



CITY OF VAUGHAN COUNCIL MEETING AGENDA

Wednesday, April 23, 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)

	Pages
1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. ADOPTION OF MINUTES Minutes of the Council meeting of March 25, 2025 and Special Council meeting of April 1, 2025.	9
4. COMMUNICATIONS	
5. CEREMONIAL PRESENTATIONS	
1. TREE CITIES OF THE WORLD AWARD FOR 2024 The City of Vaughan has been recognized as a Tree City of the World for the fourth consecutive year. This recognition program is an international effort through the Arbor Day Foundation to recognize cities and towns committed to ensuring that urban forests and trees are properly maintained, sustainably managed, and duly celebrated.	
6. ITEMS REQUIRING STATUTORY PUBLIC HEARING	
7. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
1. COMMITTEE OF THE WHOLE REPORT NO. 13	25

1. BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC DEVELOPMENTS LTD. DRAFT PLAN OF SUBDIVISION FILE 19T-24V004 11120 WESTON ROAD VICINITY OF WESTON ROAD AND KIRBY ROAD
2. 2678462 ONTARIO LTD. DRAFT PLAN OF SUBDIVISION FILE 19T-23V002 2160 AND 2180 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND KEELE STREET
3. 2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES OFFICIAL PLAN AMENDMENT FILE OP.23.012 ZONING BY-LAW AMENDMENT FILE Z.22.011 239, 245 AND 251 WOODBRIDGE AVENUE VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE
(By-law Number 096-2025 and By-law Number 097-2025)
4. EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 4) ZONING BY-LAW AMENDMENT FILE Z.22.032 DRAFT PLAN OF SUBDIVISION FILE 19T-22V00911063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD
(By-law Number 098-2025)
5. 2506937 ONTARIO INC. DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V011 12370 KEELE STREET VICINITY OF KEELE STREET AND KING-VAUGHAN ROAD
6. CANADA PUBLIC TRANSIT FUND – PROPOSED HOUSING SUPPLY AND AFFORDABILITY ACTION PLAN, JOINT GRANT SUBMISSION FOR JANE STREET BUS RAPID TRANSIT
7. PROCLAMATION – 2025 NATIONAL PUBLIC WORKS WEEK
8. RESPITE RESIDENCE FOR DEMENTIA CARE RELIEF FROM TREE COMPENSATION REQUIREMENTS - 10090 BATHURST STREET
9. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NOS. OLT-22-004652 AND OLT-22-004653 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
10. PRESENTATION – VLADIMIR MARTINTSOV

11. PRESENTATION – STEFANIA CREATURA
12. OTHER MATTERS CONSIDERED BY THE COMMITTEE
 1. RECESS INTO CLOSED SESSION
 2. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORT

2. COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 14

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1. 171 MAPLECRETE LP AND 1930328 ONTARIO INC. OFFICIAL PLAN AMENDMENT OP.23.002 AND ZONING BY-LAW AMENDMENT FILE Z.23.004 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED PLAN 65M-4793 VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD
2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.25.005 THE CORPORATION OF THE CITY OF VAUGHAN
3. MPAR DEVELOPMENTS OFFICIAL PLAN AMENDMENT FILE OP.25.002 ZONING BY-LAW AMENDMENT FILE Z.25.003 60 TALMAN COURT VICINITY OF JANE STREET AND MACINTOSH BLVD
4. DG (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.002 2720 KING-VAUGHAN ROAD VICINITY OF JANE STREET AND KING-VAUGHAN ROAD
5. GEMINI URBAN DESIGN (W) CORP. OFFICIAL PLAN AMENDMENT FILE OP.24.010 ZONING BY-LAW AMENDMENT FILE Z.24.023 140 SIMMONS STREET VICINITY OF RUTHERFORD ROAD AND SIMMONS STREET
6. AMMP HOLDINGS INC. C/O HILL GROUP ZONING BY-LAW AMENDMENT FILE NO. Z.24.035 11260 WESTON ROAD VICINITY OF KIRBY ROAD AND WESTON ROAD
7. ELMWAY RESIDENCES CORP. ZONING BY-LAW AMENDMENT Z.24.041 PART OF BLOCK 158, PLAN 65M-3523 VICINITY OF THORNHILL WOODS DRIVE AND ELMWAY COURT

8.	CEREMONIAL PRESENTATION – 2024 WARD 3 CIVIC HERO AWARD	
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2.	NORTH MAPLE REGIONAL PARK FAMILY RECREATION AREA UPDATE APRIL 2025	
3.	2024 TRANSPORTATION PLANNING UPDATE	
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1.	BUILDING PERMIT FEES ANNUAL FINANCIAL REPORT FOR 2024	
2.	2024 DELIVERY REPORT – INFRASTRUCTURE DEVELOPMENT	
3.	METROLINX INITIATIVES UPDATE – Q1 2025	
4.	REFRESHMENT VEHICLES IN PUBLIC SPACES (By-law Number 093-2025, By-law Number 094-2025 and By-law Number 095-2025)	
5.	BACK YARD TREE PLANTING PARTNERSHIP WITH LOCAL ENHANCEMENT AND APPRECIATION OF FORESTS (LEAF)	
6.	TOURISM HOST IN VAUGHAN GRANT 2025 SPRING-SUMMER FUND RECOMMENDATIONS	
7.	SMART CITY INITIATIVES TO SUPPORT INCLUSION AND COMMUNITY OUTREACH	
8.	VAUGHAN RESTAURANT FESTIVAL – SUMMER 2025 WINTER 2026	
9.	ECONOMIC DEVELOPMENT STRATEGIC ECONOMIC INITIATIVES - 2024 YEAR IN REVIEW	
10.	SERVICE VAUGHAN 2024 UPDATE	

11. PROCLAMATION REQUESTS: BUILDING SAFETY MONTH, GUILLAIN-BARRE SYNDROME/CHRONIC INFLAMMATORY DEMYELINATING POLYNEUROPATHY AWARENESS MONTH, WORLD PRESS FREEDOM DAY, MUNICIPAL CLERKS WEEK AND PROVINCIAL DAY OF ACTION ON LITTER
 12. PROPOSED DEVELOPMENT ON 239, 245, 251 WOODBRIDGE AVENUE (TRANSMITTAL REPORT)
 13. 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
 14. PRESENTATION – EMILY CHEUNG – VAUGHAN INTERNATIONAL MUSIC FESTIVAL
 15. PRESENTATION – MARK PAJOT – GET PARKED COMMUNITY GROUP
 16. PRESENTATION – RABBI SHALOM BAKSHI, CHABAD JEWISH CENTRE OF WOODBRIDGE
 17. OTHER MATTERS CONSIDERED BY THE COMMITTEE
 1. CONSIDERATION OF STAUTORY/ AD HOC COMMITTEE REPORTS
 2. STAFF COMMUNICATIONS
 18. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION APRIL 8, 2025
5. COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 17
1. WARD 1 CIVIC HERO AWARD 2025
 2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-002104 (APPEAL NO. 002779) OLT CASE NO. OLT-22-003554 (APPEAL NO. 004806) DOUGHTON RESIDENCES CORP. - 216 AND 220 DOUGHTON ROAD VICINITY OF HIGHWAY 7 AND JANE STREET

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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 089-2025
(Delegation By-law 144-2018)

A By-law to assume Municipal Services in respect of Plan 65M-4661, Blocks 5, 6 and part of Block 10 on Plan 65M-3952 and part of Block 15 on Plan 65M-3950. (Princeton Village 2 Subdivision, 19T-16V006, Part of Lots 17 & 18, Concession 6)

2. BY-LAW NUMBER 090-2025
(Council, March 25, 2025, Item 5, Committee of the Whole, Report No. 11)

A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan.

3. BY-LAW NUMBER 091-2025
(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 Files OP.00.014 & Z.00.064, municipally known as 10951 Highway 50, being Part of Lot 27, Concession 11, City of Vaughan, Regional Municipality of York.)

4. BY-LAW NUMBER 092-2025
(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 File Z.13.030, Z.13.033, Z.03.008, Z.08.035, 19T-03V02, 19T-08V04, located on the west side of Regional Road 27 and south of Kirby Road, in Part of Lots 29 and 30, Concession 9, City of Vaughan, Regional Municipality of York.)

5. BY-LAW NUMBER 093-2025
(Item 4, Committee of the Whole, Report No. 16)

A By-law of the Corporation of the City of Vaughan to amend Parks By-law 134-95, as amended, to expand the types of permits that would allow the selling of refreshments and goods in parks.

6. BY-LAW NUMBER 094-2025
(Item 4, Committee of the Whole, Report No. 16)

A By-law of the Corporation of the City of Vaughan to amend Fees and Charges By-law 251-2024, as amended, to make changes to refreshment vehicle licensing and renewal fees and to create a new permit fee for refreshment vehicles operating on City property.

7. BY-LAW NUMBER 095-2025
(Item 4, Committee of the Whole, Report No. 16)

A By-law of the Corporation of the City of Vaughan to amend Business Licensing By-law 122-2022, as amended, to set additional regulations for refreshment vehicles licence holders and to allow refreshment vehicles on City property with a permit.

8. BY-LAW NUMBER 096-2025
(Item 3, Committee of the Whole, Report No. 13)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.22.011, Related File OP.23.012, Part of Lot 7, Concession 7, 2103604 Ontario Limited, C/O Hardrock Group of Companies, located on the south side of Woodbridge Avenue, east of Kipling Avenue, municipally known as 239, 245 and 251 Woodbridge Avenue City of Vaughan, Regional Municipality of York.)

9. BY-LAW NUMBER 097-2025
(Item 3, Committee of the Whole, Report No. 13)

A By-law to adopt Amendment Number 134 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.23.012, Related File Z.22.011, 2103604 Ontario Limited C/O Hardrock Group of Companies, located on the south side of Woodbridge Avenue, east of Kipling Avenue, municipally known as 239, 245 and 251 Woodbridge Avenue being Part of Lot 7, Concession 7 in the City of Vaughan.)

10. BY-LAW NUMBER 098-2025
(Item 4, Committee of the Whole, Report No. 13)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.22.032, Related File 19T-22V009, East Kleinburg Developments Inc., 1045501 Ontario Limited, Toya Investments Ltd., 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.)

11. BY-LAW NUMBER 099-2025
(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 File Z.21.015, DA.21.018, located east of Highway 50 and south of Langstaff Road, municipally known as 6835-6885 Langstaff Road and 8333 Highway 50, being Part of Lot 10, Concession 10, City of Vaughan, Regional Municipality of York.)
12. BY-LAW NUMBER 100-2025
(Delegation By-law 144-2018)

A By-law to dedicate certain lands as part of the public highway and lift 0.3m Reserves from certain lands. (Lichen Court, 65R-40505)
13. BY-LAW NUMBER 101-2025
(Council, June 25, 2024, Item 2, Committee of the Whole, Report No. 22)

A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.21.029, Related File DA.21.034, Keele Street Developments Inc., Part of Lot 21, Concession 3, located near the northeast corner of Keele Street and Major Mackenzie Drive, municipally known as 10037 Keele Street, 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

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**CITY OF VAUGHAN
COUNCIL MINUTES
MARCH 25, 2025**

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CITY OF VAUGHAN

COUNCIL MEETING

MARCH 25, 2025

MINUTES

Council met at 1:00 p.m. on March 25, 2025 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

27. 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 Regional Councillor Rosati

That the following addendums be added to the agenda:

1. VAUGHAN STRONG: FURTHER ACTION TO PROMOTE AND PROTECT VAUGHAN, ONTARIO AND CANADIAN BUSINESSES
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 – MARCH 25, 2025

28. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

29. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Martow
seconded by Councillor Ainsworth

THAT the minutes of the Council meeting of February 25, 2025 and Special Council meeting of March 4, 2025, be adopted as presented.

CARRIED

30. COMMUNICATIONS

MOVED by Councillor Iafrate
seconded by Councillor Volpentesta

THAT Communications C1 and C2 inclusive be received and referred to their respective items on the agenda.

CARRIED

31. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (1) Report No. 8

Item 5

Committee of the Whole (Closed Session) Report No. 12

Item 6

Addendum Items

Item 1

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MOVED by Councillor Martow
seconded by Regional Councillor Rosati

THAT Items 1 to 13 of the Committee of the Whole (1) Report No. 8, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 2 of the Committee of the Whole (Public Meeting) Report No. 9, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 2 of the Committee of the Whole (Working Session) Report No. 10, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 12 of the Committee of the Whole (2) Report No. 11, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 7 of the Committee of the Whole (Closed Session) Report No. 12, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

CARRIED

32. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 8

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

ITEM – 5 2024 SERVICING CAPACITY ALLOCATION ANNUAL
SUMMARY

MOVED by Councillor Volpentesta
seconded by Councillor DeFrancesca

THAT Item 5, Committee of the Whole Report No. 8, be adopted and amended, as follows:

By approving the recommendation contained in Communication C1, memorandum from the Deputy City Manager, Infrastructure Development, dated March 25, 2025, as follows:

- 1. That Recommendation 1 be amended as follows:

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- 1) THAT development planning application file numbers DA.18.030, DA.22.066, DA.25.007, 19T-16V001 and consent application file numbers A155/23, B008/24 and B011/24 be ALLOCATED servicing capacity from the York Durham Sewage System/York Water System for a total of 1,106 persons equivalent.

CARRIED

Addendum Item

33. VAUGHAN STRONG: FURTHER ACTION TO PROMOTE AND PROTECT VAUGHAN, ONTARIO AND CANADIAN BUSINESSES
(Addendum No. 1)

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Jackson

That the recommendation contained in the following resolution of Mayor Del Duca, dated March 25, 2025, be approved:

CARRIED

Resolution

Whereas, despite the proven promise of the special relationship between Canada and the U.S. – a relationship that people, communities and nations from around the world depend on for stability, prosperity and opportunity – relations continue to be undermined and placed further at risk because of the ongoing statements and actions by America’s president meant to undermine Canadian sovereignty and damage both Canadian and American industries, companies, their employees and consumers; and

Whereas, Vaughan Council took urgent action by unanimously endorsing Mayor Del Duca’s Feb. 5, 2025, Member’s Resolution – Protect Vaughan, Ontario and Canadian Businesses – in response to those tariffs and continued threats of more tariffs by America’s president, who is actively undermining Canada’s economic well-being and sovereignty; and

Whereas, because of that critical Feb. 5, 2025, Member’s Resolution by Mayor Del Duca, City staff brought forward a procurement strategy on March 4, 2025, which was also unanimously endorsed by Vaughan Council, that bans U.S suppliers and prioritizes the purchase of Canadian products, goods and services by the City of Vaughan in response to U.S. tariffs; and

Whereas, since the American trade crisis is far from over, all government leaders must continue taking action to identify, demonstrate and implement innovative, resourceful and effective strategies that stand up for local,

COUNCIL MEETING MINUTES – MARCH 25, 2025

provincial and national job creators and the quality goods and services they produce and deliver daily; and

Whereas, the recommendations outlined in this latest Member's Resolution demonstrate that all options must be on the table to achieve the unwavering goal of eliminating U.S. tariffs to guarantee Vaughan, Ontario and Canada businesses, industries and workers remain competitive, profitable and strong.

It is therefore recommended:

1. THAT staff prepare a letter from Mayor Steven Del Duca to send to the Premier of Ontario requesting the Province of Ontario add the promotion of Canadian, Ontario and local goods and businesses as a Provincial Priority to the Strong Mayor Provincial Priority Regulation, O. Reg. 580/22;
2. THAT staff prepare a letter from Mayor Steven Del Duca, and the Tourism Vaughan Corporation, to send to the Premier of Ontario requesting the Province of Ontario reinstate and make permanent the Ontario Staycation Tax Credit that would allow individuals to get back up to 20 per cent of their eligible Ontario accommodation expenses;
3. THAT staff prepare a letter from Mayor Steven Del Duca, on behalf of Vaughan City Council, to send to the Federal Government requesting that the Federal Government enhance legislation regarding the labelling of Canadian goods;
4. THAT the City's Strategic Initiatives Portfolio develop a Vaughan Strong Buy Local strategy and distribute a Vaughan Strong Buy Local product label that retailers can affix to products in support of Canadian and local businesses and consumers;
5. THAT the Deputy City Manager, Community Services, in consultation with the Deputy City Manager, Strategic Initiatives, be delegated authority to implement promotional initiatives, including community events and the use of City-owned community spaces, in support of local businesses;
6. THAT the Deputy City Manager, Community Services, in consultation with the City Manager, be authorized to set aside the enforcement of the provision of any City of Vaughan By-law that would be required to support the above resolutions, provided that public safety is maintained;
7. THAT staff be authorized to use the unencumbered portion of the Municipal Accommodation Tax to implement the foregoing;
8. THAT the Vaughan Business and Entrepreneurship Centre give greater consideration to local small businesses that buy and sell Canadian products when distributing the provincial Starter Company Plus Grants; and

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9. THAT staff consider and identify any other opportunities to support Vaughan's local businesses and enable our local businesses and residents to buy and sell Canadian.

34. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Iafrate
seconded by Regional Councillor Jackson

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

1. BLOCKS 16 AND 18 ALONG PETERMAR DRIVE (NORTH EAST CORNER PINE VALLEY ROAD AND MAJOR MACKENZIE DRIVE)
(Committee of the Whole (Closed Session) Report No. 12, Item 6)
(acquisition or disposition of land)

CARRIED

Council recessed at 1:08 p.m.

MOVED by Councillor Iafrate
seconded by Councillor Ainsworth

THAT Council reconvene at 1:35 p.m.

CARRIED

Council reconvened at 1:35 p.m. with the following members present:

Steven Del Duca, Mayor, Chair
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

35. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 12

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

ITEM - 6 BLOCKS 16 AND 18 ALONG PETERMAR DRIVE (NORTH EAST CORNER PINE VALLEY ROAD AND MAJOR MACKENZIE DRIVE)

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT Item 6, Committee of the Whole (Closed Session) Report No.12, be adopted and amended, as follows:

By approving the confidential recommendation of the March 25, 2025 Council (Closed Session).

CARRIED

36. BY-LAWS

MOVED by Councillor Martow
seconded by Councillor Ainsworth

THAT the following by-laws be passed:

BY-LAW NUMBER 065-2025
(Delegation By-law 144-2018) A By-law to amend Traffic By-law 284-94, as amended. (Mobilio Development Traffic By-Law Amendments, Part of Lot 6, Concession 5)

BY-LAW NUMBER 066-2025
(Delegation By-law 144-2018) A By-law to amend Parking By-law 064-2019, as amended, to regulate parking and stopping on certain City highways. (Mobilio Development Traffic By-Law Amendments, Part of Lot 6, Concession 5)

BY-LAW NUMBER 067-2025
(Council, November 19, 2024, Item 15, Committee of the Whole, Report No. 39)
A By-law to repeal the Records Retention By-law 046-2017.

BY-LAW NUMBER 068-2025
(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. (General Amendments to CZBL, Section 6.5.1.3)

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BY-LAW NUMBER 069-2025

(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. (General Amendments to CZBL, Section 6.4 Barrier Free Parking, Z.24.018)

BY-LAW NUMBER 070-2025

(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. (Administrative Corrections to CZBL, Section 6.7.3.2)

BY-LAW NUMBER 071-2025

(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. (Administrative Corrections to CZBL, Section 6.5.7.1)

BY-LAW NUMBER 072-2025 (

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. (Administrative Corrections to CZBL, Public Parking Definition)

BY-LAW NUMBER 073-2025

(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. (Administrative Corrections to CZBL, Section 5.23)

BY-LAW NUMBER 074-2025

(Delegation By-law 144-2018) A By-law to assume municipal services associated with Blue Water Ranch External Services Related File No. DA.13.014. (Part of Lot 6, Concession 2)

BY-LAW NUMBER 075-2025

(Delegation By-law 144-2018) A By-law to assume roads and municipal services in respect of Registered Plan 65M-4684, Phase 1. (Cal-Crown Homes (Three) Subdivision, 19T-18V007, Part of Lot 22, Concession 9)

BY-LAW NUMBER 076-2025

(Delegation By-law 144-2018) A By-law to assume roads and municipal services in respect of Registered Plan 65M-4713, Phase 2. (Cal-Crown Homes (Three) Subdivision, 19T-18V007, Part of Lot 22, Concession 9)

BY-LAW NUMBER 077-2025

(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 Pedestrian Bridges and Associated Services (Partial 1). (Part of Lots 23 & 25, Concession 6)

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BY-LAW NUMBER 078-2025

(Delegation By-law 144-2018) A By-law to exempt Blocks 7, 8, 9, 11 and 19, Plan 65M-4786 from the part lot control provisions of the Planning Act, RSO 1990, c P.13 (the “Act”). (File PLC.25.002, Related Files OP.16.003, Z.15.032, 19T15V011, DA.15.078, Z.19.027, Country Wide Homes Woodend Place Inc., located east of Pine Valley Drive and south of Major Mackenzie Drive, Part of Lot 20, Concession 6, in the City of Vaughan.)

BY-LAW NUMBER 079-2025

(Item 6, Committee of the Whole, Report No. 8) A By-law to Stop and Close a portion of Huntington Road east of Highway #50 in the City of Vaughan as a public highway.

BY-LAW NUMBER 080-2025

(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.17.011, DA.17.023, Part of Lot 18, Concession 8, located on the west side of Islington Avenue, north of Rutherford Road, municipally known as 9560, 9570, 9580 and 9590 Islington Avenue, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 081-2025

(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 OP.18.006, Z.18.010, DA.18.017, located on the southeast corner of Islington Avenue and Hartman Avenue, municipally known as 1 Hartman Avenue and legally described as Part of Lot 9, Concession 7, City of Vaughan, Regional Municipality of York.) 18.

BY-LAW NUMBER 082-2025

(Council, October 29, 2024, Item 3, Committee of the Whole, Report No. 32) A By-law to amend City of Vaughan By-law 1-88, as amended. (Additional Residential Units, Z.24.018)

BY-LAW NUMBER 083-2025

(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. (Additional Residential Units, Z.24.018)

BY-LAW NUMBER 084-2025

(Item 3, Committee of the Whole, Report No. 8) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.021, Part of Lot 6, Concession 7, E. Star International Inc., located on the west side of Wallace Street, south of Woodbridge Avenue, municipally known as 1 Memorial Hill Drive and 56 Wallace Street City of Vaughan, Regional Municipality of York.)

COUNCIL MEETING MINUTES – MARCH 25, 2025

BY-LAW NUMBER 085-2025 (Council, April 21, 2015, Item 33, Committee of the Whole, Report No. 17) A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 104-2015. (File Z.24.009, Gita Gaur, located west of Huntington Road, north of King-Vaughan Road, municipally known as 12280 Huntington Road, being Lot 12A(2) on Registered Plan M89, in Lot 1, Concession 10, City of Vaughan.)

BY-LAW NUMBER 086-2025

(Council, June 19, 2018, Item 46, Committee of the Whole, Report No. 21) A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 143-2018, 096-2021 and 218-2022. (File Z.23.007, Related Files OP.19.013, Z.19.035, Z.22.016, DA.22.066, DA.20.007, DA.18.015, 19T-17V006, Part of Lot 1, Concession 7, Part of Lot 26, Plan 9691, Primont (SXS2) Inc., located west of Islington Road, north of Steeles Avenue West, and municipally known as 7 and 11 Flavelle Trail Road, City of Vaughan.)

CARRIED

37. CONFIRMING BY-LAW

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Ferri

THAT By-law Number 087-2025, being a by-law to confirm the proceedings of Council at its meeting on March 25, 2025 be passed.

CARRIED

38. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor Martow

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

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
APRIL 1, 2025**

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CITY OF VAUGHAN

SPECIAL COUNCIL MEETING

TUESDAY, APRIL 1, 2025

MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 4:52 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 Gila Martow

39. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT the agenda be confirmed.

CARRIED

40. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

41. ONTARIO LAND TRIBUNAL APPEALS: OLT CASE NOS. OLT-22-004652 AND OLT-22-004653 – 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. 13, Item 9, April 1, 2025)

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Jackson

That the following recommendation from the Committee of the Whole meeting of April 1, 2025, be approved:

SPECIAL COUNCIL MEETING MINUTES – APRIL 1, 2025

The Committee of the Whole recommends:

- 1) That the confidential recommendations from the Committee of the Whole (Closed Session) meeting of April 1, 2025, be approved.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

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

NAYS

42. CONFIRMING BY-LAW

MOVED by Councillor Martow
seconded by Councillor DeFrancesca

THAT By-law Number 088-2025, being a by-law to confirm the proceedings of Council at its meeting on April 1, 2025.

CARRIED

43. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Regional Councillor Jackson

THAT the meeting adjourn at 4:57 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
REPORT NO. 13 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on April 23, 2025*

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

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

The following items were dealt with:

- 1. BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC DEVELOPMENTS LTD. – DRAFT PLAN OF SUBDIVISION FILE 19T-24V004: 11120 WESTON ROAD, VICINITY OF WESTON ROAD AND KIRBY ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated April 1, 2025, be approved; and**
- 2) That comments from the following speakers be received:**
 - 1. Deb Schulte, Mira Vista Place, Vaughan; and**
 - 2. Lauren Capilongo, Planner, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant.**

REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

Recommendations

1. THAT Draft Plan of Subdivision File 19T-24V004 (Block 41-28E Developments Limited c/o TACC Developments) as shown on Attachment 2, BE APPROVED, to permit the first phase of a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 5.
 2. THAT Council's approval of Draft Plan of Subdivision File No. 19T-24V004 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.
 3. THAT Draft Plan of Subdivision File 19T-24V004 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 200 units (670 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or Building Permit issuance within 36 months.
 4. THAT the Subject Lands be designated as a Class 4 Area pursuant to Ministry of Environment, Conservation and Parks Noise Guidelines (NPC-300) (Stationary and Transportation Sources – Approval and Planning), and that the City's Noise By-law 121-2021 Schedule 4 be amended subject to conditions in Attachment 5a).
2. **2678462 ONTARIO LTD. – DRAFT PLAN OF SUBDIVISION FILE 19T-23V002: 2160 AND 2180 HIGHWAY 7, VICINITY OF HIGHWAY 7 AND KEELE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025:

Recommendation

1. THAT Draft Plan of Subdivision File 19T-23V002 (2678462 Ontario Ltd.) as shown on Attachment 2, BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL set out in Attachment 3, to create two (2) high-rise mixed-use development blocks and public roads, as shown on Attachment 2.

**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

3. 2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES – OFFICIAL PLAN AMENDMENT FILE OP.23.012, ZONING BY-LAW AMENDMENT FILE Z.22.011: 239, 245 AND 251 WOODBRIDGE AVENUE, VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025:

Recommendations

1. THAT Official Plan Amendment File OP.23.012 (2103604 Ontario Limited c/o Hardrock Group of Companies) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2 – 11.11 Woodbridge Centre Secondary Plan ('WCSP'), for the subject lands shown on Attachment 1 to:
 - a. Redesignate the subject lands from "Low-Rise Mixed-Use" to "Mid-Rise Residential"; and
 - b. Increase the maximum permitted building height from 4 to 6 storeys (13 to 19 m) to 7-storeys (24.8 m).
2. THAT Zoning By-law Amendment File Z.22.011 (2103604 Ontario Limited c/o Hardrock Group of Companies) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from "WMS Main Street Mixed-Use Woodbridge Zone" ('WMS Zone') subject to site-specific Exception 14.512 to "RM1(H) Multiple Unit Residential Zone" ('RM1 Zone') with a Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT 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:
 - a. The Owner shall provide the City with a public access easement over the proposed pedestrian connection to Woodbridge Avenue, including preparing and registering, at their expense, a reference plan detailing the portion of the lands subject to the easement. The City will register the legal transfer documents at the Owner's expense. A draft reference plan shall be provided to the City for review prior to depositing;
 - b. The Owner shall secure the necessary easements from 64 Abell Avenue, 259 and 275 Woodbridge Avenue (Regional

**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

- Municipality of York lands) for visitor access, loading and unloading, and access, construction and maintenance of a proposed crash wall to the satisfaction of the City and York Region;
- 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; and
 - d. If required, the Owner shall enter into an agreement with the City for the proposed works within the City's right-of-way, which shall include the construction of the retaining wall, sidewalk, and any other structures or improvements within the right-of-way. All such work must be completed in accordance with the City's standards and to the satisfaction of the City.
 - e. The Owner shall submit a Phase Two Environmental Site Assessment ('ESA') covering all of the subject lands and any conveyance lands, along with a letter of reliance in accordance with the City's reliance template for all environmental reports prepared and submitted to the satisfaction of the City's Environmental Engineering Department. Should the findings of the Phase Two ESA require remediation of any portions of lands to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act", as amended, then a complete copy of the Record of Site Condition covering all of the subject lands acknowledged by the MECP and filed on the Environmental Site Registry is required to be submitted to the satisfaction of the City's Environmental Engineering Department.
4. THAT notwithstanding the changes to the proposed Zoning By-Law Amendment File Z.22.011 from what was proposed at the November 1, 2023 Statutory Public Meeting, that Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.

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4. EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 4) – ZONING BY-LAW AMENDMENT FILE Z.22.032, DRAFT PLAN OF SUBDIVISION FILE 19T-22V009: 11063 AND 11191 HIGHWAY 27, VICINITY OF HIGHWAY 27 AND KIRBY ROAD

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025:

Recommendations

1. THAT Zoning By-law Amendment File Z.22.032 (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands from “OS2 Private Open Space Zone” subject to site-specific Exception 14.801 to “R2A(H) Second Density Residential Zone”, “R3A(H) Third Density Residential Zone”, “R4(H) Fourth Density Residential Zone”, “R4A(H) Fourth Density Residential Zone” all with a Holding Symbol “(H)”, and the “OS1 Public Open Space Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 7.
2. THAT notwithstanding the changes to proposed Zoning By-Law Amendment File Z.22.032 from what was proposed at the January 17, 2023 Statutory Public Meeting, Vaughan Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.
3. THAT 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:
 - a. as the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an agreement with the City to design and construct the works, to the satisfaction of the City;
 - b. the Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (‘KSPS’), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;

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- c. that one of the following are met to the satisfaction of the City:
 - i. The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distributions system infrastructure to facilitate the re-alignment, to the satisfaction of the City; or
 - ii. The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area in the pressure district, to the satisfaction of the City;
- d. external lands are required to provide service and access to the Subject Lands; therefore, the following conditions must be satisfied:
 - i. The Owner shall enter into a Developer's Group Agreement or provide acknowledgement from the other landowners within Block 55 West to the satisfaction of the City. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
 - ii. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55W indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
 - iii. The Owner, through the Block 55W Developer's Group, shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the construction of the municipal services for the Block, including but not limited to roads, water, wastewater, storm and storm water management ponds, land conveyances including the construction of streets and

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roads south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the said necessary municipal services. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

- e. the Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain a Ministry of the Environment Conservation and Parks ('MECP') Record of Site Condition ('RSC') for the Subject Lands. The Holding Symbol "H" removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated Environmental Site Assessment reports to the City's satisfaction;
 - f. that York Region confirms additional available servicing capacity in the Kleinburg Water Resource Recovery Facility through York Region's Kleinburg Water Resource Recovery Facility Capacity Study; and
 - g. that 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-22V009 (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited) as shown on Attachment 3, BE APPROVED, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
 - 5. THAT Council's approval of Draft Plan of Subdivision File No. 19T-22V009, subject to the conditions 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.
 - 6. THAT the Block 55W Plan (File BL.55W.2019) approved by Council on September 26, 2023, as shown on Attachment 6, BE AMENDED, to reflect modifications made through the Draft Plan of Subdivision shown on Attachment 3.

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**5. 2506937 ONTARIO INC. – DRAFT PLAN OF CONDOMINIUM
(STANDARD) FILE 19CDM-24V011: 12370 KEELE STREET, VICINITY
OF KEELE STREET AND KING-VAUGHAN ROAD**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V011 (2506937 Ontario Inc.) BE APPROVED as shown on Attachments 3 and 4, subject to the Conditions of Draft Approval in Attachment 5.
2. THAT Council's approval of Draft Plan of Condominium (Standard) File 19CDM-24V011 (2506937 Ontario Inc.), subject to the conditions set out in Attachment 5, 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.

**6. CANADA PUBLIC TRANSIT FUND – PROPOSED HOUSING SUPPLY
AND AFFORDABILITY ACTION PLAN, JOINT GRANT SUBMISSION
FOR JANE STREET BUS RAPID TRANSIT**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development dated April 1, 2025, be approved; and
- 2) That the comments from Paul Jankowski, President, York Region Rapid Transit Corporation and Communication C2., presentation material titled "*Canada Public Transit Fund Update: Bus Rapid Transit along Jane Street*", be received.

Recommendations

1. THAT Council endorse the proposed Housing Supply & Affordability Action Plan provided in Attachment 1; and
2. THAT Council direct City staff to continue to work with the York Region Rapid Transit Corporation in refining the justification for the Jane Street Bus Rapid Transit project in support of the Ministry of Transportation Integrated Regional Plan submission under the Canada Public Transit Fund.

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7. PROCLAMATION – 2025 NATIONAL PUBLIC WORKS WEEK

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated April 1, 2025:

Recommendations

1. That Council annually proclaim the third week of May as “National Public Works Week” in the City of Vaughan;
2. That an Opening Ceremony be held annually at the Joint Operations Centre followed by a Flag-Raising ceremony at Vaughan City Hall and the Joint Operations Centre in May to commemorate National Public Works Week;
3. That Council Chambers be illuminated orange on an identified date in May to commemorate National Public Works Week annually; and
4. That the proclamation be posted on the City’s website and the Communications, Marketing and Engagement department be directed to promote the above-noted proclamation through the various corporate channels.

8. RESPIRE RESIDENCE FOR DEMENTIA CARE RELIEF FROM TREE COMPENSATION REQUIREMENTS – 10090 BATHURST STREET

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Deputy Mayor & Regional Councillor Jackson, dated April 1, 2025:

Member's Resolution

Submitted by Deputy Mayor & Regional Councillor Jackson

Whereas, Care As One is a not-for-profit corporation incorporated for the sole purpose of establishing a program for adults living at home with dementia who need respite residential accommodation and support, allowing their caregivers the opportunity to recharge, reducing caregiver burnout.

Whereas, Council continues to recognize the importance of establishing this residential respite program, and has determined that it is in the public interest for the City to encourage and support such social services.

Whereas, Item 22, Report No. 10 of the Committee of the Whole (2), was adopted without amendment by Council on March 26, 2024, relieving Care As One from the requirement to post a Letter of Credit (or other financial

REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

security) as security for Heritage Easement Agreements registered against the property located at 10090 Bathurst Street (“the Property”) and for any site plan or servicing agreements for the Property.

Whereas, Care As One filed an application for Heritage Permit in August 2024 and following favorable recommendation by Heritage Vaughan Committee, Item 16, Report No. 35 of the Committee of the Whole (2), was adopted without amendment by Council on October 29, 2024, approving the renovation and adaptive reuse of the Property, which is designated under the *Ontario Heritage Act*.

Whereas, the conditions of approval of the Heritage Permit requires the applicant to enter into a Tree Protection Agreement to the satisfaction of the City. In this regard, Care As One has submitted a Tree Inventory and Preservation Plan indicating trees to be removed and preserved during construction of the septic system, driveway and parking area to serve the residence.

Whereas, it is determined by City staff that current zoning permissions under Comprehensive Zoning By-law 001-2021 do not allow the use of the Property as a Supportive Living Facility and that a zoning by-law amendment is required to ensure conformity with the land use designations of the Vaughan Official Plan 2010, as well as to permit the proposed use.

Whereas, a Public Meeting to consider zoning by-law amendment Z.24.033 was held on November 6, 2024. There were no comments from the public or Committee.

Whereas, comments received from City staff during circulation of the materials submitted by Care As One in support of the site -specific zoning by-law amendment identified that the Property is partially designated “Core Features” on Schedule 2- Natural Heritage Network of the Vaughan Official Plan 2010 and that an Environmental Impact Study (EIS) was required to address concerns regarding potential presence of endangered or threatened species as well as impacts on the adjacent significant woodland feature as a result of the proposed site works, including mitigation and compensation.

Whereas, the City’s Tree By-Law 052-2018 regulates removal of trees on private property and requires replacement trees as a condition of individual tree removal or cash-in-lieu of replacement trees. Where removals are from a significant woodland an alternative compensation

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approach is used based on the TRCA's Guideline for Determining Ecosystem Compensation.

Whereas, the EIS finds that of the 0.45 hectare (1 acre) Property, 0.016 hectares (160 sqm.) will be disturbed by the proposed site works that include grading, installation of a septic system and an asphalt driveway and parking area; of the 49 inventoried trees on the Property, 27 are slated for removal; 15 replacement trees will be planted together with 50 seedlings and whips over an area of 0.114 hectares (1,142 sqm.) as part of the Landscape Plan and edge management restoration. Further, the EIS concludes that the minor encroachment into the significant woodland and impacts of the proposed development can be successfully mitigated and will not impact the ecological function of the feature.

Whereas, Council is satisfied that the proposed 15 replacement trees together with 50 seedlings and whips over an area of 1,142 sqm. is sufficient compensation for the proposed tree removals and acknowledges that Care As One will undertake replacement plantings through voluntary contributions and donations, and that no further tree or ecosystem compensation will be required or cash in lieu of compensation.

Whereas, Council is aware that Care As One is required to install Tree Protection as set out in the Arborist Report and Tree Protection Plan to be approved by City staff and that tree removals will proceed immediately to avoid impacts to nesting migratory birds and bats.

Whereas, in adopting Item 22, Report No. 10 of the Committee of the Whole on March 26, 2024, Council relieved Care As One from the requirement to post a Letter of Credit or any other financial security as security for any site plan or agreements for the Property.

It is therefore recommended:

1. That the City of Vaughan hereby relieves Care As One from the requirement to provide any cash in lieu compensation, over and above the number of trees, seedlings and whips to be planted by Care As One as set out above, subject to the following terms and conditions:
 - a. Care As One shall enter into a Tree Protection Agreement with the City, pursuant to which Care As One shall be required to submit to the City for review and approval a final version of the Landscape Plan, Arborist Report and Tree Inventory and Preservation Plan, and once approved, will

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install tree protection in consultation with City staff and carry out tree removals in accordance with the approved plans before April 1, 2025 or as soon as possible thereafter in accordance with the Migratory Birds Convention Act (1994).

2. That the Mayor and Clerk are hereby authorized to take such steps, execute such document and do such things as may be necessary to give effect to the foregoing.

9. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NOS. OLT-22-004652 AND OLT-22-004653 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, via recorded vote, at the Special Council Meeting of April 1, 2025, under Minute No. 41.

10. PRESENTATION – VLADIMIR MARTINTSOV

The Committee of the Whole recommends:

1. That staff report back on the City of Vaughan's Noise By-law review, taking into consideration comments from the Deputant; and
2. That the presentation by Vladimir Martintsov, Steeles Avenue West, Thornhill, and Communication C1., presentation material, be received.

11. PRESENTATION – STEFANIA CREATURA

Stefania Creatura did not appear at the meeting.

12. OTHER MATTERS CONSIDERED BY THE COMMITTEE

12.1 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 2:33 p.m. for the purpose of considering the following matter:

**REPORT NO. 13 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

**ITEM 9. ONTARIO LAND TRIBUNAL APPEALS OLT CASE
NOS. OLT-22-004652 AND OLT-22-004653 –
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**

(litigation or potential litigation)

**The Committee of the Whole reconvened into Open Session at
4:49 p.m. with the following Members present:**

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

**12.2 CONSIDERATION OF STATUTORY/AD HOC COMMITTEE
REPORT**

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee report be received:
 - 1. Transportation and Infrastructure Committee meeting
of March 17, 2025 (Report No. 2).****

The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair

**CITY OF VAUGHAN
REPORT NO. 14 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on April 23, 2025.*

The Committee of the Whole (Public Meeting) met at 7:00 p.m. on April 1, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

- 1. 171 MAPLECRETE LP AND 1930328 ONTARIO INC. OFFICIAL PLAN AMENDMENT OP.23.002 AND ZONING BY-LAW AMENDMENT FILE Z.23.004 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED PLAN 65M-4793 VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved; and**
- 2. That the following communication be received:**
 - C12. Presentation material, David McKay, MHBC, Weston Road, Woodbridge, on behalf of the applicant, dated April 1, 2025.**

REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.002 and Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

2. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.25.005 THE CORPORATION OF THE CITY OF VAUGHAN**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved; and
2. That the following communications be received:
 - C6. Alex Lusty, Davies Howe LLP, Adelaide Street West, Toronto, dated March 28, 2025; and
 - C15. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated March 31, 2025.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.005 (THE CORPORATION OF THE CITY OF VAUGHAN) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

3. **MPAR DEVELOPMENTS OFFICIAL PLAN AMENDMENT FILE OP.25.002 ZONING BY-LAW AMENDMENT FILE Z.25.003 60 TALMAN COURT VICINITY OF JANE STREET AND MACINTOSH BLVD**

The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025:

REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.003 and Z.25.002 (MPAR DEVELOPMENTS) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

4. **DG (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.002 2720 KING-VAUGHAN ROAD VICINITY OF JANE STREET AND KING-VAUGHAN ROAD**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved;

2. That the following item be added to the end of the table, “identifying matters to be reviewed in greater detail,” in accordance with Communication C5., memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated March 27, 2025:

	MATTERS TO BE REVIEWED	COMMENT(S)
q.	Cultural Heritage	<ul style="list-style-type: none"> ▪ The Subject Lands contain built heritage attributes: The McBride-Walkington House. The listing of the structure under Section 27 of the Ontario Heritage Act or designation under Part IV of the Ontario Heritage Act is to be further reviewed. ▪ Adjustments to the subdivision plan and proposed zoning by-law amendment may be required to accommodate the retention of the heritage attributes.

REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

3. That the presentation of Steven McIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, and Communication C13., presentation material, dated April 1, 2025, be received;
4. That the comments of the following speakers be received:
 1. Adrian Spring, Scott Crescent, King City; and
 2. Joann Dzikowski, Scott Crescent, King City; and
5. That the following communications be received:
 - C7. Ian G. MacPherson, North Jane Investments Inc., Jane Street, Vaughan, dated March 28, 2025;
 - C8. Ian G. MacPherson, Primont 400 North Developments Inc., King-Vaughan Road, Vaughan, dated March 28, 2025; and
 - C14. Marek and Joann Dzikowski, Scott Crescent, King City, dated March 31, 2025.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.001 and Z.25.002 (DG (Vaughan) Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

5. **GEMINI URBAN DESIGN (W) CORP. OFFICIAL PLAN AMENDMENT FILE OP.24.010 ZONING BY-LAW AMENDMENT FILE Z.24.023 140 SIMMONS STREET VICINITY OF RUTHERFORD ROAD AND SIMMONS STREET**

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved; and
2. That the following communication be received:
 - C1. Presentation material, Ethan Bohnert, GSAI, Kingsbridge Garden Circle, Mississauga, on behalf of the applicant, dated April 1, 2025.

REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.010 and Z.24.023 (Gemini Urban Design (W) Corp.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

6. AMMP HOLDINGS INC. C/O HILL GROUP ZONING BY-LAW AMENDMENT FILE NO. Z.24.035 11260 WESTON ROAD VICINITY OF KIRBY ROAD AND WESTON ROAD

The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025:

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.035 (AMMP Holdings Inc. c/o Hill Group) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

7. ELMWAY RESIDENCES CORP. ZONING BY-LAW AMENDMENT Z.24.041 PART OF BLOCK 158, PLAN 65M-3523 VICINITY OF THORNHILL WOODS DRIVE AND ELMWAY COURT

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 1, 2025, be approved;
2. That a community meeting be held with the applicant, community representatives, and local and regional councillors, prior to the technical report;
3. That the presentation of Michael Testaguzza, The Biglieri Group, Kingston Road, Scarborough, on behalf of the applicant, and Communication C2., presentation material, dated April 1, 2025, and Communication C10., dated March 31, 2025, be received;

REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

4. That the comments and communications of the following speakers be received:
 1. Michael Kugan, Thornhill Woods Drive, Vaughan;
 2. Mary Salerno, Thornhill Woods Drive, Vaughan;
 3. Frank Salerno, Thornhill Woods Drive, Vaughan;
 4. Aaron Platt, Loopstra Nixon LLP, Adelaide Street West, Toronto, and Communication C16., dated April 1, 2025;
 5. Adam Westbridge, Autumn Hill Boulevard, Vaughan; and
 6. Resident, Thornhill Woods Drive, Vaughan; and
5. That the following communications be received:
 - C3. Loguinov Family, dated March 24, 2025;
 - C4. Tanya M. Roman, A.S.O., Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated March 27, 2025;
 - C9. NormaJean Alt and Thomas Alt, Summeridge Drive, Vaughan, dated March 4, 2025; and
 - C11. Joseph Morano, Elmway Court, Vaughan, dated March 31, 2025.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment Files Z.24.041 (Elmway Residences Corp.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.
-
8. **CEREMONIAL PRESENTATION – 2024 WARD 3 CIVIC HERO AWARD**

The Mayor and Members of Council presented Rita Ristucci with the 2024 Ward 3 Civic Hero Award.

REPORT NO. 14 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair



**CITY OF VAUGHAN
REPORT NO. 15 OF THE
COMMITTEE OF THE WHOLE
(WORKING SESSION)**

***For consideration by the Council
of the City of Vaughan
on April 23, 2025***

The Committee of the Whole (Working Session) met at 1:01 p.m., on April 2, 2025, in Committee Rooms 242/243, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. MOVESMART MOBILITY MANAGEMENT STRATEGY 2025 ANNUAL REPORT

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Public Works, dated April 2, 2025, be approved; and**
- 2) That the presentation by Steven Fantin, Director, Transportation and Fleet Management Services, Brenda Bisceglia, Manager, Mobility Management/MoveSmart, and Jennifer Ormston, Chief Communications Officer and Communication C4., presentation material titled “2025 Annual Report MOVESMART Mobility Management Strategy”, be received.**

**REPORT NO. 15 OF THE COMMITTEE OF THE WHOLE
(WORKING SESSION) FOR CONSIDERATION
BY COUNCIL, APRIL 23, 2025**

Recommendations

1. That the 2025 Annual MoveSmart Report, as outlined in Attachment 1, be received; and
2. That the City Clerk forward a copy of this report to York Region, York Region's local Municipalities, York Regional Police, York Region District School Board, York Region Catholic School Board, Metrolinx, and the Ministry of Transportation.

2. NORTH MAPLE REGIONAL PARK FAMILY RECREATION AREA UPDATE APRIL 2025

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 2, 2025, be approved; and
- 2) That Communication C1., presentation material titled "*NMRP Family Recreation Area Update (April 2025)*", be received.

Recommendation

1. THAT the contract for People and Place Consulting for design and delivery of the Family Recreation Area project be increased to an upset limit of approximately \$3.75M funded from approved Capital Project PK-6636-19 for the North Maple Regional Park program.

3. 2024 TRANSPORTATION PLANNING UPDATE

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 2, 2025, be approved in accordance with Communication C3., Memorandum from the Deputy City Manager, Infrastructure Development dated March 27, 2025:

That Attachments 1 and 3 of the 2024 Transportation Planning Update report be replaced with the updated versions (attached). The revised attachments reflect updated maps; and

- 2) That the presentation by Christopher Tam, Manager, Transportation Planning and Engineering and Sandy Yang, Project Manager, Transportation, Infrastructure Planning and Corporate Asset Management and Communication C2.,

**REPORT NO. 15 OF THE COMMITTEE OF THE WHOLE
(WORKING SESSION) FOR CONSIDERATION
BY COUNCIL, APRIL 23, 2025**

presentation material titled “*2024 Transportation Planning Update Mobility Action Plan*”, be received.

Recommendation

1. That the 2024 accomplishments in advancing Vaughan’s multi-modal transportation system, as outlined in this report, be received for information.
-

The meeting adjourned at 3:56 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair

**CITY OF VAUGHAN
REPORT NO. 16 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on April 23, 2025.*

The Committee of the Whole met at 1:02 p.m. on April 8, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. BUILDING PERMIT FEES ANNUAL FINANCIAL REPORT FOR 2024

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 8, 2025:

Recommendations

1. THAT the Building Permit Fees Annual Financial Report for 2024 be received for information.

2. 2024 DELIVERY REPORT – INFRASTRUCTURE DEVELOPMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 8, 2025:

REPORT NO. 16 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON APRIL 23, 2025

Recommendations

1. That this report be received for information.

3. METROLINX INITIATIVES UPDATE – Q1 2025

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 8, 2025:

Recommendations

1. THAT Council receive this report for information.

4. REFRESHMENT VEHICLES IN PUBLIC SPACES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated April 8, 2025:

Recommendations

1. That Council authorize the by-law amendments proposed in this report, in a form satisfactory to Legal Services.

5. BACK YARD TREE PLANTING PARTNERSHIP WITH LOCAL ENHANCEMENT AND APPRECIATION OF FORESTS (LEAF)

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated April 8, 2025:

Recommendations

1. That Council endorse the collaboration with LEAF for the Backyard Tree Planting Program in the City of Vaughan;
2. That Council approve a \$15,000 financial contribution to LEAF for the implementation of the 2025 program, and that funding for contributions to LEAF in future years be managed through the City's budget process;
3. That the Deputy City Manager, Public Works be authorized to enter into, execute, renew, amend and terminate agreements, in a form satisfactory to Legal Services, with LEAF for its tree planting program in 2025 and in future years; and
4. That staff be authorized to take any steps necessary to give effect to the above-mentioned recommendations.

**REPORT NO. 16 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

**6. TOURISM HOST IN VAUGHAN GRANT 2025 SPRING-SUMMER FUND
RECOMMENDATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT the 25 projects presented in Attachment 2 of this report be approved to receive funding from the Tourism Vaughan Corporation through the Host in Vaughan Grant program, conditional on confirmation with each applicant of satisfactory proof of their special events permit status, insurance, venue confirmation, prior year financials, and status of good standing with the City of Vaughan.

Regional Councillor Mario G. Racco declared an interest with respect to the foregoing matter, as his wife is the founding chair of the Vaughan International Music Festival, a recipient of the Host in Vaughan Grant Program, and did not take part in the discussion or vote on the matter.

**7. SMART CITY INITIATIVES TO SUPPORT INCLUSION AND
COMMUNITY OUTREACH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT Council receives this report for information.

8. VAUGHAN RESTAURANT FESTIVAL – SUMMER 2025 WINTER 2026

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT Council approves the Vaughan Flavours Restaurant Festival, as outlined in this report, as a pilot program to be delivered in the summer of 2025 and winter of 2026; and
2. THAT City staff report back to a future Committee of the Whole meeting after the pilot program has been completed to report on the pilot program.

**REPORT NO. 16 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

**9. ECONOMIC DEVELOPMENT STRATEGIC ECONOMIC INITIATIVES -
2024 YEAR IN REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT the Economic Development Strategic Economic Initiatives - 2024 Year in Review report be received for information.

10. SERVICE VAUGHAN 2024 UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. That the Service Vaughan 2024 Update be received.

**11. PROCLAMATION REQUESTS: BUILDING SAFETY MONTH,
GUILLAIN-BARRE SYNDROME/CHRONIC INFLAMMATORY
DEMYELINATING POLYNEUROPATHY AWARENESS MONTH, WORLD
PRESS FREEDOM DAY, MUNICIPAL CLERKS WEEK AND
PROVINCIAL DAY OF ACTION ON LITTER**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT the following be proclaimed in 2025:
 - a. The month of May as “Building Safety Month”;
 - b. The month of May as “Guillain-Barré Syndrome/Chronic Inflammatory Demyelinating Polyneuropathy Awareness Month”;
 - c. May 3 as “World Press Freedom Day”;
 - d. The week of May 4 to May 10 as “Municipal Clerks Week”;
and
 - e. May 13 as “Provincial Day of Action on Litter”.

**REPORT NO. 16 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

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.

12. PROPOSED DEVELOPMENT ON 239, 245, 251 WOODBRIDGE AVENUE (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated March 19, 2025:

Recommendations

1. That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated March 19, 2025, be forwarded to Council for approval;
2. That the applicant consider optimizing the height of the mechanical penthouse to potentially reduce the height of the building; and
3. That comments from the following speakers on behalf of the applicant, be received:
 1. Katey Pandey, Weston Consulting, Millway Avenue, Vaughan; and
 2. Johnny Chimienti, G+C Architects, Jane Street, Concord.

Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated March 19, 2025:

1. THAT Heritage Vaughan recommend that Council approve the development as proposed at 239, 245, 251 Woodbridge Avenue under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) That 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 Policy Planning and Special Programs or delegate; and
 - b) That the applicant submit architectural drawings and building material specifications at the building permit stage to the satisfaction of the City of Vaughan Policy Planning and Special Programs, Cultural Heritage Program.

**REPORT NO. 16 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

**13. 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 approval of the
recommendations contained in the following report of the Interim
Deputy City Manager, Planning, Growth Management and Housing
Delivery, dated April 8, 2025:**

Recommendations

1. THAT Attachment 10 of Item 7, Report No. 1 of the Committee of the Whole, as approved by Council on January 28, 2025, identifying the Proposed Draft Plan of Condominium (Standard) - Underground Parking Levels, be replaced with the updated Attachment 2, attached hereto, to reflect an update to the tenure of 60 freehold vehicular parking spaces to condominium tenure, in Level A (P1) of the underground parking level;
2. THAT Recommendation 1(2) of the Committee of the Whole with respect to Item 7, Report No. 1, as approved by Council on January 28, 2025, be deleted and replaced with the following:
 - “2. THAT any reference in the above-noted technical report to 762 vehicular parking spaces with a condominium tenure be replaced with 822 vehicular parking spaces with a condominium tenure (a difference of an additional 60 condominium tenure vehicular parking spaces).”; and
3. THAT Condition 1 from Attachment 12 of Item 7, Report No. 1 of the Committee of the Whole, as approved by Council on January 28, 2025, be deleted and replaced with the following:
 - “1. The Owner shall prepare the final Plan generally on the basis of the Draft Plan of Condominium, prepared by Krcmar Surveyors Ltd. Dwg No. 17-111DC01, dated March 18, 2025, subject to minor modifications as deemed appropriate by the Deputy City Manager, Planning, Growth Management and Housing Delivery.”

Councillor lafrate 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.

**REPORT NO. 16 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

**14. PRESENTATION – EMILY CHEUNG – VAUGHAN INTERNATIONAL
MUSIC FESTIVAL**

The Committee of the Whole recommends:

1. That the presentation of Emily Cheung and Maria Gimenez, Vaughan International Music Festival, Checker Court, Vaughan, be received.

Regional Councillor Mario G. Racco declared an interest with respect to the foregoing matter, as his wife is the founding chair of the Vaughan International Music Festival, and did not take part in the discussion or vote on the matter.

**15. PRESENTATION – MARK PAJOT – GET PARKED COMMUNITY
GROUP**

The Committee of the Whole recommends:

1. That the presentation of Mark Pajot, Daniel Bram Drive, Vaughan, and Communication C1., presentation material, dated April 8, 2025, be received and referred to staff.

**16. PRESENTATION – RABBI SHALOM BAKSHI, CHABAD JEWISH
CENTRE OF WOODBRIDGE**

The Committee of the Whole recommends:

1. That the presentation of Rabbi Shalom Bakshi, Chabad Jewish Centre of Woodbridge, Carling Road, Woodbridge, and Communication C2., presentation material, be received.

17. OTHERS MATTERS CONSIDERED BY THE COMMITTEE

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

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

1. Heritage Vaughan Committee meeting of March 19, 2025 (Report No. 2);
2. Accessibility Advisory Committee meeting of March 24, 2025 (Report No. 2); and
3. VMC Sub-Committee meeting of March 26, 2025 (Report No. 2).

**REPORT NO. 16 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON APRIL 23, 2025**

17.2 STAFF COMMUNICATIONS

The Committee of the Whole recommends that the following Staff Communication be received:

SC1. Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 4, 2025, with respect to additional information regarding feedback received at the Jan. 22, 2025, Committee of the Whole (Working Session) for Report #4, Item #2, "Draft New Vaughan Official Plan 2025 (Working Session) File No.: PL-9550-16."

**18. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
APRIL 8, 2025**

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 1 CIVIC HERO AWARD 2025

(personal matters about an identifiable individual)

**2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NO. OLT-22-002104 (APPEAL NO. 002779)
OLT CASE NO. OLT-22-003554 (APPEAL NO. 004806)
DOUGHTON RESIDENCES CORP.
216 AND 220 DOUGHTON ROAD
VICINITY OF HIGHWAY 7 AND JANE STREET**

(litigation or potential litigation)

The meeting adjourned at 2:20 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair

**CITY OF VAUGHAN
REPORT NO. 17 OF THE
COMMITTEE OF THE WHOLE
(CLOSED SESSION)**

*For consideration by the Council
of the City of Vaughan
on April 23, 2025*

The Committee of the Whole (Closed Session) met at 2:34 p.m. on Tuesday, April 8, 2025, in the Councillor's Boardroom and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. WARD 1 CIVIC HERO AWARD 2025

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

**2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NO. OLT-22-002104 (APPEAL NO. 002779)
OLT CASE NO. OLT-22-003554 (APPEAL NO. 004806)
DOUGHTON RESIDENCES CORP.
216 AND 220 DOUGHTON ROAD
VICINITY OF HIGHWAY 7 AND JANE STREET**

**REPORT NO. 17 OF THE COMMITTEE OF THE WHOLE
(CLOSED SESSION) FOR CONSIDERATION BY COUNCIL,
APRIL 23, 2025**

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

The meeting adjourned at 2:36 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair