

CITY OF VAUGHAN COUNCIL MEETING AGENDA

Tuesday, June 24, 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 May 27, 2025 and Special Council meeting of June 4, 2025.	21
4. COMMUNICATIONS	
5. CEREMONIAL PRESENTATIONS	
1. NEXTGEN-SKILL DEVELOPMENT EMPLOYMENT PROGRAM FOR PERSONS WITH DISABILITIES Recognition of program participants completing the NextGen-skill development employment program.	
2. MUNICIPAL WASTE ASSOCIATION'S PROMOTION & EDUCATION AWARD - WASTE CALENDAR The City of Vaughan was honored to receive bronze at the Municipal Waste Association's Promotion & Education Awards Program for our 2025 Waste Collection Schedule.	
6. ITEMS REQUIRING STATUTORY PUBLIC HEARING	
7. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	
1. COMMITTEE OF THE WHOLE (1) REPORT NO. 23	37

1. BLOCK 27 LANDOWNERS GROUP INC. - BLOCK PLAN APPLICATION BLOCK 27: EAST OF JANE STREET, WEST OF KEELE STREET, SOUTH OF KIRBY AND NORTH OF TESTON ROAD: FILE BL.27.2020
2. GB (MAPLECRETE) LIMITED PARTNERSHIP - OFFICIAL PLAN AMENDMENT FILE OP.25.005: 185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD, VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD
(By-law Number 162-2025)
3. HIGHWAY 7 AND MARTIN GROVE LANDOWNERS - OFFICIAL PLAN AMENDMENT FILE OP.22.007: 5655, 5657, 5731, 5767 AND 5781 HIGHWAY 7 AND 7700 AND 7714 MARTIN GROVE RD., SOUTH-WEST QUADRANT OF MARTIN GROVE ROAD AND HIGHWAY 7
(By-law Number 159-2025)
4. 2081447 ONTARIO INC. - OFFICIAL PLAN AMENDMENT FILE OP.17.012, ZONING BY-LAW AMENDMENT FILE Z.17.033, SITE DEVELOPMENT FILE DA.17.071: 10489 ISLINGTON AVE., VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD
5. THE Q TOWERS LIMITED PARTNERSHIP AND THE Q TOWERS GENERAL PARTNER INC. - OFFICIAL PLAN AMENDMENT FILE OP.21.001, ZONING BY-LAW AMENDMENT FILE Z.21.002, SITE DEVELOPMENT FILE DA.21.001: PART OF LOT 20 CONCESSION 6, VICINITY OF MAJOR MACKENZIE DRIVE AND FOSSIL HILL ROAD
6. 171 MAPLECRETE LP AND 1930328 ONTARIO INC. - OFFICIAL PLAN AMENDMENT OP.23.002 AND ZONING BY-LAW AMENDMENT 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
(By-law Number 161-2025, By-law Number 170-2025 and By-law Number 176-2025)
7. DIMCO PROPERTIES INC. - ZONING BY-LAW AMENDMENT FILE Z.24.029: 10 BUTTERMILL AVENUE, VICINITY OF HIGHWAY 7 AND JANE STREET
(By-law Number 180-2025)

8. GATEHOLLOW ESTATES INC. - ZONING BY-LAW AMENDMENT FILE Z.24.025, SITE DEVELOPMENT APPLICATION FILE DA.20.054: 9681 AND 9691 ISLINGTON AVE., VICINITY OF ISLINGTON AVENUE AND NAPA VALLEY AVENUE
(By-law Number 167-2025)
9. MOUNT PLEASANT GROUP OF CEMETERIES - ZONING BY-LAW AMENDMENT FILE Z.21.033: 7241 JANE STREET, VICINITY OF JANE STREET AND HIGHWAY 7
(By-law Number 169-2025)
10. WESTON 7 TRANSPORTATION MASTER PLAN – FINAL REPORT
11. QUARTERLY REGIONAL SERVICING CAPACITY ALLOCATION FOR SITE PLAN APPLICATIONS
12. AMENDMENTS TO SITE ALTERATION BY-LAW 031-2024 AND FEES AND CHARGES BY-LAW 251-2024 TO ESTABLISH FRAMEWORK FOR ADMINISTERING AND ENFORCING GRADING PERMITS
(By-law Number 140-2025 and By-law Number 147-2025)
13. AMENDMENTS TO PARKS BY-LAW AND FIREWORKS BY-LAW, DESIGNATION OF PARKS BY-LAW UNDER ADMINISTRATIVE PENALTIES BY-LAW
(By-law Number 148-2025 and By-law Number 149-2025)
14. TECHNICAL AMENDMENTS - ADMINISTRATIVE PENALTIES, FORTIFICATION, FEES AND CHARGES, PHOTOGRAPHY, PROPERTY STANDARDS AND VARIOUS OTHER BY-LAWS
(By-law Number 133-2025, By-law Number 134-2025, By-law Number 135-2025, By-law Number 136-2025, By-law Number 137-2025, By-law Number 138-2025, By-law Number 139-2025, By-law Number 140-2025 and By-law Number 153-2025)
15. AUTOMATED SPEED ENFORCEMENT PROGRAM UPDATE
16. PARKING PROHIBITION ON MILLHOUSE COURT
(By-law Number 157-2025)
17. REPEAL AND REPLACE CEMETERY BY-LAW 144-2022
(By-law Number 158-2025)
18. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSIONS – JUNE 2025

19. NAMING OF KLEINBURG WOODLOT
20. ESTABLISHING A CITY OF VAUGHAN SENIORS HUB AT 31 WOODBRIDGE AVENUE
21. CEREMONIAL PRESENTATION – BESPATIAL 2025 BEST PUBLIC SECTOR GIS AWARD
22. OTHER MATTERS CONSIDERED BY THE COMMITTEE
 1. RECONSIDERATION
 2. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
 3. STAFF COMMUNICATIONS
23. NEW BUSINESS – OUTSTANDING REPORTS LIST
24. NEW BUSINESS – YORK REGION TRANSIT BUS ROUTE 21
2. COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 24
 1. 2748355 CANADA INC. OFFICIAL PLAN AMENDMENT FILE OP.25.004 AND ZONING BY-LAW AMENDMENT FILE Z.25.008 7540 JANE STREET VICINITY OF JANE STREET AND INTERCHANGE WAY
 2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.25.011 THE CORPORATION OF THE CITY OF VAUGHAN
 3. 2847382 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.24.011 ZONING BY-LAW AMENDMENT FILE Z.24.026 10990 AND 11010 HWY 27 VICINITY OF NASHVILLE ROAD AND HIGHWAY 27
 4. COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC. OFFICIAL PLAN AMENDMENT FILE OP.25.003 ZONING BY-LAW AMENDMENT FILE Z.25.004 10390 PINE VALLEY DR. VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD
 5. LANGVALLEY HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.12.009 2180 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND KEELE STREET

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6. VINVIEW DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT Z.25.010 7151 NASHVILLE RD. VICINITY OF HIGHWAY 50 AND NASHVILLE ROAD
7. STELLEX GP INC. ZONING BY-LAW AMENDMENT FILE Z.25.007 10481 HWY 50 VICINITY OF HIGHWAY 50 AND NASHVILLE ROAD
8. CPSP VAUGHAN NOMINEE INC. APPLICATION FILE NO. OP.24.006 AND Z.24.017 10223 HWY. 50 VICINITY OF HIGHWAY 50 AND MAJOR MACKENZIE DRIVE WEST
9. FILE BL.66W.2024 BLOCK 66 WEST LANDOWNERS GROUP INC. BLOCK PLAN PUBLIC MEETING REPORT
10. DRAFT NEW VAUGHAN OFFICIAL PLAN 2025 (INCLUSIVE OF THE DRAFT NEW WESTON 7 SECONDARY PLAN AND THE DRAFT NEW VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN)
11. CEREMONIAL PRESENTATION – VAUGHAN RANGERS U18 BLACK TEAM RECOGNITION
12. OTHER MATTERS CONSIDERED BY THE COMMITTEE

1. MOTION TO EXTEND ADJOURNMENT

3. COMMITTEE OF THE WHOLE (2) REPORT NO. 25

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1. TESTON ROAD EAST AND WEST SANITARY SEWER INFRASTRUCTURE AREA SPECIFIC DEVELOPMENT CHARGE
(By-law Number 174-2025 and By-law Number 175-2025)
2. 2024 ANNUAL INVESTMENT REPORT
3. 2024 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT
4. 2025 ADOPTION OF TAX RATES AND ISSUANCE OF PROPERTY TAX NOTICES – ALL WARDS
(By-law Number 172-2025)
5. PURPOSE BUILT RENTAL UNITS (NON-LUXURY) – DEVELOPMENT CHARGE DEFERRAL

6. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-
LAW AMENDMENT FILE Z.24.033 THE CORPORATION OF
THE CITY OF VAUGHAN
(By-law Number 171-2025)
7. CONCORD GO CENTRE PLANNING STUDY – SINGLE
SOURCE AWARD
8. CITY PARK (HWY 27) HOMES INC. OFFICIAL PLAN
AMENDMENT FILE OP.24.014 ZONING BY-LAW
AMENDMENT FILE Z.24.031 5850 LANGSTAFF RD. VICINITY
OF HIGHWAY 27 AND LANGSTAFF ROAD
(By-law Number 181-2025 and By-law Number 182-2025)
9. KENTVIEW ESTATES INC. DRAFT PLAN OF SUBDIVISION
FILE 19T-24V006 10398 AND 10402 ISLINGTON AVE.
VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD
10. DELEGATED AUTHORITY TO EXECUTE SERVICING
AGREEMENTS DURING SUMMER HIATUS PERIOD
11. 2026 MUNICIPAL ENGINEERS ASSOCIATION
CONFERENCE HOSTED BY VAUGHAN
12. SERVICE LEVEL AGREEMENT FOR WATER, WASTEWATER
AND STORMWATER LABORATORY SERVICES
13. INTERNATIONAL ECONOMIC RELATIONS 2025 – EARLY
2026 ACTIVITIES
14. TOURISM HOST IN VAUGHAN GRANT – 2025 SUMMER-
FALL FUND RECOMMENDATIONS
15. ECONOMIC DATA AND BUSINESS RETENTION,
EXPANSION AND ATTRACTION HIGHLIGHTS - 2024
16. VENTURELAB ANNUAL UPDATE TO COUNCIL - 2024
17. PROCLAMATION REQUESTS: NATIONAL DROWNING
PREVENTION WEEK, WORLD CEREBRAL PALSY DAY,
REGISTERED VETERINARY TECHNICIAN MONTH, AND
NATIONAL ANIMAL SHELTER AND RESCUE
APPRECIATION WEEK
18. VAUGHAN PUBLIC LIBRARY BOARD – MEMBER
RESIGNATION

19. ANNUAL PROCLAMATION OF OCT. 16 AS TREAT ACCESSIBLY PREPARATION DAY
 20. CITY OF VAUGHAN MAYOR'S GALA AND CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM NOV. 1, 2024 TO APRIL 30, 2025
 21. MOTION TO SUPPORT CAMPAIGN TO HAVE CANADA SEEK PRESIDENCY OF THE INTERNATIONAL HOLOCAUST REMEMBRANCE ALLIANCE
 22. HEAD OF COUNCIL ATTENDANCE AT JALSA SALANA UK 2025
 23. ILLEGAL ADVERTISING SIGNS
 24. VAUGHAN METROPOLITAN CENTRE TRANSPORTATION MASTER PLAN (TRANSMITTAL REPORT)
 25. PROPOSED RE-DEVELOPMENT LOCATED AT 8 MAIN ST. IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)
 26. REPEAL OF DESIGNATION BY-LAW 180-2024 FOR 5670 STEELES AVE. W. LOCATED IN WOODBRIDGE (TRANSMITTAL REPORT)
 27. DERELICT BUILDINGS AND STRUCTURES IN THE CITY OF VAUGHAN - DEMOLITION PERMIT APPROVALS AND DEVELOPMENT CHARGE CREDITS
 28. NUISANCE BY-LAW AMENDMENTS (By-law Number 188-2025)
 29. OTHER MATTERS CONSIDERED BY THE COMMITTEE
 1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
 2. STAFF COMMUNICATIONS
 30. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION JUNE 17, 2025
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4. COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 26

1. ROADS WINTER MAINTENANCE SERVICES CONTRACT EXTENSION
2. PROPERTY MATTER - LEASE RENEWAL AGREEMENT - SONOMA SENIORS CLUB - ONE SONOMA BLVD, BUILDING B - UNITS 5, 6, 7 AND 8
3. VMC NORTH URBAN PARK PHASE 1 DEVELOPMENT
4. PROPERTY MATTER - PROMENADE CENTRE REDEVELOPMENT - PROMENADE CIRCLE RIGHT-OF-WAY ALIGNMENT
5. ONTARIO LAND TRIBUNAL APPEALS - CASE NOS. OLT-25-000033 AND OLT-22-002104 (APPEAL NO. 002674) - 2708971 ONTARIO INC. - 9650 HWY 27 FILES OP.21.025, Z.21.053 AND CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
6. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NO. OLT 24-000031 - AVENUE 7 DEVELOPMENTS LTD. - 2267 HWY 7 AND 7700 KEELE ST. HIGHWAY 7 & KEELE STREET FILES OP.22.008, Z.22.015 AND 19T-22V002 2267
7. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NO. OLT-25-000224 - NAIMAN TRADING INC. AND HARTMAN DEVELOPMENT INC. - 8307 AND 8311 ISLINGTON AVENUE, AND 4, 6, 10 AND 12 HARTMAN AVENUE FILES OP.19.011, Z.19.033 AND DA.21.014
8. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NOS. OLT-22-002608, OLT-21-001787, OLT-22-002104 - 7553 ISLINGTON HOLDING INC. - 7553 ISLINGTON AVE. AND 150 BRUCE ST. FILES OP.08.017 AND Z.16.022 VICINITY OF HIGHWAY 7 AND ISLINGTON AVENUE
9. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NOS. OLT-24-000811 AND OLT-24-000812 - 3300 RUTHERFORD DEVELOPMENTS INC. - 3300 RUTHERFORD ROAD FILES OP.23.001 AND Z.23.002
10. STEELCORE CONSTRUCTION LTD. V THE CORPORATION OF THE CITY OF VAUGHAN
11. FAZZARI V. THE CORPORATION OF THE CITY OF VAUGHAN
12. LABOUR RELATIONS UPDATE

13. INCLUSION AND COMMUNITY OUTREACH ADVISORY COMMITTEE – APPOINTMENT OF YOUTH MEMBERS (DEFERRED)
5. COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 27 111
 1. 2024 WARD BOUNDARY AND COUNCIL COMPOSITION REVIEW FINAL REPORT
 2. RECREATION USER FEE & COST RECOVERY POLICY UPDATE
(By-law Number 178-2025)
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 133-2025
(Item 14, Committee of the Whole, Report No. 23)

A By-law to amend Fire Burn Permit By-law 157-2023, as amended, to reflect changes to the legislative authority for municipalities to appoint municipal by-law enforcement officers, update definitions and clarify interpretation of the By-law.
 2. BY-LAW NUMBER 134-2025
(Item 14, Committee of the Whole, Report No. 23)

A By-law to amend the Fees and Charges By-law 251-2024, as amended, to update references to terms that are no longer used or by-laws that have since been repealed.
 3. BY-LAW NUMBER 135-2025
(Item 14, Committee of the Whole, Report No. 23)

A By-law to amend Fortification of Land By-law 085-2024, as amended, to remove redundant provisions from the Definitions and Interpretation section and update an outdated by-law reference.
 4. BY-LAW NUMBER 136-2025
(Item 14, Committee of the Whole, Report No. 23)

A By-law to amend the Municipal Accommodation Tax (Hotel) By-law 029-2019, as amended, to revise an outdated by-law reference.

5. BY-LAW NUMBER 137-2025
(Item 14, Committee of the Whole, Report No. 23)

A By-law to amend Property Standards By-law 231-2011, as amended, to update the definitions section within the by-law.
6. BY-LAW NUMBER 138-2025
(Item 14, Committee of the Whole, Report No. 23)

A By-law to amend Photography Permits By-law 169-2020, as amended, to remove redundant provisions from the Definitions and Interpretation section.
7. BY-LAW NUMBER 139-2025
(Item 14, Committee of the Whole, Report No. 23)

A By-law to amend Water By-law 024-2024, as amended, to update section references in SCHEDULE “A” - Offences and Corresponding Administrative Penalties.
8. BY-LAW NUMBER 140-2025
(Item 12, Committee of the Whole, Report No. 23)

A By-law of The Corporation of the City of Vaughan to amend Fees and Charges By-law 251-2024, as amended, for the purpose of imposing grading permit security deposits and other fees associated with grading permits.
9. BY-LAW NUMBER 141-2025
(Item 14, Committee of the Whole, Report No. 23)

A By-law to amend the Administrative Penalties By-law 240-2024, as amended, to align it with City policies, add the Parks By-law 134-95, as amended, to the list of designated by-laws, update wording with respect to a fee charged for hearings, and to update by-law and section numbers for by-laws under which administrative penalties may be issued.
10. BY-LAW NUMBER 142-2025
(Delegation By-law 144-2018)

A By-law to assume municipal services associated with the Costco Distribution Centre Development Agreement, DA.14.088. (Part of East Half of Lot 11, Concession 9)
11. BY-LAW NUMBER 143-2025
(Delegation By-law 144-2018)

A By-law to assume Municipal Services in respect of Registered Plan 65M- 4491. (Part of Lots 21, 22 & 23, Concession 2)

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

A By-law to assume Municipal Services in respect of Registered Plan 65M-4569. (Block 60 and Blocks 75 & 76, Registered Plan 65M-3949, 19T-14V008)
13. BY-LAW NUMBER 145-2025
(Delegation By-law 144-2018)

A By-law to assume Municipal Services in respect of Registered Plan 65M-4532. (Part of Lot 21, Concession 2, 19T-13V011)
14. BY-LAW NUMBER 146-2025
(Delegation By-law 144-2018)

A By-law to amend Delegation By-law 144-2018 as amended, to delegate authority to approve and execute pre-servicing and servicing agreements to facilitate the construction of critical municipal infrastructure projects to service planned housing and employment land development projects during Council Hiatus.
15. BY-LAW NUMBER 147-2025
(Item 12, Committee of the Whole, Report No. 23)

A By-law to amend Site Alteration By-law 031-2024, as amended, to address requirements for obtaining grading permits and clarifying the responsibilities and authority of the Director of Development Engineering in issuing and handling grading permit matters.
16. BY-LAW NUMBER 148-2025
(Item 13, Committee of the Whole, Report No. 23)

A By-law of the Corporation of the City of Vaughan to amend Fireworks and Pyrotechnics By-law 089-2022, as amended, to prohibit the release of flying lanterns in the City.
17. BY-LAW NUMBER 149-2025
(Item 13, Committee of the Whole, Report No. 23)

A By-law to amend Parks By-law 134-95, as amended, to designate it under Administrative Penalties By-law 240-2024, address formatting issues, prohibit the release of lanterns and other similar objects in parks, and clarify enforcement provisions.
18. BY-LAW NUMBER 150-2025
(Delegation By-law 144-2018)

A By-law to assume municipal services associated with the VMC WEST SPINE SERVICING AGREEMENT. (Part of Lots 4 & 5, Concession 5)

19. BY-LAW NUMBER 151-2025
(Delegation By-law 144-2018)
- A By-law to assume Municipal Services in respect of Registered Plan 65M-4385. (Part of Lot 9, Concession 9, 19T-90018)
20. BY-LAW NUMBER 152-2025
(Delegation By-law 144-2018)
- A By-law to assume Municipal Services in respect of Registered Plan 65M-3966. (Part of Lot 9, Concession 9, 19T-90018)
21. BY-LAW NUMBER 153-2025
(Item 14, Committee of the Whole, Report No. 23)
- A By-law to amend Municipal Accommodation Tax, Short-Term Rental By-law 183-2019, as amended, to reflect changes to the legislative authority for municipalities to appoint municipal by-law enforcement officers, update definitions and clarify interpretation of the By-law.
22. BY-LAW NUMBER 154-2025
(Authorized by the Decision and Order of the Ontario Land Tribunal, Issued March 7, 2024, Case No. OLT-22-004197)
- A By-law to amend City of Vaughan By-law 1-88, as effected by the Ontario Land Tribunal. (File Z.21.006, Related File OP.21.004, Part of Lot 6, Concession 3, 7818 Dufferin Inc., located on the north-west corner of Dufferin Street and Centre Street and are known municipally as 7818 Dufferin Street, being part of Lots 22, 25, 26, 27 and 28, Registrar's Compiled Plan 10309, City of Vaughan.)
23. BY-LAW NUMBER 155-2025
(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, Part of Lot 5, Concession 7, located south of Highway 7, west of Islington Avenue, municipally known as 236 Wallace Street, City of Vaughan, Regional Municipality of York.)
24. BY-LAW NUMBER 156-2025
(Council, March 25, 2025, Item 9, Committee of the Whole, Report No. 8)
- A By-law to amend By-law 140-2024, being a By-law to designate 1078 Major Mackenzie Drive West, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (1078 Major Mackenzie Drive West, Part 1, Plan 65R-5977; Part of Lot 21, Concession 2)

25. BY-LAW NUMBER 157-2025
(Item 16, Committee of the Whole, Report No. 23)
- A By-law of the Corporation of the City of Vaughan to amend Parking By-law 064-2019, as amended, to create parking prohibition on Millhouse Court.
26. BY-LAW NUMBER 158-2025
(Item 17, Committee of the Whole, Report No. 23)
- A By-law to govern cemeteries owned and operated by The Corporation of the City of Vaughan and to repeal By-laws 180-92, 406-2002 and 144-2022.
27. BY-LAW NUMBER 159-2025
(Item 3, Committee of the Whole, Report No. 23)
- A By-law to adopt Amendment Number 139 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.22.007, located on the south side of Highway 7, west of Martin Grove Road and are municipally known as 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road, and are legally described as being Part of Lot 5, Concession 8 in the City of Vaughan.)
28. BY-LAW NUMBER 160-2025
(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, located north of Steeles Avenue West and west of Yonge Street, being Part of Lot 26, Concession 1, City of Vaughan, Regional Municipality of York.)
29. BY-LAW NUMBER 161-2025
(Item 6, Committee of the Whole, Report No. 23)
- A By-law to adopt Amendment Number 137 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.23.002, Related File Z.23.004, Part of Lot 5, Concession 4, 171 Maplecrete LP and 1930328 Ontario Inc., located on the north side of Doughton Road and east side of Maplecrete Road, and are municipally known as 171 Maplecrete Road, 140 and 160 Doughton Road, and Block 2 on Registered Plan 65M-4793, in the City of Vaughan.)

30. BY-LAW NUMBER 162-2025
(Item 2, Committee of the Whole, Report No. 23)
- A By-law to adopt Amendment Number 138 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.25.005, Related File OP.21.008, Z.21.001 and 19T-21V003 Part of Lot 5, Concession 4, GB (Maplecrete) Limited Partnership, located south of Doughton Road and west of Maplecrete Road, and are municipally known as 185 Doughton Road and 108-112 Maplecrete Road in the VMC, City of Vaughan.)
31. BY-LAW NUMBER 163-2025
(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 DA.21.003, Part of Lot 1 Concession 4, located north of King-Vaughan Road and west of Keele Street, municipally known as 12370 Keele Street, City of Vaughan, Regional Municipality of York.)
32. BY-LAW NUMBER 164-2025
(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, Related File Z.04.050, located north of Langstaff Road, east of Martin Grove Road, being Part of Lot 11, Concession 8, City of Vaughan, Regional Municipality of York.)
33. BY-LAW NUMBER 165-2025
(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.97.092, located north of Steeles Avenue West, between Bathurst Street and Yonge Street, being Part of Lots 28 and 29, Concession 1, City of Vaughan, Regional Municipality of York.)
34. BY-LAW NUMBER 166-2025
(Council, May 27, 2025, Item 6, Committee of the Whole, Report No. 21)
- A By-law to amend Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan, and repeal By-laws 392-97 and 132-98.

35. BY-LAW NUMBER 167-2025
(Item 8, Committee Whole, Report No. 23)
- A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 005-2024. (File Z.24.025, Related Files Z.16.039, OP.16.010, DA.20.054, Gatehollow Estates Inc., located east of Islington Avenue, south of Major Mackenzie Drive West, municipally known as 9681 and 9691 Islington Avenue, being Part of Lots 18 and 19 Concession 8, City of Vaughan.)
36. BY-LAW NUMBER 168-2025
(Council, September 13, 2022, Item 1, Committee Whole, Report No. 32)
- A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 197-2022. (File Z.25.019, Related File DA.24.004, OP.19.016, Z.19.040, Chabad Lubavitch of Southern Ontario, located on the east side of Bathurst Street, south of Flamingo Road, municipally known as 8001 Bathurst Street, being Part of Lot 33 and 24, Concession 1, in the City of Vaughan.)
37. BY-LAW NUMBER 169-2025
(Item 9, Committee of the Whole, Report No. 23)
- A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.033, Mount Pleasant Group of Companies, located on the east side of Jane Street and south of Highway 407, being Parts of Lots 2 and 3, Concession 4 and municipally known as 7241 Jane Street, City of Vaughan, Regional Municipality of York.)
38. BY-LAW NUMBER 170-2025
(Item 6, Committee of the Whole, Report No. 23)
- A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.23.004, Related File OP.23.002, 171 Maplecrete LP and 1930328 Ontario Inc., located on the north side of Doughton Road, east of Maplecrete Road, and are municipally known as 171 Maplecrete Road, 140 and 160 Doughton Road, and Block 2 on Registered Plan 65M-4793, in the Vaughan Metropolitan Centre (VMC), City of Vaughan.)
39. BY-LAW NUMBER 171-2025
(Item 6, Committee of the Whole Report No. 25)
- A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.033, Part of Lot 21, Concession 2, located on the west side of Bathurst Street, north of Major Mackenzie Drive, municipally known as 10090 Bathurst Street, City of Vaughan, Regional Municipality of York.)

40. BY-LAW NUMBER 172-2025
(Item 4, Committee of the Whole, Report No. 25)
- A By-law to adopt property tax rates, and tax ratios, to provide for the general local municipality levies and the collection of levies required by the Corporation of the City of Vaughan (the “City”) for the year 2025 and to provide for the issuance of tax bills requiring payment of taxes for the year 2025.
41. BY-LAW NUMBER 173-2025
(Council, November 19, 2024, Item 4, Committee of the Whole (Closed Session), Report No. 40)
- A By-law to to approve the expropriation of all right, title and interest (fee simple), temporary limited interests (temporary construction easements), and easement interests in lands in the City of Vaughan, in the Regional Municipality of York, as more particularly described in Schedule “A” to this By-law.
42. BY-LAW NUMBER 174-2025
(Item 1, Committee of the Whole, Report No. 25)
- A By-Law to impose Area Specific Development Charges – Teston Road East Sanitary Sewer.
43. BY-LAW NUMBER 175-2025
(Item 1, Committee of the Whole, Report No. 25)
- A By-Law to impose Area Specific Development Charges – Teston Road West Sanitary Sewer Infrastructure.
44. BY-LAW NUMBER 176-2025
(Item 6, Committee of the Whole, Report No. 23)
- A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.23.004, Related File OP.23.002, Part of Lot 5, Concession 4, 171 Maplecrete LP and 1930328 Ontario Inc., located on the north side of Doughton Road, east of Maplecrete Road, and are municipally known as 171 Maplecrete Road, 140 and 160 Doughton Road, and Block 2 on Registered Plan 65M-4793, in the Vaughan Metropolitan Centre (VMC), City of Vaughan.)
45. BY-LAW NUMBER 177-2025
(Council, May 27, 2025, Item 1, Committee of the Whole (Working Session), Report No. 20)
- A By-law to regulate the planting, maintenance and removal of Trees on public and private property in the City of Vaughan and to repeal By-laws 052-2018, 258-83, 95- 2005, 185-2007, 205-2007 and 229-2005.

46. BY-LAW NUMBER 178-2025

(Item 2, Committee of the Whole (Working Session), Report No. 27)

A By-law to amend By-law 144-2018 to delegate administrative authority to staff for the execution of Agreements between The Corporation of the City of Vaughan and various parties regarding recreational programming and to repeal By-law 053-2023, as amended.

47. BY-LAW NUMBER 179-2025

(Council, May 27, 2025, Item 6, Committee Whole, Report No.18)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.23.018, Related File 19T-23V004, Part of Lot 12, KS Limited Partnership, located on the west side of Bathurst Street, south Autumn Hill Boulevard, municipally known as 8780 Bathurst Street, being Part of Lot 12, Concession 2,(VGN) as in R395323, City of Vaughan, Regional Municipality of York.)

48. BY-LAW NUMBER 180-2025

(Item 7, Committee of the Whole, Report No. 23)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.029, Dimco Properties Inc., located north of Highway 7 and west of Jane Street, being Part of Block 56, 65M-2545, municipally known as 10 Buttermill Avenue, City of Vaughan, Regional Municipality of York.)

49. BY-LAW NUMBER 181-2025

(Item 8, Committee of the Whole, Report No. 25)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.031, Related File OP.24.014, City Park (Hwy 27) Homes Inc., located on the east side of Langstaff Road and north of Highway 27, being Part of Lot 11, Concession 8, municipally known as 5850 Langstaff Road, City of Vaughan, Regional Municipality of York.)

50. BY-LAW NUMBER 182-2025

(Item 8, Committee of the Whole, Report No. 25)

A By-law to adopt Amendment Number 141 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.24.014, Related File Z.24.031, Part of Lot 11, Concession 8, City Park (Hwy 27) Homes Inc., located on the west side of Highway 27, north of Langstaff Road, and municipally known as 5850 Langstaff Road, in the City of Vaughan.)

51. BY-LAW NUMBER 183-2025
(Authorized by the Decision and Order of the Ontario Land Tribunal, Issued April 17, 2025, Case No. OLT-22-00-2653)
- A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 143, as effected by the Ontario Land Tribunal. (File OP.21.020, Related File Z.21.041, Part of Lot 15, Concession 4, Tesmar Holdings Inc.)
52. BY-LAW NUMBER 184-2025
(Authorized by the Decision and Order of Local Planning Appeal Tribunal, Issued June 24, 2022, Tribunal Case Nos. PL171236, File Nos. PL171236 and PL171237)
- A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 209-2022. (File Z.13.036, Related Files OP.13.013, Islamic Shia Ithna-Asheri Jamaat of Toronto, located at 9000 Bathurst Street, being Part of Lot 14, Concession 2, City of Vaughan.)
53. BY-LAW NUMBER 185-2025
(Authorized by the Decision of the Ontario Land Tribunal, Issued April 17, 2025, Case No. OLT-22-002653, OLT-22-002655, and OLT-22-002104)
- A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 126-2025. (File Z.25.013, Related File OP.21.020, Z.21.041, Tesmar Holdings Inc., located on the east side of Jane Street south of Rutherford Road, being Part of Lot 15, Concession 4, City of Vaughan and are zoned "RA3(H) – Apartment Residential Zone", subject to Holding Symbol ("H").)
54. BY-LAW NUMBER 186-2025
(Authorized by the Decision of the Ontario Land Tribunal, Issued April 17, 2025, Case No. OLT-22-002653, OLT-22-002655, and OLT-22-002104)
- A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 127-2025. (File Z.25.013, Related File OP.21.020, Z.21.041, Tesmar Holdings Inc., located on the east side of Jane Street south of Rutherford Road, being Part of Lot 15, Concession 4, City of Vaughan and a portion (Phase 2) of the Subject Lands are zoned "RM3(H)-Multiple Residential Zone," subject to a Holding Symbol ("H").)

55. BY-LAW NUMBER 187-2025

(Authorized by the Decision and Order of the Ontario Land Tribunal,
Issued March 7, 2024, Case No. OLT-22-004197)

A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 142, as effected by the Ontario Land Tribunal. (File OP.21.004, Related File Z.21.006, Part of Lot 6, Concession 3, located on the northwest corner of Dufferin Street and Centre Street and are known municipally as 7818 Dufferin Street, being part of Lots 22, 25, 26, 27 and 28, Registrar's Compiled Plan 10309, City of Vaughan.)

56. BY-LAW NUMBER 188-2025

(Item 28, Committee of the Whole, Report No. 25)

A By-law to amend Nuisance By-law 124-2024, as amended, to regulate conduct in relation to solicitation and loitering in the 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
MAY 27, 2025**

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CITY OF VAUGHAN

COUNCIL MEETING

MAY 27, 2025

MINUTES

Council met at 1:01 p.m. on May 27, 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 (1:34 p.m.)
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

60. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT the agenda be confirmed.

CARRIED

AMENDMENT

MOVED by Councillor Ainsworth
seconded by Councillor Martow

That the following addendums be added to the agenda:

1. **BARRIE CORRIDOR (MAPLE GO PROJECTS) CONSTRUCTION
COMMUNITY CONCERNS**
Resolution of Councillor Marilyn Iafrate and Councillor Chris Ainsworth
with respect to the above.
2. **BY-LAW NUMBER 130-2025**
(Authorized by the Decision of the Ontario Land Tribunal, Issued May 8,
2025, Case No. OLT-23-000891 and OLT-23-000892)

A By-law to amend City of Vaughan By-law 1-88, as amended by the
Decision of the Ontario Land Tribunal, issued May 8, 2025.

COUNCIL MEETING MINUTES – MAY 27, 2025

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

61. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

62. ADOPTION OR CORRECTION OF MINUTES

MOVED by Regional Councillor Ferri
seconded by Councillor Martow

THAT the minutes of the Council meeting of April 23, 2025 and Special Council meeting of May 7, 2025, be adopted as presented.

CARRIED

63. COMMUNICATIONS

MOVED by Councillor Iafrate
seconded by Councillor Ainsworth

THAT Communications C1 to C6 inclusive be received and referred to their respective items on the agenda.

CARRIED

At this point in the meeting, the Mayor welcomed and congratulated the winner of Mayor for a Day, Kaylee G.

64. CEREMONIAL PRESENTATIONS

1. The Mayor and Members of Council presented Sylvia and Dale McCleave with the 2025 Ward 1 Civic Hero Award.
2. The Mayor and Members of Council recognized the City of Vaughan as winner of the 2024 National Public Works Week Award for the Ontario Public Works Association (OPWA) for efforts and dedication in honoring the weeklong celebration last year.

COUNCIL MEETING MINUTES – MAY 27, 2025

65. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (2) Report No. 21

Item 13

Committee of the Whole (Closed Session) Report No. 22

Item 3

Addendum Items

Item 1

MOVED by Regional Councillor Ferri
seconded by Councillor Martow

THAT Items 1 to 23 of the Committee of the Whole (1) Report No. 18, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 6 of the Committee of the Whole (Public Meeting) Report No. 19, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 2 of the Committee of the Whole (Working Session) Report No. 20, BE APPROVED and the recommendations therein be adopted;

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

THAT Items 1 to 3 of the Committee of the Whole (Closed Session) Report No. 22, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

CARRIED

66. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 21

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

ITEM - 13 THREE STRIKES AND YOU ARE IN – FASTER APPROVALS FOR MORE HOMES IN VAUGHAN

MOVED by Councillor Martow
seconded by Councillor DeFrancesca

THAT Item 13, Committee of the Whole Report No. 21, be adopted without amendment.

CARRIED

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO.22

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

ITEM - 3 KIRBY ROAD EXTENSION - PROPERTY AND EXPROPRIATION ACT MATTERS

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

THAT Item 3, Committee of the Whole (Closed Session) Report No.22, be adopted without amendment.

CARRIED UPON A RECORDED VOTE

YEAS

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

NAYS

Regional Councillor Racco

Addendum Item

67. BARRIE CORRIDOR (MAPLE GO PROJECTS) CONSTRUCTION COMMUNITY CONCERNS

(Addendum No. 1)

MOVED by Councillor lafrate
seconded by Councillor Ainsworth

That the recommendation contained in the following resolution of Councillor lafrate and Councillor Ainsworth, dated May 27, 2025, be approved:

CARRIED

Resolution

Whereas, Metrolinx has been working on the GO Expansion/Maple GO project since 2022 primarily during the day;

Whereas, Metrolinx has recently undertaken night works pertaining to GO Expansion/Maple GO projects;

Whereas, the recent corridor improvements in Vaughan have been conducted, without communication, to the City or adjacent residents;

Whereas, during the night construction, numerous residents have voiced their concerns regarding noise, lighting, truck traffic, cleanliness and lack of communication pertaining to GO Expansion/Maple GO projects undertaken by Metrolinx; and

Whereas, Metrolinx has advised that as of September 2025, a Red Zone/Green Zone Program will be implemented for the GO Expansion/Maple GO project which will result in permanent night work.

It is therefore recommended:

1. That Council advise Metrolinx that it does not support permanent night work for the GO Expansion/Maple GO project.
2. That Council request Metrolinx to explore all possible alternatives to ensure that the project continues to proceed during the day so as not to disrupt the lives of area residents including our seniors and children.
3. That Council request Metrolinx to provide fulsome advance notice to both the City and local residents when it does require the odd night work to be conducted on a sporadic basis.
4. That the Office of the City Clerk forward this resolution to Metrolinx for their consideration and response.

COUNCIL MEETING MINUTES – MAY 27, 2025

5. That the Office of the City Clerk forward this resolution to the Hon. Prabmeet Sarkaria, M.P.P. Minister of Transportation and to the local MPP, Hon. Stephen Lecce, M.P.P

68. **BY-LAWS**

MOVED by Councillor DeFrancesca
seconded by Councillor Martow

THAT the following by-laws be passed, including:

- By-Law 130-2025, as it relates to amending City of Vaughan By-law 1-88, as amended by the Decision of the Ontario Land Tribunal.

BY-LAW NUMBER 105-2025

(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4557. (Monarch Castlepoint Kipling North Subdivision, Phase 1, 19T-13V009)

BY-LAW NUMBER 106-2025

(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4608. (Monarch Castlepoint Kipling South Subdivision, Phase 2, 19T-13V008)

BY-LAW NUMBER 107-2025

(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4336. (Molise Kleinburg Estates Subdivision, Phase 1, 19T-06V14)

BY-LAW NUMBER 108-2025

(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4617. (Carrville Block 18, Phase 1, Nine-Ten West Limited, 19T-13V010)

BY-LAW NUMBER 109-2025

(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4605. (Monarch Castlepoint Kipling North Subdivision, Phase 2, 19T-13V009)

BY-LAW NUMBER 110-2025

(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4558. (Monarch Castlepoint Kipling South Subdivision, Phase 1, 19T-13V008)

COUNCIL MEETING MINUTES – MAY 27, 2025

BY-LAW NUMBER 111-2025

(Item 8, Committee of the Whole, Report No. 21) A By-law to amend By-law 144-2018 to delegate administrative authority to staff regarding agreements related to student partnerships and internships.

BY-LAW NUMBER 112-2025

(Council, December 17, 2024, Item 3, Committee of the Whole, Report No. 45) A By-law to authorize the acquisition of Community Space, on terms satisfactory to the Deputy City Manager of Community Services, and in a form approved by the City Solicitor.

BY-LAW NUMBER 113-2025

(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4477. (Chelsea Maple Station Subdivision, 19T-12V011)

BY-LAW NUMBER 114-2025

(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4061. (McNaughton Community Plan, 19T-05V05)

BY-LAW NUMBER 115-2025

(Authorized by the Decision of the Ontario Land Tribunal, Issued May 8, 2025, Case No. OLT- 23-000891) A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 121, as effected by the Ontario Land Tribunal.

BY-LAW NUMBER 116-2025

(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 OP.19.007, Z.19.019, DA.19.069, located at the north-west corner of Regional Road 7 and Lansdowne Avenue, municipally known as 2 Lansdowne Avenue, being legally described as Lots 13, 14, 15, 25, and Part of Lot 26 on Plan 554, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 117-2025

(Authorized by the Decision of the Ontario Land Tribunal, Issued May 8, 2025, Case No. OLT- 23-000891) A By-law to amend City of Vaughan By-law 1-88, as effected by the Ontario Land Tribunal. (File Z.20.031, Related File OP.20.010, 5012526 Ontario Inc., located on the north side of Woodbridge Avenue, west of Kipling Avenue, being Part of Lots 7 and 8, Concession 8, designated as Parts 3, 4, 5 and 6 of 65R- 32167, in the City of Vaughan.)

BY-LAW NUMBER 118-2025

(Item 3, Committee of the Whole, Report No. 18) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.18.015, Related File OP.18.009, Part of Lot 3, Concession 7, 7386 Islington Development Inc., located on the west side of Islington Avenue, north of Highway 407, municipally known as 7386 Islington Avenue, City of Vaughan, Regional Municipality of York.)

COUNCIL MEETING MINUTES – MAY 27, 2025

BY-LAW NUMBER 119-2025

(Item 3, Committee of the Whole, Report No. 18) A By-law to adopt Amendment Number 135 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.18.009, Related File Z.18.015, located on the west side of Islington Avenue, north of Highway 407, municipally known as 7386 Islington Avenue being Part of Lot 3, Concession 7 in the City of Vaughan.)

BY-LAW NUMBER 120-2025

(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, Related File OP.03.026, Z.03.095, 19T-03V21, located on Part of Lot 24, Concession 4, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 121-2025

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.19.004, 19T-19V001, located north of Major Mackenzie Drive and east of Huntington Road, being Part of the west half of Lot 21 and Part of Lot 22, Concession 9, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 122-2025

(Delegation By-law 144-2018) A By-law to repeal By-law 101-2023 and to exempt Lots 2 to 5, 7 to 10, 12 to 26, 28, and Block 34, Plan 65M-4714 from Part Lot Control. (File PLC.25.004, Related File PLC.23.003, 1668135 Ontario Inc., located north of Langstaff Road, east of Highway 27, being Lots 2 to 5, 7 to 10, 12 to 26, 28, and Block 34 on Registered Plan 65M-4714, in Lot 11, Concession 8, City of Vaughan.)

BY-LAW NUMBER 123-2025

(Item 7, Committee of the Whole, Report No. 21) A By-law to amend Parking By-law 064-2019, as amended, to create parking prohibitions on Northview Boulevard.

BY-LAW NUMBER 124-2025

(Authorized by the Decision of the Ontario Land Tribunal, Issued May 13, 2025, Case No. OLT-23-000324) A By-law to amend City of Vaughan By-law 001-2021, as effected by the Ontario Land Tribunal. (File Z.21.058, OLT-23-000324, Related Files OP.21.030, DA.21.072, 1494096 Ontario Inc., located on the north side of Glen Shields Ave., being Part of Lot 2, Concession 3 and municipally known as 80 Glen Shields Ave., in the City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 125-2025

(Authorized by the Decision of the Ontario Land Tribunal, Issued May 13, 2025, Case No. OLT-23-000324) A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 136, as effected by the Ontario Land Tribunal. (File OP.21.030, Related File Z.21.058 and DA.21.072, 1494096 Ontario Inc., located on the north side of Glen Shields Avenue, west of Dufferin Street, are municipally known as 80 Glen Shields Avenue, and are legally described as being Part of Lot 2, Concession 3, in the City of Vaughan.)

COUNCIL MEETING MINUTES – MAY 27, 2025

BY-LAW NUMBER 126-2025

(Authorized by the Decision of the Ontario Land Tribunal, Issued April 17, 2025, Case No. OLT-22-002653, OLT-22-002655, and OLT-22-002104) A By-law to amend City of Vaughan By-law 1-88, as effected by the Ontario Land Tribunal. (File Z.21.041, Related File OP.21.020, Part of Lot 15, Concession 4, Tesmar Holdings Inc.)

BY-LAW NUMBER 127-2025

(Authorized by the Decision of the Ontario Land Tribunal, Issued April 17, 2025, Case No. OLT-22-002653, OLT-22-002655, and OLT-22-002104) A By-law to amend City of Vaughan By-law 001-2021, as effected by the Ontario Land Tribunal. (File Z.21.041, Related File OP.21.020, Part of Lot 15, Concession 4, Tesmar Holdings Inc.)

BY-LAW NUMBER 128-2025

(Item 4, Committee of Whole, Report No. 18) A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.24.004, Related File 19T-24V002, Part of Lots 27, Concession 6, 1212763 Ontario limited c/o Fieldgate Developments, located on the west side of Weston Road and north of Teston road known municipally as 10970 Weston Road, City of Vaughan.)

BY-LAW NUMBER 129-2025

(Item 5, Committee of Whole, Report No. 18) A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.24.003, Related File 19T-24V001, 1212765 Ontario limited c/o Fieldgate Developments, located on the east side of Pine Valley Drive and north side of Teston Road known as 4330 Teston Road, in City of Vaughan. Legally described as Part Lot 26, Concession 6, City of Vaughan.)

BY-LAW NUMBER 130-2025

(Authorized by the Decision of the Ontario Land Tribunal, Issued May 8, 2025, Case No. OLT-23-000891 and OLT-23-000892) A By-law to amend City of Vaughan By-law 1-88, as amended by the Decision of the Ontario Land Tribunal, issued May 8, 2025. (File Z.25.012, 5012526 Ontario Inc., located west of Kipling Avenue, north of Woodbridge Avenue, municipally known as 320 and 330 Woodbridge Avenue, being Parts 3, 4, 5 and 6 on Registered Plan 65R-32167, in Lots 7 and 8, Concession 8, City of Vaughan.)

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2025

69. CONFIRMING BY-LAW

MOVED by Councillor Ainsworth
seconded by Regional Councillor Jackson

THAT By-law Number 131-2025, being a by-law to confirm the proceedings of Council at its meeting on May 27, 2025, be passed.

CARRIED

70. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 1:52 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
JUNE 4, 2025**

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CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
WEDNESDAY, JUNE 4, 2025

MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 5:08 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

71. CONFIRMATION OF AGENDA

MOVED by Councillor Volpentesta
seconded by Councillor Ainsworth

THAT the agenda be confirmed.

CARRIED

72. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

73. AUTOMATED SPEED ENFORCEMENT PROGRAM UPDATE
(Committee of the Whole, Report No. 23, Item 15, June 4, 2025)

MOVED by Councillor Martow
seconded by Councillor DeFrancesca

That the following recommendation from the June 4, 2025 Committee of the Whole be approved.

SPECIAL COUNCIL MEETING MINUTES – JUNE 4, 2025

The Committee of the Whole recommends:

- 1) That Council direct staff to effectively immediately temporarily pause the issuance of Penalty Orders under the City of Vaughan's Automated Speed Enforcement (ASE) Program and work with the City's processing centre to instead issue Warning Notices until otherwise directed by Council following a report back by the end of September 2025 with a comprehensive plan to enhance the program's implementation, including:
 - a) Options to install larger, more visible, and clearer signage in Community Safety Zones where ASE cameras are deployed;
 - b) Pavement markings that remind motorists to slow down or indicate they are entering a school zone or safety zone;
 - c) Implementation of alternative speed-limiting measures in Community Safety Zones, including but not limited to speed cushions and flexi-posts;
 - d) Options to limit the number of ASE infractions an individual vehicle owner can receive within a prescribed period; and
 - e) Feasibility of issuing a warning notice to vehicle owners prior to fines being levied each time ASE cameras are relocated to new areas across the City;
- 2) That Council formally request York Region to remove the ASE camera currently located on Yonge Street near Clark Avenue; and
- 3) That the report of the Deputy City Manager, Public Works, Deputy City Manager, Community Services and Deputy City Manager, Strategic Initiatives, dated June 4, 2025, be received

Recommendations:

1. That the report and attachments 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 Catholic District School Board, Metrolinx and the Ministry of Transportation.

CARRIED

74. CONFIRMING BY-LAW

MOVED by Councillor Ainsworth
seconded by Councillor Martow

THAT By-law Number 132-2025, being a by-law to confirm the proceedings of Council at its meeting on June 4, 2025, be passed.

CARRIED

SPECIAL COUNCIL MEETING MINUTES – JUNE 4, 2025

75. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor lafrate

THAT the meeting adjourn at 5:11 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk

**CITY OF VAUGHAN
REPORT NO. 23 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on June 24, 2025*

The Committee of the Whole met at 1:00 p.m. on June 4, 2025 in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Rosanna DeFrancesca, 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 Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

1. **BLOCK 27 LANDOWNERS GROUP INC. - BLOCK PLAN
APPLICATION BLOCK 27: EAST OF JANE STREET, WEST OF KEELE
STREET, SOUTH OF KIRBY AND NORTH OF TESTON ROAD: FILE
BL.27.2020**

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 June 4, 2025 be approved; and**
- 2) **That comments from the following speakers be received:**
 1. **Ali Momeni, Keele Street, and Communication C7., dated June 3, 2025; and**
 2. **Deb Schulte, Mira Vista Place, Woodbridge.**

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Recommendations

1. THAT the Block 27 Block Plan, forming Attachment 3 to this report BE APPROVED, subject to any required amendments resulting from the fulfillment of the conditions of Block Plan Approval as identified in Attachment 6, and as deemed appropriate by the Deputy City Manager, Planning, Growth Management and Housing Delivery;
2. THAT the Block 27 Block Plan forming Attachment 3 to this report, as modified through the fulfillment of the conditions as identified in Attachment 6, be the basis of the implementing development applications; and
3. THAT the conditions of Block Plan approval identified in Attachment 6 shall be completed to the satisfaction of City staff, prior to Council approval of the associated development applications in Block 27.

**2. GB (MAPLECRETE) LIMITED PARTNERSHIP - OFFICIAL PLAN
AMENDMENT FILE OP.25.005: 185 DOUGHTON ROAD, 108-112
MAPLECRETE ROAD, VICINITY OF MAPLECRETE ROAD AND
DOUGHTON 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 June 4, 2025 be approved, in accordance with Communication C3., Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 29, 2025:
 1. THAT Recommendation 1. a) iii. be deleted and replaced with the following:
 - “iii. Permit the following maximum floor plate sizes for Tower B:
 - 875 square metres – Level 7
 - 799 square metres – Levels 8 to 41
 - 776 square metres – Levels 42 and 43”

Recommendations

1. THAT Official Plan Amendment File OP.25.005 (GB (Maplecrete) Limited Partnership) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, specifically the Vaughan Metropolitan Centre

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Secondary Plan, for the subject lands shown on Attachment 1 as follows:

- a. Modify the permissions under Site-Specific Policy Area “U” as shown on Schedule K – Site Specific Policy Areas, as follows:
 - i. Increase the maximum permitted building height of 39 storeys to 43 storeys (Tower B)
 - ii. Reduce the minimum required podium height from three to two storeys
 - iii. Permit the following maximum floor plate sizes for Tower B:
 - 875 square metres – Level 7
 - 799 square metres – Levels 10 to 41
 - 776 square metres – Levels 42 and 43

3. HIGHWAY 7 AND MARTIN GROVE LANDOWNERS - OFFICIAL PLAN AMENDMENT FILE OP.22.007: 5655, 5657, 5731, 5767 AND 5781 HIGHWAY 7 AND 7700 AND 7714 MARTIN GROVE RD., SOUTH-WEST QUADRANT OF MARTIN GROVE ROAD AND HIGHWAY 7

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 June 4, 2025 be approved; and**
- 2) That the comments from Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, be received.**

Recommendations

1. THAT Official Plan Amendment File OP.22.007 (Martin Grove and Highway 7 Landowners) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1 as follows:
 - a) Redesignate the subject lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”
 - b) Permit a maximum building height of 28-storeys
 - c) Permit a maximum Floor Space Index of 5.95 times the net developable area of the subject lands

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

- d) Amend Volume 2 of Vaughan Official Plan 2010 by introducing a site-specific land-use policy for the subject lands as identified in Table 1 (Attachment 7), along with the following site-specific schedules:
- Road Network schedule as shown in Attachment 5
 - Park Network schedule as shown in Attachment 6.

4. 2081447 ONTARIO INC. - OFFICIAL PLAN AMENDMENT FILE OP.17.012, ZONING BY-LAW AMENDMENT FILE Z.17.033, SITE DEVELOPMENT FILE DA.17.071: 10489 ISLINGTON AVE., VICINITY OF ISLINGTON AVENUE AND NASHVILLE 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 June 4, 2025 be approved;
- 2) That comments from the following speakers and Communications be received:
 1. Cinzia Recine, Grand View Road, Kleinburg;
 2. Maria Pizzitola, Kellam Street, Kleinburg, and Communication C2., dated May 27, 2025;
 3. Francesco Fallico, Kellam Street, Kleinburg;
 4. John Cutler, President, Kleinburg and Area Ratepayers' Association, Westridge Drive, Kleinburg, and Communication C9., dated June 3, 2025;
 5. Daniela Perrelli, Islington Avenue, Kleinburg; and
 6. Michael Vani, Weston Consulting, Millway Avenue, Vaughan; and
- 3) That the following communications be received:
 - C5. Paul Fallone, Granary Road, Kleinburg, dated June 1, 2025; and
 - C8. Domenic Gurreri, President, Forest Group, Chrislea Road, Vaughan, dated June 3, 2025;

Recommendations

1. THAT Official Plan Amendment File OP.17.012 (2081447 Ontario Inc.) BE APPROVED, to amend the policies of Vaughan Official Plan, 2010, Volume 2, specifically Area Specific Policy 12.4 - Kleinburg Core, respecting the policies of the "Mainstreet

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Commercial” designation for the subject lands shown on Attachment 1 as follows:

- a. to permit a maximum building height of three storeys (10.62 metres) and a maximum Floor Space Index of 1.09 times the area of the lot instead of a maximum building height of 2 ½ storeys (9.5 metres) and a maximum Floor Space Index of one times the area of the lot as shown on Attachment 2; and
 - b. to permit a residential component (apartment dwelling units) on the upper floors (second and third floors) instead of on the upper floor (second floor) only;
2. THAT Zoning By-law Amendment File Z.17.033 (2081447 Ontario Inc.) BE APPROVED, to amend the zoning requirements of the “KMS, Main Street Mixed-Use - Kleinburg Zone”, in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 9) of this report;
3. THAT Site Development File DA.17.071 (2081447 Ontario Inc.) BE APPROVED, as shown on Attachments 3 to 5, SUBJECT TO THE CONDITIONS OF APPROVAL in Attachment 10;
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.17.071 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of five residential apartment units (10 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”;
5. THAT the City enter into an agreement for cash-in-lieu of parking for two commercial parking spaces with the owner of 10489 Islington Ave. (2081447 Ontario Inc.), which agreement and any amendments, renewals or terminations thereof shall be to the satisfaction of the Deputy City Manager, Planning, Growth Management and Housing Delivery, and the Mayor and City Clerk shall be authorized to execute the agreement(s); and
6. THAT By-Law and Compliance, Licensing and Permit Services prepare the by-law instrument to amend the City’s Parking By-law 64-2019, as amended, to permit the one lay-by parking space on the south side of Kellam Street for Vaughan Council’s approval.

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**5. THE Q TOWERS LIMITED PARTNERSHIP AND THE Q TOWERS
GENERAL PARTNER INC. - OFFICIAL PLAN AMENDMENT FILE
OP.21.001, ZONING BY-LAW AMENDMENT FILE Z.21.002, SITE
DEVELOPMENT FILE DA.21.001: PART OF LOT 20 CONCESSION 6,
VICINITY OF MAJOR MACKENZIE DRIVE**

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 June 4, 2025 be approved;**
- 2) That comments from Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025 and Communication C6., dated June 2, 2025 be received; and**
- 3) That Communication C1., from Sabrina, dated May 23, 2025 be received.**

Recommendations

1. THAT Official Plan Amendment File OP.21.001 (The Q Towers Limited Partnership and the Q Towers General Partner Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 for the subject lands shown on Attachment 1 as follows:
 - a) Redesignate the subject lands “Low-Rise Mixed Use” to “Mid-Rise Mixed-Use” to permit a mixed-use residential-commercial building with a maximum building height of 11 storeys (38.05 metres) and a Floor Space Index of 2.97 times the area of the lot, with floor area exclusions such as the basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade, as shown on Attachment 2; and
 - b) Permit a mid-rise building within 70 metres of an area designated as “Low-Rise Residential” or on streets that are not arterial streets or Major Collector streets;
2. THAT Zoning By-law Amendment File Z.21.002 (The Q Towers Limited Partnership and the Q Towers General Partner Inc.) BE APPROVED, to rezone the Subject Lands from “A Agricultural Zone” in Zoning By-law 1-88 to “RA3 Apartment Residential Zone” in Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 12) of this report;

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3. THAT Site Development File DA.21.001(The Q Towers Limited Partnership) BE DRAFT APPROVED, as shown on Attachments 3 to 7, SUBJECT TO THE CONDITIONS OF APPROVAL in Attachment 13; and
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Plan Development Application DA.21.001 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 375 residential apartment units (829 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.”

6. 171 MAPLECRETE LP AND 1930328 ONTARIO INC. - OFFICIAL PLAN AMENDMENT OP.23.002 AND ZONING BY-LAW AMENDMENT 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 recommends approval of the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated June 4, 2025:

Recommendations

1. THAT Official Plan Amendment File OP.23.002 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Vaughan Official Plan, 2010, Volume 1 for the Subject Lands shown on Attachment 1 as follows:
 - a) To amend Schedule 1 – Urban Structure, to redesignate the south portion of the Subject Lands from “Employment Areas” to “Vaughan Metropolitan Centre (Regional Centre)”;
 - b) To amend Schedule 13 – Land Use, to redesignate the south portion of the Subject Lands from “General Employment” to “Lands Subject to Secondary Plans or Particular Area Specific Plans”;
 - c) To amend Schedule 14A – Areas Subject to Secondary Plans, to include the totality of the Subject Lands in Area “11, Vaughan Metropolitan Centre, 11.12”;
2. THAT Official Plan Amendment File OP.23.002 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Vaughan

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Official Plan, 2010, Volume 2, specifically the Vaughan Metropolitan Centre Secondary Plan, for the Subject Lands shown on Attachment 1 as follows:

- a) To amend Schedule A – Vaughan Metropolitan Centre Boundaries, to include the south portion of the Subject Lands in the VMC Boundary;
 - b) To amend Schedule F – Land Use Precincts, to designate the south portion of the Subject Lands as “Station Precinct”;
 - c) To amend Schedule K – Site Specific Policy Areas by modifying the delineation of “Area F” to terminate at White Elm Road;
 - d) To amend VMC Secondary Plan Policy 9.3.8, item 1. a. to remove “and 7-storeys or 24.6 m (Building C)” text;
 - e) To recognize the Subject Lands as a new site-specific policy area on Schedule K with the following provisions:
 - a. To permit a maximum of five towers;
 - b. To permit a maximum building height of 30-storeys;
 - c. To permit a maximum floor space index of 8.0 times the area of the lot;
 - d. To permit a minimum podium height of two storeys and a maximum podium height of six storeys;
 - e. To permit a maximum residential tower floorplate of 825 square metres;
 - f. To require that a minimum of 10 per cent of the total gross floor area across the Subject Lands shall be attributed to non-residential uses;
 - g. Notwithstanding Policy 10.1.1.6 of the Vaughan Official Plan, 2010, Official Plan Amendment (File OP.23.002) and Zoning By-law Amendment (File Z.23.004) applications are permitted to proceed in advance of completion of the new Vaughan Metropolitan Centre Secondary Plan;
3. THAT Zoning By-law Amendment File Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Zoning By-law 001-2021 by deleting exceptions 14.370, 14.1031 and 14.1124 from the Subject Lands only and rezoning the Subject Lands shown on Attachment 1, from “EM2 General Employment Zone”, “EM1 Prestige Employment Zone” subject to exception 14.370, and “V1 Vaughan Metropolitan Centre Station Zone subject to site-specific

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exceptions 14.1031 and 14.1124 to “V1(H) Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report;

4. THAT Zoning By-law Amendment File Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to delete exception 9(1473) from the Subject Lands only, and rezone the Subject Lands shown on Attachment 1, from “EM2 General Employment Area Zone” and “C9 Corporate Centre Zone” subject to site-specific exception 9(1473) to “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2 of this report;
5. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or a portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. This provision may be lifted in phases;
 - b) The Owner shall obtain and file for a Record(s) of Site Condition on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the south portion of the Subject Lands Subject Lands. This provision shall only apply to the lands south of Block 2 on Registered Plan 65M-4793 (171 Maplecrete Rd. and 140-160 Doughton Rd.), which may be lifted in phases and shall not prevent shoring and excavation to facilitate remedial works;
 - c) The Owner shall be required to enter into an agreement on title pursuant to the Land Titles Act and/or other form of agreement with the City, to secure the tenure for a minimum of 182 rental dwelling units for a minimum of 20 years, to the City's satisfaction. This provision shall be satisfied prior to the issuance of above grade building permits for Phase 2 of the development; and
6. THAT upon submission of any future Site Plan Application filed on the Subject Lands related to Official Plan Amendment File OP.23.002 and Zoning By-law Amendment File Z.23.004, the Owner shall be required to submit plans to Design Review Panel respecting the proposed development or any phase thereof.

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**7. DIMCO PROPERTIES INC. - ZONING BY-LAW AMENDMENT FILE
Z.24.029: 10 BUTTERMILL AVENUE, VICINITY OF HIGHWAY 7 AND
JANE 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 June 4, 2025:

Recommendation

THAT Zoning By-law Amendment File Z.24.029 (Dimco Properties Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to permit site-specific zoning exceptions identified in Table 1 of Attachment 3 of this report on the Subject Lands shown on Attachments 1 and 2.

**8. GATEHOLLOW ESTATES INC. - ZONING BY-LAW AMENDMENT FILE
Z.24.025, SITE DEVELOPMENT APPLICATION FILE DA.20.054: 9681
AND 9691 ISLINGTON AVE., VICINITY OF ISLINGTON AVENUE AND
NAPA VALLEY 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 June 4, 2025:

Recommendations

1. THAT Zoning By-law Amendment File Z.24.025 (Gatehollow Estates Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to amend the site-specific zoning exception applicable to the Subject Lands and identified in Table 1 of this report.
2. THAT Site Development File DA.20.054 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 6 to the satisfaction of the Development and Parks Planning Department, to permit the development of two six-storey residential apartment buildings on the Subject Lands as shown on Attachments 2 to 5.

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9. MOUNT PLEASANT GROUP OF CEMETERIES - ZONING BY-LAW AMENDMENT FILE Z.21.033: 7241 JANE STREET, VICINITY OF JANE STREET AND HIGHWAY 7

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 June 4, 2025:

Recommendation

1. THAT Zoning By-law Amendment File Z.21.033 (Mount Pleasant Group of Cemeteries) BE APPROVED, to amend the “PB2 Parkway Belt Complementary Use Zone” of Zoning By-Law 001-2021 to permit a two-storey Funeral Establishment (Funeral Services) and site-specific zoning exceptions identified in Table 1 of this report in the manner shown on Attachments 2 to 6, to facilitate the proposed Development as described in this report.

10. WESTON 7 TRANSPORTATION MASTER PLAN – FINAL REPORT

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 24, 2025; and
- 2) That staff provide additional information to clarify potential restrictions on a parcel of land prior to the Council meeting.

Recommendations

1. That Council approve the final Weston 7 Transportation Master Plan;
2. That staff initiate the planning for the following studies to implement the recommendations of the Weston 7 Transportation Master Plan, and seek approval for capital funding during the 2026 Budget process (where necessary):
 - a. Environmental Assessment Studies for Weston 7 Collector Road Network
 - b. Special Traffic Infiltration Study
 - c. Active Transportation Network Implementation Study
 - d. Monitoring and Data Collection Program for Weston 7; and
3. That this report be shared with York Region, and that the Regional projects identified as required to support the Weston 7 and

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Vaughan Metropolitan Centre Secondary Plans be advanced in the 2026 York Region budget and the 2026 10-year Roads and Transit Growth Capital Construction Program.

11. **QUARTERLY REGIONAL SERVICING CAPACITY ALLOCATION FOR SITE PLAN APPLICATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 4, 2025:

Recommendation

1. THAT the following Site Plan Application File Numbers be ALLOCATED servicing capacity from the City's Regional capacity assignment reserve (York Durham Sewage System/York Water System). The allocation of said capacity may be re-distributed (at the discretion of the City) in accordance with the City's Servicing Capacity Distribution Policy if the development does not proceed to registration and/or building permit issuance within 36-months:
 - a. DA.22.074, DA.22.079, DA.24.004, DA.24.038, and DA.24.039 for a total of 3,710 persons equivalent.

Councillor lafrate declared an interest with respect to this matter, as a family member has purchased a unit in the area and did not take part in the discussion or vote on the matter.

12. **AMENDMENTS TO SITE ALTERATION BY-LAW 031-2024 AND FEES AND CHARGES BY-LAW 251-2024 TO ESTABLISH FRAMEWORK FOR ADMINISTERING AND ENFORCING GRADING PERMITS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development dated June 4, 2025 be approved, in accordance with Communication C4., Memorandum from the Deputy City Manager, Infrastructure Development, dated May 29, 2025:
 1. That Attachment 1 be amended as follows:
 - a) The title on the first page of Attachment 1 shall be amended to read:

**“Rationale for the Amendments to Site Alteration
By-Law 031-2024 and the Fees and Charges By-**

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law 251-2024 to Establish Framework for Administering and Enforcing Grading Permits”.

- b) A chart outlining the amendments to the Fees and Charges By-law 251-2024 shall be appended to the end of Attachment 1.

Recommendation

1. THAT the Site Alteration By-law 031-2024 and the Fees and Charges By-law 251-2024 be amended to assign the responsibility for the collection and administration of financial securities associated with lot grading permits to the Development Engineering Department as set out on Attachment 1.

13. AMENDMENTS TO PARKS BY-LAW AND FIREWORKS BY-LAW, DESIGNATION OF PARKS BY-LAW UNDER ADMINISTRATIVE PENALTIES BY-LAW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2025:

Recommendation

1. THAT Council authorize the by-law amendments to Parks By-law 134-95, Administrative Penalties By-law 240-2024 and Fireworks and Pyrotechnics By-law 089-2022 substantially in accordance with Table 1 of this Report, in a form satisfactory to the Office of the City Solicitor.

14. TECHNICAL AMENDMENTS - ADMINISTRATIVE PENALTIES, FORTIFICATION, FEES AND CHARGES, PHOTOGRAPHY, PROPERTY STANDARDS AND VARIOUS OTHER BY-LAWS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2025:

Recommendation

1. THAT Council authorize by-law amendments to the Administrative Penalties By-law 240-2024, Fees and Charges By-law 251-2024, Fortification By-law 085-2024, Photography By-law 169-2020, Property Standards By-law 231-2011, Fire Burn Permit By-law 157-2023, Municipal Accommodation Tax, Short-Term Rental By-law 183-2019, Municipal Accommodation Tax (Hotel) By-law 029-2019,

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and Water By-law 024-2024, substantially in accordance with Table 1, in a form satisfactory to the Office of the City Solicitor.

15. AUTOMATED SPEED ENFORCEMENT PROGRAM UPDATE

The Committee of the Whole recommendations were dealt with and adopted without amendment, at the Special Council Meeting of June 4, 2025 under Minute No. 73.

16. PARKING PROHIBITION ON MILLHOUSE COURT

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated June 4, 2025:

Recommendations

1. THAT Council approve the implementation of a parking prohibition on the south side of Millhouse Court, from Ilan Ramon Boulevard to 200 metres west of Ilan Ramon Boulevard (anytime); and
2. THAT Schedule 1 of Parking By-law 064-2019, as amended, be further amended to include a parking prohibition on the south side of Millhouse Court, from Ilan Ramon Boulevard to 200 metres west of Ilan Ramon Boulevard (anytime).

17. REPEAL AND REPLACE CEMETERY BY-LAW 144-2022

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 4, 2025:

Recommendation

1. THAT staff be directed to return to Council with a By-law substantially in accordance with the draft in Attachment 1, subject to any further direction from the Committee of the Whole and Council, and in a form satisfactory to the Office of the City Solicitor.

18. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSIONS – JUNE 2025

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 4, 2025:

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Recommendations

1. THAT in accordance with Section 239(4) of the *Municipal Act, 2001*, as amended, that Council resolve into Closed Session on June 16, 2025, at 9:00 a.m., for the purpose of an education and training session on the following topic:
 - a. Term of Council Strategic Plan and Service Excellence Delivery Forecast
2. THAT in accordance with Section 239(4) of the *Municipal Act, 2001*, as amended, that Council resolve into Closed Session on June 17, 2025, at 9:30 a.m., for the purpose of an education and training session on the following topic:
 - a. Feasibility of the City Embracing Artificial Intelligence to Streamline and Improve the Planning Approval Process

19. NAMING OF KLEINBURG WOODLOT

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following resolution of Councillor Iafrate and Regional Councillor Ferri dated June 4, 2025 be approved; and
- 2) That this Members' Resolution be ratified at the June 4, 2025 Committee of the Whole meeting.

Members' Resolution

Submitted by Councillor Iafrate and Regional Councillor Ferri

Whereas, Longtime resident and active community member Bob Klein lived in Kleinburg since 1975; and

Whereas, Bob Klein was a Director of the Kleinburg and Area Ratepayers Association (KARA) since 1978, a Past-President of KARA, and past Vice-President of Communications for KARA; and

Whereas, Bob Klein was a past Director of the Binder Twine Festival for many years and a past Director of Binder Twine Trust; and

Whereas, Bob Klein was a past Community Representative for the Kleinburg Public School Council, a former Scout Leader, and he also volunteered as a former coach for children's softball; and

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Whereas, Bob Klein was an active member of the Kleinburg Old Boys Club; and

Whereas, Bob Klein passed away peacefully on January 24, 2025, surrounded by his family; and

Whereas, Bob Klein has also been involved in many community initiatives including the negotiation of the tripartite Kleinburg New Forest South and North agreements among KARA, the Toronto and Region Conservation Authority (TRCA), and the City of Vaughan, as well as the building of a bridge in the valley behind the McMichael Canadian Art Collection; and

Whereas, Bob Klein believed development in Kleinburg should complement the values and identify of the village. He was a warrior and because of his persistence, Kleinburg remains a jewel within Vaughan; and

Whereas, naming of the woodlot would offer a place for remembrance and reflection for his achievements and love of Kleinburg; and

Whereas, the woodlot in question belongs to TRCA.

It is therefore recommended:

1. That Council formally requests TRCA's permission to name the New Forest North near Treelawn Boulevard as the Bob Klein Woodlot;
2. That a plaque be installed at a suitable location at the woodlot paying tribute to Bob Klein and that a date be set for community participation of the unveiling of the plaque; and
3. That the City incur expenditures to complete the above-mentioned recommendations.

**20. ESTABLISHING A CITY OF VAUGHAN SENIORS HUB AT 31
WOODBIDGE AVENUE**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the September 18, 2025 Committee of the Whole (2) meeting; and
- 2) That staff bring forward a report on the Community Leasing Strategy to the September 9, 2025 Committee of the Whole (1) meeting.

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Members' Resolution

Submitted by Mayor Del Duca, Councillor Volpentesta and Regional Councillor Ferri

Whereas, the City of Vaughan remains committed to supporting the health, well-being, and social inclusion of older adults across all communities; and

Whereas, the organization Seniors Focus Inc., represented by Ms. Sara Tripodi, made a presentation to Vaughan Council in April 2023 outlining the need for a permanent and dedicated space to deliver programs and services tailored to seniors in Vaughan; and

Whereas, Seniors Focus Inc. has demonstrated leadership and dedication in engaging older adults, fostering a sense of community, and supporting healthy aging; and

Whereas, 31 Woodbridge Avenue, a city-owned community facility, has been identified as a suitable and accessible location to accommodate a seniors hub that can be operated in partnership with Seniors Focus Inc; and

Whereas, supporting a seniors hub aligns with Vaughan's Age-Friendly Community Action Plan and the City's strategic priorities related to inclusion, social well-being, and quality of life;

It is therefore recommended:

1. That Council authorize the Mayor and Clerk to execute such agreement(s) with Seniors Focus Inc. for their use of the Community Facility located at 31 Woodbridge Avenue for the purpose of establishing and operating a Seniors Hub, on terms acceptable to the City Manager, or designate, and in a form acceptable to the City Solicitor;
2. That the proposed Seniors Hub be opened and operational in Q2 2026, subject to the completion of the necessary agreement(s) and space readiness; and
3. That any associated financial implications, including any capital improvements and ongoing operating costs, be brought forward for consideration as part of the City of Vaughan's 2026 Budget process.

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21. CEREMONIAL PRESENTATION – BESPATIAL 2025 BEST PUBLIC SECTOR GIS AWARD

The Mayor and Members of Council felicitated the Facilities and Parks Delivery – Program Management Office on being awarded the BeSpatial's 2025 Best Public Sector GIS Award.

22. OTHER MATTERS CONSIDERED BY THE COMMITTEE

22.1. RECONSIDERATION

The Committee of the Whole passed a motion to reconsider Item 3: HIGHWAY 7 AND MARTIN GROVE LANDOWNERS - OFFICIAL PLAN AMENDMENT FILE OP.22.007: 5655, 5657, 5731, 5767 AND 5781 HIGHWAY 7 AND 7700 AND 7714 MARTIN GROVE RD., SOUTH-WEST QUADRANT OF MARTIN GROVE ROAD AND HIGHWAY 7.

22.2. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
 1. Inclusion and Community Outreach Advisory Committee meeting of May 12, 2025 (Report No. 2).
 2. Intergovernmental Relations Sub-Committee meeting of May 14, 2025 (Report No. 1).

22.3. STAFF COMMUNICATIONS

The Committee of the Whole recommends:

- 1) That the following Staff Communications be received:
 - SC1 Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 26, 2025 re: Bill 5: Protect Ontario by Unleashing our Economy Act, 2025; and
 - SC 2 Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated May 29, 2025 re: Bill 17:

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**Protect Ontario by Building Faster and Smarter
Act, 2025.**

23. NEW BUSINESS – OUTSTANDING REPORTS LIST

The Committee of the Whole recommends:

- 1) That the City Clerk bring forward the Outstanding Reports List to the June Committee of the Whole (2) meeting.**

The forgoing matter was brought to the attention of the Committee by Deputy Mayor Jackson.

24. NEW BUSINESS – YORK REGION TRANSIT BUS ROUTE 21

The Committee of the Whole recommends:

- 1) That the City of Vaughan send formal correspondence to York Region Transit informing them that Vaughan residents do not support Bus Route 21 going through Westondowns and requesting York Region Transit to find an alternative route that helps provide the service but does not cut through Westondowns.**

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

The meeting adjourned at 5:05 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

**CITY OF VAUGHAN
REPORT NO. 24 OF THE
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

*For consideration by the Council
of the City of Vaughan
on June 24, 2025.*

The Committee of the Whole (Public Meeting) met at 6:02 p.m. on June 4, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Rosanna DeFrancesca, Chair
Steven Del Duca, Mayor
Regional Councillor Linda Jackson, Deputy Mayor (6:37 p.m.)
Regional Councillor Mario Ferri
Regional Councillor Mario G. Racco
Regional Councillor Gino Rosati
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta
Councillor Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

1. **2748355 CANADA INC. OFFICIAL PLAN AMENDMENT FILE OP.25.004
AND ZONING BY-LAW AMENDMENT FILE Z.25.008 7540 JANE
STREET VICINITY OF JANE STREET AND INTERCHANGE WAY**

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 June 4, 2025, be approved; and**
2. **That the following communication be received:**
 - C98. Presentation material, Stephen Albanese, Arcadis Professional Services (Canada) Inc., St. Clair Avenue W., Toronto, dated June 4, 2025.**

REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING) FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.004 and Z.25.008 (2748355 Canada Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program 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.25.011 THE CORPORATION OF THE CITY OF VAUGHAN**

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 June 4, 2025:

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.011 (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. **2847382 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.24.011 ZONING BY-LAW AMENDMENT FILE Z.24.026 10990 AND 11010 HWY 27 VICINITY OF NASHVILLE ROAD AND HIGHWAY 27**

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 June 4, 2025, be approved;
2. That the comments of the following speaker be received:
 1. Riccardo Bozzo, Highway 27, Vaughan; and
3. That the following communications be received:
 - C1. Abdul Tayyab & Tahira Akhtar, Old Humber Crescent, Kleinburg, dated May 22, 2025;
 - C2. Philip and Linda Carusi, dated May 23, 2025;
 - C3. Paul and Sandra Di Benedetto, Old Humber Crescent, Vaughan, dated May 22, 2025;

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- C4. Rita and Richard Marcolini, Old Humber Crescent, Kleinburg, dated May 22, 2025;**
- C5. John Giancola, dated May 23, 2025;**
- C60. James and Evelina Sciacca, Old Humber Crescent, Kleinburg, dated May 22, 2025;**
- C76. Joseph Rizzo, Old Humber Crescent, Kleinburg, dated May 30, 2025;**
- C77. Manisha and Rakesh Sanger, Old Humber Crescent, Kleinburg, dated June 1, 2025;**
- C129. Presentation material, Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 4, 2025; and**
- C205. Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 2, 2025.**

Recommendations

- 1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.24.011 and Z.24.026 (2847382 Ontario 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.

- 4. **COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC. OFFICIAL PLAN AMENDMENT FILE OP.25.003 ZONING BY-LAW AMENDMENT FILE Z.25.004 10390 PINE VALLEY DR. VICINITY OF PINE VALLEY DRIVE AND TESTON 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 June 4, 2025, be approved;
- 2. That a community meeting be held with the applicant, staff, community representatives, and local and regional councillors;
- 3. That the presentation of Adam Layton, Goldberg Group, Avenue Road, Toronto, on behalf of the applicant, and Alex Beduz, Country Wide Homes (Pine Valley Estates) Inc., Highway 7, Vaughan, and Communication C59., presentation material, dated June 4, 2025, be received;

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4. That the comments and communications of the following speakers be received:
 1. Alexandra Makos, Ballantyne Boulevard, Vaughan, and Communication C187., dated June 3, 2025;
 2. Giulia Quattrociochi, Ogilvie Street, Woodbridge;
 3. Lucian Iordache, Wainfleet Crescent, Woodbridge;
 4. Deb Schulte, Mira Vista Place, Woodbridge;
 5. Doug Jovicic, Winthrop Crescent, Vaughan;
 6. David Toyne, Pine Valley Drive, Vaughan;
 7. Jason Jacome, Wainfleet Crescent, Woodbridge, and Communication C208., petition material, dated June 3, 2025;
 8. Saleem Tahir, Wainfleet Crescent, Woodbridge, and Communication C17., dated May 27, 2025;
 9. Adam Porcelli, Wainfleet Crescent, Woodbridge, and Communication C106., dated June 2, 2025;
 10. Mike Rizzello, Seraville Street, Woodbridge, and Communication C92., dated June 2, 2025;
 11. Japjot Lail, Seraville Street, Woodbridge, and Communication C95., dated June 2, 2025;
 12. Laura Gatti, Wainfleet Crescent, Woodbridge;
 13. Rakesh Kantaria, Arbordale Drive, Woodbridge, and Communication C14., dated May 27, 2025;
 14. Nicole Cauchi, Seraville Street, Woodbridge;
 15. Reggie Rowlandson, Wainfleet Crescent, Woodbridge;
 16. Sameer Thakral, Wainfleet Crescent, Woodbridge;
 17. Angelo Nasso, Terravista Crescent, Vaughan, and Communication C22., dated May 27, 2025;
 18. Julie Cellucci, Wainfleet Crescent, Woodbridge, and Communication C49., dated May 29, 2025;
 19. Angelo Perna, Wainfleet Crescent, Woodbridge, and Communication C190., dated June 3, 2025;
 20. Raymond Shahinian, Ballantyne Boulevard, Woodbridge;

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21. Brian Sookhai, Heathcote Road, Vaughan and Communication C35., dated May 28, 2025;
22. Alex Gallo, Ambassador Crescent, Woodbridge;
23. Anna Masi, Wainfleet Crescent, Woodbridge;
24. Michael Lucchese, Wainfleet Crescent, Woodbridge, and Communication C28., dated May 27, 2025;
25. Lorenzo Di Chiazza, Vaughan;
26. Kelly Zhang, Wainfleet Crescent, Woodbridge; and
27. Farman Malik, Seraville Street, Woodbridge; and
5. That the following communications be received:
 - C6. Giulia and Ennio Quattrociocchi, dated May 24, 2025;
 - C7. Frank and Anna Riviglia, Winthrop Crescent, dated May 26, 2025;
 - C8. Anthony Venuto, Vaughan, dated May 26, 2025;
 - C9. Mijin Lee, Vaughan, dated May 26, 2025;
 - C13. Vince Di Gaetano, Pine Heights Drive, Woodbridge, dated May 26, 2025;
 - C15. Lavanya Gaddam, Vaughan, dated May 27, 2025;
 - C16. Jason, Vaughan, dated May 27, 2025;
 - C18. Farrah Mahazudin, dated May 28, 2025;
 - C19. Lucia and Domenico Spartaro, Vaughan, dated May 27, 2025;
 - C20. Nikita Parekh, Vaughan, dated May 27, 2025;
 - C21. Sarah Nasso, Vaughan, dated May 27, 2025;
 - C23. Nasir Hasan, Greville Street, Woodbridge, dated May 27, 2025;
 - C24. Sabrina Cugliari, Wainfleet Crescent, Vaughan, dated May 27, 2025;
 - C25. Baljit and Rajwinder Sandhu, Vaughan, dated May 27, 2024;
 - C26. Jonathan Piccin, Vaughan, dated May 28, 2025;
 - C27. Suresh and Kiranmai, Vaughan, dated May 27, 2025;

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- C29. Farhat Hasan, dated May 28, 2025;**
- C30. Adam De Angelis, dated May 28, 2025;**
- C31. Mark Cundari, dated May 28, 2025;**
- C32. Sachin Patel, dated May 28, 2025;**
- C33. Katerina Markevich, dated May 28, 2025;**
- C34. Oleg Varavva, Purple Creek Road, Vaughan, dated May 28, 2025;**
- C36. Dan Andronescu, Seraville Street, Woodbridge, dated May 28, 2025;**
- C37. Marsela Zace, Vaughan, dated May 28, 2025;**
- C38. Kritik Kaushal, Kinburn Crescent, Vaughan, dated May 28, 2025;**
- C39. Unnati Patel, Adario Crescent, Vaughan, dated May 28, 2025;**
- C40. Rajinder Narula, Kinburn Crescent, Vaughan, dated May 28, 2025;**
- C41. Laura and Mark Gatti, Wainfleet Crescent, Woodbridge, dated May 28, 2025;**
- C42. Michael Di Chiazza, Vaughan, dated May 28, 2025;**
- C43. Sidharth Dua and Mishika Taneja, Ballantyne Boulevard, Vaughan, dated May 28, 2025;**
- C44. Cristina Iordache and Lucian Iordache, Wainfleet Crescent, Woodbridge, dated May 28, 2025;**
- C45. Peter Holland, Vaughan, dated May 28, 2025;**
- C46. Enrico Rennella, Vaughan, dated May 28, 2025;**
- C47. Dipesh Modi, Ballantyne Boulevard, Vaughan, dated May 28, 2025;**
- C48. The Da Silva Family, Vaughan, dated May 28, 2025;**
- C50. Davika and Richard Ramdass, Ballantyne Blvd, Woodbridge, dated May 29, 2025;**
- C51. Nayna Modi, Winthrop Crescent, Vaughan, dated May 29, 2025;**
- C52. Sima Patel, Vaughan, dated May 29, 2025;**

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- C53. Michael Luisi, Vaughan, dated May 29, 2025;**
- C54. Arben Cani, Purple Creek Road, Woodbridge, dated May 29, 2025;**
- C55. Stephen Bozzo, Vaughan, dated May 29, 2025;**
- C56. Kathryn Simpson, Vaughan, dated May 29, 2025;**
- C57. Majlinda Troka, Vaughan, dated May 29, 2025;**
- C58. Luan Troka, Vaughan, dated May 29, 2025;**
- C62. Confidential memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 31, 2025;**
- C63. Hetal Varma, Vaughan, dated May 30, 2025;**
- C64. Sherman Heer, Heathcote Road, Vaughan, dated May 30, 2025;**
- C65. Dean Sturino, Vaughan, dated May 31, 2025;**
- C66. Angelo Konstantas, Ballantyne Boulevard, Woodbridge, dated June 1, 2025;**
- C67. Phuong (Ann) Hoang, Kinburn Crescent, Vaughan, dated June 1, 2025;**
- C68. Jay, Pardeep and Jasneet Pablia, Wainfleet Crescent, Woodbridge, dated June 1, 2025;**
- C69. Luca and Jacquelyn Stillo, Vaughan, dated June 2, 2025;**
- C70. Susan Minicucci, Wainfleet Crescent, Vaughan, dated June 1, 2025;**
- C71. Ivana Pagliaroli and Frank DeBellis, Heathcote Road, Woodbridge, dated June 2, 2025;**
- C72. Asha Ginoya, Wainfleet Crescent, Vaughan, dated June 1, 2025;**
- C73. Gurkaran Shetra, Vaughan, dated June 1, 2025;**
- C74. Jasman Bains, Vaughan, dated June 1, 2025;**
- C75. Selvy Kanagalingam, Vaughan, dated May 30, 2025;**
- C93. Daniel Vivona, Winthrop Crescent, Vaughan, dated June 2, 2025;**
- C94. Angela Giancaterini-Rizzello, Seraville Street, Vaughan, dated June 2, 2025;**

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- C96. Foster Kwon, Vaughan, dated June 2, 2025;**
- C97. Christina Chiefalo, Vaughan, dated June 2, 2025;**
- C107. Lisa Ventura, Vaughan, dated June 2, 2025;**
- C108. Michael Cauchi, Seraville Street, Vaughan, dated June 2, 2025;**
- C109. Harpreet Kaur, Mukhtiar Singh, and Kritveer Singh, Winthrop Crescent, Woodbridge, dated June 2, 2025;**
- C110. Anna Maria Masi and Pasquale Masi, Wainfleet Crescent, Woodbridge, dated June 2, 2025;**
- C111. Arsim Firza and Marina Kupriyeva, Ballantyne Boulevard, Woodbridge, dated June 2, 2025;**
- C112. Laura Suppa, Winthrop Crescent, Vaughan, dated June 3, 2025;**
- C184. Haroon Meer, Ballantyne Boulevard, Woodbridge, dated June 3, 2025;**
- C185. Amandeep Uppal, Pine Heights Drive, Vaughan, dated June 3, 2025;**
- C186. Francesco, Mary, Daniel and Jessica Gucciardi, Winthrop Crescent, dated June 3, 2025;**
- C188. Jennifer Rosa, Vaughan, dated June 3, 2025;**
- C189. Amanda Orsi, dated June 3, 2025;**
- C191. Olivia Biscardi-Vallozzi, Vaughan, dated June 3, 2025;**
- C192. S. Orsi, Vaughan, dated June 3, 2025;**
- C193. Vincent Bourret, The Council of the Wendat Nation, Place Chef Michel Laveau, Wendake, Quebec, dated June 2, 2025;**
- C194. Amarjeet Saini, Winthrop Crescent, Vaughan, dated June 3, 2025;**
- C195. Lucy Emanuele, Vaughan, dated June 3, 2025; and**
- C196. Babita Sankar, Biswajeet Singh and Melissa Singh, Wainfleet Crescent, Woodbridge, dated June 3, 2025.**

Recommendations

1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.25.003 and Z.25.004 (Country

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Wide Homes (Pine Valley Estates) 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. LANGVALLEY HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.12.009 2180 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND KEELE STREET

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 June 4, 2025:

Recommendations

1. **THAT the Public Meeting report for Zoning By-law Amendment File Z.12.009 (Langvalley Holdings 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.**

6. VINVIEW DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT Z.25.010 7151 NASHVILLE RD. VICINITY OF HIGHWAY 50 AND NASHVILLE 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 June 4, 2025, be approved;**
2. **That the presentation of Timothy Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C130., presentation material, dated June 4, 2025, be received;**
3. **That the comments and communication of the following speakers be received:**
 1. **Amanda Corbett, James Street, Bolton, and Communication C203., dated June 4, 2025;**
 2. **Franca Pisani, Highmore Ave, Bolton;**
 3. **John Culter, Kleinburg and Area Ratepayers' Association, Westridge Drive, Kleinburg;**

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4. Marlene Felicio, on behalf of the Parent's Committee of Kleinburg Christian Academy, Nashville Road, Kleinburg;
 5. Eddy Aceti, Tracey Court, Maple;
 6. Deb Schulte, Mira Vista Court, Woodbridge;
 7. Nadia Magarelli, Weston Downs Ratepayers' Association, Blackburn Boulevard, Woodbridge;
 8. Joseph Lisi, Canard Drive, Vaughan;
 9. Karen Marcuz, Lodgeway Drive, Maple; and
 10. Maria Dinatola, Vaughan; and
4. That the following communications be received:
- C78. Lilia Falconi, dated June 1, 2025;
 - C79. Carmela Palkowski, Bolton, dated June 2, 2025;
 - C80. Vince and Antonia Anzelmo, Vaughan, dated June 2, 2025;
 - C81. Mary Leone, Bolton, dated June 2, 2025;
 - C82. Toni Peluso, Bolton, dated May 31, 2025;
 - C83. David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025;
 - C84. Christina Almeida, dated June 2, 2025;
 - C113. Salvina Greco, Bolton, dated June 2, 2025;
 - C114. Pina Zanelli, dated June 2, 2025;
 - C115. Carmela Roberts, Sant Farm Drive, Bolton, dated June 3, 2025;
 - C199. Anna Maria Bianco, Riverwood Terrace, Bolton, dated June 2, 2025;
 - C200. Sandra Ettore, dated June 3, 2025;
 - C201. J. DiPoce, dated June 3, 2025; and
 - C202. Rosa Ciantar, dated June 3, 2025.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.039 (Vinview Development Inc.) BE RECEIVED, and that any

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issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

**7. STELLEX GP INC. ZONING BY-LAW AMENDMENT FILE Z.25.007
10481 HWY 50 VICINITY OF HIGHWAY 50 AND NASHVILLE 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 June 4, 2025, be approved;**
- 2. That the presentation of Timothy Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C131., presentation material, dated June 4, 2025, be received;**
- 3. That the comments and communication of the following speakers be received:**
 - 1. Amanda Corbett, James Street, Bolton, and Communication C204., dated June 4, 2025;**
 - 2. Eddy Aceti, Tracey Court, Maple;**
 - 3. Franca Pisani, Highmore Ave, Bolton;**
 - 4. Dino Giuliani, Highway 27, Vaughan; and**
 - 5. Marco, Bellefond Street, Kleinburg; and**
- 4. That the following communications be received:**
 - C78. Lilia Falconi, dated June 1, 2025;**
 - C79. Carmela Palkowski, Bolton, dated June 2, 2025;**
 - C80. Vince and Antonia Anzelmo, Vaughan, dated June 2, 2025;**
 - C81. Mary Leone, Bolton, dated June 2, 2025;**
 - C82. Toni Peluso, Bolton, dated May 31, 2025;**
 - C83. David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025;**
 - C84. Christina Almeida, dated June 2, 2025;**
 - C113. Salvina Greco, Bolton, dated June 2, 2025;**

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C114. Pina Zanelli, dated June 2, 2025;

C115. Carmela Roberts, Sant Farm Drive, Bolton, dated June 3, 2025;

C199. Anna Maria Bianco, Riverwood Terrace, Bolton, dated June 2, 2025;

C200. Sandra Ettore, dated June 3, 2025;

C201. J. DiPoce, dated June 3, 2025; and

C202. Rosa Ciantar, dated June 3, 2025.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.007 (Stellex GP Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

8. CPSP VAUGHAN NOMINEE INC. APPLICATION FILE NO. OP.24.006 AND Z.24.017 10223 HWY. 50 VICINITY OF HIGHWAY 50 AND MAJOR MACKENZIE DRIVE WEST

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 June 4, 2025, be approved;
2. That the presentation of Patrick Pearson, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, on behalf of the applicant, and Communication C91., presentation material, dated June 4, 2025, be received;
3. That the comments and communication of the following speaker be received:
 1. Amanda Corbett, James Street, Bolton, and Communication C211., dated June 4, 2025; and
4. That the following communications be received:

C78. Lilia Falconi, dated June 1, 2025;

C79. Carmela Palkowski, Bolton, dated June 2, 2025;

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- C80. Vince and Antonia Anzelmo, Vaughan, dated June 2 ,2025;**
- C81. Mary Leone, Bolton, dated June 2, 2025;**
- C82. Toni Peluso, Bolton, dated May 31, 2025;**
- C83. David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025;**
- C84 Christina Almeida, dated June 2, 2025;**
- C113. Salvina Greco, Bolton, dated June 2, 2025;**
- C114. Pina Zanelli, dated June 2, 2025;**
- C115. Carmela Roberts, Sant Farm Drive, Bolton, dated June 3, 2025;**
- C199. Anna Maria Bianco, Riverwood Terrace, Bolton, dated June 2, 2025;**
- C200. Sandra Ettore, dated June 3, 2025;**
- C201. J. DiPoce, dated June 3, 2025; and**
- C202. Rosa Ciantar, dated June 3, 2025.**

Recommendations

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.006 and Z.24.017 (CPSP Vaughan Nominee 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.

9. FILE BL.66W.2024 BLOCK 66 WEST LANDOWNERS GROUP INC. BLOCK PLAN PUBLIC MEETING REPORT

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 June 4, 2025, be approved;
- 2. That the comments of Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, and Communication C132., presentation material, dated June 4, 2025, be received;

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3. That the comments and communication of the following speaker be received:
 1. Amanda Corbett, James Street, Bolton, and Communication C212., dated June 4, 2025; and
4. That the following communications be received:
 - C78. Lilia Falconi, dated June 1, 2025;
 - C79. Carmela Palkowski, Bolton, dated June 2, 2025;
 - C80. Vince and Antonia Anzelmo, Vaughan, dated June 2, 2025;
 - C81. Mary Leone, Bolton, dated June 2, 2025;
 - C82. Toni Peluso, Bolton, dated May 31, 2025;
 - C83. David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025;
 - C84. Christina Almeida, dated June 2, 2025;
 - C113. Salvina Greco, Bolton, dated June 2, 2025;
 - C114. Pina Zanelli, dated June 2, 2025;
 - C115. Carmela Roberts, Sant Farm Drive, Bolton, dated June 3, 2025;
 - C199. Anna Maria Bianco, Riverwood Terrace, Bolton, dated June 2, 2025;
 - C200. Sandra Ettore, dated June 3, 2025;
 - C201. J. DiPoce, dated June 3, 2025; and
 - C202. Rosa Ciantar, dated June 3, 2025.

Recommendations

1. THAT the Public Meeting report for the Block 66 West Block Plan Application File BL.66W.2024 (Block 66 West Landowners Group Inc.) BE RECEIVED, and that any comments or issues identified at the Public Meeting be addressed in a future technical report to the Committee of the Whole, prepared by the Policy Planning and Special Programs Department.

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10. DRAFT NEW VAUGHAN OFFICIAL PLAN 2025 (INCLUSIVE OF THE DRAFT NEW WESTON 7 SECONDARY PLAN AND THE DRAFT NEW VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN)

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 June 4, 2025, be approved;**
- 2. That the comments and communications of the following speakers be received:**
 - 1. Victor Medina-Leal, Matthew Drive, Woodbridge;**
 - 2. David Falletta, Bousfields Inc., Church Street, Toronto, on behalf of 281187 Ontario Ltd. and Anland Developments Inc., and Communication C206., dated June 3, 2025, and C207., dated June 4, 2025;**
 - 3. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of H&L Title Inc. and Ledbury Investments Ltd., and Communication C168., dated June 3, 2025, and C169., dated June 4, 2025;**
 - 4. Kevin Bechard, Innovative Planning Solutions, Steeles Avenue W., Vaughan, on behalf of Bostar Inc. and 1639326 Ontario Ltd., and Communication C137., dated June 2, 2025, and Communication C138., dated June 3, 2025;**
 - 5. David Falletta, Bousfields Inc., Church Street, Toronto, on behalf of Block 27 Landowners' Group;**
 - 6. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of the owners of 291-307 Edgeley Boulevard, and Communication C180., dated June 2, 2025, and Communication C181., dated June 4, 2025;**
 - 7. Dino Giuliani, Highway 27, Vaughan;**
 - 8. Philip Stewart, Pound & Stewart Associates Limited, Renfrew Drive, Woodbridge, on behalf of Westlake Pipe & Fittings, and Communication C133., dated June 3, 2025;**
 - 9. Victoria Medina-Leal, Matthew Drive, Woodbridge;**
 - 10. Grigoria Mavrogeorgis, Coalbrook Court, Woodbridge; and**

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11. Nadia Magarelli, Weston Downs Ratepayers' Association, Blackburn Boulevard, Woodbridge; and
3. That the following communications be received:
 - C10. David Tang, Miller Thomson LLP, King Street W., Toronto, dated May 23, 2025;
 - C11. David Tang, Miller Thomson LLP, King Street W., Toronto, dated May 27, 2025;
 - C12. Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 28, 2025;
 - C61. Stephen Albanese, Arcadis Professional Services (Canada) Inc., St. Clair Avenue W., Toronto, dated May 27, 2025;
 - C85. Nick Pileggi, Macaulay Shiomi Howson Ltd., Annette Street, Toronto, dated May 30, 2025;
 - C86. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated May 30, 2025;
 - C87. Leigh McGrath, Urban Strategies, Spadina Avenue, Toronto, dated June 2, 2025;
 - C88. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;
 - C89. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;
 - C90. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;
 - C99. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;
 - C100. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;
 - C101. Nick Pileggi, Macaulay Shiomi Howson Ltd., Annette Street, Toronto, dated June 2, 2025;
 - C102. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;
 - C103. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;
 - C104. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;

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- C105. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C116. David Milano, Bousfields Inc., Church Street, Toronto, dated June 3, 2025;**
- C117. Aidan Pereira and Courtney Fish, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;**
- C118. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;**
- C119. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025;**
- C120. Signe Leisk, Cassels Brock & Blackwell LLP, Temperance Street, Toronto, dated June 3, 2025;**
- C121. Adam Layton, Goldberg Group, Avenue Road, Toronto, dated June 3, 2025;**
- C122. Dana Anderson, MHBC, James Street North, Hamilton, dated June 3, 2025;**
- C123. Dana Anderson, MHBC, James Street North, Hamilton, dated May 26, 2025;**
- C124. Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C125. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C126. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C127. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C128. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C134. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C135. Meaghan McDermid, Davies Howe LLP, Adelaide Street W., Toronto, dated June 3, 2025;**
- C136. Adam Layton, Goldberg Group, Avenue Road, Toronto, dated June 3, 2025;**
- C139. Lauren Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**

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- C140. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C141. Jacob Lapointe, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C142. Patrick Pearson, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, dated June 3, 2025;**
- C143. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated June 3, 2025;**
- C144. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated May 28, 2025;**
- C145. Allyssa Hrynyk, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C146. Allyssa Hrynyk, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C147. Eric Del Favero c/o The Remington Group Inc., Nine-Ten West Limited, Keele Street, Vaughan, dated June 3, 2025;**
- C148. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C149. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C150. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**
- C151. Ryan Guetter and Darrin Cohen, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C152. Emma West, Bousfields Inc., Church Street, Toronto, dated June 3, 2025;**
- C153. Sandra K. Patano and Jessica Damaren, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;**
- C154. Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 2, 2025;**
- C155. Anna Wynveen, Bousfields Inc., Church Street, Toronto, dated June 3, 2025;**
- C156. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 3, 2025;**

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- C157. Adam Layton, Goldberg Group, Avenue Road, Toronto, dated June 3, 2025;**
- C158. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C159. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025;**
- C160. Ryan Mino-Leahan and Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C161. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated May 28, 2025;**
- C162. Ryan Mino-Leahan and Madison Van West, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C163. Scott Snider and Shelley Kaufman, TMA Law Associates, Main Street W., Hamilton, dated January 21, 2025;**
- C164. Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C165. John M. Alati, Davies Howe LLP, Adelaide Street W., Toronto, dated June 3, 2025;**
- C166. John M. Alati, Davies Howe LLP, Adelaide Street W., Toronto, dated June 3, 2025;**
- C167. Natalie Ast, Overland LLP, Yonge Street, Toronto, dated June 3, 2025;**
- C170. Adam Layton, Goldberg Group, Avenue Road, Toronto, dated June 3, 2025;**
- C171. Ryan Mino-Leahan and Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C172. Lia Cutrara, York Region Condominium Corporation No. 945, Millway Avenue, Vaughan, dated June 3, 2025;**
- C173. Ryan Mino-Leahan and Madison Van West, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C175. Ryan Mino-Leahan and Ian Franklin, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 3, 2025;**
- C176. Claudio Brutto, Brutto Planning Consultant Ltd., Miranda Avenue, Toronto, dated June 3, 2025;**

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- C177. Anthony Joseph Cocomile, dated June 3, 2025;
- C178. Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 3, 2025;
- C179. Mathew Halo, Innovative Planning Solutions, Steeles Avenue W., Vaughan, dated June 3, 2025;
- C182. Claudio Brutto, Brutto Planning Consultant Ltd., Miranda Avenue, Toronto, dated June 3, 2025;
- C183. Franca Stirpe, dated June 2, 2025;
- C197. Jenna Thibault, Weston Consulting, Millway Avenue, Vaughan, dated June 3, 2025;
- C198. Jenna Thibault, Weston Consulting, Millway Avenue, Vaughan, dated June 2, 2025;
- C209. Elia LoSciavo, Antonella Crescent, Vaughan, dated June 3, 2025; and
- C210. Joseph LoSciavo, Antonella Crescent, Vaughan, dated June 3, 2025.

Recommendations

1. THAT the Public Meeting report and presentation for the draft new Vaughan Official Plan 2025, inclusive of the draft new Vaughan Metropolitan Centre Secondary Plan and the draft new Weston 7 Secondary Plan, 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.

11. CEREMONIAL PRESENTATION – VAUGHAN RANGERS U18 BLACK TEAM RECOGNITION

The Mayor and Members of Council recognized the Vaughan Rangers U18 Black Team for winning the 2024-2025 Vaughan Rangers Memorial Select Tournament and 52nd Annual Gene Harrington Tournament.

12. OTHER MATTERS CONSIDERED BY THE COMMITTEE

12.1. MOTION TO EXTEND ADJOURNMENT

The Committee of the Whole passed a motion to extend adjournment beyond 12:01a.m., per Section 4.2 of Procedure By-law 7-2011, as amended, with respect to the Length of Meetings.

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The meeting adjourned at 12:11 a.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

**CITY OF VAUGHAN
REPORT NO. 25 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on June 24, 2025.***

The Committee of the Whole met at 1:01 p.m. on June 17, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Rosanna DeFrancesca, 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 Adriano Volpentesta
Councillor Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

**1. TESTON ROAD EAST AND WEST SANITARY SEWER
INFRASTRUCTURE AREA SPECIFIC DEVELOPMENT CHARGE**

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, and Deputy City Manager, Infrastructure Development, dated June 17, 2025, be approved; and**
- 2. That the following communication be received:**
 - C2. Presentation material, Andrew Mirabella, Hemson Consulting Ltd., Patrick Street, Toronto, on behalf of the City of Vaughan, dated June 17, 2025.**

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Recommendations

1. That the Development Charges Background Study for the Teston Road East and West Sanitary Sewer Service Area (Attachment 1) be approved;
2. That the Teston Road East Sanitary Sewer By-law (Attachment 2) be approved;
3. That the Teston Road West Sanitary Sewer Infrastructure By-law (Attachment 3) be approved;
4. That the capital forecast to 2041 for the Teston Road East and West Sanitary Sewer Infrastructure included in the Development Charges Background Study, dated March 3, 2025, and subject to maintenance of service levels, the availability of funding and Council policies, be adopted;
5. That Council commit to future operating costs associated with the capital forecast contained in the Development Charges Background Study, to be addressed through future budget cycles; and
6. That Council confirm that no further public meetings pursuant to the *Development Charges Act, 1997* are required prior to the enactment of the new Area specific development charges By-laws.

2. 2024 ANNUAL INVESTMENT REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025:

Recommendations

1. That this report be received for information.

3. 2024 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT

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 June 17, 2025:

Recommendations

1. THAT the 2024 Development Charges Reserve Fund and Special Fund Statement be received for information; and

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2. THAT the 2024 Development Charges Reserve Fund and Special Fund Statement be made available to the public, and that a copy be forwarded to the Ministry of Municipal Affairs and Housing on request.

4. **2025 ADOPTION OF TAX RATES AND ISSUANCE OF PROPERTY TAX NOTICES – ALL WARDS**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025, be approved; and
2. That, in accordance with Communication C7., memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025, the chart in the Analysis and Options section of the report be replaced with the chart below, to amend the Education – Province of Ontario portion of the total levy for 2025:

	2025	
City of Vaughan	\$250,154,557	23.98 per cent
Region of York	\$461,783,749	44.26 per cent
Education-Province of Ontario	\$331,417,875	31.76 per cent
Total	\$1,043,356,181	100.00 per cent

Recommendations

1. That a by-law be enacted to adopt Municipal, Regional and Education Property Tax Rates, as submitted in Attachment 1; and
2. That staff be authorized to proceed with the issuance of final property tax bills for 2025.

5. **PURPOSE BUILT RENTAL UNITS (NON-LUXURY) – DEVELOPMENT CHARGE DEFERRAL**

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025, be approved, subject to the replacement of Recommendation 1.a. with the following, in accordance with Communication C1., dated June 17, 2025:

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- 1.a. That staff be directed to prepare a new policy to defer development charges for non-luxury purpose-built residential rental unit development with a tenure of 40 years, and that the policy be amended to the satisfaction of the City Manager, in consultation with legal counsel and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer.

Recommendations

1. Conditional on York Region Council approving a development charge deferral policy for non-luxury residential rental unit development with a 40-year tenure:
- a. That staff be directed to prepare an amendment to policy 12.C.07 “City Wide Development Charges Deferral” to defer development charges for non-luxury purpose-built residential rental unit development with a tenure of 40 years, and that the policy be amended to the satisfaction of the City Manager, in consultation with legal counsel and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer; and
- b. That staff engage with York Region to develop a triparty agreement among the City, York Region and the developer for the deferral of non-luxury residential rental unit development charges.

6. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.24.033 THE CORPORATION OF THE CITY OF VAUGHAN

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 June 17, 2025:

Recommendations

1. THAT Zoning By-law Amendment File Z.24.033 (THE CORPORATION OF THE CITY OF VAUGHAN) BE APPROVED, to amend Zoning By-law 001-2021 by permitting the use of a Supportive Living Facility in the “A Agriculture Zone” on the Subject Lands shown on Attachment 1, together with the site-specific exceptions identified in Table 1 of this report; and
2. THAT a Holding Symbol “(H)” be applied to the Subject Lands which shall not be removed from any portion thereof until the following condition is addressed to the satisfaction of the City. Notwithstanding the Holding Symbol “(H)”, interior alteration work

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associated with a Supportive Living Facility shall be permitted prior to the removal of the Holding Symbol “(H)”:

- a. That the flood safe access details of the emergency response plan be finalized and TRCA clearance is received by the City.

7. CONCORD GO CENTRE PLANNING STUDY – SINGLE SOURCE AWARD

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 June 17, 2025:

Recommendations

1. THAT staff be directed to proceed with a Single Source Award to Dillon Consulting Ltd. for the planning work for the Concord GO Centre at a cost of \$300,000; and
2. THAT the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery or designate, and the Director of Procurement Services be authorized to negotiate, execute, amend, terminate and administer any resulting related agreements and/or documents in a form satisfactory to the Office of the City Solicitor.

8. CITY PARK (HWY 27) HOMES INC. OFFICIAL PLAN AMENDMENT FILE OP.24.014 ZONING BY-LAW AMENDMENT FILE Z.24.031 5850 LANGSTAFF RD. VICINITY OF HIGHWAY 27 AND LANGSTAFF 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 June 17, 2025, be approved;
2. That the comments of Gerard Boren, Parente Borean LLP, Highway 7, Woodbridge, on behalf of the applicant, be received;
3. That the comments and communication of the following speakers be received:
 1. Joe Fleming, Milano Avenue, Woodbridge;
 2. Robert De Giorgio, Antonia Court, Woodbridge;
 3. Rosy Suppa, Sanremo Court, Woodbridge;
 4. Silvano DeVellis, Antonia Court, Woodbridge;

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5. Elena Dalessio, Martin Grove Road, Woodbridge, and Communication C14.;
 6. Rose Malfa, Sanremo Court, Woodbridge;
 7. Sabrina Saltmarsh, Milano Avenue, Woodbridge;
 8. Roslyn Houser, Goodmans LLP, Bay Street, Toronto, on behalf of Costco Wholesale Corporation;
 9. Simone Barbieri, Campania Court, Woodbridge; and
 10. Phyllis Barbieri, Campania Court, Woodbridge; and
4. That the following communications be received:
- C5. Mary Monaco, dated June 12, 2025;
 - C6. Brooke Burlock, Zelinka Priamo Ltd., Maud Street, Toronto, dated June 16, 2025;
 - C8. Angela and Agostino Augurusa, dated June 13, 2025;
 - C9. Gaetano and Rosy Suppa, dated June 15, 2025;
 - C10. Cristina F., dated June 13, 2025; and
 - C11. Alfonso Scarpa, Sanremo Court, Vaughan, dated June 16, 2025.

Recommendations

1. THAT Official Plan Amendment File OP.24.014 (City Park (Hwy 27) Homes Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachment 1 to:
 - a. Redesignate part of the Subject lands from Low-Rise Mixed-Use and Natural Areas to High-Rise Residential and Natural Areas on Schedule 13 – Land Use in the manner shown on Attachment 2;
 - b. Increase the maximum permitted building height from 4 to 29-storeys;
 - c. Increase the maximum permitted floor space index from 1.5 to 5.03 times the area of the lot; and
 - d. Permit portions of High-Rise Buildings above 12-storeys to be setback 6.5 metres from the front lot line, 3.5 metres from the northerly interior side lot line and 12.5 metres from the southerly interior side lot line and have a minimum tower separation of 25 metres.
2. THAT Zoning By-law Amendment File Z.24.031 (City Park (Hwy 27) Homes Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “A Agriculture Zone” and “EP Environmental Protection Zone” to “RM3 Multiple Residential Zone” with a Holding Symbol “(H)”, “OS2 Private Open Space Zone” and “EP Environmental Protection Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 7 of this report.

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3. THAT the high-rise residential development for the Subject Lands be designated as a Class 4 area pursuant to the Ministry of the Environment, Conservation, and Parks Noise Guideline NPC-300 (Stationary and Transportation Sources – Approval and Planning), and that an amendment to Schedule 4 of the City's Noise By-law include the Subject Lands upon approval of the implementing zoning by-law by Vaughan Council for Zoning By-law Amendment File Z.24.031.
4. 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 prepare a comprehensive study and obtain written approvals from both York Region and the City, demonstrating that a viable sanitary servicing strategy is achievable, to the satisfaction of York Region and the City. The Owner shall also enter into an agreement, if required, with the City to design and construct the necessary works, subject to the approval of the Development Engineering Department and York Region;
 - b. That Vaughan Council adopt 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;
 - c. The Owner contributes its share of the cost of infrastructure works and/or undertakes the necessary wastewater improvement works and enters into a Development Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements along Highway 27 as identified in the Integrated Urban Water Master Plan Class EA. The Owner's contributions are to be based on the conclusions and recommendations of the final Integrated Urban Water Master Plan Class EA, as required, to the satisfaction of the City;
 - d. The Owner shall front-end finance and implement or contribute to required wastewater servicing infrastructure improvements identified in the conclusions and recommendations of the City's Integrated Urban Water Master Plan Class EA, specifically the City's local sanitary sewer along Highway 27 north of Langstaff Road as identified in the Integrated Urban Water Master Plan Class EA, as appropriate and to the satisfaction of the City;
 - e. The Owner will be required to account for road widening requirements specified by the Region and construct the active transportation facilities on the east side of Highway 27

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along the frontage of the Subject Lands in the ultimate condition consistent with the City's Design Criteria, and to the satisfaction of the City and York Region. All required lands shall be conveyed to York Region, free of all costs and encumbrances;

- f. The Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation impact study/plan outlining the required Regional and City road improvements. The study/plan submitted to the City and York Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigation measures for these issues. The Owner shall agree in the site plan agreement to implement the recommendations of the updated transportation study/plan, to the satisfaction of the City and York Region;
- g. The Owner shall provide copy of an agreement established with a car-sharing operator/provider with a minimum two-year full subsidy of membership for each designated car-sharing space, if required;
- h. The Owner shall submit revised Phase One and Phase Two Environmental Site Assessment reports, to address the comments provided by the Development Engineering Department, to the satisfaction of the City. Should no further subsurface investigation be required following these revisions, or any additional studies identify no contamination requiring remediation, no further work would be required and the 'H' for these lands can be removed. However, should these revisions result in further subsurface investigation that identifies contamination, then in accordance with the City's Contaminated Site Policy. This 'H' shall not be removed until:
 - i. A Remedial Action Plan (RAP), in accordance with the City's RAP Checklist is provided;
 - ii. The Remedial Action Plan is successfully executed to address any contamination identified; and
 - iii. A Record of Site Condition (RSC) is filed on the Ministry of the Environment, Conservation and Parks (MECP) Environmental Site Registry, all to the satisfaction of the City.

Depending on the extent of the contamination identified, alternative approaches to an Record of Site Condition may be considered, to be determined following review of the

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revised reports. A letter of reliance in accordance with the City's reliance letter template will also be required for all reports submitted to the City;

- i. The Owner shall submit a revised noise report to the City for review and approval that addresses all requirements identified in the City-initiated peer review (report titled Environmental Noise Feasibility Study Peer Review – Proposed Residential Development – Hwy 27 & Langstaff Road, dated May 23, 2025), including, but not limited to, the following:
 - i. Confirming the locations of all enclosed noise buffers;
 - ii. Confirming the methodology used to predict transportation noise impacts to demonstrate alignment with more well-established road traffic noise prediction tools;
 - iii. Clarification regarding aspects of the stationary noise impact assessment; and
 - iv. Ensuring noise receptors on Building “C”, as shown on Attachment 3, receive appropriate shielding from stationary sources prior to issuance of an Occupancy Permit;
- j. The Owner shall submit a phasing plan for construction in accordance with all noise mitigation measures (including enclosed noise buffers) through an updated noise report, to the satisfaction of the City. This includes, but is not limited to: confirming Building Permit issuance and construction of Buildings “A” and “B”, as shown on Attachment 3, to ensure such noise mitigation measures (including enclosed noise buffers) are implemented prior to construction of Building “C”, as shown on Attachment 3; or, providing additional noise mitigation measures for Building “C”, to the satisfaction of the City, should construction of Building “C” advance prior to construction of Buildings “A” and “B”. The removal of the Holding Symbol “(H)” may be implemented in phases, to the satisfaction of the City;
- k. The Owner shall submit a revised Environmental Impact Study report for review and approval, to the satisfaction of the City; and
- l. The Owner and the owner of the lands west of the Subject Lands, municipally known as 6100 Langstaff Rd., shall provide to the City written confirmation that arrangements have been agreed upon regarding coordination of the proposed signalized intersection on Highway 27 between the

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Subject Lands and 6100 Langstaff Rd., to the satisfaction of the City.

**9. KENTVIEW ESTATES INC. DRAFT PLAN OF SUBDIVISION FILE
19T-24V006 10398 AND 10402 ISLINGTON AVE. VICINITY OF
ISLINGTON AVENUE AND NASHVILLE 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 June 17, 2025, be approved, subject to the following, in accordance with Communication C12., dated June 16, 2025:**
 - 1. That Attachment 4 - Conditions of Approval be deleted and replaced with the updated Attachment 4 - Conditions of Approval; and**
 - 2. That Site Development Application requirements shall be addressed through Draft Plan of Subdivision File 19T-24V006; and**
- 2. That the following communication be received:**

C13. Meaghan McDermid, Davies Howe LLP, Adelaide Street W., Toronto, dated June 16, 2025.

Recommendations

- 1. THAT Draft Plan of Subdivision File 19T-24V006 (Kentview Estates Inc.) as shown on Attachment 2, BE APPROVED, AS REDLINED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL set out in Attachment 4, to permit a residential block with 22 three-storey and four-storey street townhouse dwelling units on a private (common element condominium) road and a landscape buffer, an open space block to be conveyed to the Toronto and Region Conservation Authority, and one block to be conveyed to the City of Vaughan for a road widening, as shown on Attachment 2;**
- 2. THAT Council's approval of Draft Plan of Subdivision File 19T-24V006, subject to the conditions set out in Attachment 4, 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; and**
- 3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:**

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“THAT Draft Plan of Subdivision File 19T-24V006 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 22 residential townhouse units (67 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City of Vaughan) 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.”

10. DELEGATED AUTHORITY TO EXECUTE SERVICING AGREEMENTS DURING SUMMER HIATUS PERIOD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 17, 2025:

Recommendations

1. That By-law 144-2018 be amended to delegate authority to the Deputy City Manager, Infrastructure Development, or its designate, to approve and execute Pre-Servicing and Servicing Agreements for the purpose of advancing the construction of critical, shovel-ready municipal infrastructure projects necessary to support planned housing and employment land development projects during the summer hiatus period, as detailed on Attachment 2.

11. 2026 MUNICIPAL ENGINEERS ASSOCIATION CONFERENCE HOSTED BY VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 17, 2025:

Recommendations

1. That the Deputy City Manager, Infrastructure Development, be hereby authorized to execute an agreement with the Municipal Engineers Association for the City of Vaughan to host the 2026 Municipal Engineers Association conference on the terms outlined in this report, and in a form acceptable to the City Solicitor, or designate.

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12. SERVICE LEVEL AGREEMENT FOR WATER, WASTEWATER AND STORMWATER LABORATORY SERVICES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated June 17, 2025:

Recommendations

1. THAT staff be directed to proceed with a Single Source Award to York Durham Regional Environmental Laboratory to provide water testing and analytical services to the City at an upset limit of approximately \$600,000 for an initial five-year term with an additional optional five-year term of anticipated similar value, through a new Service Level Agreement;
2. THAT the Deputy City Manager, Public Works, and the Director of Procurement Services be authorized to negotiate, execute, amend, terminate and administer any resulting related agreements and/or documents in a form satisfactory to the Office of the City Solicitor; and
3. THAT staff provide Council with a communication memorandum in the final year of the initial five-year term to confirm if the optional five-year term with York Durham Regional Environmental Laboratory will be executed, including an update to the approximate upset limit value.

13. INTERNATIONAL ECONOMIC RELATIONS 2025 – EARLY 2026 ACTIVITIES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025:

Recommendations

1. THAT Council approve a cultural mission to advance international relations in Sora, Delia, and Lanciano, Italy, in September 2025, consisting of:
 - a. The Mayor (or designate as identified by the Mayor under delegated authority from Council), no later than July 15, 2025;
 - b. Up to two Councillors as identified by the Mayor under delegated authority from Council, no later than July 15, 2025;
 - c. Up to three City staff from the Strategic Initiatives Portfolio as identified by the Deputy City Manager, Strategic Initiatives

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- (or designate), no later than July 15, 2025, under delegated authority from Council; and
- d. Mayor and Council support staff as needed and identified by the Deputy City Manager, Strategic Initiatives (or designate) no later than July 15, 2025, under delegated authority from Council;
2. THAT Council approve an economic mission to advance international relations at the Milan Urban Food Policy Pact Conference and in Northern Italy in October 2025, consisting of:
- a. The Mayor (or designate as identified by the Mayor under delegated authority from Council), no later than July 15, 2025;
 - b. Up to two Councillors as identified by the Mayor under delegated authority from Council, no later than July 15, 2025;
 - c. Up to three City staff from the Strategic Initiatives Portfolio as identified by the Deputy City Manager, Strategic Initiatives (or designate), no later than July 15, 2025, under delegated authority from Council; and
 - d. Mayor and Council support staff as needed and identified by the Deputy City Manager, Strategic Initiatives (or designate) no later than July 15, 2025, under delegated authority from Council;
3. THAT Council approve an economic and cultural mission to advance international relations in Israel in October 2025, consisting of:
- a. The Mayor (or designate as identified by the Mayor under delegated authority from Council), no later than July 15, 2025;
 - b. Up to two Councillors as identified by the Mayor under delegated authority from Council, no later than July 15, 2025;
 - c. Up to three City staff from the Strategic Initiatives Portfolio as identified by the Deputy City Manager, Strategic Initiatives (or designate), no later than July 15, 2025, under delegated authority from Council; and
 - d. Mayor and Council support staff as needed and identified by the Deputy City Manager, Strategic Initiatives (or designate) no later than July 15, 2025, under delegated authority from Council;

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4. THAT Council approves participation for up to two staff members from Economic Development in the Global Affairs Canada Trade Commissioner-led Investment Roadshow to London, United Kingdom, and Switzerland in November 2025;
5. THAT Council delegate authority to the Mayor and one Mayor's support staff to undertake international missions for the remainder of this Term of Council; and
6. THAT staff report the results of international economic missions to a future Committee of the Whole.

14. TOURISM HOST IN VAUGHAN GRANT – 2025 SUMMER-FALL 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 June 17, 2025:

Recommendations

1. THAT the six 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.

15. ECONOMIC DATA AND BUSINESS RETENTION, EXPANSION AND ATTRACTION HIGHLIGHTS - 2024

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025:

Recommendations

1. THAT the Economic Data and Business Retention, Expansion, and Attraction Highlights – 2024 report be received for information.

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16. VENTURELAB ANNUAL UPDATE TO COUNCIL - 2024

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025:

Recommendations

1. THAT, as per Section 4.4 of the ventureLAB/City of Vaughan 2022-2026 partnership agreement, Council approve the continuation of the partnership in 2025; and
2. THAT Economic Development staff report back on the progress of this continued partnership by the end of Q2 2026.

17. PROCLAMATION REQUESTS: NATIONAL DROWNING PREVENTION WEEK, WORLD CEREBRAL PALSY DAY, REGISTERED VETERINARY TECHNICIAN MONTH, AND NATIONAL ANIMAL SHELTER AND RESCUE APPRECIATION WEEK

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025:

Recommendations

1. THAT the following be proclaimed in 2025:
 - a. The week of July 20 to July 26 as "National Drowning Prevention Week";
 - b. October 6 as "World Cerebral Palsy Day";
 - c. The month of October as "Registered Veterinary Technician Month"; and
 - d. The week of November 1 to November 8 as "National Animal Shelter and Rescue Appreciation Week"; 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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18. VAUGHAN PUBLIC LIBRARY BOARD – MEMBER RESIGNATION

The Committee of the Whole recommends:

- 1. That Councillor Gila Martow be appointed to the Vaughan Public Library Board; and**
- 2. That the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025, be approved.**

Recommendations

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

19. ANNUAL PROCLAMATION OF OCT. 16 AS TREAT ACCESSIBLY PREPARATION DAY

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of the Deputy Mayor Linda Jackson, dated June 17, 2025:

Member's Resolution

Submitted by Deputy Mayor Linda Jackson

Whereas, the City of Vaughan is committed to building a more inclusive, compassionate and accessible community for residents and visitors of all ages and abilities;

Whereas, Vaughan has been nationally recognized for its accessibility leadership, including achieving Gold Certification from the Rick Hansen Foundation for several municipal and library facilities;

Whereas, Deputy Mayor Linda Jackson introduced a Member's Resolution which led to the promotion of the Treat Accessibly initiative on an annual basis at Committee of the Whole (1) on Oct. 5, 2021, which was approved by Council on Oct. 20, 2021;

Whereas, Vaughan's Accessibility Advisory Committee provides important guidance in implementing the *Accessibility for Ontarians with Disabilities Act* and advises Council on identifying and removing barriers in municipal policies, programs and services;

Whereas, the Treat Accessibly initiative was started in 2017 by the Padulo family in Ontario and has grown into a national grassroots movement that encourages Canadians to make Halloween safer and more inclusive for children and youth with disabilities;

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Whereas, the initiative calls on households to distribute treats in a way that accommodates children with mobility, sensory or other challenges, such as by providing barrier-free access to front doors and displaying the Treat Accessibly lawn sign available at www.treataccessibly.com;

Whereas, over 400,000 children in Canada identify with having a disability that may prevent them from fully participating in Halloween traditions without accessible accommodations;

Whereas, the City of Vaughan has previously promoted Treat Accessibly through public communications and Council support, and continues to lead by example in championing barrier-free community events; and

Whereas, declaring Oct. 16 as Treat Accessibly Preparation Day annually would align Vaughan with municipalities across Canada that have committed to fostering awareness and action in advance of Halloween.

It is therefore recommended:

1. That Council proclaims Oct. 16 of each year as Treat Accessibly Preparation Day, encouraging all residents to take steps to ensure Halloween is safe and accessible for all children and youth;
2. That Council directs the Communications, Marketing and Engagement department to promote Treat Accessibility Preparation Day through corporate communications channels; and
3. That this resolution be forwarded to the City's Accessibility Advisory Committee.

**20. CITY OF VAUGHAN MAYOR'S GALA AND CHARITY GOLF CLASSIC –
RECIPIENT ORGANIZATIONS FROM NOV. 1, 2024 TO APRIL 30, 2025**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of the Mayor Steven Del Duca, dated June 17, 2025:

Member's Resolution

Submitted by Mayor Steven Del Duca

Whereas, founded in 2011, the Spirit of Generosity initiative has raised critical funds to enhance the lives of many in Vaughan and beyond;

Whereas, the Mayor's Gala and Mayor's Annual Charity Golf Classic are the signature Spirit of Generosity fundraisers that raise contributions from committed donors to help support more than 200 non-profit and community organizations, including children and youth groups, healthcare initiatives, seniors' organizations, and special needs programs;

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Whereas, ongoing public reporting takes place to Vaughan City Council with details of the distribution of Spirit of Generosity funds to recipients and the funding amount allocated to recipients;

Whereas, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests;

Whereas, many of these same recipients Spirit of Generosity financial support, such as the volunteers and staff local community organizations, greatly rely on having predictable funding support to plan and assist in the vital work the groups undertake to safeguard and elevate the quality of life for residents;

Whereas, there have been requests by recipient community organizations to ensure the Spirit of Generosity financial support they greatly rely on to continue their important community service can be received each year of a Council term; and

Whereas, the Ontario government in the past changed the municipal election calendar such that the opening of candidate nominations begins on May 1 (rather than the first business day in January as had been the case prior to these changes).

It is therefore recommended:

1. THAT Council receive the attached list of recipient organizations that have received, for the period from Nov. 1, 2024 to April 30, 2025, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

21. MOTION TO SUPPORT CAMPAIGN TO HAVE CANADA SEEK PRESIDENCY OF THE INTERNATIONAL HOLOCAUST REMEMBRANCE ALLIANCE

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Local and Regional Councillor Mario G. Racco, dated June 17, 2025:

Member's Resolution

Submitted by Local and Regional Councillor Mario G. Racco

Whereas the International Holocaust Remembrance Alliance (IHRA) is an intergovernmental organization with 35 member countries and 8 observer nations, the core mission of which includes promoting Holocaust education, remembrance and research, while partnering with other international organizations to support these principles and objectives;

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Whereas Canada has been a member of IHRA since 2009;

Whereas the IHRA works closely with major partner organizations including UNESCO, the European Union, the Organization for Co-Operation and Security in Europe, Global Action Against Mass Atrocity Crimes, the Council of Europe and others;

Whereas United Against Hate Canada recently launched a national campaign to urge Canada to seek the Presidency of IHRA for 2027 or 2028 when it next becomes available, by sending a written request dated May 27, 2025 to Prime Minister Mark Carney signed by 130 elected officials, academics, spiritual and community leaders;

Whereas the IHRA definition of antisemitism has been adopted by more than 1000 entities including nation states, sub-national jurisdictions such as provinces and states (including six Canadian provinces), municipal entities including the City of Cote Saint Luc, universities, businesses, sports clubs, cultural organizations and religious groupings;

Whereas Statistics Canada has noted an unprecedented wave of antisemitic incidents in Canada over the past years leading the Government of Canada to recently convene a National Forum to Combat Antisemitism at which it announced \$10 million in new funding for the Security Infrastructure Program and released a statement of intent by law enforcement, civil servants and elected officials to collectively combat hate crimes in all its forms, including addressing the public safety threat of antisemitism;

Whereas the United Kingdom, which chaired the IHRA from March 1, 2024, to February 28, 2025, has indicated that holding the post significantly aided stakeholders within the country to advance Holocaust remembrance, combat Holocaust denial and distortion while building effective tools to blunt antisemitism; and

Whereas holding the Presidency of the IHRA will strengthen the resources and tools available to stakeholders in Canada to combat antisemitism while sending a clear message of our country's desire to blunt hate aimed at Jews.

It is therefore recommended:

1. That Vaughan City Council support the proposal urging the Government of Canada to seek the Presidency of the International Holocaust Remembrance Alliance for 2027 or 2028; and
2. That a copy of this motion be sent to the office of the Right Honourable Mark Carney, Prime Minister of Canada.

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22. HEAD OF COUNCIL ATTENDANCE AT JALSA SALANA UK 2025

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Steven Del Duca, dated June 17, 2025:

Member's Resolution

Submitted by Mayor Steven Del Duca

Whereas, Vaughan is one of the most diverse cities in Canada and continues to be shaped by the contributions of people from around the world who now call our city home;

Whereas, Jalsa Salana UK was established in 1891, and attracts tens of thousands of attendees from more than 100 countries around the world;

Whereas, the event is organized by the Ahmadiyya Muslim Community and is internationally recognized for its promotion of interfaith dialogue, humanitarian values, peace, and spiritual development;

Whereas, the Ahmadiyya Muslim Community has a strong and growing presence in Vaughan, contributing significantly to the city's civic life through volunteerism, public service, and the promotion of tolerance and understanding;

Whereas, Mayor Steven Del Duca has been invited to attend Jalsa Salana UK 2025, taking place in Hampshire, England, as an official guest to represent the City of Vaughan and show support for the values of harmony, unity and peace that are shared between the City and the Ahmadiyya Muslim Community;

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 also to "participate in and foster activities that enhance the economic, social and environmental well-being of the municipality and its residents";

Whereas, section 2.1.1 of the City's Inbound and Outbound Delegations Policy requires approval from Council for outbound delegations involving elected officials;

Whereas, the Council-approved Diversity, Equity and Inclusion Plan 2022-2026 states, "The City will work with Muslim communities in Vaughan to support opportunities to build awareness and educate the public to effectively work toward the elimination of all forms of intolerance, discrimination and bigotry";

Whereas, the City of Vaughan values and supports cultural and interfaith engagement that enhances social cohesion and global understanding; and

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Whereas, the City of Vaughan undertakes various International Economic Relations missions to advance economic and cultural relationships.

It is therefore recommended:

1. That Vaughan City Council endorse Mayor Steven Del Duca and one Head of Council support staff to participate at the Jalsa Salana UK 2025 Annual Convention, where Mayor Del Duca's participation, as an invited guest, will further advance the City of Vaughan's inclusion and community outreach Council-approved initiatives.

23. ILLEGAL ADVERTISING SIGNS

The Committee of the Whole recommends:

1. **That consideration of this matter be deferred to the Council meeting of June 24, 2025.**

Member's Resolution

Submitted by Councillor Marilyn Iafrate, Councillor Adriano Volpentesta, Councillor Rosanna DeFrancesca, Councillor Chris Ainsworth and Councillor Gila Martow

Whereas, the City of Vaughan's Sign By-law regulates the use of portable signs to ensure the safety of the public and to mitigate blight and nuisances;

Whereas, signs must comply with the Sign By-law, and in some cases require a City issued permit;

Whereas, non-compliant signs, in particular bag signs and sticker signs advertising a wide variety of businesses are continuously being placed across the city;

Whereas, non-compliant bag signs, due to their wire frames and placement pose a risk to pedestrians, animals and vehicles;

Whereas, non-compliant bag signs and sticker signs are a blight on the city, can damage the surfaces of infrastructure and street furniture, and are an ongoing source of public complaints;

Whereas, businesses using these types of methods to advertise are often unlicensed and pose a consumer protection risk;

Whereas, residents complain these non-compliant signs cause litter that reflect negatively on the communities and the City as a whole;

Whereas, the non-compliant signs negatively affect the hard work and pride of ownership of municipal property as well as private property;

Whereas, the removal of non-compliant signs are affecting City resources to continuously remove them each time they are placed illegally; and

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Whereas, there is a need for a comprehensive review of the City of Vaughan Sign By-law.

It is therefore recommended:

1. Through the Mayor's budget process, staff submit a capital project, within their assigned 2026 Budget envelope to engage a consultant to comprehensively review the City's Sign By-law, including best practices with respect to the regulation and effective enforcement of bag signs and sticker signs;
2. That the City of Vaughan Sign By-law include penalties for each non-compliant sign placed illegally;
3. Subject to resources available, staff develop a comprehensive public awareness and education campaign to better inform the public about the risks of engaging companies that are not licensed and do not comply with the City's by-laws;
4. Staff consult and work, as appropriate, with external agencies, such as the Region of York, York Regional Police, Canada Post and the utility companies to create an effective removal and enforcement approach;
5. That the public be made aware of the non-compliant sign bylaw and penalties through the City Corporate media resources and mobile signage; and
6. That Staff work with the Region of York, and York Regional Police to develop a program to identify the perpetrators of the illegal signs to levy appropriate fines.

24. VAUGHAN METROPOLITAN CENTRE TRANSPORTATION MASTER PLAN (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Vaughan Metropolitan Centre Sub-Committee, dated May 21, 2025:

Recommendations

- 1) That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated May 21, 2025, be forwarded to Council for approval;
- 2) That the presentation by Enya Huang and Jeremy Finkleman, WSP Canada and Communication C1., presentation material titled "*VMC Transportation Master Plan*" be received; and

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- 3) That Communication C3., from Allyssa Hrynyk, Associate, Malone Given Parsons, Renfrew Drive, Markham, on behalf of Portage Conversion Landowners Group, dated May 20, 2025, be received.

Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated May 21, 2025:

The VMC Sub-Committee recommends that Council approve:

1. The proposed VMC Transportation Master Plan, comprising the recommended future transportation networks, cross-sections and supporting policies as contained in Attachment 1 to this report; and
2. That staff be directed to implement the actions contained within the 2025 VMC Transportation Master Plan in accordance with the recommended timeline.

25. PROPOSED RE-DEVELOPMENT LOCATED AT 8 MAIN ST. IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated May 21, 2025:

Recommendations

1. That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 21, 2025, be approved:

Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated May 21, 2025:

1. THAT Heritage Vaughan recommend Council approve the proposed re-development at 8 Main St. under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
 - a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
 - b. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Urban Design and Cultural Heritage Division;
 - c. That the applicant enters into a letter of undertaking for the purpose of completion of all proposed landscaping including the 12 large canopy deciduous and coniferous trees in

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accordance with the approved plans to the satisfaction of the City.

- d. That the applicant enters into a Private Tree removal Permit to the satisfaction of the City.

26. REPEAL OF DESIGNATION BY-LAW 180-2024 FOR 5670 STEELES AVE. W. LOCATED IN WOODBRIDGE (TRANSMITTAL REPORT)

The Committee of the Whole recommends:

1. That the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated May 21, 2025, be approved; and
2. That the following communication be received:
 - C3. Meaghan McDermid, Davies Howe LLP, Adelaide Street W., Toronto, dated June 11, 2025.

Recommendations

1. That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 21, 2025, be approved:

Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated May 21, 2025:

1. THAT the Heritage Vaughan committee recommends to Council:
 - a. To repeal By-Law 180-2024 designating 5670 Steeles Avenue W. under Section 31 of *Ontario Heritage Act*;
 - b. That heritage staff be directed to serve a notice of intention to repeal By-law 180-2024 on the Owner and on the Ontario Heritage Trust and to publish notice of intention to repeal By-law 180-2024 on the City of Vaughan website; and
 - c. That should no notice of objection be served to the City Clerk's office within 30 days following service and publication of the notice of intention to repeal By-law 180-2024, that heritage staff be directed to prepare a repealing by-law for the next Council session.

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27. DERELICT BUILDINGS AND STRUCTURES IN THE CITY OF VAUGHAN - DEMOLITION PERMIT APPROVALS AND DEVELOPMENT CHARGE CREDITS

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, and the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated June 17, 2025:

Recommendations

1. That Council authorize the extension of the development charge demolition credit expiry period from 48 months to 120 months for all demolition permits;
2. That staff incorporate the revised development charge demolition credit expiry into the next development charges by-law;
3. That the City enter into development charge demolition credit agreements, for those developments that are demolishing buildings or structures before the next development charges by-law is approved. The agreements shall be to the satisfaction of the City Solicitor and shall be executed by the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer; and
4. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and City Solicitor be authorized to extend the development charge demolition credit expiry once by an additional 12 months, (beyond the 120 months) at their reasonable discretion upon the owner demonstrating reasonable progress on plans for future development on the lands.

28. NUISANCE BY-LAW AMENDMENTS

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 17, 2025, be approved; and
2. That the confidential recommendations contained in Communication C4., confidential memorandum of the City Solicitor and City Manager, dated June 17, 2025, be approved.

Recommendations

1. THAT Council authorize amendments to Nuisance By-law 124-2024, as amended, substantially in accordance with the recommendations outlined in this report, in a form satisfactory to the Office of the City Solicitor.

**REPORT NO. 25 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON JUNE 24, 2025**

29. OTHER MATTERS CONSIDERED BY THE COMMITTEE

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

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

1. VMC Sub-Committee meeting of May 21, 2025 (Report No. 3);
2. Heritage Vaughan Committee meeting of May 21, 2025 (Report No. 4);
3. Audit Committee meeting of May 26, 2025 (Report No. 3);
4. Age-Friendly Vaughan Advisory Committee meeting of May 26, 2025 (Report No. 3); and
5. Anti-Black Racism Standing Advisory Committee meeting of May 29, 2025 (Report No. 1).

29.2 STAFF COMMUNICATIONS

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

- SC1. Memorandum from the Deputy City Manager, Strategic Initiatives, and City Clerk, dated June 16, 2025, with respect to the Outstanding Reports List.

**30. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 17, 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. ROADS WINTER MAINTENANCE SERVICES CONTRACT
EXTENSION**

(a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board)

**2. PROPERTY MATTER - LEASE RENEWAL AGREEMENT
SONOMA SENIORS CLUB - ONE SONOMA BLVD, BUILDING B
UNITS 5, 6, 7 AND 8**

(acquisition or disposition of land)

**REPORT NO. 25 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON JUNE 24, 2025**

3. VMC NORTH URBAN PARK PHASE 1 DEVELOPMENT

(a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board)

**4. PROPERTY MATTER
PROMENADE CENTRE REDEVELOPMENT
PROMENADE CIRCLE RIGHT-OF-WAY ALIGNMENT**

(acquisition or disposition of land)

**5. ONTARIO LAND TRIBUNAL APPEALS
CASE NOS. OLT-25-000033 AND OLT-22-002104
(APPEAL NO. 002674) - 2708971 ONTARIO INC.
9650 HWY 27 FILES OP.21.025, Z.21.053 AND
CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021**

(litigation or potential litigation)

**6. ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NO. OLT 24-000031
AVENUE 7 DEVELOPMENTS LTD.
2267 HWY 7 AND 7700 KEELE ST.
HIGHWAY 7 & KEELE STREET
FILES OP.22.008, Z.22.015 AND 19T-22V002**

(litigation or potential litigation)

**7. ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NO. OLT-25-000224
NAIMAN TRADING INC. AND HARTMAN DEVELOPMENT INC.
8307 AND 8311 ISLINGTON AVENUE, AND
4, 6, 10 AND 12 HARTMAN AVENUE
FILES OP.19.011, Z.19.033 AND DA.21.014**

(litigation or potential litigation)

**8. ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NOS. OLT-22-002608, OLT-21-001787,
OLT-22-002104
7553 ISLINGTON HOLDING INC.
7553 ISLINGTON AVE. AND 150 BRUCE ST.
FILES OP.08.017 AND Z.16.022
VICINITY OF HIGHWAY 7 AND ISLINGTON AVENUE**

(litigation or potential litigation)

**REPORT NO. 25 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON JUNE 24, 2025**

9. **ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NOS. OLT-24-000811 AND OLT-24-000812
3300 RUTHERFORD DEVELOPMENTS INC.
3300 RUTHERFORD ROAD
FILES OP.23.001 AND Z.23.002**
(litigation or potential litigation)
 10. **STEELCORE CONSTRUCTION LTD. V
THE CORPORATION OF THE CITY OF VAUGHAN**
(litigation or potential litigation)
 11. **FAZZARI V. THE CORPORATION OF THE CITY OF VAUGHAN**
(litigation or potential litigation)
 12. **LABOUR RELATIONS UPDATE**
(labour relations)
 13. **INCLUSION AND COMMUNITY OUTREACH ADVISORY
COMMITTEE – APPOINTMENT OF YOUTH MEMBERS
(DEFERRED)**
(personal matters about an identifiable individual)
-

The meeting adjourned at 3:00 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

**CITY OF VAUGHAN
REPORT NO. 26 OF THE
COMMITTEE OF THE WHOLE
(CLOSED SESSION)**

***For consideration by the Council
of the City of Vaughan
on June 24, 2025***

The Committee of the Whole (Closed Session) met at 3:18 p.m. on Tuesday, June 17, 2025, in the Councillor's Boardroom and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. ROADS WINTER MAINTENANCE SERVICES CONTRACT EXTENSION

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

2. PROPERTY MATTER - LEASE RENEWAL AGREEMENT - SONOMA SENIORS CLUB - ONE SONOMA BLVD, BUILDING B - UNITS 5, 6, 7 AND 8

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

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE
(CLOSED SESSION) FOR CONSIDERATION BY COUNCIL,
JUNE 24, 2025**

3. VMC NORTH URBAN PARK PHASE 1 DEVELOPMENT

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

**4. PROPERTY MATTER - PROMENADE CENTRE REDEVELOPMENT -
PROMENADE CIRCLE RIGHT-OF-WAY ALIGNMENT**

The Committee of the Whole (Closed Session) recommends that consideration of this matter be deferred to the Council meeting of June 24, 2025.

**5. ONTARIO LAND TRIBUNAL APPEALS - CASE NOS. OLT-25-000033
AND OLT-22-002104 (APPEAL NO. 002674) - 2708971 ONTARIO INC. -
9650 HWY 27 FILES OP.21.025, Z.21.053 AND CITY-WIDE
COMPREHENSIVE ZONING BY-LAW 001-2021**

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

**6. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NO. OLT 24-
000031 - AVENUE 7 DEVELOPMENTS LTD. - 2267 HWY 7 AND 7700
KEELE ST. HIGHWAY 7 & KEELE STREET FILES OP.22.008, Z.22.015
AND 19T-22V002 2267**

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

**7. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NO. OLT-25-
000224 - NAIMAN TRADING INC. AND HARTMAN DEVELOPMENT
INC. - 8307 AND 8311 ISLINGTON AVENUE, AND 4, 6, 10 AND 12
HARTMAN AVENUE FILES OP.19.011, Z.19.033 AND DA.21.014**

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

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE
(CLOSED SESSION) FOR CONSIDERATION BY COUNCIL,
JUNE 24, 2025**

8. **ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NOS. OLT-22-002608, OLT-21-001787, OLT-22-002104 - 7553 ISLINGTON HOLDING INC. - 7553 ISLINGTON AVE. AND 150 BRUCE ST. FILES OP.08.017 AND Z.16.022 VICINITY OF HIGHWAY 7 AND ISLINGTON AVENUE**

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

9. **ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NOS. OLT-24-000811 AND OLT-24-000812 - 3300 RUTHERFORD DEVELOPMENTS INC. - 3300 RUTHERFORD ROAD FILES OP.23.001 AND Z.23.002**

The Committee of the Whole (Closed Session) recommends, in part, that further consideration of this matter be deferred to the Council meeting of June 24, 2025.

10. **STEELCORE CONSTRUCTION LTD. V THE CORPORATION OF THE CITY OF VAUGHAN**

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

11. **FAZZARI V. THE CORPORATION OF THE CITY OF VAUGHAN**

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

12. **LABOUR RELATIONS UPDATE**

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

13. **INCLUSION AND COMMUNITY OUTREACH ADVISORY COMMITTEE – APPOINTMENT OF YOUTH MEMBERS (DEFERRED)**

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

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE
(CLOSED SESSION) FOR CONSIDERATION BY COUNCIL,
JUNE 24, 2025**

The meeting adjourned at 5:27 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

**CITY OF VAUGHAN
REPORT NO. 27 OF THE
COMMITTEE OF THE WHOLE
(WORKING SESSION)**

*For consideration by the Council
of the City of Vaughan
on June 24, 2025*

The Committee of the Whole (Working Session) met at 1:00 p.m., on June 18, 2025, in Committee Rooms 242/243, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Rosanna DeFrancesca, 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 Chris Ainsworth
Councillor Gila Martow

The following items were dealt with:

**1. 2024 WARD BOUNDARY AND COUNCIL COMPOSITION REVIEW
FINAL REPORT**

The Committee of the Whole (Working Session) recommends:

- 1) That the report of the Deputy City Manager, Strategic Initiatives dated June 18, 2025, be received; and**
- 2) That Communication C2., presentation material titled “*City of Vaughan Ward Boundary Review Final Recommended Options to Council*”, and presentation by the following presenters, be received:**
 - 1. Todd Coles, City Clerk;**
 - 2. Jack Ammendolia, Managing Partner, Watson & Associates Economists Ltd., Mississauga; and**
 - 3. Dr. Zachary Spicer, Associate Professor, York University.**

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE
(WORKING SESSION) FOR CONSIDERATION
BY COUNCIL, JUNE 24, 2025**

Recommendations

1. That Council provides direction on the composition and ward boundaries of the City of Vaughan under a governance arrangement without local and regional councillors;
2. That Council directs that the existing ward boundaries under the current governance arrangement be maintained; and
3. That staff bring forward any necessary by-laws to the June meeting of Council to codify the decisions made respecting composition and boundaries.

2. RECREATION USER FEE & COST RECOVERY POLICY UPDATE

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Community Services dated June 18, 2025, be approved; and
- 2) That the presentation by Anna Dara, Director, Recreation Services and Paola D'Amato, Recreation Manager, Business Planning & Creative Services, and Communication C1., presentation material titled "*Investing in Recreation: User Fee and Cost Recovery Policy*", be received.

Recommendations

1. THAT Council receive the *Recreation Services Comprehensive User Fee and Cost Recovery Study*, as prepared by the external consultant Hemson;
2. THAT Council approve the *Recreation User Fee and Cost Recovery Policy 18.C.04*;
3. THAT Council approve Option 1 (described in the report) which maintains the 95% cost recovery target of direct recreation costs for implementation in 2025;
4. THAT the Recreation Services Department continue to be authorized to establish and manage recreation user fees within the guidelines outlined in Policy 18.C.04;
5. THAT Schedule H in the Fees and Charges By-Law, 251-2024, be updated to reflect the amendments to the Policy;

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE
(WORKING SESSION) FOR CONSIDERATION
BY COUNCIL, JUNE 24, 2025**

6. THAT Council approve the consolidation of Recreation's delegated authority By-Law, 053-2023, with the City's main delegated authority By-Law, 144-2018;
7. THAT the Delegated Authority By-Law, 053-2023 be repealed; and
8. THAT By-Law 144-2018 be amended to include authority for Recreation to enter into advertising and marketing agreements, in a form satisfactory to the Office of the City Solicitor.

The meeting adjourned at 2:20 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair