



**CITY OF VAUGHAN  
COUNCIL MEETING  
AGENDA**

Tuesday, January 28, 2025

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)

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4. WESTON REAL ESTATE HOLDINGS INC. OFFICIAL PLAN AMENDMENT FILE OP.22.018 ZONING BY-LAW AMENDMENT FILE Z.22.038 DRAFT PLAN OF SUBDIVISION FILE 19T-22V012 11211 WESTON ROAD VICINITY OF WESTON ROAD AND KIRBY ROAD
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  22. CEREMONIAL PRESENTATION – 2025 WARD 3 CIVIC HERO AWARD
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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 001-2025**  
(Item 2, Committee of the Whole, Report No. 1)

A By-law to authorize the temporary borrowing of amounts that shall not exceed \$251,400,000 from January 1, 2025 to September 30, 2025 and \$125,700,000 from October 1, 2025 to December 31, 2025.

- 2. **BY-LAW NUMBER 002-2025**  
(Item 1, Committee of the Whole, Report No. 1)

A By-law to provide for the issuance of the 2025 interim property tax billing.

- 3. **BY-LAW NUMBER 003-2025**  
(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 by By-law 183-2024. (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 819 and are municipally known as 910 Rutherford Road, City of Vaughan, Regional Municipality of York.)

- 4. **BY-LAW NUMBER 004-2025**  
(Item 14, Committee of the Whole, Report No. 1)

A By-law to amend the Administrative Penalties By-law 240-2024, to include the Vital Services By-law 004-2025.

- 5. **BY-LAW NUMBER 005-2025**  
(Item 14, Committee of the Whole, Report No. 1)

A By-law to amend the Property Standards By-law 231-2011, to correct and remove provisions that are addressed in the Vital Services By-law.

- 6. **BY-LAW NUMBER 006-2025**  
(Item 14, Committee of the Whole, Report No. 1)

A By-law to establish provisions for providing Vital Services to Tenants, such as heating, cooling, water, electricity, and gas.

7. BY-LAW NUMBER 007-2025  
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46) (Council, October 29, 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, 7117 Bathurst Street, Part of Lot 26, Concession 1)

8. BY-LAW NUMBER 008-2025  
(Council, October 29, 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, Related File Z.21.030, located on the east side of Weston Road and north of Chrislea Road, municipally known as 7979 Weston Road, being Part of Lot 7, Concession 5, City of Vaughan, Regional Municipality of York.)

9. BY-LAW NUMBER 009-2025  
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46) (Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.052, Related Files Z.17.012, DA.17.024, Z.21.007, 325 and 377 Woodbridge Avenue, and lands without a municipal address, legally described as Part of Lot 7, Concession 8, designated as Parts 2, 3, 4 and 10, Plan 65R-14720 and Part 6, Plan 65R-34322, City of Vaughan, Regional Municipality of York.)

10. BY-LAW NUMBER 010-2025  
(Item 12, Committee of the Whole, Report No. 1)

A By-law to amend By-law 144-2018 to delegate administrative authority to staff regarding agreements with Alectra Utilities Corporation.

11. BY-LAW NUMBER 011-2025  
(Council, November 19, 2024, Item 5, Committee of the Whole, Report No. 39)

A By-law to establish a Designated Heritage Property Grant Pilot Program.

12. BY-LAW NUMBER 012-2025  
(Delegation By-law 144-2018)

A By-law to extend the time period specified for expiration in By-law 015-2023, which exempts parts of Registered Plan of Subdivision 65M-4702 and Registered Plan of Subdivision 65M-4765 from the part-lot control provisions of the Planning Act. (File PLC.22.008, Related File DA.18.084, Lindvest Properties (Pine Valley) Limited, located south of Teston Road and west of Pine Valley Drive, being Blocks 1, 2, 3, 4, 5, 6 and 7 on Registered Plan of Subdivision 65M-4702 and Blocks 5 and 6 on Registered Plan of Subdivision 65M-4765, City of Vaughan.)

13. BY-LAW NUMBER 013-2025  
(Delegation By-law 144-2018)

A By-law to extend the time period specified for expiration in By-law 016-2023, which exempts parts of Registered Plan of Subdivision 65M-4701 from the part-lot control provisions of the Planning Act. (File PLC.22.009, Related File DA.18.084, Lindvest Properties (Pine Valley) Limited, located south of Teston Road and west of Pine Valley Drive, being Blocks 71, 72, 73, 74, 75, 76, 77 and 78 on Registered Plan of Subdivision 65M-4701, City of Vaughan.)

14. BY-LAW NUMBER 014-2025  
(Council, December 17, 2024, Item 7, Committee of the Whole, Report No. 44)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.022, 523 Valley Inc., located south of Langstaff Road and east of Keele Street, being municipally known as 523 Bowes Road, identified as Part of Lot 9, Concession 3, City of Vaughan, Regional Municipality of York.)

**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](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)







**CITY OF VAUGHAN  
COUNCIL MINUTES  
DECEMBER 17, 2024**

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**CITY OF VAUGHAN**

**COUNCIL MEETING**

**DECEMBER 17, 2024**

**MINUTES**

Council met at 1:00 p.m. on December 17, 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

**125. CONFIRMATION OF AGENDA**

MOVED by Councillor Ainsworth  
seconded by Councillor DeFrancesca

THAT the agenda be confirmed.

CARRIED

AMENDMENT

MOVED by Regional Councillor Jackson  
Seconded by Councillor Martow

That the following addendums be added to the agenda:

1. HEAD OF COUNCIL DELEGATION TO ISRAEL 2025  
Resolution of Mayor Del Duca with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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**126. DISCLOSURE OF INTEREST**

Councillor lafrate declared an interest with respect to Item 3, Committee of the Whole (Closed Session) Report No. 45, RUTHERFORD LAND DEVELOPMENTS CORP. – SECTION 37 AGREEMENT 10 ABEJA STREET, 474 AND 498 CALDARI ROAD, AND 9093, 9095, 9097 AND 9099 JANE STREET VICINITY OF RUTHERFORD ROAD AND JANE STREET, as a member of her family has purchased a unit in the complex.

Having previously declared an interest Councillor lafrate did not take part in the discussion or vote on the foregoing matter.

**127. ADOPTION OR CORRECTION OF MINUTES**

MOVED by Councillor Martow  
seconded by Councillor Volpentesta

That the November 19, 2024, Council Minutes be corrected to reflect a revision to Item 22, Report No. 39, (DEVELOPMENT CHARGES REDUCTION OPTIONS – RESPONSE TO MEMBER’S RESOLUTION,) as outlined in Communication C22, memorandum from the Deputy City Manager, Strategic Initiatives, dated December 17, 2024, as follows:

- 4. That the comments of Daniel Segal, Segal Construction, West Lynn Avenue, Toronto, be received.

CARRIED

MOVED by Regional Councillor Ferri  
seconded by Councillor Ainsworth

THAT the minutes of the Council meeting of November 19, 2024, as amended, and December 10, 2024, be adopted, as presented.

CARRIED

**128. COMMUNICATIONS**

MOVED by Councillor lafrate  
seconded by Councillor Martow

THAT Communications C1 to C67 inclusive be received and referred to their respective items on the agenda.

CARRIED

## **COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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### **129. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

Committee of the Whole (1) Report No. 41

Item 5

Committee of the Whole (Public Meeting) Report No. 42

Item 5

Committee of the Whole (2) Report No. 44

Items 3 and 5

Committee of the Whole (Closed Session) Report No. 45

Item 3

Addendum Item

Item 1

MOVED by Councillor Iafrate  
seconded by Councillor Ainsworth

THAT Items 1 to 22 of the Committee of the Whole (1) Report No. 41, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Public Meeting) Report No. 42, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 19 of the Committee of the Whole (2) Report No. 44, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 6 of the Committee of the Whole (Closed Session) Report No. 45, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

CARRIED

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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**130. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**COMMITTEE OF THE WHOLE REPORT NO. 41**

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

ITEM - 5      RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE PROPERTY LOCATED AT 12000 PINE VALLEY DRIVE UNDER PART IV OF THE ONTARIO HERITAGE ACT

MOVED by Regional Councillor Jackson  
seconded by Councillor Iafrate

THAT Item 5, Committee of the Whole Report No. 41, be adopted and amended, as follows:

By approving that the Notice of Intent to Designate 12000 Pine Valley Drive, be withdrawn;

That the report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024, be received; and

That Communication C66 from Natalie Ast, Overland LLP, Yonge St, Toronto, dated December 16, 2024, be received.

CARRIED

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 42**

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

ITEM - 5      2133904 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.24.013 ZONING BY-LAW AMENDMENT FILE Z.24.030 89 AND 99 NASHVILLE ROAD VICINITY OF NASHVILLE ROAD AND HIGHWAY 27

MOVED by Councillor Iafrate  
seconded by Councillor Volpentesta

THAT Item 5, Committee of the Whole (Public Meeting) Report No. 42, be adopted and amended, as follows:

By approving that a community meeting be held, as required, with the Local Councillor, applicant, interested residents, Regional Councillors and appropriate staff, to address outstanding issues;

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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By receiving the following Communications:

- C12. Joseph, Loredana, Alessandria and Bianca Vescio, Cedarvalley Crescent, Kleinburg, dated December 2, 2024;
- C14. Victor Chen and Shirley Wong, Rushworth Crescent, Kleinburg, dated November 27. 2024;
- C16. Michael Davis and Kathryn Watson, Rushworth Cres., Kleinburg, dated December 3, 2024; and
- C18. Roland Gatti, Donbay Drive, Kleinburg, dated December 3, 2024.

CARRIED

**COMMITTEE OF THE WHOLE REPORT NO. 44**

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

ITEM - 3     **MARTIN GROVE ROAD AND HIGHWAY 7 – SPECIAL AREA UPDATE**

MOVED by Regional Councillor Jackson  
seconded by Councillor Volpentesta

THAT Item 3, Committee of the Whole Report No. 44, be adopted and amended, as follows:

By approving the recommendation contained in Communication C47, memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 13, 2024, as follows:

- 1.     THAT Attachment #2 of Report #44, Item #3, Special Area Location Map be replaced with Attachment #2 attached hereto to this communication.

CARRIED

ITEM - 5     **WOODBRIIDGE 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**

MOVED by Councillor Volpentesta  
seconded by Councillor Ainsworth

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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THAT Item 5, Committee of the Whole Report No. 44, be adopted and amended, as follows:

By approving the recommendation contained in the report from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 10, 2024; and

By approving the recommendation contained in Communication C67, memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 17, 2024, as follows:

- 1. THAT Table 1 on Attachment 7, respecting the ‘Proposed Exceptions to the RM1 Zone Requirement’ column be amended as follows:
  - a) Item d. Maximum Building Height, value of 13.4 m for Stacked Back-to-Back Townhouse (Block 36), be deleted and replaced with 14 m.
  - b) Item f. Minimum Amenity Area, value of 1150 m<sup>2</sup> for Subject Lands be deleted and replaced with 1100 m<sup>2</sup>; and the value of 6850 m<sup>2</sup> for ‘All other Lands Covered by Existing Site Exception, be deleted and replaced with 6583m<sup>2</sup>.

CARRIED

**COMMITTEE OF THE WHOLE REPORT NO. 45**

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

ITEM - 3 RUTHERFORD LAND DEVELOPMENTS CORP. – SECTION 37 AGREEMENT 10 ABEJA STREET, 474 AND 498 CALDARI ROAD, AND 9093, 9095, 9097 AND 9099 JANE STREET VICINITY OF RUTHERFORD ROAD AND JANE STREET

MOVED by Regional Councillor Jackson  
seconded by Councillor Martow

THAT Item 3, Committee of the Whole Report No. 45, be adopted without amendment.

CARRIED

*Councillor Marilyn lafrate declared an interest with respect to the foregoing matter, as a member of her family has purchased a unit in the complex, and she did not take part in the discussion or vote on the matter.*

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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**Addendum Item**

**131. HEAD OF COUNCIL DELEGATION TO ISRAEL 2025**

(Addendum No. 1)

MOVED by Councillor DeFrancesca  
seconded by Councillor Ainsworth

That the recommendation contained in the following resolution of Mayor Del Duca, dated December 17, 2024, be approved:

CARRIED

**Resolution**

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, in December 2024, Vaughan Council unanimously endorsed a Members’ Resolution by Mayor Steven Del Duca and Ward 5 Councillor Gila Martow to support the JCC Maccabi Games, which will bring together more than 2,000 Jewish teen athletes across North America, including local Vaughan youth, to compete in Olympic-style events. Beyond athletic achievement, the Games are a celebration of Jewish identity, resilience and community-building at a time when collective connection is of the utmost importance; and

Whereas, Council adopted unanimously a resolution co-authored by Mayor Del Duca and Councillor Martow immediately following the October 7, 2023 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 Jewish community leaders to participate in a February 2025 Mission to Israel to strengthen awareness, support and solidarity among the global community in support of Israel amidst the ongoing emergency; and

Whereas, Section 226.1 of the Municipal Act, 2001, states that the Head of Council, as chief executive officer, of the municipality shall “act as the representative of the municipality both within and outside the municipality, and promote the municipality locally, nationally and internationally” and that the Head of Council is to also “participate in and foster activities that enhance the economic, social and environmental well-being of the municipality and its residents”; and



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Whereas, this 2025 Head of Council delegation is consistent with the City of Vaughan’s long-standing record of maintaining and fostering stronger relations between Vaughan and the State of Israel through international missions to foster shared opportunities. During a 2019 City of Vaughan-led business mission to Israel, Vaughan renewed an economic and cultural partnership with the City of Ramla, Israel, first signed in 1993; 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, in accordance with Corporate Policy 02.C.02, the Head of Council be part of a delegation to Israel in February 2025, with supplemental programming to maximize the Head of Council’s presence in Israel, funded to approximately \$20,000 through Economic Development; and
2. That, the Mayor and one Head of Council support staff participate in the February 2025 Delegation to Israel; and
3. That the Strategic Initiatives Portfolio be directed to help identify and arrange additional stakeholder and intergovernmental relations meetings and engagements for Vaughan’s Mayor while in Israel; and
4. That a post-delegation report to a future Committee of the Whole meeting highlighting outcomes of the mission be presented; and
5. That the Economic Development department be directed to plan for a future City of Vaughan Economic and Cultural Mission that will include a delegation of Councillors and City staff during the 2022 to 2026 Council term.

**132. BY-LAWS**

MOVED by Councillor DeFrancesca  
seconded by Councillor Martow

THAT the following by-laws be passed, with the exception of By-Law 249-2024:

BY-LAW NUMBER 217-2024  
(Delegation By-law 144-2018) A By-law to assume municipal services in respect of Registered Plan 65M-4566. (Mosaik Pinewest Inc., 19T-06V10, Part of Lot 23, Concession 6

BY-LAW NUMBER 218-2024  
(Delegation By-law 144-2018) A By-law to partially assume municipal services associated with the Servicing Agreement for Pine Valley North Spine Services

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(Blocks 40, 47, 55) for the Sanitary Pumping Station and Forcemain, Pedestrian Utility Bridge Structures/Valley Crossings. (Part of Lot 23, Concession 6)

**BY-LAW NUMBER 219-2024**  
(Delegation By-law 144-2018) A By-law to assume municipal services associated with the Villa Colombo Seniors Health Care Facility related File No. DA.02.058. (10443 York Region Road No. 7, Part of Lots 23 & 24, Concession 8)

**BY-LAW NUMBER 220-2024**  
(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.052, located on Part of Lots 21, 22, 23 and 24, Concession 8, City of Vaughan, Regional Municipality of York.)

**BY-LAW NUMBER 221-2024**  
(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.052, located on Part of Lots 19 and 20, Concession 4, City of Vaughan, Regional Municipality of York.)

**BY-LAW NUMBER 222-2024**  
(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.052, located on Part of Lots 3, 4 and 5, Concession 6, City of Vaughan, Regional Municipality of York.)

**BY-LAW NUMBER 223-2024**  
(Council, October 17, 2023, Item 3, Committee of the Whole, Report No. 39) A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 164-2023. (File Z.24.037, Related Files OP.10.002, Z.23.001, DA.23.003, Hollywood Princess Banquet and Convention Centre Ltd., located south of Barnes Court in the vicinity of Highway 7 and Creditstone Road (within the Vaughan Metropolitan Centre), being Part of Lot 6 Concession 4, Part 4 of Plan 65R-8935, and municipally addressed as 35 & 45 Barnes Court, City of Vaughan.)

**BY-LAW NUMBER 224-2024**  
(Council, February 22, 2023, Item 2, Committee of the Whole, Report No. 7) A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 036-2023. (File Z.23.014, Related File OP.21.002, Z.21.003, DA.23.034, DCFM Developments Ltd., located on the east side of Islington Avenue, south of Hartman Avenue, legally described as Firstly: Lot 6, Plan M1110; Secondly: Lots 7, 7A, 8, Plan M1110 (All limits confirmed by Plan BA134), and known municipally as 8265 and 8277 Islington Avenue, City of Vaughan, Regional Municipality of York.)

**BY-LAW NUMBER 225-2024**  
(Item 11, Committee of the Whole, Report No. 44) A By-law of the Corporation of the City of Vaughan to amend Noise Bylaw 121-2021, as amended, to provide an exemption for certain activities on approved golf courses and ski facilities.

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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**BY-LAW NUMBER 226-2024**

(Item 8, Committee of the Whole, Report No. 41) A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Islington Avenue and Treelawn Boulevard)

**BY-LAW NUMBER 227-2024**

(Delegation By-law 144-2018) A By-law to dedicate certain lands as forming part of the public highway. (Portage Parkway, 65R-36941)

**BY-LAW NUMBER 228-2024**

(Council, June 28, 2022, Item 17, Committee of the Whole, Report No. 30) A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 262-2022. (File Z.24.036, Related Files Z.20.024, 19T-20V004, Nashville Major Developments Inc., located north of Major Mackenzie Drive West and east of Barons Street, being Part of Lot 21, Concession 9, City of Vaughan, Regional Municipality of York.)

**BY-LAW NUMBER 229-2024**

(Item 13, Committee of the Whole, Report No. 41) A By-law of The Corporation of the City of Vaughan to amend the Parking By-law 064-2019, as amended.

**BY-LAW NUMBER 230-2024**

(Delegation By-law 144-2018) A By-law to amend the Parking By-law 064-2019, as amended, to regulate parking on Portage Parkway. (65R-36941, Portage Parkway)

**BY-LAW NUMBER 231-2024**

(Delegation By-law 144-2018) A By-law to amend the Traffic By-law 284-94, as amended. (65R-36941, Portage Parkway)

**BY-LAW NUMBER 232-2024**

(Item 3, Committee of the Whole, Report No. 41) A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.23.012, Related File OP.23.007, Part Lot 7, Plan 7977, Parts 1, 2 3 & 4, Plan 65R40840; Block 3, Plan 65M4775, Parts 2, 3, 4 & 5, Plan 65R40756, GB (Doughton) Limited Partnership, located on the south side of Doughton Road, north side of White Elm Road, and east of Maplecrete Road, and municipally known as 130 Doughton Road in the Vaughan Metropolitan Centre (VMC), City of Vaughan.)

**BY-LAW NUMBER 233-2024**

(Item 3, Committee of the Whole, Report No. 41) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.23.012, Related File OP.23.007, Part Lot 7, Plan 7977, Parts 1, 2 3 & 4, Plan 65R40840, Block 3, Plan 65M4775, Parts 2, 3, 4 & 5, Plan 65R40756, GB (Doughton) Limited Partnership, located on the south side of Doughton Road, north side of White Elm Road, and east of Maplecrete Road, and municipally known as 130 Doughton Road in the Vaughan Metropolitan Centre (VMC), City of Vaughan.)

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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**BY-LAW NUMBER 234-2024**

(Item 3, Committee of the Whole, Report No. 41) A By-law to adopt Amendment Number 127 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.23.007, Related File Z.23.012, GB (Doughton) Limited Partnership, located on the north side of Doughton Road, west of Maplecrete Road and east of Creditstone Road and are municipally known as 130 Doughton Road being a) Part of Lot 7, Plan 7977, designated as Parts 1, 2, 3 and 4 on Reference Plan 65R-40840; b) Block 3, Plan 65M-4775; and c) Part of White Elm Road on Plan 65M-4775, designated as Parts 2, 3, 4 & 5 on Reference Plan 65R-40756 (Closed by By-law 106-2024 as in YR3708141); City of Vaughan, Regional Municipality of York.)

**BY-LAW NUMBER 235-2024**

(Delegation By-law 144-2018) A By-law to dedicate certain lands as part of the public highway. (Block 59, Part of PINs 03318-0312 (LT), 03318-0311 (LT), 03318-0314 (LT), 03318-0313 (LT), 03318-0315 (LT) AND 03318-0196 (LT)) 20.

**BY-LAW NUMBER 236-2024**

(Council, May 22, 2024, Item 20, Committee of the Whole, Report No. 17) A By-law to designate 8795 Keele Street, 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 12, Concession 3 (Vaughan) as in OY1800; City of Vaughan)

**BY-LAW NUMBER 237-2024**

(Council, May 22, 2024, Item 19, Committee of the Whole, Report No. 17) A By-law to designate 8733 Keele Street, 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 Lot 12, Concession 3 Vaughan as in R624207, Vaughan S/T ease in gross over PT 11, PL 65R26612 as in YR795243)

**BY-LAW NUMBER 238-2024**

(Council, June 25, 2024, Item 39, Committee of the Whole, Report No. 25) A By-law to designate 91 Thornhill Woods, 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. (Block 408, Plan 65M-3521)

**BY-LAW NUMBER 239-2024**

(Council, May 22, 2024, Item 18, Committee of the Whole, Report No. 17) A By-law to designate 65 Royalpark Way, 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 14, Concession 8, Lot 7 on Plan 65M3157)

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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**BY-LAW NUMBER 240-2024**

(Item 10, Committee of the Whole, Report No. 41) A By-law to establish a comprehensive system of Administrative Penalties for the City of Vaughan and to repeal Administrative Monetary Penalties By-law 063-2019 and all its amendments.

**BY-LAW NUMBER 241-2024**

(Item 2, Committee of the Whole, Report No. 41) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.22.040, Related Files OP.22.019, 19T-22V014, Parts 1-3, 65R-37962, Weston Valley Investments (Block 34) Inc. located east of Weston Road and south of Kirby Road, in Part of Lot 29, Concession 5, City of Vaughan.)

**BY-LAW NUMBER 242-2024**

(Item 2, Committee of the Whole, Report No. 41) A By-law to adopt Amendment Number 130 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.22.019, Related Files Z.22.040, 19T-22V014, Weston Valley Investments (Block 34) Inc., City of Vaughan, located on the east side of Weston Road south of Kirby Road, legally identified as Part of Lot 29, Concession 5, Parts 1-3. 65R-37962, in the City of Vaughan.)

**BY-LAW NUMBER 243-2024**

(Item 1, Committee of the Whole, Report No. 41) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File OP.22.020, Z.22.041, Related Files 19T-22V015, Parts 1, 2, 5, 7, 8, 65R-39552, Part 1, 65R-39806, Western Point Builders Inc., located east of Weston Road and south of Kirby Road, known municipally as 11421 and 11455 Weston Road, in Part of Lot 30, Concession 5, City of Vaughan.)

**BY-LAW NUMBER 244-2024**

(Item 1, Committee of the Whole, Report No. 41) A By-law to adopt Amendment Number 129 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.22.020, Related Files Z.22.041, 19T-22V015, 11421 and 11455 Weston Road, Western Point Builders Inc., located at 11421 and 11455 Weston Road on the east side of Weston Road, south of Kirby Road, legally identified as Part of Lot 30, Concession 5, Parts 1, 2, 5, 7, and 8, 65R-39552, Part 1, 65R-39806, in the City of Vaughan.)

**BY-LAW NUMBER 245-2024**

(Council, June 25, 2024, Item 40, Committee of the Whole, Report No. 25) A By-law to designate 12195 Highway 27, 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. (Plan 65R-5216, Part of Lots 35, Concession 8)

**BY-LAW NUMBER 246-2024**

(Council, October 17, 2023, Item 3, Committee of the Whole, Report No. 39) A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 163-2023. (File Z.24.037, Related Files OP.10.002, Z.23.001, DA.23.003, Hollywood

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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Princess Banquet and Convention Centre Ltd., located south of Barnes Court in the vicinity of Highway 7 and Creditstone Road (within the Vaughan Metropolitan Centre), being Part of Lot 6, Concession 4, Part 4 of Plan 65R-8935, and municipally known as 35 & 45 Barnes Court, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 247-2024  
(Item 5, Committee of the Whole, Report No. 44) A By-law to adopt Amendment Number 128 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.21.012, Related File Z.21.019, Part of Lot 1, Concession 8, Woodbridge Park Limited, located on north of Steeles Avenue West and west of Kipling Avenue, municipally known as 5390 Steeles Avenue West, in the City of Vaughan.)

BY-LAW NUMBER 248-2024  
(Item 5, Committee of the Whole, Report No. 44) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.019, Related File OP.21.012, Woodbridge Park Limited, located on Steeles Avenue West, being Part of Lot 1, Concession 8, municipally known as 5390-5400 Steeles Avenue West, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 249-2024  
(Item 5, Committee of the Whole, Report No. 41) A By-law to designate 12000 Pine Valley Drive, 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. (12000 Pine Valley Drive E 1/2 LT 34 CON 7 Vaughan, EXCEPT PTS 1-3 65R23488 & PTS 1-3 65R28448; Vaughan)

CARRIED

**133. CONFIRMING BY-LAW**

MOVED by Councillor Martow  
seconded by Regional Councillor Ferri

THAT By-law Number 250-2024, being a by-law to confirm the proceedings of Council at its meeting on December 17, 2024, be passed.

CARRIED

**134. ADJOURNMENT**

MOVED by Councillor Volpentesta  
seconded by Councillor Martow

THAT the meeting adjourn at 1:15 p.m.

CARRIED

**COUNCIL MEETING MINUTES – DECEMBER 17, 2024**

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Steven Del Duca, Mayor

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Todd Coles, City Clerk







**CITY OF VAUGHAN  
SPECIAL COUNCIL (BUDGET) MINUTES  
DECEMBER 17, 2024**

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**CITY OF VAUGHAN**  
**SPECIAL COUNCIL (BUDGET) MEETING**

**TUESDAY, DECEMBER 17, 2024**

**MINUTES**

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 8:00 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

**135. CONFIRMATION OF AGENDA**

MOVED by Councillor Volpentesta  
seconded by Councillor Ainsworth

THAT the agenda be confirmed.

CARRIED

**AMENDMENT**

MOVED by Councillor Martow  
seconded by Regional Councillor Jackson

THAT the following addendum by-law be added to the agenda:

1. BY-LAW NUMBER 252-2024  
(Item 1, Special Committee of the Whole (Budget), Report No. 43)

A By-law to amend City of Vaughan By-law 024-2024, being the Water By-law.

CARRIED UNANIMOUSLY

# **SPECIAL COUNCIL (BUDGET) MEETING MINUTES – DECEMBER 17, 2024**

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Upon the question of the main motion:

CARRIED AS AMENDED

## **136. DISCLOSURE OF INTEREST**

There was no disclosure of interest by any member.

## **137. COMMUNICATIONS**

MOVED by Councillor Iafrate  
seconded by Councillor Martow

THAT Communication C1. be received and referred to its respective item on the agenda.

CARRIED

## **138. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

### **SPECIAL COMMITTEE OF THE WHOLE (BUDGET) REPORT NO. 43**

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

#### **ITEM 1 - PROPOSED 2025 BUDGET AND 2026 FINANCIAL PLAN**

MOVED by Regional Councillor Rosati  
seconded by Councillor Iafrate

THAT Item 1, Special Committee of the Whole (Budget) Report No. 43, be adopted and amended, as follows:

By approving the following:

1. That the Mayor's proposed 2025 budget be adopted;
2. That the report of the Mayor, dated December 4, 2024, be approved;
3. That the recommendations of the Special Committee of the Whole (Budget) meeting of December 4, 2024, be approved;
4. That further to section 7(4) of O.Reg 530/22 made under the Municipal Act, 2001, Council shortens the 30-day period for budget amendments to the date of this meeting; and
5. That the presentation of Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, and

# SPECIAL COUNCIL (BUDGET) MEETING MINUTES – DECEMBER 17, 2024

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Communication C2., presentation material, dated December 17, 2024, be received.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

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

NAYS

**139. BY-LAWS**

MOVED by Councillor Martow  
seconded by Regional Councillor Ferri

THAT the following by-laws be passed, including Addendum By-law 252-2024:

BY-LAW NUMBER 251-2024

(Item 1, Special Committee of the Whole (Budget), Report No. 43)

A By-law to provide for Fees and Charges for the calendar years 2025 and 2026, and to repeal By-law 224-2023, as amended.

BY-LAW NUMBER 252-2024

(Item 1, Special Committee of the Whole (Budget), Report No. 43)

A By-law to amend City of Vaughan By-law 024-2024, being the Water By-law.

**140. CONFIRMING BY-LAW**

MOVED by Councillor Ainsworth  
seconded by Councillor DeFrancesca

THAT By-law Number 253-2024, being a by-law to confirm the proceedings of Council at its meeting on December 17, 2024, be passed.

CARRIED

**SPECIAL COUNCIL (BUDGET) MEETING MINUTES –  
DECEMBER 17, 2024**

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**141. ADJOURNMENT**

MOVED by Councillor Volpentesta  
seconded by Councillor Martow

THAT the meeting adjourn at 8:21 p.m.

CARRIED

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Steven Del Duca, Mayor

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Todd Coles, City Clerk





**CITY OF VAUGHAN  
REPORT NO. 1 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on January 28, 2025.*

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The Committee of the Whole met at 1:00 p.m. on January 21, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

**1. INTERIM PROPERTY TAX LEVY FOR 2025 – ALL WARDS**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated January 21, 2025:**

**Recommendations**

1. THAT Council provide approval to levy interim property taxes for 2025 for all classes of properties with three instalments due in March, April and May; and
2. THAT Council provide approval for 2025 interim property taxes to be levied for all classes of properties enrolled under the PTP ten-monthly plan, starting March 1<sup>st</sup>, as applicable.

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON JANUARY 28, 2025**

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**2. 2025 TEMPORARY BORROWING**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated January 21, 2025:**

**Recommendations**

1. That the 2025 Temporary Borrowing By-law, be brought forward for Council approval to authorize the temporary borrowing, if required, of amounts not to exceed \$251,400,000 from January 1, 2025, to September 30, 2025, and \$125,700,000 from October 1, 2025, to December 31, 2025, to meet the expenditures of the City until taxes are collected and other revenues are received;
2. That staff be authorized and directed to take the necessary actions to give effect to this resolution.

**3. CORNICE DEVELOPMENTS LTD., FERTILE INVESTMENTS INC., FAWN GROVE HOLDINGS INC. & 1360737 ONTARIO LIMITED OP AMENDMENT OP.22.017 ZBL AMENDMENT Z.22.037 DRAFT PLAN OF SUBDIVISION 19T-22V011 11075 & 11091 WESTON RD VICINITY OF WESTON RD & KIRBY RD**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025:**

**Recommendations**

1. THAT Official Plan Amendment File OP.22.017 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan for the subject lands shown on Attachment 1 as follows:
  - a. redesignate a portion of the subject lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”.
  - b. permit a maximum number of eight townhouse units in a row.
2. THAT Zoning By-law Amendment File Z.22.037 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” and “EP



**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON JANUARY 28, 2025**

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Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “R3 Third Density Residential Zone”, “R4 Fourth Density Residential Zone”, “OS1 Public Open Space Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.

3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands zoned “RM3 Multiple Unit Residential Zone”, until the following condition is addressed to the satisfaction of the City:
  - a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
  - b. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.4. THAT Draft Plan of Subdivision File 19T-22V011 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) as shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.
  - c. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.4. THAT Draft Plan of Subdivision File 19T-22V011 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) as shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.5. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V011 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.

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON JANUARY 28, 2025**

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**4. WESTON REAL ESTATE HOLDINGS INC. OFFICIAL PLAN  
AMENDMENT FILE OP.22.018 ZONING BY-LAW AMENDMENT FILE  
Z.22.038 DRAFT PLAN OF SUBDIVISION FILE 19T-22V012 11211  
WESTON ROAD VICINITY OF WESTON ROAD AND KIRBY ROAD**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025:**

**Recommendations**

1. THAT Official Plan Amendment File OP.22.018 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan for the subject lands shown on Attachment 1 as follows:
  - a) redesignate a portion of the subject lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”
  - b) permit a maximum number of seven townhouse units in a row
2. THAT Zoning By-law Amendment File Z.22.038 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone”, subject to site-specific Exception 14.1110 and “EP Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “FD Future Development Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands zoned “RM3 Multiple Residential Zone”, until the following condition is addressed to the satisfaction of the City:
  - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
4. THAT Draft Plan of Subdivision File 19T-22V012 (Weston Real Estate Holdings Inc.) as red-lined on January 21, 2025, shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON JANUARY 28, 2025**

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5. THAT Council's approval of Draft Plan of Subdivision File No. 19T-22V012 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.

**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 OF BATHURST STREET AND QUEEN  
FILOMENA AVENUE**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025, be approved.
2. That comments from the following Speakers and Communication be received:
  1. Tony Weng, Keatley Drive, and C6., dated January 20, 2025; and
  2. Paul DeMelo, Kagan Shastri DeMelo Winer Park LLP, Avenue Road Toronto, on behalf of the applicant; and
3. That the following Communications be received:
  - C1. Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 17, 2025;
  - C2. Anthony Bickof, dated January 19, 2025;
  - C3. Christina Lai, Rivington Ave, Thornhill, dated January 19, 2025;
  - C4. Jodie Brown (Schaffer), Keatley Drive, dated January 19, 2025;
  - C5. Mirjana and Nebojsa Krsmanovic, Fitzmaurice Drive, Maple, dated January 19, 2025;
  - C7. Helene Chung, Yates Avenue, Maple, dated January 20, 2025;
  - C8. Evan Chong, dated January 20, 2025;
  - C9. Natasha Fagin, Rivermill Crescent, Maple, dated January 20, 2025; and

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON JANUARY 28, 2025**

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**C10. Anna Becker, Abner Miles Drive, Maple, dated January 20, 2025.**

**Recommendations**

1. THAT Staff are directed to accept the terms of the with prejudice offer to settle dated December 12, 2024, save for the requirement for immediate allocation of servicing for 104 units, and subject to any reasonable modifications approved by the Deputy City Manager, Planning, Growth Management and Housing Delivery;
2. THAT Legal Counsel of the Office of Planning Law attend the OLT hearing for case no. OLT-24-000220 to resolve the matter in support of Council's direction in this report;
3. THAT if the OLT approves the settlement between the parties, Legal Counsel of the Office of Planning Law shall request it 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; and
4. THAT if the OLT approves the Applications in whole or in part, Council authorizes the Deputy City Manager, Planning, Growth Management and Housing Delivery to finalize the draft OPA and ZBA instruments for approval by the OLT.
5. THAT the Deputy City Manager, Planning, Growth Management and Housing Delivery, be authorized to execute minutes of settlement (if required) and any other ancillary documents necessary that is consistent with the settlement set out in this report.
6. THAT upon the OLT issuing its final order, staff bring forward a report recommending that water and sanitary servicing capacity be identified and allocated by Council for the development of 104 units on the subject property.

**6. EDENBROOK (WESTON) INC. ZONING BY-LAW AMENDMENT FILE  
Z.22.039 DRAFT PLAN OF SUBDIVISION FILE 19T-22V013 11031  
WESTON ROAD VICINITY OF WESTON ROAD AND KIRBY ROAD**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025:**

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## Recommendations

1. THAT Zoning By-law Amendment File Z.22.039 (Edenbrook (Weston) Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” and “EP Environmental Protection Zone” to “R3 Third Density Residential Zone”, “R4 Fourth Density Residential Zone”, “OS1 Public Open Space Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 on Attachment 4 of this report.
  2. THAT Draft Plan of Subdivision File 19T-22V013 (Edenbrook (Weston) Inc.) as shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.
  3. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V013 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.
7. **RUTHERFORD LAND DEVELOPMENT CORP. DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V007 10 ABEJA STREET, 474 AND 498 CALDARI ROAD, AND 9093, 9095, 9097 AND 9099 JANE STREET VICINITY OF RUTHERFORD ROAD AND JANE STREET**

### **The Committee of the Whole recommends:**

1. **That the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025, be approved in accordance with C11., Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated January 20, 2025:**
  2. **THAT Attachment 10 of the above-noted technical report, identifying the Proposed Draft Plan of Condominium (Standard) - Underground Parking Levels, be replaced with the updated Attachment 10, attached hereto, to reflect an update to the tenure of seven (7) freehold vehicular parking spaces to condominium tenure, in Level A of the underground parking level; and**
  2. **THAT any reference in the above-noted technical report to 755 vehicular parking spaces with a condominium**

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**tenure be replaced with 762 vehicular parking spaces with a condominium tenure (a difference of an additional seven (7) condominium tenure vehicular parking spaces).**

### **Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V007 (Rutherford Land Development Corp.) BE DRAFT APPROVED, as shown on Attachments 2 to 10, subject to the Conditions of Draft Approval in Attachment 12.
2. THAT Council's approval of Draft Plan of Condominium (Standard) File 19CDM-24V007 (Rutherford Land Development Corp.), subject to the conditions set out in Attachment 12, be for a period of three (3) years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.
3. THAT the Owner of the subject lands shall obtain approval of Minor Variance Application File A187/24 identified in this report, from the Vaughan Committee of Adjustment, and the Committee of Adjustment's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
4. THAT Council accept the at-grade portion of the land proposed as a Privately Owned Publicly Accessible Space ('POPS'), at full (100%) parkland credit, as shown on Attachment 11, and accept the remaining above-ground level POPS at no (0%) parkland credit, and
5. THAT the Owner of the subject lands enter into all necessary agreements in connection with the Privately Owned Publicly Accessible Space ('POPS') Agreement for the entire land identified as POPS (i.e. ground level and above-ground level) as shown on Attachment 11, which agreements shall be on terms to the satisfaction of, and be executed by, the Deputy City Manager, Planning, Growth Management and Housing Delivery, in a form approved by Legal Services.

*Councillor Marilyn Iafrate declared an interest with respect to the foregoing matter, as a member of her family has purchased a unit in that complex, and did not take part in the discussion or vote on the matter.*

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**8. GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP DRAFT PLAN OF  
CONDOMINIUM FILE 19CDM-24V014 2851 HIGHWAY 7, AND 5 & 21  
MEADOWDALE ROAD IN THE VICINITY OF HIGHWAY 7 AND  
CREDITSTONE ROAD**

**The Committee of the Whole recommends approval of the  
recommendations contained in the following report of the Deputy  
City Manager, Planning, Growth Management and Housing Delivery,  
dated January 21, 2025:**

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership) BE DRAFT APPROVED, as shown on Attachments 5 to 11, to create condominium tenure for the Development that is consistent with Site Development File DA.19.075, as shown on Attachment 3 and 4, subject to Conditions of Draft Approval on Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership), subject to the Conditions of Draft Approval set out in Attachment 1, 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.

**9. RP B3N HOLDINGS INC. – DRAFT PLAN OF CONDOMINIUM  
(STANDARD) FILE 19CDM-24V013 225 COMMERCE STREET VICINITY  
OF HIGHWAY 7 AND COMMERCE STREET**

**The Committee of the Whole recommends approval of the  
recommendations contained in the following report of the Deputy  
City Manager, Planning, Growth Management and Housing Delivery,  
dated January 21, 2025:**

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V013 (RP B3N Holdings Inc.) BE DRAFT APPROVED, as shown on Attachments 4 to 13 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-24V013 (RP B3N Holdings Inc.), subject to the Conditions of Draft Approval set out in Attachment 1, be for a

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period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

**10. SPORTSFIELD INTENSIFICATION IMPROVEMENTS PROGRAM EMILY CARR SECONDARY SCHOOL FIELD UPGRADE TO ARTIFICIAL TURF WITH LIGHTING**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 21, 2025:**

**Recommendations**

1. THAT staff be authorized to negotiate and finalize terms of the Construction, Shared Use and Maintenance Agreement with York Region District School Board for the design, construction, maintenance and shared-use of the field improvements to Emily Carr Secondary School, which include a multi-purpose artificial turf field and field lighting (the “Improvements”), as further detailed in this report; and
2. THAT the Deputy City Manager, Infrastructure Development or designate be authorized to execute, amend, renew, and terminate the Construction, Shared Use and Maintenance Agreement and any related ancillary documents on behalf of the City outlining terms substantially similar to those provided for in this report, governing the design, build, maintenance and shared-use of the Improvements to the Emily Carr Secondary School multi-purpose field, in a form satisfactory to Legal Services.

**11. CONSTRUCTION OF SHIPWILL STREET TO KIRBY ROAD – BLOCK 34 EAST**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 21, 2025:**

**Recommendation**

1. That Council authorize staff to prepare and execute a development agreement with the landowner in Block 34 East to facilitate the extension of Shipwill Street to Kirby Road including the installation of municipal sewers and mains within the proposed roadway.



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**12. ENTERING INTO AGREEMENTS WITH ALECTRA UTILITIES CORPORATION**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development and Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025:**

**Recommendations**

1. That the Deputy City Manager, Infrastructure Development, the Deputy City Manager, Planning, Growth Management and Housing Delivery, or the Deputy City Manager, Public Works, as the case may be, of the relevant department, be authorized, on behalf of the City, to enter into, execute, renew, amend and terminate agreements with Alectra Utilities Corporation as further described within this report with respect to City infrastructure projects, on terms and conditions satisfactory to the relevant Deputy City Manager, and in a form satisfactory to Legal Services, and to take any necessary action and sign any documentation related to those agreements; and
2. That any necessary by-laws be enacted.

**13. TECHNICAL AMENDMENTS REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated January 21, 2025:**

**Recommendation**

1. That Staff be directed to return to Council with by-laws substantially in accordance with the recommendations in the Analysis and Options section, subject to any further direction from the Committee of the Whole and Council, and in a form satisfactory to Legal Services.

**14. VITAL SERVICES BY-LAW REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated January 21, 2025:**

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## **Recommendation**

1. That Staff be directed to return to Council with the Vital Services By-law, and all other consequential amendments to other by-laws, substantially in accordance with the recommendations in the Analysis and Options section, subject to any further direction from the Committee of the Whole and Council, and in a form satisfactory to Legal Services.

## **15. INVESTMENT CANADA ROADSHOW 2024 FINAL REPORT AND PROPOSED 2025 FEDERAL TRADE AND INVESTMENT OPPORTUNITIES**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated January 21, 2025:**

### **Recommendations**

1. THAT Council approve Economic Development staff participation in the following federally led international economic development activities throughout 2025:
  - a. Canadian Delegation to Hannover Messe (March 2025);
  - b. Global Affairs Canada Trade Commissioners' Roadshow Taiwan and Singapore (May 2025);
  - c. Global Affairs Canada Trade Commissioners' Roadshow Texas (fall 2025).
2. THAT staff report to future Committees of the Whole on activity outputs.

## **16. UPDATE AND PROPOSED GOVERNANCE: YOUTH ENGAGEMENT AND INITIATIVES**

**The Committee of the Whole recommends;**

1. That the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated January 21, 2025, be approved; and
2. That the comments from Wasib Dheendsa, Klein Mills Rd, Kleinburg, be received.

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**Recommendations**

1. THAT the Anti-Hate, Diversity and Inclusion Advisory Committee be renamed the Inclusion and Community Outreach Advisory Committee effective immediately; and
2. THAT the amended Mandate and Terms of Reference for the Anti-Hate, Diversity and Inclusion Advisory Committee (Attachment 1) be approved; and
3. THAT up to two (2) additional youth members be appointed to serve on the Inclusion and Community Outreach Advisory Committee, following a public recruitment.

**17. ACCESSIBILITY ADVISORY COMMITTEE - VACANCY**

**The Committee of the Whole recommends that consideration of this matter be referred to the January 21, 2025, Committee of the Whole (Closed Session) meeting.**

**Recommendations**

1. That the resignation of Ms. Nida Khurshid, be received; and
2. That Council directs staff to initiate the recruitment process to fill the vacancy.

**18. PROCLAMATION REQUESTS: NATIONAL 211 DAY, WEAR RED CANADA DAY AND RARE DISEASE DAY**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated January 21, 2025:**

**Recommendations**

1. THAT the following be proclaimed:
  - a. The day of February 11, 2025, as “National 211 Day”;
  - b. The day of February 13, 2025, as “Wear Red Canada Day”;
  - c. The day of February 28, 2025, as “Rare Disease Day; and
2. THAT the proclamations be posted on the City’s website and that the Communications, Marketing and Engagement Department be directed to promote the above noted proclamations through the various corporate channels.

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**19. NOTICE OF APPLICATION TO REPEAL THE HERITAGE  
DESIGNATION BY-LAW OF JAMES DALZIEL HERITAGE HOUSE AT  
7230 NASHVILLE ROAD IN KLEINBURG (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the  
recommendations forwarded by the Heritage Vaughan Committee  
from its meeting of November 27, 2024:**

**Recommendations**

1. The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:
  1. That the recommendations contained in the report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated November 27, 2024, be approved; and
  2. That the presentation by Vanessa Lio, Heritage Specialist, Cultural Heritage Program, Policy Planning & Special Programs, be received.

**Recommendations of the Deputy City Manager, Planning, Growth  
Management and Housing Delivery dated November 27, 2024:**

1. THAT Heritage Vaughan recommend Council approve the application to de-designate the Property at 7230 Nashville Road subject to the following conditions being met to the satisfaction of the City:
  - i. The owner enters into a letter of undertaking to construct a commemorative display along the public frontage of the Property salvaging and reusing some of the existing materials, in a manner that recognizes and carries forward the legacy of the James Dalziel House to the satisfaction of the City;
2. THAT upon the satisfaction of the condition outlined in Recommendation 1 of this report, City staff bring forward a By-law to repeal By-law 139-2024; and
3. THAT should Council repeal By-law 139-2024, as outlined in Recommendation 2 of this report, Council direct Staff to publish notice of Council's decision on the City's website and cause the following to be served on the owner of the Property, on any person who objected under subsection 32(4), if applicable, and on the Ontario Heritage Trust, in accordance with the *Ontario Heritage Act*:
  - i. a copy of the repealing By-law; and

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- ii. a notice that any person who objects to the decision may appeal to the Tribunal by giving the Tribunal and the Clerk of the municipality, within 30 days after the date of publication under subparagraph ii, a notice of appeal setting out the objection to the decision and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

### 20. TAKING CHARGE OF OUR ROADS TO FIGHT GRIDLOCK

The Committee of the Whole recommends:

1. That the recommendations contained in the following resolution of Mayor Del Duca be approved subject to amending the preamble statement and recommendation 1. b. to read:
  1. b. Langstaff Road from approximately 240m east of Creditstone Road to Keele Street; and
2. That staff provide additional information to the January 28, 2025, Council meeting.

#### Member's Resolution

Submitted by Mayor Del Duca.

**Whereas**, combating gridlock is critical to local economic competitiveness. Vaughan's strategic location to 400 series highways, airports, and railways are essential to retaining and attracting economic development and job-creating opportunities. Vaughan surpassed regional, provincial and national economic growth rates in 2021, with nearly 19,000 businesses employing more than 236,000 workers, producing a real GDP of almost \$25 billion; and

**Whereas**, the City of Vaughan's 2022 Citizen and Business Surveys say traffic and traffic related concerns are ranked top-of-mind by residents and businesses as the critical issues facing the community; and

**Whereas**, Transportation and Mobility is one of seven strategic priority areas of the Council-approved 2022-2026 Term of Council Service Excellence Strategic Plan, with a specific objective to advocate for improve Vaughan's roads and street network; and

**Whereas**, Vaughan Council has endorsed Mayor Del Duca's Member's Resolution to Fight Traffic Gridlock, consisting of numerous critical infrastructure projects to alleviate gridlock pressures across every ward; and

**Whereas**, addressing current and future traffic issues is paramount to implementing the Ontario Government's Housing Pledge and the City's

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provincially mandated housing targets to facilitate the construction of 42,000 new homes in Vaughan by 2031; and

**Whereas**, the following key initiatives are identified within both the York Region Transportation Master Plan and the Vaughan Transportation Plan as priority infrastructure improvements:

- a. Teston Road from Keele Street to Dufferin Street;
- b. Langstaff Road connection from Jane Street to Keele Street;
- c. Highway 7 widening from Pine Valley Drive to Martin Grove Road; and

**Whereas**, during the June 2023 Special Committee of the Whole meeting, Vaughan Council unanimously approved a Member's Resolution calling for Vaughan to explore becoming a single-tier municipality and to undertake an analysis required to support further understanding a new governance model. The Member's Resolution specifically states that the status quo governance model in York Region should be changed and modernized to reflect the current future needs of Vaughan's residents; and

**Whereas**, following the analysis performed by Ernst & Young as part of the aforementioned Member's Resolution, Council approved a Member's Resolution from December 2023 which outlined that the City of Vaughan's submission to the Ontario Legislature's Standing Committee on Heritage, Infrastructure, and Cultural Policy's meeting on regional governance be based on the principles of devolving planning, roads and economic development responsibilities from York Region to the City of Vaughan, and streamlining governance to better advance critical city-building issues; and

**Whereas**, the Province of Ontario introduced legislation in December 2024 that will transfer the delivery of Regional Roads (among other key public works services) from the Region of Peel to Mississauga, Brampton, and Caledon. The *Peel Transition Implementation Act, 2024*, specifies that the Regional Roads be downloaded to the lower-tier municipalities on July 1<sup>st</sup>, 2026.

**It is therefore recommended:**

1. That Council calls on York Region to immediately download the following Regional Roads to the City of Vaughan:
  - a. Teston Road from Keele Street to Dufferin Street
  - b. Langstaff Road connection from Jane Street to Keele Street
  - c. Highway 7 from Pine Valley Drive to Martin Grove Road; and
2. Council calls on York Region to transfer any funding currently allocated to the Regional Roads listed above to the City of Vaughan; and
3. Mayor Steven Del Duca send correspondence to the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, requesting that all remaining Regional Roads be downloaded from York Region to the

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City of Vaughan on a similar basis and timetable to the downloading of roads from Peel Region to the lower-tier municipalities, as outlined in the *Peel Transition Implementation Act, 2024*.

### 21. **VAUGHAN AND ONTARIO PARTNERING TO BUILD A NEW NOT-FOR-PROFIT LONG-TERM CARE FACILITY**

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Del Duca and Councillor Volpentesta:

#### **Member's Resolution**

Submitted by Mayor Del Duca and Councillor Volpentesta

**Whereas**, the April 2022 Council-approved *Creating a city for all ages: Vaughan Age-Friendly Community Action Plan* identifies the urgent need for more long-term care beds in Vaughan: “As of January 31, 2020, there were 886 long-term care beds in Vaughan, and 2,493 people were waiting for basic beds, 517 people were waiting for semiprivate beds and 2,081 were waiting for private beds (Central LHIN, 2020)”. This plan further calls for the City of Vaughan to work with housing providers, including long-term care housing providers, to meet the needs of residents; and

**Whereas**, the Ontario government has plans for a future 256-bed long-term care state-of-the-art facility on provincially owned lands at 7231 Martin Grove Road. This long-term care facility will be managed by Mariann Home, a non-profit founded in the 1970s in Richmond Hill by The Missionary Sisters of the Precious Blood; and

**Whereas**, these provincially owned lands have a ministerial zoning order and zoning approval and will be subject to site-plan approval; and

**Whereas**, providing this development charge funding relief in January 2025 by the City of Vaughan will allow the provincial government to budget for the construction of the new long-term care facility in the upcoming 2025 provincial budget, with plans to have shovels in the ground and work underway by the fall of 2025; and

**Whereas**, this new long-term care bed facility will result in the creation of 400 construction and skilled trade jobs and will be a boost to Vaughan’s local economy; and

**Whereas**, other municipalities across Ontario have taken similar action to exempt development charges towards advancing the construction of critically needed long-term care facilities to care for vulnerable individuals, including Vaughan’s older adult community, in need of support; and

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**Whereas**, the City of Ottawa approved an exemption from development charges for the non-profit provider of long-term care St. Patrick's Home of Ottawa Inc. This home is owned by the Grey Sisters of the Immaculate Conception, and this facility is like the plans for the Mariann Home long-term care facility presented in this Members' Resolution; and

**Whereas**, in the City of Toronto all non-profit long-term care homes are exempt from development charges. All non-profit and for-profit long-term care homes are exempt from development charges in the City of Greater Sudbury. The City of Brampton is anticipated to bring forward a motion with their municipal budget in January 2025 to waive development charges for not-for-profit long-term care homes. Peel Region has a program for not-for-profits that waives 50 per cent of development charges, with the possibility of further expanding this program to have the remaining 50 per cent waived.

**It is therefore recommended:**

1. THAT the City of Vaughan grant an indefinite deferral of the City's portion of development charges on the site of 7231 Martin Grove Road in January 2025 as part of the Ontario government's plans to build a new 256-bed long-term care state-of-the-art facility to be managed by Mariann Home; and
2. THAT this Members' Resolution be forwarded to York Region staff to coordinate with City of Vaughan staff to execute; and
3. THAT this Members' Resolution is approved by Council.

**22. CEREMONIAL PRESENTATION – 2025 WARD 3 CIVIC HERO AWARD**

Seyfi Tomar was presented with the 2025 Ward 3 Civic Hero Award for his many contributions to the local community, significant efforts to support humanitarian relief overseas, particularly after the earthquakes in Turkey and Syria in 2013 and 2023 and working with government representatives to relocate families and secure housing for refugees, exemplifying a personal commitment to facilitating humanitarian aid and community rebuilding.

**23. CEREMONIAL PRESENTATION – 2024 CULTURE DAYS' TOP PARTICIPATING COMMUNITIES**

The Events Team of the Recreation Services Department was recognized for being featured on the 2024 Culture Days' Top Participating Communities Listing for ranking 6<sup>th</sup> nationally and 2<sup>nd</sup> among small municipalities with an impressive 100+ events organized for the 2024 celebrations.



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**24. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**24.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE  
REPORTS**

The Committee of the Whole recommends:

1. That the following Ad-Hoc Committee reports be received:
  1. Audit Committee meeting of November 25, 2024 (Report No. 5);
  2. Heritage Vaughan Committee meeting of November 27, 2024 (Report No. 14); and
  3. Anti-Hate, Diversity and Inclusion Advisory Committee meeting of December 16, 2024 (Report No. 5).

**24.2. 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, Growth Management and Housing Delivery, dated January 16, 2025, with respect to the Application of York Region Official Plan 2022 to Planning reports.

**25. NEW BUSINESS – AFFORDABLE HOUSING**

Local and Regional Councillor Mario G. Racco shared a news report dated January 21, 2025, published in [thestar.com](https://www.thestar.com) titled "[Canada doesn't need bigger cities to solve the housing crisis, report finds – it needs more cities](https://www.thestar.com)".

**26. CLOSED SESSION RESOLUTION OF COMMITTEE OF THE WHOLE  
(CLOSED SESSION)**

The Committee of the Whole resolved into closed session for the purpose of discussing the following:

1. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NOS. OLT-23-000924, OLT-23-000925 AND OLT-22-0002104 (APPEAL NO. 002803) CONCEN DEVELOPMENTS LIMITED - 1260, 1272,

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**1282, 1294, 1304, AND 1314 CENTRE STREET FILES. OP.22.023  
AND Z.22.045**

Report of the Deputy City Manager, Planning, Growth Management  
and Housing Delivery, with respect to the above.

(litigation or potential litigation)

**2. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NO. OLT-23-  
000887 DULCINA INVESTMENTS INC (GREENPARK HOMES) -  
27 KORDA GATE - PARKLAND PAYMENT MADE UNDER  
PROTEST PURSUANT TO SUBSECTIONS 42(10) AND (12) OF  
THE PLANNING ACT**

Report of the Deputy City Manager, Planning, Growth Management  
and Housing Delivery, with respect to the above.

(litigation or potential litigation)

**3. CUPE LABOUR NEGOTIATIONS UPDATE**

Verbal Update from the Chief Human Resources Officer with  
respect to the above.

(labour relations)

**4. ACCESSIBILITY ADVISORY COMMITTEE – VACANCY**

Report of the Deputy City Manager, Strategic Initiatives with  
respect to the above.

(personal matters about an identifiable individual)

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**5. STAFF MATTER**

Verbal Update from Mayor Del Duca with respect to the above.

(personal matters about an identifiable individual)

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The meeting adjourned at 3:14 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair

**CITY OF VAUGHAN  
REPORT NO. 2 OF THE  
COMMITTEE OF THE WHOLE  
(CLOSED SESSION)**

***For consideration by the Council  
of the City of Vaughan  
on January 28, 2025***

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The Committee of the Whole (Closed Session) met at 3:33 p.m. on Tuesday, January 21, 2025, in the Councillor's Boardroom and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

- 1. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NOS. OLT-23-000924, OLT-23-000925 AND OLT-22-0002104 (APPEAL NO. 002803) CONCEN DEVELOPMENTS LIMITED - 1260, 1272, 1282, 1294, 1304, AND 1314 CENTRE STREET FILES. OP.22.023 AND Z.22.045**

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

**REPORT NO. 2 OF THE COMMITTEE OF THE WHOLE  
(CLOSED SESSION) FOR CONSIDERATION BY COUNCIL,  
JANUARY 28, 2025**

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**2. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NO. OLT-23-000887 DULCINA INVESTMENTS INC (GREENPARK HOMES) - 27 KORDA GATE - PARKLAND PAYMENT MADE UNDER PROTEST PURSUANT TO SUBSECTIONS 42(10) AND (12) OF THE PLANNING ACT**

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

**3. CUPE LABOUR NEGOTIATIONS UPDATE**

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

*Deputy Mayor and Regional Councillor Linda Jackson declared an interest with respect to this matter as a member of her family pays union dues and did not take part in the discussion or vote on the matter.*

**4. ACCESSIBILITY ADVISORY COMMITTEE – VACANCY**

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

**5. SENIOR STAFF MATTER**

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

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The meeting adjourned at 6:01 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair

**CITY OF VAUGHAN  
REPORT NO. 3 OF THE  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

*For consideration by the Council  
of the City of Vaughan  
on January 28, 2025*

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The Committee of the Whole (Public Meeting) met at 7:00 p.m. on January 21, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

**1. GUIDO AND JOANNE MARINUCCI ZONING BY-LAW AMENDMENT  
Z.14.005 7 BEVAN ROAD VICINITY OF BEVAN ROAD AND CLEMSON  
CRESCENT**

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

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025, be approved;**
- 2. That the presentation of Dafne Gokcen, Innovative Planning Solutions, Welham Road, Barrie, on behalf of the applicant, and Communication C1., presentation material, dated January 21, 2025, be received;**
- 3. That the comments of the following speakers be received:**
  - 1. Fred Cook, Clemson Crescent, Maple; and**
  - 2. Gerry Schiller, Lancer Drive, Maple; and**

**REPORT NO. 3 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON JANUARY 28, 2025**

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- 4. That the following communication be received:
  - C36. Francesco Fiorani and Claudio Brutto, Brutto Planning Consultant Ltd., Miranda Avenue, Toronto, dated January 17, 2025.**

**Recommendations**

- 1. THAT the Public Meeting report for Zoning By-law Amendment File Z.14.005 (Guido and Joanne Marinucci) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.
  
- 2. **JASWINDER SINGH, HARKIT KHANGURA, HARPREET MANN, PARMJIT MANN, SURJIT LALLY & JASVINDER KHANGURA ZONING BY-LAW AMENDMENT FILE NO. Z.24.034 7300 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND HIGHWAY 50**

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

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025, be approved;
- 2. That the presentation of Katie Pandey, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, and Communication C13., presentation material, dated January 21, 2025, be received;
- 3. That the comments of the following speakers be received:
  - 1. Amanda Corbett, Caledon Community Road Safety Advocacy Group, James Street, Bolton, and Communication C35., dated January 21, 2025;
  - 2. Carmela Palkowski, Liptay Avenue, Bolton, and Communication C30., dated January 20, 2025 and January 18, 2025;
  - 3. Franca Pisani, Highmore Avenue, Bolton, and Communication C39., dated January 20, 2025; and
  - 4. Kate Hepworth, Kevinwood Drive, Caldon; and
- 4. That the following communications be received:
  - C2. Loredana Abramovitch, Bolton, dated January 16, 2025;**
  - C3. Karen Cirillo, dated January 16, 2025;**

**REPORT NO. 3 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON JANUARY 28, 2025**

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- C4. Tina Liscio, North Hill Bolton, dated January 16, 2025;**
- C5. Mark Milton, dated January 16, 2025;**
- C6. Adwoa Kesewa Appiah, dated January 16, 2025;**
- C7. Toni Peluso, dated January 16, 2025;**
- C8. Rita Salvatore, dated January 16, 2025;**
- C9. Catherine Cascun, dated January 16, 2025;**
- C10. Dax Lee, dated January 16, 2025;**
- C11. Andrea Agh, Dina Road, Maple, dated January 17, 2025;**
- C12. Tina Christensen, Bolton, dated January 17, 2025;**
- C14. Carmela Roberts, Sant Farm Drive, Bolton, dated January 17, 2025;**
- C15. Giovanna Greco, Bolton, dated January 19, 2025;**
- C16. Marta Mulhern, dated January 19, 2025;**
- C17. Adam Rende, dated January 19, 2025;**
- C18. Vince and Antonia Anzelmo, Ward 2, Vaughan, dated January 19, 2025;**
- C19. Betty Lombardi, Bolton, dated January 19, 2025;**
- C20. Sandra Ettore, dated January 19, 2025;**
- C21. Debbie Famele, dated January 19, 2025;**
- C22. Famele, dated January 19, 2025;**
- C23. Lisa Fonte, dated January 19, 2025;**
- C24. L. Falconi, dated January 18, 2025;**
- C25. Manjit, dated January 19, 2025;**
- C26. Lauren Duffy, dated January 19, 2025;**
- C27. Jen Myles, dated January 19, 2025;**
- C28. Sarah O'Higgins, dated January 19, 2025;**
- C29. Michele Steko, Caledon, dated January 19, 2025;**
- C31. Juliet Palkowski, Bolton, dated January 18, 2025;**
- C32. Francesca Discenza, dated January 20, 2025;**
- C33. Scott Armstrong, Bolton, dated January 20, 2025;**

**REPORT NO. 3 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON JANUARY 28, 2025**

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**C34. Cathy Holmes, dated January 20, 2025;**

**C37. Carolyn Goerge, January 20, 2025; and**

**C38. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated January 20, 2025.**

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.034 (Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Lally & Jasvinder Khangura) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

**3. CEREMONIAL PRESENTATION – 2024 WARD 2 CIVIC HERO AWARD**

The Mayor and Members of Council presented Sara Tripodi with the 2024 Ward 2 Civic Hero Award.

**4. CEREMONIAL PRESENTATION - WOODBRIDGE STRIKERS U14 IMODEL GIRLS TEAM RECOGNITION**

The Mayor and Members of Council recognized the Woodbridge Strikers U14 IModel Girls team for winning the Ontario Outdoor Cup and other achievements.

**5. CEREMONIAL PRESENTATION - WOODBRIDGE SOCCER CLUB OPDL BOYS U14 TEAM RECOGNITION**

The Mayor and Members of Council recognized the Woodbridge Soccer Club OPDL Boys U14 team for winning the 2024 Charity Shield.

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The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair





**CITY OF VAUGHAN  
REPORT NO. 4 OF THE  
COMMITTEE OF THE WHOLE  
(WORKING SESSION)**

*For consideration by the Council  
of the City of Vaughan  
on January 28, 2025*

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The Committee of the Whole (Working Session) met at 1:04 p.m., on January 22, 2025, in Committee Rooms 242/243, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Chris Ainsworth, Chair  
Mayor Steven Del Duca  
Regional Councillor Mario Ferri  
Regional Councillor Mario G. Racco  
Regional Councillor Gino Rosati (2:24 p.m.)  
Councillor Marilyn Iafrate  
Councillor Adriano Volpentesta  
Councillor Rosanna DeFrancesca  
Councillor Gila Martow

The following items were dealt with:

**1. CONSIDERATION OF PRELIMINARY OPTIONS FOR THE 2024 WARD BOUNDARY AND COUNCIL COMPOSITION REVIEW**

**The Committee of the Whole (Working Session) recommends:**

- 1) That staff be directed to report back with five Local Wards under the existing governance arrangement;**
- 2) That staff be directed to report back with seven Local Wards without Local and Regional Councillors, should the Regional governance structure be changed by the Province;**
- 3) That C6., presentation material titled “*Consideration of Preliminary Options for the 2024 Ward Boundary and Council Composition Review*”, and the presentation by the following presenters, be received:**
  - 1. Todd Coles, City Clerk;**
  - 2. Dr. Zachary Spicer, Associate Professor, York University;****and**

**REPORT NO. 4 OF THE COMMITTEE OF THE WHOLE  
(WORKING SESSION) FOR CONSIDERATION  
BY COUNCIL, JANUARY 28, 2025**

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3. **Jack Ammendolia, Managing Partner, Watson & Associates Economists Ltd., Mississauga;**
- 4) **That the following communications be received:**
  - C1. **Fab, dated January 17, 2025;**
  - C2. **Cliff Nordal, dated January 18, 2025; and**
  - C3. **Sabrina Ramkissoon, dated January 19, 2025; and**
- 5) **That the report of the Deputy City Manager, Strategic Initiatives dated January 22, 2025, be received.**

**Recommendations**

1. That Council provides direction on council composition under the existing governance arrangement; and
  2. That Council provides direction on the size of Vaughan Council without Local and Regional Councillors.
2. **DRAFT NEW VAUGHAN OFFICIAL PLAN 2025 (WORKING SESSION)**  
**FILE NO.: PL-9550-16**

**The Committee of the Whole (Working Session) recommends:**

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery dated January 22, 2025, be approved in accordance with C5., memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated January 20, 2025:**
  1. **That the updated timeline information for the Draft New Vaughan Official Plan 2025 (“VOP 2025”) BE RECEIVED;**
- 2) **That the presentation by Fausto Fillipetto, Senior Manager, Policy Planning, Policy Planning & Special Programs and Ash Faulkner, Senior Planner, Policy Planning, Policy Planning & Special Programs, and C4., presentation material titled “*Forward Vaughan – Vaughan Official Plan 2025*”, be received; and**
- 3) **That the comments by Gregory Bender, Director, Urban and Community Planning, Planning, Transportation & Infrastructure, WSP Canada, be received.**

**REPORT NO. 4 OF THE COMMITTEE OF THE WHOLE  
(WORKING SESSION) FOR CONSIDERATION  
BY COUNCIL, JANUARY 28, 2025**

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**Recommendation**

1. THAT the January 22, 2025, Committee of the Whole (Working Session) Report and presentation regarding the Draft New Vaughan Official Plan 2025 (File No. PL-9550-16) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a future comprehensive report to the Committee of the Whole.

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The meeting adjourned at 4:03 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair