Phase 1, 19T-12V009, Part of Lots 16 & 17, Concession 2)

BY-LAW NUMBER 151-2024

(Item 16, Committee of the Whole, Report No. 27) A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan.

BY-LAW NUMBER 152-2024

(Delegation By-law 144-2018)
A By-law to assume municipal services in respect of the Servicing Agreement for the Lawford Road Extension. (Lawford Road Extension Servicing Agreement, Block 40 Inc., Block 40 South, Part of Lot 21, Concession 6)

BY-LAW NUMBER 153-2024

(Council, October 17, 2023, Item 4, Committee of the Whole, Report No. 39) A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 178-2023. (Z.24.014, Related File Z.21.036, 19T-21V007, 19CDM-22V010, DA.22.065, 11191 Keele St. GP Inc., located on the east side of Keele Street between Teston Road and Kirby Road, municipally known as 11191 Keele Street, being Part of Lot 28 on Concession 3, City of Vaughan.)

BY-LAW NUMBER 154-2024

(Council, September 28, 2022, Item 6, Committee of the Whole, Report No. 36) A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 045-2023. (File Z.24.015, Related Files OP.18.011, Z.18.018, 19T-20V009, 19CDM-20V010, DA.18.088, 27 Developments Inc., located south of Langstaff Road and west of Highway 27, legally identified in PIN 03317-0730(LT) as Part of Lot 10, Concession 9, as in R360626, SAVE AND EXCEPT Part 1 on Reference Plan 65R-21458 and Parts 1,17, and 18 on Reference Plan 65R-31735, City of Vaughan. The municipal address is 8440 Highway 27, City of Vaughan.)

BY-LAW NUMBER 155-2024

(Item 18, Committee of the Whole, Report No. 30) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.025, Related File 19T-21V006, Part of Lots 11 and 12, Concession 9, One-Foot Developments Inc., located east of Huntington Road, North of Langstaff Road, municipally known as 8741 Huntington Road, City of Vaughan, Regional Municipality of York.)

COUNCIL MEETING MINUTES – SEPTEMBER 24, 2024

BY-LAW NUMBER 156-2024

(Item 2, Committee of the Whole, Report No. 27) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.22.028, Related File 19T-22V005, 8939 Huntington Road, Part of Lot 14, Concession 9, Toromont Industries Ltd., located east of Huntington Road, south of Rutherford Road, municipally known as 8939 Huntington Road, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 157-2024

(Item 3, Committee of the Whole, Report No. 27) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.22.030, Related File 19T-22V007, 1045501 Ontario Limited and East Kleinburg Developments Inc., located on the east side of Highway 27 and south of Kirby Road, municipally known as 11063 and 11191 Highway 27, and legally described as described as part lots 28, 29, and 30, Concession 8, Vaughan, City of Vaughan, Regional Municipality of York.)

CARRIED

89. CONFIRMING BY-LAW

MOVED by Councillor Ainsworth
seconded by Councillor Martow

THAT By-law Number 158-2024, being a by-law to confirm the proceedings of Council at its meeting on September 24, 2024, be passed.

CARRIED

90. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 1:36 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
OCTOBER 8, 2024**

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CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
TUESDAY, OCTOBER 8, 2024
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 2:20 p.m.

The following members were present:

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

91. CONFIRMATION OF AGENDA

MOVED by Councillor Ainsworth
seconded by Regional Councillor Ferri

THAT the agenda be confirmed.

CARRIED

92. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

93. WEDGEWOOD COLUMBUS LIMITED – OFFICIAL PLAN AMENDMENT FILE OP.19.015, ZONING BY-LAW AMENDMENT FILE Z.19.039: 7887 WESTON ROAD, VICINITY OF WESTON ROAD AND HIGHWAY 7

(Committee of the Whole, Report No. 32, Item 6, October 8, 2024)

MOVED by Councillor DeFrancesca
seconded by Councillor Martow

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 8, 2024

That the following recommendation from the Committee of the Whole meeting of October 8, 2024, be approved:

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024:

Recommendations

That the OLT be advised that Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.19.015 (Wedgewood Columbus Limited) BE REFUSED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, as identified in Table 1 of this report for the subject lands, as shown on Attachment 1;
2. THAT Zoning By-law Amendment File Z.19.039 (Wedgewood Columbus Limited) BE REFUSED, to amend Zoning By-law 1-88 to rezone the subject lands from “C7 Service Commercial Zone”, subject to site-specific Exception 9(754B) to “RA3 Apartment Residential Zone” in the manner shown on Attachments 2 to 6, together with site-specific zoning exceptions identified in Table 2 of this report;
3. THAT should the OLT approve the Applications, the proposed Privately-Owned and Publicly Accessible Spaces (‘POPS’) not be credited towards satisfying the parkland dedication requirements for the Development;
4. THAT if the OLT approves the Applications, Legal Services shall request the OLT to withhold its final Order until the final form of the Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) are prepared and submitted to the OLT on the consent of all parties;
5. THAT should the OLT approve the Applications, in whole or in part, a Holding Symbol “(H)” be applied to the implementing zoning by-law(s) and shall not be removed from the Subject Lands or any portion thereof until such time that the (H) conditions listed in Attachment 9 to this report are addressed, to the satisfaction of the City;
6. THAT Legal Services attend the OLT hearing to oppose the Applications based on the recommendations contained in this report with regard to Official Plan and Zoning By-law Amendment Files OP.19.015 and Z.19.039; and
7. THAT if the OLT approves the Applications in whole or in part, Council authorize the Deputy City Manager, Planning and Growth Management to finalize the draft OPA and ZBA instruments for approval by the OLT.

CARRIED

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 8, 2024

94. CONFIRMING BY-LAW

MOVED by Councillor Iafrate
seconded by Councillor Ainsworth

THAT By-law Number 159-2024, being a by-law to confirm the proceedings of Council at its meeting on October 8, 2024, be passed.

CARRIED

95. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor Martow

THAT the meeting adjourn at 2:24 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
REPORT NO. 32 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on October 29, 2024*

The Committee of the Whole met at 1:01 p.m., on October 8, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. TESTON ROAD EAST AND WEST SANITARY INFRASTRUCTURE AREA SPECIFIC DEVELOPMENT CHARGES PUBLIC STATUTORY MEETING

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Infrastructure Development dated October 8, 2024, be approved;**
- 2) That the following be approved in accordance with Communication C2, memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Infrastructure Development, dated October 4, 2024:**
 - 1. That the adjustments to the capital cost estimates and Area Specific Development Charge (ASDC) rate for Map 2 of the Teston Road West Sanitary Infrastructure be made in**

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

accordance with this communication and be brought forward as a part of the final Background Study to Committee of the Whole (2) on November 12, 2024;

- 3) That the presentation by Andrew Mirabella, Hemson Consulting Limited, St. Patrick Street, Toronto, and C1., presentation material be received;
- 4) That the comments from Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, be received; and
- 5) That the following Communications be received:
 - C3. Meaghan McDermid, Davies Howe, LLP, Adelaide Street West, Toronto, dated October 7, 2024
 - C4. Andrew Lam, Project Manager, Delta Urban Inc., Dufferin Street, Vaughan, dated October 7, 2024; and
 - C5. Paul DeMelo, Kagan Shastri DeMelo Winer Park LLP, Avenue Road, Toronto, dated October 8, 2024.

Recommendations

1. That a report be brought to the November 12, 2024, Committee of the Whole (2) meeting, summarizing and addressing, as necessary, the deputations received at the October 8, 2024, Teston Road East and West Sanitary Infrastructure ASDC Public Statutory Meeting;
 2. That the draft Teston Road East and West Sanitary Infrastructure ASDC Background Study [Attachment 1] be received; and
 3. That the draft Teston Road East Sanitary Sewer and Teston Road West Sanitary Infrastructure ASDC By-Laws [Attachments 2 and 3] be received.
- 2. CITY FRAMEWORK FOR MUNICIPALLY-SUPPORTED MINISTER'S ZONING ORDER (MZO) REQUESTS AND RESPONSE TO BILL 185**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024:

Recommendations

1. THAT Staff be directed to review development proposals for Municipally-Supported Zoning Order requests in accordance with the processes and guiding principles proposed in this report; and,

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

2. THAT Staff be directed to amend the City's in-effect Fees and Charges By-law 224-2023 to set the fees and charges required to recover the cost of reviewing and processing Municipally-Supported Zoning Order requests; effective as of June 4, 2024.

3. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021: GENERAL AND SITE-SPECIFIC AMENDMENTS FILE Z.24.018

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 8, 2024, be approved; and
- 2) That 11151 Highway 50 be re-instated into the list of Site-specific Amendments Proposed to Comprehensive Zoning By-law 001-2021 ("CZBL"), and that Attachment 2 to the report of the Deputy City Manager, Planning and Growth Management dated October 8, 2024, be amended appropriately.

Recommendations

1. THAT Zoning By-law Amendment File Z.24.011 BE APPROVED, to amend Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 to delineate Protected Major Transit Station Area boundaries, as shown on Attachment 1, and to remove vehicular parking rate requirements for lands within a PMTSA, as set out in this report; and
2. THAT all necessary by-law(s) be enacted.

4. CITY-WIDE ZONING BY-LAW AMENDMENTS – COMPREHENSIVE ZONING BY-LAW 001-2021, ZONING BY-LAW 1-88: PROTECTED MAJOR TRANSIT STATION AREAS, FILE: Z.024.011

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 8, 2024.

Recommendations

1. THAT Zoning By-law Amendment File Z.24.011 BE APPROVED, to amend Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 to delineate Protected Major Transit Station Area boundaries, as shown on Attachment 1, and to remove vehicular parking rate requirements for lands within a PMTSA, as set out in this report; and
2. THAT all necessary by-law(s) be enacted.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

**5. 2281539 ONTARIO INC. – ZONING BY-LAW AMENDMENT FILE Z.17.014,
DRAFT PLAN OF SUBDIVISION FILE 19T-17V003: 10 BEVAN ROAD,
VICINITY OF NETHERFORD ROAD AND CLEMSON CRESCENT**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024:

Recommendations

1. THAT Recommendation 2 of the Committee of the Whole Report dated May 7, 2024 (Item No. 2, Report No. 17), be amended by adding condition b) as follows:

The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA):

- a) Confirmation of the extent of the erosion hazard (i.e., physical top of slope and/or long-term stable top of slope) associated with the valley corridor and establishment of an applicable 10 metre setback from the erosion hazard limit to the satisfaction of TRCA.
- b) As the Subject Lands require the future ‘Street A’ to be constructed with interest from the adjacent lands known as Part of Lot 19, Concession 4 and Part 3, Reference Plan No. 65R-19970 (7 Bevan Road) (Files Z.14.005 and 19T-14V002), the “H” is to only be lifted under one of the following two scenarios:
 - i) The future ‘Street A’ is constructed by the Owner and the Owner has secured the necessary lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City; or
 - ii) The Owner has demonstrated that an alternate interim roadway for ‘Street A’ can be achieved through a Transportation Impact Study (‘TIS’) including, but not limited to, functional design drawings, to the satisfaction of the City. The Owner shall identify and secure any necessary lands required to facilitate the interim solution, including lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

**6. WEDGEWOOD COLUMBUS LIMITED – OFFICIAL PLAN AMENDMENT
FILE OP.19.015, ZONING BY-LAW AMENDMENT FILE Z.19.039: 7887
WESTON ROAD, VICINITY OF WESTON ROAD AND HIGHWAY 7**

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of October 8, 2024, under Minute No. 93.

**7. RP B3N HOLDINGS INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-24V009: 195 COMMERCE STREET, VICINITY OF HIGHWAY 7
AND COMMERCE STREET**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V009 (RP B3N Holdings Inc.) BE DRAFT APPROVED, as shown on Attachments 4 to 9 to create a condominium tenure for the Development that is consistent with Site Development File DA.18.075, subject to Conditions of Draft Approval in Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V009 (RP B3N Holdings Inc.), subject to the Conditions of Draft Approval set out in Attachment 1, be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

**8. 2465900 ONTARIO LIMITED – DRAFT PLAN OF CONDOMINIUM
(STANDARD) FILE 19CDM-23V007: 582 RIVERMEDE ROAD, VICINITY OF
KEELE STREET AND RIVERMEDE ROAD**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V007 (2465900 Ontario Limited) BE APPROVED, to establish condominium tenure for the existing multi-unit employment building as shown on Attachment 3, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 4; and

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2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-23V007 subject to the conditions set out in Attachment 4, be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

**9. CELEBRATING VAUGHAN'S NEWEST CITIZENS – BRINGING
CITIZENSHIP CEREMONIES TO CITY HALL**

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Del Duca, dated October 8, 2024:

Member's Resolution

Submitted by Mayor Del Duca

Whereas, citizenship ceremonies contribute to the fabric of Vaughan by celebrating the final step newcomers take in the journey to become Canadian citizens; and

Whereas, almost half of Vaughan's population was born abroad and citizens speak 105 different languages; and

Whereas, citizenship ceremonies are an important opportunity to bring the Vaughan community together; and

Whereas, hosting citizenship ceremonies at City Hall signals to new citizens that they are valued by and connected to their municipality; and

Whereas, the federal government routinely organizes citizenship ceremonies and requires accessible locations with the appropriate means to host these events; and

Whereas, the number of City flag-raising and other events hosted at City Hall has increased significantly in the 2022-2026 Term of Council, and this would serve as one more opportunity to celebrate the diversity of Vaughan's residents.

It is therefore recommended:

1. That Council approve the use of City Hall to host citizenship ceremonies annually, and to absorb the expenditures associated with hosting these events; and
2. That Council direct staff to coordinate with the federal government to facilitate the hosting of citizenship ceremonies at City Hall.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

10. 2024 MAYORS SUMMIT AGAINST ANTI-SEMITISM

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Del Duca, dated October 8, 2024:

Member's Resolution

Submitted by Mayor Del Duca

Whereas, safeguarding the quality of life for all Vaughan residents by combating all forms of hate, intimidation, intolerance, discrimination, Anti-Semitism, and the incitement of violence requires an immediate call to action; and

Whereas, acts of intimidation such as the vandalism at Chabad House of Maple on November 14, 2023, and two large-scale protests in Thornhill in March 2024 have led to Vaughan's Jewish community and residents feeling considerable distress and intimidation; and

Whereas, Council adopted unanimously a resolution co-authored by Mayor Del Duca and Councillor Martow immediately following the October 7 terrorist attacks, in which the City of Vaughan pledged to stand with the people of Israel against the ongoing, egregious acts of violence from Hamas; and

Whereas, Council further adopted a unanimous resolution on June 25, 2024, arising from a Member's Resolution presented by Mayor Del Duca, which protects vulnerable social infrastructure, including places of worship, schools, childcare facilities, and healthcare facilities from demonstrations which cause intimidation, including, but not limited to, actions or expressions that incite hatred, violence, intolerance, or discrimination; and

Whereas, Mayor Del Duca has been invited by Mayor Friedman of Beverly Hills, California, to be a keynote speaker about Vaughan's municipal initiatives on combatting anti-Semitism, including the By-law to protect vulnerable social infrastructure, at the 2024 Mayors Summit Against Anti-Semitism; and

Whereas, airfare and hotel expenses have been offered to be covered by the Combat Hate Foundation; and

Whereas, Vaughan's continued leadership and representation on the critically important issue of combatting anti-Semitism remains a priority for residents.

It is therefore recommended:

1. That Council endorse Mayor Steven Del Duca's participation as a delegate and keynote speaker at the 2024 Mayors Summit Against Anti-Semitism, where Mayor Del Duca will address the City of Vaughan's Council-approved initiatives to combat anti-Semitism and all forms of hate; and

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

2. That Council endorse that airfare and hotel, for the Mayor's participation as a delegate, be covered by the Combat Hate Foundation.

11. TEMPORARY RELOCATION OF JOHN FLEMING HOUSE, LISTED UNDER PART IV: 9151 HUNTINGTON RD (REFERRED) (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the Transmittal Report forwarded from the Heritage Vaughan Committee meeting of September 26, 2024:

Recommendations

- 1) That Council annul the heritage easement agreement to permit demolition of the John Fleming House located at 9151 Huntington Road under Section 27 of the Ontario Heritage Act, and release the Letter of Credit Security in the amount of \$980,595.00;
- 2) That Council approve a commemorative display, and material salvage and reuse, in a manner that recognizes and carries forward the legacy of the John Fleming House to the satisfaction of the City, to be finalized through the site plan agreement;
- 3) That Council approve the delisting of the John Fleming House located at 9151 Huntington Road from the Municipal Register Listing of Significant Heritage Structures (LSHS);
- 4) That the report of the Deputy City Manager, Planning and Growth Management, dated July 24, 2024, be received;
- 5) That comments from the following Speakers be received:
 1. Josh Berry, Senior Development Manager, Anatolia Block 59 Developments Limited, Huntington Road, Vaughan; and
 2. Evan Sugden, Professional Heritage Consultant, representing Anatolia Block 59 Developments Limited, Huntington Road, Vaughan; and
- 6) That Communication C2., Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 25, 2024, be received.

12. PRESENTATION – FRANCA PORRETTA

The Committee of the Whole recommends that the presentation by Franca Porretta, be received and referred to staff for a report back by the end of November 2024, on the feasibility of conducting Cultural Heritage Landscape and Impact Assessment studies of the Hamlet of Pine Grove.

**REPORT NO. 32 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

13. OTHER MATTERS CONSIDERED BY THE COMMITTEE

13.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
 1. Intergovernmental Relations Sub-Committee meeting of September 16, 2024 (Report No. 2); and
 2. Anti-Hate, Diversity and Inclusion Advisory Committee meeting of September 23, 2024 (Report No. 3).

13.2. STAFF COMMUNICATION

The Committee of the Whole recommends:

- 1) That the following Staff Communication be received:
 - SC 1: Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 30, 2024, with respect to the Provincial Planning Statement, 2024.

13.3. RECONSIDERATION

The Committee of the Whole passed a motion to reconsider Item 12: PRESENTATION – FRANCA PORRETTA

The meeting adjourned at 2:20 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair

**CITY OF VAUGHAN
REPORT NO. 33 OF THE
COMMITTEE OF THE WHOLE (PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on October 29, 2024.*

The Committee of the Whole (Public Meeting) met at 7:00 p.m., on October 8, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. **1042710 ONTARIO LIMITED OFFICIAL PLAN AMENDMENT FILE
OP.19.010 AND ZONING BY-LAW AMENDMENT FILE Z.19.025 - 3300
HIGHWAY 7 VICINITY OF HIGHWAY 7 AND EDGELEY BOULEVARD**

The Committee of the Whole (Public Meeting) recommends:

1. **That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024, be approved; and**
2. **That the following communication be received:**
 - C4. **Presentation material, Sabrina Sgotto, Weston Consulting, Millway Ave., Concord, on behalf of the applicant, dated October 8, 2024.**

Recommendations

1. **THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.19.010 and Z.19.025 (1042710 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the**

REPORT NO. 33 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL, OCTOBER 29, 2024

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

2. PRIMONT (SXSU1) INC. AND PRIMONT (SXSU2) INC. OFFICIAL PLAN AMENDMENT FILE OP.24.005 - 6, 7, 10 AND 11 FLAVELLE TRAIL VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024, be approved; and
2. That the following communication be received:
 - C2. Presentation material, Darrin Cohen, Weston Consulting, Millway Ave., Concord, on behalf of the applicant, dated October 8, 2024.

Recommendations

1. THAT the Public Meeting report for Official Plan OP.24.005, (Primont (SXSU1) Inc. and Primont (SXSU2) Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

3. WOODBRIDGE PARK LIMITED OFFICIAL PLAN AMENDMENT FILE OP.21.012 ZONING BY-LAW AMENDMENT FILE Z.21.019 - 5390 STEELES AVENUE WEST VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024, be approved;
2. That the presentation of Jane Macfarlane, Weston Consulting, Millway Ave., Concord, on behalf of the applicant, and Communication C3., presentation material, dated October 8, 2024, be received;
3. That the comments and communication of the following speaker be received:
 1. Thivagar Sriganeshan, Dalhousie Street, Woodbridge, and Communication C5., dated October 8, 2024; and

REPORT NO. 33 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL, OCTOBER 29, 2024

4. That the following communication be received:

C1. Balvinder J., dated October 2, 2024.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.012 and Z.21.019 (Woodbridge Park Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
-

The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair



**CITY OF VAUGHAN
REPORT NO. 34 OF THE
COMMITTEE OF THE WHOLE (WORKING SESSION)**

*For consideration by the Council
of the City of Vaughan
on October 29, 2024.*

The Committee of the Whole (Working Session) met at 1:00 p.m., on October 9, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. NORTH MAPLE REGIONAL PARK PROGRAM UPDATE OCTOBER 2024

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development dated October 9, 2024, be approved; and**
- 2) That the presentation by Jamie Bronsema, Director of Parks Infrastructure Planning and Development and Jennifer Cappola-Logullo, Manager, Design & Construction, Parks Infrastructure Planning and Development and C2., presentation material, be received.**

Recommendation

1. That Council direct staff to meet with the Ontario Tennis Association to explore the potential of developing a provincial tennis training facility on a portion of land at the North Maple Regional Park and report back to Council in January 2025.

REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE (WORKING SESSION) FOR CONSIDERATION BY COUNCIL, OCTOBER 29, 2024

2. VAUGHAN PILOT DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

The Committee of the Whole (Working Session) recommends:

- 1) That the report of the Deputy City Manager, Planning and Growth Management dated October 9, 2024, be referred to staff to re-evaluate the Vaughan Pilot Designated Heritage Property Grant Program; and**
- 2) That the presentation by Shahrzad Davoudi-Strike, Manager of Urban Design and Cultural Heritage, Development Planning and C1., presentation material, be received.**

Recommendations

- 1. THAT Council approve the Vaughan Pilot Designated Heritage Property Grant Program and associated Guidelines;**
- 2. THAT Council direct staff to prepare a By-law in accordance with Council's approval of the recommendations in the report;**
- 3. THAT Council approve creating a reserve fund for the program with an initial \$200,000 from tax revenue plus any potential Letter of Credit posted for Heritage Property Preservation / Rehabilitation / Relocation that City would withdraw if the obligations were not met; and**
- 4. THAT Council approve the delegation of the grant approval authority to Deputy City Manager, Planning and Growth Management.**

The meeting adjourned at 2:16 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair

**CITY OF VAUGHAN
REPORT NO. 35 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on October 29, 2024.*

The Committee of the Whole met at 1:01 p.m., on October 22, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Regional Councillor Mario Ferri, Chair
Steven Del Duca, Mayor
Regional Councillor Linda Jackson, Deputy Mayor
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. REPEAL OF BY-LAW 102-2023 ADOPTING OFFICIAL PLAN AMENDMENT NUMBER 93 REPEAL OF BY-LAW 104-2023 AMENDING THE PRE-APPLICATION CONSULTATION PROCESS FILE NO.: 25.7**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 22, 2024:

Recommendations

1. THAT the repeal of By-law 102-2023 adopting Official Plan Amendment Number 93 and the repeal of By-law 104-2023 amending the Pre-Application Consultation process BE APPROVED.
2. THAT all necessary by-law(s) be enacted.

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

**2. LINEAGE LOGISTICS VLS GP LTD. A BY-LAW DEEMING TO
DEREGISTER BLOCKS 10 AND 11 ON REGISTERED PLAN OF
SUBDIVISION 65M-2790 AVIVA PARK DRIVE VICINITY OF HIGHWAY
407 AND WESTON ROAD**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, and Deputy City Manager, Legal and Administrative Services & City Solicitor, dated October 22, 2024:

Recommendations

1. THAT Council enact a by-law pursuant to subsection 50(4) of the *Planning Act* to designate the lands legally described as Blocks 10 and 11, Plan 65M-2790 to be deemed not to be blocks within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;
2. THAT the by-law be registered on title to the lands in accordance with subsections 50(27) and 50(28) of the *Planning Act*; and
3. THAT the City Clerk provide notice of passage of the by-law as required by subsections 50(26) and 50(29) of the *Planning Act*.

**3. MY PLACE ON 7 INC. OFFICIAL PLAN AMENDMENT FILE OP.21.015
ZONING BY-LAW AMENDMENT FILE Z.21.026 4850 HIGHWAY 7 AND
79 ARROWHEAD DRIVE VICINITY OF HIGHWAY 7 AND ISLINGTON
AVENUE**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 22, 2024, be approved; and
2. That the comments and communications of the following speakers be received:
 1. Mary Mauti, Vaughanwood Ratepayers' Association, Forest Circle Court, Woodbridge, and Communication C1., dated October 21, 2024;
 2. Carla Malta, Arrowhead Drive, Woodbridge; and
 3. Nadia Libralesso, Arrowhead Drive, Woodbridge, and Communication C4., dated October 22, 2024.

REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, OCTOBER 29, 2024

Recommendations

That the Ontario Land Tribunal be advised that Vaughan Council
ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.21.015 (My Place on 7 Inc.) BE REFUSED, to amend Vaughan Official Plan 2010, Volume 1 as identified in Table 1 of this report for the subject lands, as shown on Attachments 1 and 2.
2. THAT Zoning By-law Amendment File Z.21.026 (My Place on 7 Inc.) BE REFUSED, to amend Zoning By-law 001-2021, to rezone the subject lands from “R1B(EN) First Density Residential Zone, Established Neighbourhood” and “R2A(EN) Second Density Residential Zone, Established Neighbourhood”, to “RM2 Multiple Residential Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 (Attachment 9) to this report.
3. THAT if the Ontario Land Tribunal approves the Applications, in whole or in part, Legal Services shall request that the Ontario Land Tribunal withhold its final Order until the final form of the Official Plan Amendment and Zoning By-law Amendment are prepared and submitted to the Ontario Land Tribunal on the consent of all parties.
4. THAT should the Ontario Land Tribunal approve the Applications, in whole or in part, a Holding Symbol “(H)” be applied to the implementing zoning by-law(s) and shall not be removed from the Subject Lands or any portion thereof until such time that the (H) conditions listed in this report are addressed, to the satisfaction of the City.
5. THAT if the Ontario Land Tribunal approves the Applications, in whole or in part, Council authorizes the Deputy City Manager, Planning and Growth Management to finalize the draft Official Plan Amendment and Zoning By-law Amendment instruments for approval by the Ontario Land Tribunal.
6. THAT City of Vaughan staff and external consultants, as required, be directed to attend the Ontario Land Tribunal hearing in support of the recommendations contained in this report with regard to Official Plan and Zoning By-law Amendment Files OP.21.015 and Z.21.026.

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

**4. 1000623576 ONTARIO INC. C/O JOSEPH KIM ZONING BY-LAW
AMENDMENT APPLICATION FILE Z.24.007 300 STEELES AVENUE
WEST – VICINITY OF STEELES AVENUE WEST AND HILDA AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 22, 2024:

Recommendations

1. THAT Zoning By-law Amendment File Z.24.007 (1000623576 Ontario Inc.) BE APPROVED to permit the conversion of the existing retail use for a use as a Supermarket – including the supermarket’s administrative and managerial offices to be located on the existing mezzanine level, for a period of (3) years.

**5. LAURIER HARBOUR (KEELE) INC. DRAFT PLAN OF
CONDOMINIUM FILE 19CDM-24V002 (COMMON ELEMENT
CONDOMINIUM) 9785 & 9797 KEELE STREET VICINITY OF KEELE
STREET AND MAJOR MACKENZIE DRIVE WEST**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 22, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-24V002 (LAURIER HARBOUR (KEELE) INC.) BE DRAFT APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval in Attachment 5; and
2. THAT Council’s approval of Draft Plan of Condominium (Common Elements) File 19CDM-24V002, subject to the conditions set out in Attachment 5, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

**6. REPEAL AND REPLACEMENT OF BUILDING BY-LAW 050-2018 AND
SECURITY DEPOSIT BY-LAW 94-2008, AMENDMENTS TO FEES FOR
2025, AND OTHER BUILDING STANDARDS DEPARTMENT UPDATES**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 22, 2024:

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

Recommendations

1. THAT the proposed draft building by-law contained in Attachment 1 to this report be approved, in a form satisfactory to Legal Services.
2. THAT the Outstanding Building Permits Policy (June 2008) be repealed and replaced with Standard Operating Procedures in consultation with Legal Services; and
3. THAT the Chief Building Official be delegated the authority to make changes to any other City documents and agreement templates, including development agreements, to reflect the new building by-law, and the other proposed changes discussed in this report.

7. BELL FIBRE-TO-THE-HOME (FTTH) AGREEMENT EXTENSION

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Acting Deputy City Manager, Public Works, dated October 22, 2024:

Recommendations

1. That Council authorize staff to extend and amend the “Fibre to the Home Project” Agreement with Bell Canada, in a form acceptable to Legal Services and the Deputy City Manager, Public Works; and
2. That the Deputy City Manager, Public Works be authorized to execute the extending and amending agreement with Bell.

8. DELEGATED AUTHORITY FOR MAINTENANCE AGREEMENTS WITH NEIGHBOURING MUNICIPALITIES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Acting Deputy City Manager, Public Works, dated October 22, 2024, subject to the following changes, as outlined in Communication C2.:

1. That Recommendation 1 in the Report to Committee of the Whole (2) cited in the subject line above be replaced by the following:

That the Deputy City Manager, Public Works, be authorized to enter into and execute road maintenance agreements with the Corporation of the Town of Caledon, the Corporation of the Township of King, and the Regional Municipality of York on substantially the same terms described in this report and in a form satisfactory to Legal Services, and to terminate those agreements if required by the Deputy City Manager, Public Works.

REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, OCTOBER 29, 2024

Recommendations

1. That Council grant approval to enter and execute maintenance agreements with the Corporation of the Town of Caledon, the Corporation of the Township of King, and Corporation of the Region of York on the terms described in this report, in a form satisfactory to Legal Services; and
2. That the Deputy City Manager, Public Works, be authorized to amend and renew the Road Boundary Agreements on behalf of the City, in a form satisfactory to Legal Services.

9. PARK NAMING REQUEST

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Public Works, dated October 22, 2024:

Recommendation

1. That the first phase of Edgeley Park be renamed Cortellucci Square in accordance with City Policy No. TPF-006 Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties.

10. GLEN SHIELDS JUVENTUS TRAINING CENTRE FACILITIES UPDATE OCTOBER 2024

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, Deputy City Manager, Infrastructure Development, Deputy City Manager, Planning and Growth Management, Deputy City Manager, Community Services, and Acting Deputy City Manager, Public Works, dated October 22, 2024:

Recommendations

1. THAT staff be authorized to continue discussions and negotiate agreement terms with Glen Shields Football Club and Juventus Academy Toronto (GSFC-JAT), or a separate, non-arm's length entity on behalf of GSFC-JAT, in line with the proposal outlined as Scenario 3 in this report, and report back as negotiations proceed.

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

11. 2025 SCHEDULE OF MEETINGS

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated October 22, 2024:

Recommendations

1. That the 2025 Schedule of Meetings be adopted in accordance with the calendar as set out in Attachment 1; and
2. That the City Clerk be authorized to amend the schedule by changing the time and/or date of a scheduled meeting or cancelling meetings that are not required, subject to posting such amendments on the City's website in accordance with the Procedure By-law.

12. JOINT INTERNET VOTING PROCUREMENT INITIATIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated October 22, 2024:

Recommendation

1. That the City Clerk / Returning Officer be authorized to enter into an agreement with York Region municipalities for the purposes of a joint procurement of an internet voting solution, in a form satisfactory to Legal Services.

13. TRANSPORTATION AND INFRASTRUCTURE ADVISORY COMMITTEE - VACANCY

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of October 29, 2024.

Recommendations

1. That the resignation of Ms. Tanya Nagayeva and the forfeiture of Mr. Andres Larios, be received;
2. That Council provide direction with respect to filling the vacancies.

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

14. VAUGHAN PUBLIC LIBRARY BOARD – MEMBER RESIGNATION

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, be approved; and
2. That Mayor Steven Del Duca be appointed to the Vaughan Public Library Board.

Recommendations

1. That the resignation of Carol Herzog as a Trustee of the Vaughan Public Library Board, be received; and
2. That Council provide direction with respect to filling the vacancy.

**15. FORMAL CODE OF CONDUCT COMPLAINT INVESTIGATION
REPORT #071624(1), 071624(2)**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Integrity Commissioner and Lobbyist Registrar, dated October 22, 2024, be approved; and
2. That the following communication be received:
C3. Memorandum from the Integrity Commissioner and Lobbyist Registrar, dated October 22, 2024.

Recommendations

1. That Council issue a formal Reprimand to Local and Regional Councillor Mario G. Racco in relation to his actions in contravention of the Code set out in the findings in the Complaint Investigation Report; and
2. That Council suspend the remuneration paid to Local and Regional Councillor Mario G. Racco for a period of 10 days.

**16. PROPOSED RENOVATION AND ADAPTIVE REUSE OF
BASSINGTHWAITE HOUSE LOCATED AT 10090 BATHURST STREET,
A DESIGNATED PROPERTY UNDER THE ONTARIO HERITAGE ACT
(TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated September 26, 2024:

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

Recommendations

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:

THAT Heritage Vaughan recommend Council approve the proposed renovations for adaptive reuse under *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c. That prior to issuance of Heritage Permit, the applicant enters into a Tree Protection Agreement to the satisfaction of the City.
- d. That a review of the exterior treatment and restoration of the heritage asset and other details will be provided prior to issuance of Heritage Permit; and
- e. That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

17. PROPOSED ALTERATIONS TO RESIDENTIAL/COMMERCIAL BUILDING LOCATED AT 10489 ISLINGTON ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated September 26, 2024:

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

Recommendations

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024, be approved;
2. That all the windows facing Islington Avenue are of the same material and have the same look as per the Kleinburg-Nashville Heritage Conservation District Plan Guidelines, to be approved by Urban Design and Cultural Heritage staff; and
3. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:

THAT Heritage Vaughan recommend Council approve the proposed alterations to residential/commercial building at 10489 Islington Road under Section 42 of Ontario Heritage Act, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c. That prior to issuance of Heritage Permit, the applicant enters into a letter of undertaking for the purpose of completion of all landscaping in accordance with the approved plans to the satisfaction of the City; and
- d. THAT prior to issuance of Heritage Permit, the applicant applies for a Private Tree Removal to the satisfaction of the City.
- e. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

18. PROPOSED RENOVATION OF EXISTING DWELLING AND REAR ADDITION GARDEN SUITE – LOCATED AT 15 MILL STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated September 26, 2024:

Recommendations

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:

THAT Heritage Vaughan recommend Council approve the proposed renovations of existing structure and proposed rear addition at 15 Mill Street in the Thornhill Heritage Conservation District under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c. That prior to issuance of Heritage Permit, the applicant enters into a Tree Protection Agreement to the satisfaction of the City.
- d. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

**19. CEREMONIAL PRESENTATION – HOLY CROSS CATHOLIC ACADEMY
(WOODBIDGE) JUNIOR GIRLS SOCCER TEAM**

The Mayor and Members of Council recognized the Holy Cross Catholic Academy Junior Girls Soccer Team for winning the Junior Girls York Region Athletic Association Championship.

20. OTHER MATTERS CONSIDERED BY THE COMMITTEE

**20.1 CONSIDERATION OF STATUTORY/AD HOC COMMITTEE
REPORTS**

The Committee of the Whole recommends that the following Statutory/Ad-hoc Committee reports be received:

1. **Transportation and Infrastructure Advisory Committee meeting of September 18, 2024 (Report No. 4);**
2. **Heritage Vaughan Committee meeting of September 26, 2024 (Report No.12);**
3. **Audit Committee meeting of September 30, 2024 (Report No. 4);**
4. **Age-Friendly Vaughan Advisory Committee meeting of September 30, 2024 (Report No. 7); and**
5. **Accessibility Advisory Committee meeting of September 30, 2024 (Report No. 4).**

20.2 CLOSED SESSION RESOLUTION

A resolution was passed to enable the Committee of the Whole (Closed Session) to resolve into closed session for the purpose of discussing the following:

1. **WARD 5 CIVIC HERO AWARD 2024**
(personal matters about an identifiable individual)
2. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 ONTARIOLAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-002104 (APPEAL NO. 002765) OLT CASE NO. OLT-22-003554 (APPEAL NO. 004767) ZZEN GROUP OF COMPANIES LIMITED 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 AND 6260 HIGHWAY 7**
(litigation or potential litigation)
3. **KEEPING VAUGHAN SAFE – REAL ESTATE MATTER**
(acquisition or disposition of land)

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, OCTOBER 29, 2024**

**21. NEW BUSINESS – REQUEST FOR POLICY REGARDING
NOTIFICATION FOR PLANNING APPLICATIONS**

The Committee of the Whole recommends that staff bring forward a uniform policy to establish standards regarding notification for planning applications, and to include options other than letter mail.

The foregoing matter was brought to the attention of the Committee by Mayor Steven Del Duca.

The meeting adjourned at 2:32 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair

**CITY OF VAUGHAN
REPORT NO. 36 OF THE
COMMITTEE OF THE WHOLE
(CLOSED SESSION)**

*For consideration by the Council
of the City of Vaughan
on October 29, 2024*

The Committee of the Whole (Closed Session) met at 2:53 p.m. on October 22, 2024, in the Councillor's Boardroom and via electronic participation. The following members were present at the meeting:

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

The Committee of the Whole (Closed Session) recommended that the following item be added to the Agenda:

3. KEEPING VAUGHAN SAFE – REAL ESTATE MATTER
Resolution of Mayor Steven Del Duca and Deputy Mayor Jackson, with respect to the above.

The Committee of the Whole (Closed Session) resolved into closed session at 2:54 p.m. on October 22, 2024 with the same attendance as above.

The following items were dealt with:

1. WARD 5 CIVIC HERO AWARD 2024

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

**REPORT NO. 36 OF THE COMMITTEE OF THE WHOLE
(CLOSED SESSION) FOR CONSIDERATION BY COUNCIL,
OCTOBER 29, 2024**

2. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 ONTARIO LAND TRIBUNAL APPEALS, OLT CASE NO. OLT-22-002104 (APPEAL NO. 002765), OLT CASE NO. OLT-22-003554 (APPEAL NO. 004767)**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

3. **KEEPING VAUGHAN SAFE – REAL ESTATE MATTER**

The Committee of the Whole (Closed Session) recommends that this matter be deferred to Council.

The meeting adjourned at 3:20 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair