CITY OF VAUGHAN
COUNCIL MEETING
AGENDA

Tuesday, April 28, 2026
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

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2. DISCLOSURE OF INTEREST

3. ADOPTION OF MINUTES 11
Minutes of the Council meeting of March 24, 2026.

4. COMMUNICATIONS

5. CEREMONIAL PRESENTATIONS

6. ITEMS REQUIRING STATUTORY PUBLIC HEARING

7. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1. COMMITTEE OF THE WHOLE (1) REPORT NO. 17 19

1. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT Z.25.046 THE CORPORATION OF THE CITY OF VAUGHAN
(By-law Number 076-2026)

2. DG (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.002 DRAFT PLAN OF SUBDIVISION FILE NO. 19T-25V001 - 2720 KING-VAUGHAN RD. VICINITY OF JANE STREET AND KING-VAUGHAN ROAD

3. STELLEX GP INC. TEMPORARY USE ZONING BY-LAW AMENDMENT Z.25.007 - 10481 HIGHWAY 50 VICINITY OF HIGHWAY 50 AND NASHVILLE ROAD

4. PROPOSED STREET NAME SITE PLAN OF DA.25.012 VICINITY OF BATHURST STREET AND HIGHWAY 7

5. AMENDMENTS TO THE PROTECTING VULNERABLE SOCIAL INFRASTRUCTURE BY-LAW
(By-law Number 080-2026)

6. BARONS STREET AREA TRAFFIC CALMING

7. TIME LIMITED EXEMPTION OF CITY DEVELOPMENT CHARGES FOR RESIDENTIAL DEVELOPMENTS – RESPONSE TO MAYORAL DIRECTIVE 1-2026

8. WOODBRIDGE PARK LIMITED ZONING BY-LAW AMENDMENT FILE Z.25.048 - 5390 STEELES AVE. W. VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE

9. EXPLORING DEVELOPMENT FEES REDUCTION AND DEFERRALS

10. OTHER MATTERS CONSIDERED BY THE COMMITTEE

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2. COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 18 29

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2. TESTON ROAD LANDOWNERS GROUP OFFICIAL PLAN AMENDMENT FILE OP.23.008 ZONING BY-LAW AMENDMENT FILE Z.23.016 - 2863, 2889, & 2901 TESTON RD. VICINITY OF JANE STREET AND TESTON ROAD

3. SENANG INVESTMENTS LIMITED AND KING JANE DEVELOPMENTS INC. (C/O ALLETTO DEVELOPMENTS LTD.) ZONING BY-LAW AMENDMENT FILE Z.26.007 - 271 VALLEY VISTA DRIVE AND PART OF LOT 20, CONCESSION 2 VICINITY OF MAJOR MACKENZIE DRIVE WEST AND DUFFERIN STREET

4. SENANG INVESTMENTS LIMITED (C/O ALLETTO DEVELOPMENTS LTD.) ZONING BY-LAW AMENDMENT FILE Z.26.001 - 1078 & 1150 MAJOR MACKENZIE DR. W VICINITY MAJOR MACKENZIE DRIVE WEST AND DUFFERIN STREET

5. BOSTAR INC. AND 1639326 ONTARIO LTD. OFFICIAL PLAN AMENDMENT FILE OP.25.007 ZONING BY-LAW AMENDMENT FILE Z.25.017 - 5875 HWY 7 AND PART BLOCK 1, PLAN 65M-3033 VICINITY OF HIGHWAY 7 AND HIGHWAY 27

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7. PRIMONT (CASTELMONT) INC. OFFICIAL PLAN AMENDMENT FILE OP.25.012 ZONING BY-LAW AMENDMENT FILE Z.25.026 - 7055, 7065 AND 7067 ISLINGTON AVE. VICINITY OF ISLINGTON AVENUE AND FRIULI COURT

8. NJS DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE NO. Z.25.050 - 3836 AND 3850 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

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    4. PROPERTY MATTER LICENSE AGREEMENT - EVERLOOK INVESTMENTS INC. CITY HALL CAMPUS AND BEAVERBROOK HOUSE

    5. 3300 HIGHWAY 7 WEST

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    9. ONTARIO LAND TRIBUNAL APPEAL OLT CASE NO. OLT-24-000740 U-PAK DISPOSALS LIMITED 6181 MAJOR MACKENZIE DRIVE HERITAGE DESIGNATION BY-LAW 142-2024

10. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NOS. OLT-25-000883 AND OLT-25-000884 2133904 ONTARIO INC. 89 AND 99 NASHVILLE RD. FILES OP.24.013 AND Z.24.030 VICINITY OF NASHVILLE ROAD AND HIGHWAY 27

8. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

10. STAFF INFORMATION MEMORANDA

11. BY LAWS / FORMAL RESOLUTIONS

1. BY-LAW NUMBER 064-2026
(Item 2, Committee of the Whole, Report No. 20)

A By-law to repeal and replace Standing Water By-law 143-2003 and its amendment 042-2025, and to regulate standing water in the City of Vaughan.

2. BY-LAW NUMBER 065-2026
(Item 2, Committee of the Whole, Report No. 20)

A By-law to amend the Administrative Penalties By-law 240-2024, as amended, to include the Standing Water By-law 064-2026, as a designated by-law.

3. BY-LAW NUMBER 066-2026
(Council, October 28, 2025, Item 3, Committee of the Whole, Report No. 34)

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 255-2025. (File Z.26.003, Related File Z.24.041, Part of Block 158, Plan 65M-3523, Designated as Parts 1 & 2, 65R-34476, Elmway Residences Corp., located at the north-east corner of Elmway Court and Thornhill Woods Drive, municipally known as 16 Elmway Court, City of Vaughan, Regional Municipality of York.)

4. BY-LAW NUMBER 067-2026
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (Part of Lot 5 Concession 7, located along the west side of Islington Avenue, south of Highway 7, municipally known as 7730 Islington Avenue, City of Vaughan, Regional Municipality of York.)

5. BY-LAW NUMBER 068-2026
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46) (Council, September 22, 2025, Item 1, Committee of the Whole, Report No. 28)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.25.011, located on the south side of Kirby Road, west of Kipling Avenue, municipally known as 5471, 5491, and 5511 Kirby Road and being Part of Lot 30, Concession 8, City of Vaughan, Regional Municipality of York.)

6. BY-LAW NUMBER 069-2026
(Council, September 22, 2025, Item 1, Committee of the Whole, Report No. 28)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.25.005, Part of Lot 6, Concession 9, located on the northeast corner of Highway 7, and Huntington Road, municipally known as 6720 Highway 7, City of Vaughan, Regional Municipality of York.)

7. BY-LAW NUMBER 070-2026
(Council, May 27, 2025, Item 1, Committee of the Whole, Report No. 18)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.25.005, Part of Lot 25, Concession 6, located on the south side of Teston Road, west of Weston Road, municipally known as 3801 Teston Road, City of Vaughan, Regional Municipality of York.)

8. BY-LAW NUMBER 071-2026
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (Part of Lot 24 Concession 8, located along Nashville Road and Islington Avenue, municipally known as 8, 12, 30, 40 Nashville Road; 9 Lester B. Pearson Street; 10525-10565, 10576 Islington Avenue, City of Vaughan, Regional Municipality of York.)

9. BY-LAW NUMBER 072-2026
(Council, June 28, 2022, Item 5, Committee of the Whole, Report No. 27)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File OP.21.018 and Z.21.037, Part of Lot 6, Concession 9, located on the north side of Highway 7, west of New Huntington Road, municipally known as 6640 Highway 7, and legally described as Part of Lot 6, Concession 9, City of Vaughan, Regional Municipality of York.)

10. BY-LAW NUMBER 073-2026
(Council, June 28, 2022, Item 23, Committee of the Whole, Report No. 30)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.26.010, 1600 Teston Road, Part of Lot 26, Concession 3, located on the north side of Teston Road, west of Dufferin Street, municipally known as 16, 20, 24, 32, 36, 40, 51, 55, 59, 60, 63, 64, 67, 68, 71, 72, 76, 77, 80, 83, 89, 90, 94, 95, 98, 101, 102, 106, 107, 113, 119 and 125 Dornoch Street; 5, 9, 13, 14, 17, 18, 21, 22, 25, 29, 33, 39, 45, 49, 53, 56, 57, 60, 61, 64, 65, 68, 69, 72, 73, 76, 77, 81, 85, 88, 89, 92, 93, 96, 97, 100, 101, 104, 105, 111, 117, 123, 129, 132, 135, 136, 140, 141 and 147 Caddie Crescent; 10, 11, 14, 15, 18 and 19 Vatersay Way; City of Vaughan, Regional Municipality of York.)

11. BY-LAW NUMBER 074-2026
(Delegation By-law 144-2018)

A By-law to assume municipal services associated with the Avid Vaughan Hotel, Development Agreement (DA.18.005). (Part of Lot 5, Concession 10)

12. BY-LAW NUMBER 075-2026
(Authorized by the Decision of the Ontario Land Tribunal Issued February 03, 2026, Case No. OLT-22-002104)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (Located at the southeast corner of Maplecrete Road and Highway 7 (within the Vaughan Metropolitan Centre), being Part of Lot 5, Concession 4, and is municipally known as 2901 Highway 7, City of Vaughan.)

13. BY-LAW NUMBER 076-2026
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46) (Item 1, Committee of the Whole, Report No. 17)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.25.046, located on the north side of Major Mackenzie Drive, west of Jane Street, municipally known as 3120 and 3200 Major Mackenzie Drive, City of Vaughan, Regional Municipality of York.)

14. BY-LAW NUMBER 077-2026
(Authorized by the Decision of the Ontario Land Tribunal Issued November 14, 2025, Case No. OLT-23-000924)

A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 144, as effected by the Ontario Land Tribunal. (File OP.22.023, Related Files Z.22.045, DA.22.077, Part of Lot 6, Concession 2, Concen Development Limited, located on the north side of Centre Street, municipally known as 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street being Part of Lots 80 to 85 inclusive, Registered Plan 3541, in the City of Vaughan.)

15. BY-LAW NUMBER 078-2026
(Item 3, Committee of the Whole (Closed Session), Report No. 21)

A By-law to authorize an application for approval to expropriate all right, title and interest (fee simple), and permanent limited interests (permanent easement) in lands in the City of Vaughan, in the Regional Municipality of York, as more particularly described in Schedule “A” to this By-law.

16. BY-LAW NUMBER 079-2026
(Delegation By-law 144-2018)

A By-law to amend Parking By-Law 064-2019, to regulate the parking of motor vehicles on roads under the jurisdiction of the Corporation of the City of Vaughan.

17. BY-LAW NUMBER 080-2026
(Item 5, Committee of the Whole, Report No. 17)

A By-law to amend Protecting Vulnerable Social Infrastructure By-law 143-2024 to provide additional clarity and support the administration of the By-law.

18. BY-LAW NUMBER 081-2026
(Authorized by the Decision of the Ontario Land Tribunal Issued July 21, 2025, Case No. OLT-24-000220)

A By-law to amend City of Vaughan By-law 001-2021, as effected by the Ontario Land Tribunal. (File Z.22.043, Related File OP.Z.22.043, DA.23.061, Part of Lot 22, Concession 2, QF Development Group (BT) Inc., located on the southwest corner of Queen Filomena Avenue and Bathurst Street. The lands are described as Block 279, Plan 65M-4491, municipally known as 10-11, 26, 36-39 Barolo Place (previously known as 87 Keatley Drive), City of Vaughan.)

19. BY-LAW NUMBER 082-2026
(Authorized by the Decision of the Ontario Land Tribunal Issued July 21, 2025, Case No. OLT-24-000220)

A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 147, as effected by the Ontario Land Tribunal. (File OP.22.022, Related File Z.22.043, Part of Lot 22, Concession 2, QF Development Group (BT) Inc., located on the southwest corner of Queen Filomena Avenue and Bathurst Street, municipally known as 10-11, 26, 36-39 Barolo Place, being Block 279, Plan 65M4491, in the City of Vaughan.)

20. BY-LAW NUMBER 083-2026
(Authorized by the Decision of the Ontario Land Tribunal Issued November 14, 2025, Case No. OLT-23-000925)

A By-law to amend City of Vaughan By-law 001-2021, as effected by the Ontario Land Tribunal. (File Z.22.045, Related Files OP.22.023, DA.22.077, Part of Lot 6, Concession 2, Concen Development Limited, located on the north side of Centre Street, municipally known as 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street being Part of Lots 80 to 85 inclusive, Registered Plan 3541, in the City of Vaughan, Regional Municipality of York.)

12. CONFIRMING BY LAW

13. MOTION TO ADJOURN

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

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

CITY OF VAUGHAN
COUNCIL MINUTES
MARCH 24, 2026

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CITY OF VAUGHAN

COUNCIL MEETING

MARCH 24, 2026

MINUTES

Council met at 1:00 p.m. on March 24, 2026 in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

27. CONFIRMATION OF AGENDA

MOVED by Councillor Iafrate
seconded by Regional Councillor Racco

THAT the agenda be confirmed.

CARRIED

28. DISCLOSURE OF INTEREST

Regional Councillor Rosati declared an interest with respect to Item 5, Committee of the Whole Report No. 14, COPPER KIRBY DEVELOPMENTS LIMITED ZONING BY-LAW AMENDMENT FILE Z.25.049 - 11363 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD, as his daughter owns a property on the abutting lands.

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

29. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Iafrate
seconded by Councillor Volpentesta

THAT the minutes of the Council meeting of February 24, 2026 and Special Council (Budget) meeting of February 24, 2026, be adopted as presented.

CARRIED

30. COMMUNICATIONS

MOVED by Regional Councillor Ferri
seconded by Councillor Ainsworth

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

CARRIED

31. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (1) Report No. 13

Item 10

Committee of the Whole (Public Meeting) Report No. 14

Items 5

MOVED by Councillor Volpentesta
seconded by Councillor Martow

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

THAT Items 1 to 11 of the Committee of the Whole (1) Report No. 13, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 6 of the Committee of the Whole (Public Meeting) Report No. 14, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 20 of the Committee of the Whole (2) Report No. 15, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 6 of the Committee of the Whole (Closed Session) Report No. 16, BE APPROVED and the recommendations therein be adopted.

CARRIED

32. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

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

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

ITEM - 5 COPPER KIRBY DEVELOPMENTS LIMITED ZONING BY-LAW AMENDMENT FILE Z.25.049 - 11363 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD

MOVED by Councillor Iafrate
seconded by Councillor Ainsworth

THAT Item 5, Committee of the Whole (Public Meeting) Report No. 14, be adopted without amendment.

CARRIED

Regional Councillor Rosati declared an interest with respect to this item as his daughter owns a property on the abutting lands. Having previously declared an interest Regional Councillor Rosati did not take part in the discussion or vote on the foregoing matter.

COMMITTEE OF THE WHOLE REPORT NO. 13

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

ITEM - 10 EXPLORING DEVELOPMENT FEES REDUCTION/DEFERRALS

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Rosati

THAT Item 10, Committee of the Whole Report No. 13, be adopted without amendment.

CARRIED

33. BY-LAWS

MOVED by Councillor Martow
seconded by Councillor Iafrate

THAT the following by-laws be passed:

BY-LAW NUMBER 053-2026
(Delegation By-law 144-2018)
A By-law to assume Municipal Services in respect of Registered Plan 65M-4579. (Fumata Investment Corp. Subdivision, 19T-15V012)

BY-LAW NUMBER 054-2026
(Delegation By-law 144-2018) A By-law to assume Municipal Services in respect of Registered Plan 65M-4386, and Reference Plan 65R-33476. (19T-08V03)

BY-LAW NUMBER 055-2026
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46)
(Council, December 16, 2025, Item 1, Committee of the Whole, Report No. 45)
A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.25.033, Part of Lot 21, Concession 4, located on the north side of Major Mackenzie Drive West, west of Keele Street, municipally known as 2316 Major Mackenzie Drive West, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 056-2026
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46)
A By-law to amend City of Vaughan By-law 001-2021, as amended. (Administrative Correction, 14.1032, located south of Langstaff Road, east of Kipling Avenue, municipally known as 1, 15, 19, 25 and 31 Gate House Court, and 8399 Kipling Avenue, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 057-2026
(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46)
A By-law to amend City of Vaughan By-law 001-2021, as amended. (Administrative Correction, 14.1148, located on the west side of Dufferin Street, north of Teston Road, in Part of Lot 26, Concession 3, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 058-2026
(Item 7, Committee of the Whole, Report No. 15) A By-law to amend Parking By-law 064- 2019, as amended, to update definitions, introduce electric vehicle parking regulations, create larger setbacks from private roadways, prohibit parking of immobilized and/or unplated vehicles and unattached trailers, restrict large-vehicle parking in residential zones and strengthen private property towing regulations and provisions on the obstruction of accessible parking spots.

BY-LAW NUMBER 059-2026
(Item 6, Committee of the Whole, Report No. 15) A By-law to amend Idling By-law 170-2004, as amended, to exempt zero-emission vehicles, vehicles involved in jump-starting another vehicle or whose engines are being used to power other equipment, and vehicles where idling is necessary to cool or heat cargo.

BY-LAW NUMBER 060-2026
(Council, February 24, 2026, Item 2, Committee of the Whole, Report No. 6) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.25.009, Related Files 19T-25V004, Ferrara Glade Investment Inc., located on the west side of Keele Street, north of Teston Road, municipally known as 2270 & 2400 Teson Road, being Part of Lots 26 and 27, Concession 4, Parts 1-5, 65R31636, and Part 1, 65R40125, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 061-2026
(Delegation By-law 144-2018) A By-law to dedicate certain lands as forming part of the public highway. (Portage Parkway)

BY-LAW NUMBER 062-2026
(Authorized by the Decision and Order of the Ontario Land Tribunal Issued December 24, 2024, Tribunal Case No(s). OLT-22-002104 and OLT-22-003554) A By-law to amend City of Vaughan By-law 001-2021, as amended by the Decision of the Ontario Land Tribunal, issued December 24, 2024. (Located on the east side of Clarence Street, north of Woodbridge Avenue, being municipally known as 20 Lloyd Street, City of Vaughan, Regional Municipality of York.)

CARRIED

34. CONFIRMING BY-LAW

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Jackson

THAT By-law Number 063-2026, being a by-law to confirm the proceedings of Council at its meeting on March 24, 2026, be passed.

CARRIED

35. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Councillor Martow

THAT the meeting adjourn at 1:08 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk

CITY OF VAUGHAN

REPORT NO. 17 OF THE

COMMITTEE OF THE WHOLE

For consideration by the Council of the City of Vaughan on April 28, 2026

The Committee of the Whole met at 1:00 p.m. on March 31, 2026, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT Z.25.046 THE CORPORATION OF THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning Infrastructure Development, dated March 31, 2026:

Recommendations

1. That Zoning By-law Amendment File Z.25.046 (The Corporation of the City of Vaughan) be approved, for the general and site-specific amendments to Comprehensive Zoning By-law 001-2021 identified in Attachments 2 and 3

2. That Council authorizes the Deputy City Manager, Planning and Infrastructure Development to make minor modifications to the amendments set out in Attachments 2 and 3, as may be required, before introducing the necessary by-law(s) for enactment; and

3. That all necessary by-law(s) be enacted.

2. DG (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.002 DRAFT PLAN OF SUBDIVISION FILE NO. 19T-25V001 - 2720 KING-VAUGHAN RD. VICINITY OF JANE STREET AND KING-VAUGHAN ROAD

The Committee of the Whole recommends:

1) That the recommendations contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved; and

2) That the following deputations be received:

1. Adrian Spring, Scott Cres., King City; and

2. Steven McIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, ON, on behalf of the applicant.

Recommendations

1. That Official Plan Amendment File OP.25.001 (DG (Vaughan) Inc.) be approved, to amend VOP 2010, Volume 1, for portions of the Subject Lands shown on Attachments 1 and 2 as follows:

   a. To amend Schedule 1 – Urban Structure, to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;

   b. To amend Schedule 1A – Urban Area, to redesignate a portion of the Subject Lands outside of the Oak Ridges Moraine from “Non-Urban Area” to “Urban Area” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;

   c. To amend Schedule 1C – Protected Major Transit Station Areas, to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;

d. To amend Schedule 2 – Natural Heritage Network, to remove the “Unapproved” designation on the portion of the Subject Lands outside of the Oak Ridges Moraine and amend the boundary of the “Core Features” designation within the portion of the Subject Lands outside of the Oak Ridges Moraine to reflect the boundary of Block 109;

e. To amend Schedule 9 – Future Transportation Network to add a Minor Collector Road in the location of Street A; and

f. To amend Schedule 13 – Land Use, to redesignate portions of the Subject Lands outside of the Oak Ridges Moraine from “Agricultural” to “Low-Rise Residential”, “Natural Areas”, “Parks” and “Infrastructure and Utilities”, as shown on Attachment 2.

2. That Zoning By-law Amendment File Z.25.002 (DG (Vaughan) Inc.) be approved, to amend Zoning By-law 001-2021, to rezone portions of the Subject Lands shown on Attachment 3, from “A Agriculture Zone,” to “EP Environmental Protection Zone”, “OS1 Open Space One Zone”, and “U Utility Zone”, in the manner shown on Attachment 3 and to “FD Future Development Zone”, “R3A Third Density Residential A Zone”, “R4 Fourth Density Residential Zone”, and “RT1 Townhouse Residential One Zone”, with a Holding Symbol “(H)” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 4 of this report.

3. That the Holding Symbol “(H)” shall not be removed from any portion the Subject Lands where it is applied or any portion thereof, until the following conditions are addressed to the satisfaction of the City:

a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands,

b. York Region commissions its Pressure District 9 (PD9) water booster station, and a suitable local connection point is identified for the Draft Plan of Subdivision in the City’s local Pressure District 9 service area, to the satisfaction of the City; and

c. York Region commissions its Jane Street Sanitary Trunk Sewer and the City's ultimate local sanitary sewer is constructed between Shipwill Street and Jane Street and connected to the Jane Street Sanitary Trunk Sewer, and a suitable outlet is constructed through Block 35 East for the Draft Plan of Subdivision (Integrated Urban Water Master Plan Wastewater Project No.'s 15 and 16), to the satisfaction of the City.

4. That Draft Plan of Subdivision File 19T-25V001 (DG (Vaughan) Inc.) as shown on Attachment 3, be approved, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 5 for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

3. STELLEX GP INC. TEMPORARY USE ZONING BY-LAW AMENDMENT Z.25.007 - 10481 HIGHWAY 50 VICINITY OF HIGHWAY 50 AND NASHVILLE ROAD

The Committee of the Whole recommends:

1) That the recommendations contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;

2) That the following deputations and Communication be received:

1. Amanda Corbett, James Street, Bolton and Communication C28, dated March 31, 2026; and

2. Franca Pisani, Highmore Avenue, Bolton; and

3) That the following Communications be received:

C2. Konstantina Tsitsias, dated March 30, 2026;

C3. Giovanni Pereira, dated March 29, 2026;

C4. Gail Colton, Downey Drive, Bolton, dated March 29, 2026;

C5. Rima Dornfeld, Mount Pleasant Road, Bolton, dated March 29, 2026;

C6. Sandra Severino, dated March 30, 2026;

C7. Vicki Andreacchi, dated March 30, 2026;

C8. Sebastiano and Loredana Colella, dated March 30, 2026;

C9. Mr. and Mrs. Severino, dated March 30, 2026;

C10. Joe Russo, dated March 30, 2026;

C11. Francesco Varano, dated March 29, 2026;

C12. Rita Salvatore, dated March 29, 2026;

C13. Mary Roache, King Arthur's Ct., Bolton, dated March 29, 2026;

C14. Giovanna Greco, dated March 29, 2026;

C15. Rebecca Fale, dated March 29, 2026;

C16. Horaciog_, dated March 29, 2026;

C17. Karen Cirillo, dated March 29, 2026;

C18. Audrey Faris, dated March 29, 2026;

C19. Debbie Famele, dated March 29, 2026;

C20. Carmela Palkowski, Bolton (off Hwy 5), dated March 29, 2026;

C21. Juliet Palkowski, Bolton (off Hwy 5), dated March 29, 2026;

C22. Vince and Antonia Anzelmo, Woodbridge, dated March 29, 2026;

C23. Shona Lauzon, dated March 29, 2026;

C24. Christina Chief, dated March 30, 2026;

C25. Mrs. Papais, Vaughan, dated March 30, 2026;

C26. Carmela Roberts, Sant Farm, Bolton, dated March 30, 2026; and

C27. Carlo La Valle, dated March 30, 2026.

Recommendations

1. That Temporary Use Zoning By-law Amendment File Z.25.007 (Stellex GP Inc.) be approved, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone,” to “FD Future Development Zone” in the manner shown on Attachment 1, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.

2. That Temporary Use Zoning By-law Amendment File Z.25.007 (Stellex GP Inc.) be approved, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from "FD Future Development Zone," to "FD Future Development Zone" in the manner shown on Attachment 1, together with the site-specific zoning exceptions identified in Table 1 Attachment 5 of this report.

4. PROPOSED STREET NAME SITE PLAN OF DA.25.012 VICINITY OF BATHURST STREET AND HIGHWAY 7

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026:

Recommendations

1. That the following street name for the proposed street in Site Plan File DA.25.012 as shown on Attachment 2, be considered for approval:

Proposed Name
Shechtman

5. AMENDMENTS TO THE PROTECTING VULNERABLE SOCIAL INFRASTRUCTURE BY-LAW

The Committee of the Whole recommends:

1) That the recommendations contained in the following report of the Deputy City Manager, Community Services, dated March 31, 2026, be approved; and

2) That Communication C1, confidential memorandum from the City Manager and the City Solicitor, dated March 31, 2026, be received.

Recommendations

1. THAT Council authorize by-law amendments to Protecting Vulnerable Infrastructure By-law 143-2024, substantially in accordance with Attachment 1 of this report, in a form satisfactory to the Office of the City Solicitor.

6. BARONS STREET AREA TRAFFIC CALMING

The Committee of the Whole recommends:

1. That the recommendations contained in the following resolution of Mayor Steven Del Duca and Councillor Marilyn Iafrate, dated March 31, 2026, be approved, subject to amending Recommendation 6 to read as follows:

6. That signage be placed on Huntington Road, Nashville Road and Major Mackenzie Drive prior to entering the subdivision warning of speed cushions ahead.

Member's Resolution

Submitted by Mayor Steven Del Duca and Councillor Marilyn Iafrate.

Whereas, the City of Vaughan is committed to ensuring the safety and well-being of all road users across the municipality, including drivers, pedestrians, cyclists, older adults and children, and

Whereas, enhancing road safety and mobility on local streets supports the safe movement of all road users, particularly those most vulnerable, and

Whereas, heavy truck infiltration from Hwy 50 and other regional roads has been a long-standing pedestrian and cycling safety concern for area residents for the last decade and,

Whereas, on December 6, 2022, Councillor Iafrate put forth a Member's Resolution "Large Vehicle Prohibition on Local Roads in Block 61" as a means of deterring heavy truck traffic accessing the residential subdivision, and

Whereas, on March 3, 2026, Mayor Steven Del Duca signed a Mayoral Decision establishing the Kleinburg-Nashville Transportation, Road Safety and Mobility Sub-Committee to review and discuss traffic challenges in the Kleinburg-Nashville area, including fighting gridlock and addressing road safety issues, and

Whereas, the establishment of the Sub-Committee reflects the City's vision to continue to provide a safe, efficient and sustainable transportation system, and demonstrates that traffic management and improving traffic flow remain key priorities for residents and Council, and

Whereas, residents in the Barons Street area have continued to raise ongoing concerns regarding traffic congestion, speeding in front of schools, and overall road safety, and

Whereas, Barons Street is a collector roadway, with a posted 40km/h area speed limit, with both 2 lane and 4 lane configurations and a York Region Transit route, and

Whereas, East's Corners Blvd is a collector roadway, with a posted 40km/h area speed limit and is a one-way road, with physically separated lanes to travel in each direction, and

Whereas, Algoma Drive is a local roadway with a posted 40km/h Area speed limit and a 2 lane configuration, and

Whereas, the implementation of additional traffic calming measures on Barons Street, East's Corners Blvd and Algoma Drive would support a targeted approach to enhancing safety conditions and responding to the concerns raised by the community, specifically within the community safety zone.

It is therefore recommended:

1. That various traffic calming measures including, but not limited to, temporary speed cushions, enhanced school zone signage, pavement markings and radar message board(s) be installed along Barons St, East's Corners Blvd and Algoma Dr.
2. That York Regional Police and York Region Transit be advised of the proposed installations.
3. That York Regional Police be reminded that heavy trucks are prohibited along Nashville Road, a major entry point into the subdivision.
4. That all traffic calming installations be completed no later than June 2026.
5. That seasonal measures such as temporary speed cushions be considered for annual deployment in the Barons St area.
6. That signage be placed on City and/or Regional roads prior to entering the subdivision warning of speed cushions ahead.

7. TIME LIMITED EXEMPTION OF CITY DEVELOPMENT CHARGES FOR RESIDENTIAL DEVELOPMENTS – RESPONSE TO MAYORAL DIRECTIVE 1-2026

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 March 31, 2026, be approved, subject to changing the program window end date to May 31, 2027; and

2) That the deputation by Marco Filice, Liberty Development, Highway 7, East, Markham, be received.

Recommendations

1. That Council provide direction to develop a policy framework for a time-limited city-wide development charges exemption for residential developments, in accordance with this report, and that the policy be drafted to the satisfaction of the City Manager, in consultation with the City Solicitor and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer; and

2. That Council repeal Policy 12.C.22 – Development Charges Rate Reduction and Deferral for Residential Developments upon Council ratification, in light of the commencement of the new city-wide residential development charge exemption policy.

8. WOODBRIDGE PARK LIMITED ZONING BY-LAW AMENDMENT FILE Z.25.048 - 5390 STEELES AVE. W. VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026:

Recommendations

1. That Zoning By-law Amendment File Z.25.048 (Woodbridge Park Limited) be approved, to amend Zoning By-law 001-2021, site-specific Exception 14.1057 with the site-specific zoning exceptions identified in Table 1 on Attachment 3 of this report, subject to the following:

    a. Prior to the enactment of the implementing zoning by-law, the Owner shall satisfy all CN Railway requirements identified in this report, to the satisfaction of CN Railway.

9. EXPLORING DEVELOPMENT FEES REDUCTION AND DEFERRALS

The Committee of the Whole recommends:

1) That the recommendations contained in the following report of the Deputy City Manager of Planning and Infrastructure Development and Deputy City Manager of Corporate Services, City Treasurer and Chief Financial Officer, dated March 31, 2026, be approved; and

2) That a reduction of 25% be applied to all engineering and planning fees on all residential applications and a 100% reduction for engineering and planning fees on purpose-built, non-luxury market rental applications for a period beginning April 28, 2026 and ending May 31, 2027.

Recommendations

1. That the Exploring Development Fees Reduction and Deferrals report be received.

10. OTHER MATTERS CONSIDERED BY THE COMMITTEE

10.1 CONSIDERATION OF STATUTORY/ADVISORY COMMITTEE REPORTS

The Committee of the Whole recommends that the following Statutory/Advisory Committee report be received:

1. Inclusion and Community Outreach Advisory Committee meeting of March 9, 2026 (Report No. 1).

The meeting adjourned at 2:29 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair

CITY OF VAUGHAN

REPORT NO. 18 OF THE

COMMITTEE OF THE WHOLE (PUBLIC MEETING)

For consideration by the Council of the City of Vaughan on April 28, 2026

The Committee of the Whole (Public Meeting) met at 7:00 p.m. on March 31, 2026 in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. BHARAT CHAWLA CORPORATION OFFICIAL PLAN AMENDMENT FILE OP.25.006 ZONING BY-LAW AMENDMENT FILE Z.25.016 - 89 SIMMONS ST. VICINITY OF RUTHERFORD ROAD AND SIMMONS STREET

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved; and

2. That Communication C11, presentation material from Shiraz Kevorkian, Kevorkian Architecture Inc., Lakeshore Rd E, Mississauga, on behalf of the applicant, dated March 27, 2026, be received.

Recommendations

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.006 and Z.25.016 (Bharat Chawla Corporation) be received, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

2. TESTON ROAD LANDOWNERS GROUP OFFICIAL PLAN AMENDMENT FILE OP.23.008 ZONING BY-LAW AMENDMENT FILE Z.23.016 - 2863, 2889, & 2901 TESTON RD. VICINITY OF JANE STREET AND TESTON ROAD

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved; and

2. That Communication C16, presentation material from Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, dated March 31, 2026, be received.

Recommendations

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.008 and Z.23.016 (Teston Road Landowners Group) be received, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

3. SENANG INVESTMENTS LIMITED AND KING JANE DEVELOPMENTS INC. (C/O ALLETTO DEVELOPMENTS LTD.) ZONING BY-LAW AMENDMENT FILE Z.26.007 - 271 VALLEY VISTA DRIVE AND PART OF LOT 20, CONCESSION 2 VICINITY OF MAJOR MACKENZIE DRIVE WEST AND DUFFERIN STREET

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;

2. That the following deputations and Communications be received:

1. Lauren Capilongo, Malone Given Parsons, Renfrew Drive, Markham, on behalf of the applicant, and

Communication C27, presentation material, dated March 31, 2026;

2. Mark Swartz, Cedarpoint Court, Maple and Communication C18, dated March 30, 2026;

3. Lee Chitiz, Cedarpoint Court, Maple, and Communication C24, dated March 30, 2026;

4. Nathan Botkin, Randolph Drive, Maple, and Communication C17, dated March 30, 2026;

5. Stephanie, Wallenberg Drive, Vaughan; and

3. That the following Communications be received:

C1. Helen Mihailidi, Brattys LLP, Keele Street, Vaughan, dated March 17, 2026; and

C14. Philip Luo, Vaughan, dated March 29, 2026.

Recommendations

1. That the Public Meeting report for Zoning By-law Amendment File Z.26.007 (Senang Investments Limited and King Jane Developments Inc. c/o Alletto Developments Ltd.) 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. SENANG INVESTMENTS LIMITED (C/O ALLETTO DEVELOPMENTS LTD.) ZONING BY-LAW AMENDMENT FILE Z.26.001 - 1078 & 1150 MAJOR MACKENZIE DR. W VICINITY MAJOR MACKENZIE DRIVE WEST AND DUFFERIN STREET

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;

2. That staff be directed to organize a community meeting with the Ratepayers, the residents, the developer and appropriate City of Vaughan staff;

3. That the following deputations and Communications be received:

1. Lauren Capilongo, Malone Given Parsons, Renfrew Drive, Markham, on behalf of the applicant, and Communication C28, presentation material, dated March 31, 2026;

2. Jawad Tanweer, Vaughan, and Communication C10, presentation material, dated March 31, 2026;

3. Dimitri Giankoulas, Lady Karen Cres., Vaughan, and Communication C10, presentation material, dated March 31, 2026;

4. Tatiana Goutman, Luca Avenue, Vaughan;

5. Yafei Li, Cedarpoint Court, Maple, and Communication C15, presentation material, dated March 30, 2026;

6. Chris Lozinski, Crystal Drive Richmond Hill;

7. Suzanne Lozinski, Crystal Drive, Richmond Hill;

8. Grigori Souluine, Luca Avenue, Vaughan;

9. Joan Zeng, Luca Avenue, Vaughan;

10. Alex, Ladykaren Crescent, Vaughan; and

4. That the following Communications be received:

C7. Residents of Ladykaren Crescent, Vaughan, dated March 25, 2026;

C14. Philip Luo, Vaughan, dated March 29, 2026;

C20. Tamara Klin, Luca Avenue, Vaughan, dated March 30, 2026;

C21. Zakhar Chaban, Luca Avenue, Vaughan, dated March 30, 2026; and

C25. Anastasia Klin, Luca Avenue, Vaughan, dated March 30, 2026.

Recommendations

1. That the Public Meeting report for Zoning By-law Amendment File Z.26.001 (Senang Investments Limited c/o Alletto Developments Ltd.) 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. BOSTAR INC. AND 1639326 ONTARIO LTD. OFFICIAL PLAN AMENDMENT FILE OP.25.007 ZONING BY-LAW AMENDMENT FILE Z.25.017 - 5875 HWY 7 AND PART BLOCK 1, PLAN 65M-3033 VICINITY OF HIGHWAY 7 AND HIGHWAY 27

The Committee of the Whole (Public Meeting) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved; and

2. That the following deputations and Communications be received:

1. Kevin Bechard, Innovative Planning Solutions (IPS), Steeles Avenue West, Vaughan, on behalf of the applicant, and Communication C22, presentation material, dated March 31, 2026;

2. Philip Stewart, Pound & Stewart Planning Consultants, Renfrew Drive, Markham, on behalf of Westlake Pipe & Fittings, and Communication C13, presentation material, dated March 31, 2026; and

3. David Tang, Miller Thomson LLP, Toronto, and Communication C6, dated March 25, 2026.

Recommendations

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.007 and Z.25.017 (Bostar Inc. and 1639326 Ontario Ltd.) 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. BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC DEVELOPMENTS LTD. OFFICIAL PLAN AMENDMENT FILE NO. OP.26.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.015 - 11120 WESTON RD. VICINITY OF WESTON ROAD AND TESTON ROAD

The Committee of the Whole (Public Meeting) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026:

Recommendations

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.26.001 and Z.25.015 (Block 41-28E Developments Limited c/o TACC Developments Ltd.) be received, and that any issues identified be addressed by the Development

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

7. PRIMONT (CASTELMONT) INC. OFFICIAL PLAN AMENDMENT FILE OP.25.012 ZONING BY-LAW AMENDMENT FILE Z.25.026 - 7055, 7065 AND 7067 ISLINGTON AVE. VICINITY OF ISLINGTON AVENUE AND FRIULI COURT

The Committee of the Whole (Public Meeting) recommends:

1. **That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;**
2. **That a community meeting be held with community representatives, the applicants, Members of Council and staff; and**
3. **That the following deputations and Communications be received:**
    1. **Rupneet Mangat, Weston Consulting, Millway Avenue, Concord, on behalf of the applicant, and Communication C12, presentation material, dated March 31, 2026;**
    2. **Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of VLG Board of Directors, and Communication C23, dated March 30, 2026;**
    3. **Ambar Sanchez, Vaughan, and Communication C2, dated March 22, 2026;**
    4. **Stephanie Romano, Vaughan, and Communication C8, dated March 26, 2026;**
    5. **Sonia Roul, Villa Leonardo Gambin, Friuli Court, Vaughan;**
    6. **Mary Lou De Jesus, Roncesvalles Avenue, Toronto;**
    7. **John De Gasparo, Friuli Court, Vaughan;**
    8. **Alida Filippelli, Diamondwood Drive, Caledon, on behalf of Villa Leonardo Gambin Family Council;**
    9. **Gennaro Palma, Fairlane Crescent, Woodbridge;**
    10. **Giuseppe Palma, Amalfi Court, Woodbridge; and**
    11. **Fred Santini, Humberview Drive, Woodbridge.**

Recommendations

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.012 and Z.25.026 (Primont (Castelmont) 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. NJS DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE NO. Z.25.050 - 3836 AND 3850 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

The Committee of the Whole (Public Meeting) recommends:

1. The recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;

2. That the applicant be requested to meet with the local Councillor and local Ratepayer Associations to further discuss their concerns regarding urban design; and

3. That the following Communications be received:

C3. Susan Sidiropoulos, Vaughan, dated March 13, 2026;

C4. Maurizio Rogato, Blackthorn Development Corp., Kleinburg, dated March 24, 2026;

C5. Presentation material, Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, dated March 31, 2026; and

C26. Tim Sorochinsky, Millwood-Woodend Ratepayer Association, Vaughan, dated March 30, 2026.

Recommendations

1. That the Public Meeting report for Zoning By-law Amendment File Z.25.050 (NJS Developments 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.

The meeting adjourned at 10:27 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair

CITY OF VAUGHAN

REPORT NO. 19 OF THE

COMMITTEE OF THE WHOLE (WORKING SESSION)

For consideration by the Council of the City of Vaughan on April 28, 2026

The Committee of the Whole (Working Session) met at 1:01 p.m., on April 1, 2026, in Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. <u>DIGITAL TWIN AS ENGINES OF URBAN PLANNING INNOVATION</u>

The Committee of the Whole (Working Session) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated April 1, 2026, be approved; and

2. That the presentation by Juan Carlos Molina, Manager, Planning GIS and Analysis, entitled *"Digital Twins as Engines of Urban Planning Innovation (Attachment 1),"* dated April 1, 2026, be received.

<u>Recommendations</u>

1. That the report be received for information.

The meeting adjourned at 1:29 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair

CITY OF VAUGHAN

REPORT NO. 20 OF THE

COMMITTEE OF THE WHOLE

For consideration by the Council of the City of Vaughan on April 28, 2026

The Committee of the Whole met at 1:00 p.m. on April 14, 2026, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. SHARED MICROMOBILITY (E-BIKES AND E-SCOOTERS) PILOT UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated April 14, 2026:

Recommendations

1. That the report be received for information.

2. STANDING WATER BY-LAW REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated April 14, 2026:

Recommendations

1. That Council authorize the repeal and replacement of Standing Water By-law 142-2023, as amended, substantially in accordance with Table 1 in the Analysis and Options section, in a form satisfactory to the Office of the City Solicitor.

3. VAUGHAN ANIMAL SERVICES AND TOWNSHIP OF KING ANIMAL CONTROL SERVICE LEVEL AGREEMENT

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated April 14, 2026:

Recommendations

1. THAT Council authorize the Mayor and City Clerk to enter into, execute, amend, terminate, and renew a service level agreement with the Township of King for the provision of animal services, generally in accordance with what is set out in this report and other terms and conditions satisfactory to the Deputy City Manager, Community Services, and in a form satisfactory to the Office of the City Solicitor;

2. THAT staff be authorized to hire the appropriate staff as identified within this report; and

3. THAT the City Clerk forward a copy of this report and the decision of Council to the Township of King.

4. ECONOMIC AND CULTURAL PARTNERSHIP – GRAND RAPIDS, 2026

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 14, 2026, be approved;

2. That the following deputations and Communications be received:

1. Louis T. Canfield and Emily Smith, City of Grand Rapids - Grand Rapids Sister Cities International, Monroe Ave. NW, Grand Rapids, MI and Communication C1, presentation material, entitled "Sister City Opportunity: Vaughan & Grand Rapids", dated April 10, 2026; and

2. Earl Provost, Ontario Trade & Investment Office - Chicago, N Stetson Ave, Chicago, IL and Communication C2, presentation material, entitled "International Trade & Investment Office – Chicago", dated February 2026.

Recommendations

1. That Council approve entering into a Cultural and Economic Partnership agreement with the City of Grand Rapids (the "**Agreement**"), and authorize the Mayor and City Clerk to execute the Agreement on behalf of the City, in a form satisfactory to the City Solicitor (or designate) and content satisfactory to the Deputy City Manager, Strategic Initiatives (or designate), in accordance with the Policy, together with any ancillary, related or supplemental documents as may be necessary or desirable in connection with the Agreement;

2. That Council direct Strategic Initiatives staff to develop the Work Plan Addenda contemplated by the Agreement, setting out activities, measures, responsibilities, budget considerations, designated contacts and other matters deemed appropriate under the Policy, in a form satisfactory to the City Solicitor (or designate) and content satisfactory to the Deputy City Manager, Strategic Initiatives (or designate), in accordance with the Policy; and

3. That staff report annually to Council on activities, outcomes and progress under the Agreement and any Work Plan Addenda, consistent with Policy.

5. TOURISM HOST IN VAUGHAN GRANT – 2026 SPRING-SUMMER FUND RECOMMENDATIONS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 14, 2026:

Recommendations

1. THAT the 29 projects presented in Attachment 2 in this report be approved to receive funding from the Tourism Vaughan Corporation through the Host in Vaughan Grant program, conditional on confirmation with each applicant of satisfactory proof of their: special events permit status, insurance, venue confirmation, prior year financials, and status of good standing with the City of Vaughan.

Regional Councillor Mario G. Racco declared an interest with respect to the foregoing matter, as his wife is the founding chair of the Vaughan International Music Festival, which is a recipient of the Tourism Host in Vaughan Grant, 2026 Spring/Summer Fund, and did not take part in the discussion or vote on the matter.

6. VENTURELAB ANNUAL UPDATE 2025

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 14, 2026:

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 2026.

7. MOTION URGING PARLIAMENT TO ENACT A CANADIAN CHINESE HERITAGE MONTH

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Regional Councillor Mario G. Racco, dated April 14, 2026:

Member's Resolution

Submitted by Regional Councillor Mario G. Racco

Whereas, Canada is strengthened by its cultural diversity, and the contributions of Chinese Canadians have been integral to the social, economic, and cultural fabric of the nation;

Whereas, Chinese Canadians have played a significant role in the development of Canada, including contributions to the building of the Canadian Pacific Railway, entrepreneurship, public service, and community leadership;

Whereas, Chinese Canadians have faced historical injustices, including the Chinese Head Tax and the Chinese Exclusion Act, and continue to demonstrate resilience and commitment to building an inclusive Canada;

Whereas, recognizing and celebrating the heritage, culture, and contributions of Chinese Canadians promotes greater understanding, inclusion, and unity across all communities in Canada;

Whereas, other cultural heritage months have been established to recognize and celebrate the contributions of diverse communities across Canada;

Whereas, the City of Vaughan adopted a resolution on March 19, 2024 proclaiming February s Chinese Heritage in the City of Vaughan, a factor leading the Government of Ontario to adopt Bill 183 on December 19, 2024 proclaiming that February be Chinese Heritage Month everywhere in the province;

Whereas, Chinese organizations across Canada and United Against Hate Canada have urged Parliament to enact a Canadian Chinese Heritage Month and called on municipalities to voice their support,

It is therefore recommended:

1. That the City of Vaughan Council recognizes the contributions of the Chinese community to the success and growth of the City of Vaughan, Ontario and Canada;
2. That the City of Vaughan Council urge Parliament to enact a Canadian Chinese Heritage Month; and
3. That a copy of this resolution be sent to all the Members of Parliament.

8. ACCESSIBILITY CHAMPION AWARDS - 2026 (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Accessibility Advisory Committee, dated April 14, 2026:

Recommendations

The Accessibility Advisory Committee forwards the following recommendation from its meeting of March 23, 2026 (Item 3, Report No. 2), for consideration:

1. That the recommendations in Communications C3, confidential presentation titled “Accessibility Advisory Committee”, dated March 2026, be approved;
2. That a Ceremonial Presentation take place at the May 26, 2026 Council meeting and that staff be directed to contact the awardees to inform and invite them to the ceremony; and
3. That this decision be ratified by Council at the Committee of the Whole meeting of April 14, 2026.

9. VPL DEVELOPMENT CHARGES PLAN (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Vaughan Public Library Board, dated April 14, 2026:

Recommendations

1. That the Board receive the presentation by Hemson Consulting on the draft Development Charges and Community Benefit Charges Update;

2. That the Board approve the VPL content contained in the draft Development Charges Update, presented February 19, 2026;

3. That the Board endorsement of the draft VPL Capital Plan and associated Development Charge rates as presented on February 19, 2026, be forwarded to City of Vaughan Council;

4. That the Board formally request that the City of Vaughan include funding for the VPL portion of the land to be procured for the proposed Kleinburg-Nashville joint facility;

5. That the Board formally request that the City of Vaughan continue to advocate for Provincial and Federal infrastructure funding to support VPL capital projects serving new growth; and

6. That the Board inform the City of Vaughan that the reliance on Development Charges (DCs) and Community Benefits Charges (CBCs) funds may be inadequate to support all VPL's growth-related needs, and that additional funding mechanisms should be explored.

10. CULTURAL HERITAGE REVIEW OF LISTED PROPERTIES UNDER SECTION 27 OF ONTARIO HERITAGE ACT WITHIN THE HISTORIC VILLAGE OF TESTON (TRANSMITTAL REPORT)

The Committee of the Whole recommends:

1. **That 10891 Jane Street not be designated;**

2. **That consideration of 10911 Jane Street be deferred to the Council meeting of April 28, 2026, for staff to provide a photograph of Grange Hall; and**

3. **That 10921 Jane Street not be designated;**

4. **That the report forwarded from the Heritage Vaughan Committee, dated April 14, 2026, be received; and**

5. That the following deputations and Communications be received:

1. Pastor Bovril Styles, Eastport Drive, Toronto; and

2. Joe Morriello, 10933 Jane Street, Maple, and Communication C4, dated April 2026 and Communication C6, presentation materials entitled, "Heritage Designation/Listing Objection Process."

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 25, 2026 (Item 1, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved, subject to replacing Recommendation 1. a., to read as follows:

    1. That only the house located at 10891 Jane St. be designated, not the entire property;

    2. That the former Grange Hall located at 10911 Jane St. only be designated, not the entire property; and

    3. That the former Blacksmith Shop and former Lund residence located at 10921 Jane St., not be designated;

2. That the presentation by Katrina Guy, Heritage Specialist and Amanda Sherrington, Heritage Specialist, entitled "Cultural Heritage Review of the listed properties under Section 27 of Ontario Heritage Act within the historic village of Teston", be received; and

3. That Communication C1, from Joseph Morriello, Jane Street, Vaughan, dated March 24, 2026, be received.

Recommendation of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026:

1. That Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

    a. That Council approve the recommendation of the Heritage Vaughan Committee to designate the following: the former Blacksmith Shop located at 10921 Jane St., 10911 Jane St., and 10891 Jane St. in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18. 2.

    b. That Staff be authorized to publish and serve the Notices of Intention to Designate in accordance with the requirements

under Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Property Owners, the Ontario Heritage Trust, and published on the City Website.

c. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention to Designate, Council shall pass a by-law designating the properties and a copy of the by-law shall be served on the Owners and Ontario Heritage Trust and notices shall be published on the City Website.

2. That while the remaining properties have not yielded enough information for designation at this time, they may still contain some cultural heritage value and therefore shall be subject to a Cultural Heritage Impact Assessment as part of a demolition permit application or an application under the Planning Act that would require site alteration of the property as per the requirement of Block 27 Secondary plan.

11. YONGE NORTH SUBWAY EXTENSION TRACTION POWER SUBSTATION (TPSS) BUILDING IN VICINITY OF ROYAL ORCHARD AND YONGE STREET (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated April 14, 2026:

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 25, 2026 (Item 2, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved.

Recommendation of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026:

That Heritage Vaughan recommend Council approve the proposed designation as presented, subject to the following conditions:

1. That Council approves the Traction Power Substation (TPSS) conceptual design in principle.

2. That Council gives delegated authority to Senior Manager of Urban Design and Cultural Heritage to review and approve any demolition, site alteration and new construction related to Royal Orchard

station until such time as Metrolinx acquires ownership of the property(ies).

3. That Council gives delegated authority to the Deputy City Manager of Planning and Infrastructure Development to enter into a Municipal Heritage Process Exemption Agreement with Metrolinx for Royal Orchard related infrastructure when the Metrolinx becomes the owner of the related property(ies).

12. 21 SPRING GATE BLVD. – PROPOSED REHABILITATION OF THE JOHN ARNOLD HOUSE (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated April 14, 2026:

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 25, 2026 (Item 3, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved.

Recommendations of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026:

1. That Heritage Vaughan Committee recommends Council approve the proposed renovations at 21 Spring Gate Blvd. under Section 33 of the *Ontario Heritage Act*, subject to the following conditions:

a) Any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development and Parks Planning and Senior Manager of Urban Design and Cultural Heritage;

b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;

c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

13. PROPOSED LISTING OF 11363 HUNTINGTON RD. UNDER PART IV OF THE ONTARIO HERITAGE ACT (TRANSMITTAL REPORT)

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of April 28, 2026:

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 25, 2026 (Item 4, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations in the report of the Deputy City Manager, Planning and Infrastructure Development, dated March 25, 2026, be approved; and
2. That the presentation by Amanda Sherrington, Heritage Specialist, entitled “Proposed Listing of 11363 Huntington Rd. under Part IV of the Ontario Heritage Act”, be received.

Recommendation of the Deputy City Manager, Planning and Infrastructure Development dated March 25, 2026:

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to list 11363 Huntington Rd. in accordance with Part IV, Section 27 of the Ontario Heritage Act R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

14. RENEWING THE AGE-FRIENDLY VAUGHAN ADVISORY COMMITTEE: 2026-2030 COUNCIL TERM (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Age-Friendly Vaughan Advisory Committee, dated April 14, 2026:

Recommendations

The Age-Friendly Vaughan Advisory Committee forwards the following recommendations from its meeting of March 30, 2026 (Item 2), for consideration by Committee of the Whole:

1. That the recommendations contained in the following resolution of Local and Regional Councillor Mario Ferri, dated March 30, 2026, be approved.

Member's Resolution Recommendations of Local and Regional Councillor Mario Ferri, dated March 30, 2026:

It is therefore recommended:

1. THAT the Age-Friendly Vaughan Advisory Committee be re-established for the 2026-2030 Council term;
2. THAT the existing community members serving on the Standing Advisory Committee, who were recruited through a comprehensive public recruitment process, and whose appointments were approved by Council, be offered reappointment for the 2026-2030 Council term;
3. THAT City staff be directed to prepare a report in Q1 2027 with an updated Terms of Reference for the Age-Friendly Vaughan Advisory Committee for approval to proceed with meetings in the new Council term; and
4. THAT this Member's Resolution be referred to Vaughan City Council for approval.

15. 2026 DEVELOPMENT CHARGES BACKGROUND STUDY (CITY-WIDE AND AREA SPECIFIC) PUBLIC STATUTORY MEETING

The Committee of the Whole recommends:

1. **That the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer & Chief Financial Officer and the Deputy City Manager, Planning & Infrastructure Development, dated April 14, 2026, be approved;**
2. **That the presentation by Andrew Mirabella, Hemson Consulting Ltd., St. Patrick Street, Toronto, entitled "2026 DC Study Statutory Public Meeting & CBC Update", and Communication C3, presentation material, dated April 14, 2026, on behalf of the City of Vaughan, be received; and**
3. **That the following deputations and Communications be received:**
    1. **Steven Warsh, Chestnut Hill Developments, Ferrand Drive, Toronto;**
    2. **Maria Gatzios, Gatzios Planning + Development Consultants Inc., Mt. Pleasant Rd., Toronto and Communication C7, dated April 14, 2026, on behalf of Auto Complex Group;**

3. **Julie Bottos, SCS Consulting Group Ltd., Centurian Drive, Markham and Communication C8, dated April 14, 2026, on behalf of Yonge Steeles Landowners Group; and**

4. **Ryan Mino-Leahan, KLM Planning Group, Jardin Drive, Concord, on behalf of Yonge Steeles Landowners Group.**

Recommendations

1. That the following report and presentation be received;

2. That the input from the public at the Statutory Public Meeting be received; and

3. That a report be brought to the May 12, 2026 Committee of the Whole (2) meeting summarizing and addressing, as necessary, the deputations received at the April 14, 2026 public statutory meeting and to recommend the approval of the 2026 Development Charges Background Study (City-Wide and Area Specific) and By-Laws and the CBC Strategy Review.

16. BUILDING ON OUR PROGRESS: CONTINUING THE WORK OF THE INTERGOVERNMENTAL RELATIONS (IGR) SUB-COMMITTEE

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Local and Regional Councillor Mario Ferri, dated April 14, 2026.

Member's Resolution

Submitted by Local and Regional Councillor Mario Ferri

Whereas, advocacy with other levels of government is essential to the City successfully advancing Council-approved priorities;

Whereas, during the September 20, 2022 Committee of the Whole (2) meeting, Council unanimously endorsed a Member's Resolution requesting a report outlining intergovernmental relations strategic support to advocate for and advance Council-approved initiatives;

Whereas, during the December 12, 2022 Council meeting, Council approved the establishment of the Intergovernmental Relations Sub-Committee;

Whereas, during the May 9, 2023 Committee of the Whole (2) meeting, Council endorsed the Strategic Intergovernmental Affairs Framework, which identifies three strategic actions – identify, advocate and collaborate – to guide the City's intergovernmental relations efforts;

Whereas, during the January 23, 2024 Committee of the Whole (1) meeting, and further at the September 9, 2025 Committee of the Whole (1) meeting, Council approved the Member's Resolutions submitted by Local and Regional Councillor Ferri identifying the key initiatives used for framing advocacy and dialogue for the MP/MPP Roundtable initiatives;

Whereas, this Sub-Committee has served as an essential forum for Members of Council, staff, stakeholder organizations and members of the public to engage and advance critical city-building initiatives;

Whereas, the Sub-Committee has directly supported and informed the Mayor's intergovernmental relations mandate and advocacy efforts, contributing to significant funding outcomes for the City, including $35 million through the provincial Housing-Enabling Water Systems Fund and $9 million in provincial funding for the launch of the York University Medical School in Vaughan;

Whereas, the Sub-Committee has supported the work of the City's centralized grant funding efforts, which have led to receiving $34.7 million in grants for initiatives aligned with Council-approved priority areas;

Whereas, the Sub-Committee has facilitated collaboration with stakeholders and other levels of government through hosting MP/MPP roundtable discussions, hosting the Municipal Government Relations Network and organizing briefings from organizations like AMO, FCM and the GTAA;

Whereas, the Sub-Committee has supported international economic development initiatives, including the City of Sora partnership renewal, participation in the Milan Urban Food Policy Pact, the establishment of a sister city relationship with the City of Grand Rapids and exploratory discussions with the City of Verona;

Whereas, the evolving national and international political landscape, including the impacts of changing Canada-U.S. trade dynamics on municipalities, underscores the continued importance of robust intergovernmental relations capacity at the municipal level; and

Whereas, the City is well-positioned to carry forward the advocacy infrastructure built during the 2022-2026 Council term into the next term, ensuring Council-approved priorities continue to be advanced effectively with other levels of government.

It is therefore recommended:

1. That Council recommend that the mandate of the Intergovernmental Relations Sub-Committee be extended to the next Term of Council.

17. VAUGHAN KICKS OFF: PUBLIC SCREENING OF THE 2026 FIFA WORLD CUP

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Local and Regional Councillor Mario G. Racco, dated April 14, 2026.

Member's Resolution

Submitted by Regional Councillor Mario G. Racco

Whereas, the 2026 FIFA World Cup will be held across North America from June 11 to July 19, 2026, with Canada serving as a co-host nation; and

Whereas, the City of Vaughan is home to a diverse and sports-passionate community, with a significant and growing interest in soccer/football at all levels; and

Whereas, in 2025, Vaughan City staff began collaborating with FIFA Canada about the organization's Canada Celebrates the FIFA World Cup 2026 Caravan program; and

Whereas, the Caravan program is a new, cross-country initiative by FIFA Canada meant to unite communities during the tournament through live match viewings, cultural programming, music, food and family-friendly celebrations; and

Whereas, in March 2026, Canada Celebrates (FIFA26) advised that Vaughan had been selected as an official Caravan stop, scheduled for July 15, 2026, at Assembly Park at the Vaughan Metropolitan Centre (VMC). This event will include the live viewing of the semi-final match at 3 p.m., in addition to programming, food and beverages, and activities; and

Whereas, FIFA issued a global announcement on April 8, revealing all official Caravan stopover locations, including Vaughan. The increased awareness and exposure that the City receives from such announcements, along with the planned ongoing promotions of the Caravan tour and its stop in Vaughan, creates a ripple effect of economic development opportunities. These include increased demand for local hotels, restaurants and shopping venues, as well as motivation for overnight stays, all of which will support additional Municipal Accommodation Tax (MAT) revenues.

Whereas, public viewing events for major international sporting competitions have demonstrated proven success in generating community engagement, tourism and economic activity in host cities across Canada and around the world; and

Whereas, hosting public screenings of FIFA World Cup matches presents a unique and time-sensitive opportunity to position Vaughan as a forward-thinking, inclusive and internationally connected city.

It is therefore recommended:

1. That City Council direct staff to undertake preparations to organize and facilitate additional viewing parties of 2026 FIFA World Cup Team Canada matches, in addition to the July 15 semi-final viewing party; and
2. That City staff add all city-led world cup 2026 related activations to the list of approved assets that staff are authorized to enter into sponsorship agreements for under Corporate Policy 09.C.02 "Incoming Sponsorship & Donations"; and
3. That City staff identify City of Vaughan sites to host the additional Team Canada viewing parties; and
4. That the Communications, Marketing and Engagement department be directed to leverage corporate communications to promote public awareness about the additional Team Canada viewing parties being organized and hosted by the City of Vaughan; and
5. That Council directs the Tourism Vaughan Corporation to allocate from the retained earnings, of the corporation derived from the Municipal Accommodation Tax, to fund the additional Team Canada viewing parties proposed in this Member's Resolution.

18. CEREMONIAL PRESENTATION – VAUGHAN RECEIVES ONTARIO AGE-FRIENDLY COMMUNITY RECOGNITION

The Mayor and Members of Council recognized the Community Development team within the Recreation Services department for receiving official recognition by the Ontario government as an Age-Friendly Community.

19. CEREMONIAL PRESENTATION – RECREATION SERVICES VAUGHAN - FESTIVALS AND EVENTS ONTARIO TOP 100 FESTIVALS AND EVENTS AWARDS

The Mayor and Members of Council recognized the Events team within the Recreation Services department on receiving Top 100 Awards for Culture Days and for Winterfest at the Festivals and Events Ontario "SUSTAIN" Conference held February 23-25, 2026.

20. OTHER MATTERS CONSIDERED BY THE COMMITTEE

20.1 CONSIDERATION OF STATUTORY/ADVISORY COMMITTEE REPORTS

The Committee of the Whole recommends that the following Advisory Committee reports be received:

1. **Transportation and Infrastructure Advisory Committee meeting of March 23, 2026 (Report No. 1);**
2. **Accessibility Advisory Committee Meeting of March 23, 2026 (Report No. 2);**
3. **Heritage Vaughan Committee meeting of March 25, 2026 (Report No. 3);**
4. **Audit Committee meeting of March 30, 2026 (Report No. 2); and**
5. **Age-Friendly Vaughan Advisory Committee Meeting of March 30, 2026 (Report No. 2).**

21. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION – APRIL 14, 2026

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

1. **WARD 5 CIVIC HERO AWARD 2026**
(personal matters about an identifiable individual)

2. **PROPERTY MATTER**
LICENSE RENEWAL AGREEMENT SCHMUEL ZAHAVY CHEDER CHABAD SCHOOL HEFHILL PARK
(acquisition or disposition of land)

3. **PROPERTY MATTER**
BASS PRO MILLS DRIVE EXTENSION PROJECT – PROPERTY REQUIREMENTS
(acquisition or disposition of land / 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)

4. **PROPERTY MATTER**
LICENSE AGREEMENT – EVERLOOK INVESTMENTS INC. CITY HALL CAMPUS AND BEAVERBROOK HOUSE
(acquisition or disposition of land / 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)

5. **3300 HIGHWAY 7 WEST**
(litigation or potential litigation)

6. **DEVELOPMENT CHARGE COMPLAINT SVMC FESTIVAL RESIDENCES INC. (MENKES) 3375 HWY. 7 VICINITY OF HIGHWAY 7 AND COMMERCE STREET**
(litigation or potential litigation / advice that is subject to solicitor-client privilege)

7. **PINE VALLEY CORPORATION TREE PLANTING CLAIM: BID NO. T16-496**
(litigation or potential litigation)

8. **PARKLAND DEDICATION, BLOCK 18 PROPERTIES INC. AND BLOCK 18 (RUTHERFORD) INC., 19T-20V008**
(acquisition or disposition of land)

9. **ONTARIO LAND TRIBUNAL APPEAL OLT CASE NO. OLT-24-000740 U-PAK DISPOSALS LIMITED 6181 MAJOR MACKENZIE DRIVE HERITAGE DESIGNATION BY-LAW 142-2024**
(litigation or potential litigation / advice that is subject to solicitor-client privilege)

10. **ONTARIO LAND TRIBUNAL APPEALS OLT CASE NOS. OLT-25-000883 AND OLT-25-000884 2133904 ONTARIO INC. 89 AND 99 NASHVILLE RD. FILES OP.24.013 AND Z.24.030 VICINITY OF NASHVILLE ROAD AND HIGHWAY 27**
(litigation or potential litigation / advice that is subject to solicitor-client privilege)

The meeting adjourned at 3:51 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair

CITY OF VAUGHAN

REPORT NO. 21 OF THE

COMMITTEE OF THE WHOLE (CLOSED SESSION)

For consideration by the Council of the City of Vaughan on April 28, 2026

The Committee of the Whole (Closed Session) met at 4:03 p.m. on April 14, 2026, in the Councillor's Boardroom and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. <u>WARD 5 CIVIC HERO AWARD 2026</u>

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 LICENSE RENEWAL AGREEMENT SCHMUEL <u>ZAHAVY CHEDER CHABAD SCHOOL HEFHILL PARK</u>

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

3. PROPERTY MATTER - BASS PRO MILLS DRIVE EXTENSION <u>PROJECT - PROPERTY REQUIREMENTS</u>

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 LICENSE AGREEMENT - EVERLOOK INVESTMENTS INC. CITY HALL CAMPUS AND BEAVERBROOK HOUSE

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

5. 3300 HIGHWAY 7 WEST

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

6. DEVELOPMENT CHARGE COMPLAINT SVMC FESTIVAL RESIDENCES INC. (MENKES) 3375 HWY. 7 VICINITY OF HIGHWAY 7 AND COMMERCE STREET

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

7. PINE VALLEY CORPORATION TREE PLANTING CLAIM: BID NO.T16-496

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

8. PARKLAND DEDICATION, BLOCK 18 PROPERTIES INC. AND BLOCK 18 (RUTHERFORD) INC., 19T-20V008

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 APPEAL OLT CASE NO. OLT-24-000740 U-PAK DISPOSALS LIMITED 6181 MAJOR MACKENZIE DRIVE HERITAGE DESIGNATION BY-LAW 142-2024

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

10. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NOS. OLT-25-000883 AND OLT-25-000884 2133904 ONTARIO INC. 89 AND 99 NASHVILLE RD. FILES OP.24.013 AND Z.24.030 VICINITY OF NASHVILLE ROAD AND HIGHWAY 27

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

The meeting adjourned at 4:42 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair