



**CITY OF VAUGHAN
REPORT NO. 30 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on September 24, 2024.*

The Committee of the Whole met at 1:00 p.m., on September 17, 2024, 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 Gino Rosati
Regional Councillor Mario Ferri
Regional Councillor Mario G. Racco
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta
Councillor Rosanna DeFrancesca
Councillor Gila Martow

The following items were dealt with:

1. 2024 MID-YEAR FISCAL HEALTH 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 September 17, 2024:

Recommendations:

1. That the 2024 Mid-Year Fiscal Health Report as of June 30, 2024, be received.

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2. TESTON ROAD EAST AND WEST SANITARY SEWER AREA SPECIFIC DEVELOPMENT CHARGES

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 September 17, 2024, be approved;
2. That the presentation of Andrew Mirabella, Hemson Consulting Ltd., St. Partrick Street, Toronto, on behalf of the City of Vaughan, and Communication C3., presentation material, dated September 17, 2024, be received; and
3. That the following communication be received:
C5. Lindsay Moore, SCS Consulting Group Ltd., Centurian Drive, Markham, dated September 16, 2024.

Recommendations

1. That the Draft ASDC Background Study for the “Teston Road East and West Sanitary Infrastructure” (Attachments 1) be received and made available to the public sixty (60) days in advance of the passage of the by-law in accordance with the Development Charges Act, 1997;
2. That the Draft ASDC By-law for the “Teston Road East and West Sanitary Infrastructure” be made available to the public at a date to be established by the Chief Financial Officer, but no later than two (2) weeks in advance of the public statutory meeting; and
3. That staff be authorized to advertise the Public Statutory Meeting at least twenty (20) days in advance of the date of the meeting in a method that is consistent with the requirements of the Development Charges Act, 1997.

3. WOODBRIIDGE GO STATION LAND USE STUDY FILE NO. BU-9571-20 VICINITY – KIPLING AVENUE AND MEETING HOUSE ROAD

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2024, be approved; and
2. That the following communication be received:
C4. Irene Ford, Irish Moss Court, Vaughan, dated September 13, 2024.

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Recommendations

1. THAT the draft Official Plan Amendment to the Kipling Avenue Corridor Secondary Plan being part of Volume 2 of the Vaughan Official Plan 2010, forming Attachment 3 to this report, BE APPROVED, and that it be submitted to Council for adoption, subject to any further direction resulting from the Committee of the Whole meeting.

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

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2024, be approved;
2. That the comments of Lauren Capilongo, Malone Given Parsons, Renfrew Drive, Markham, and Nancy Mather, Stonybrook Consulting Inc., Sixteenth Avenue, Richmond Hill, on behalf of the applicant, be received;
3. That the comments and communications of the following speakers be received:
 1. Deb Schulte, Mira Vista Place, Woodbridge, and Communication C10., dated September 17, 2024;
 2. Claudio Brutto, Brutto Consulting, Miranda Avenue, York, and Communication C8., dated September 17, 2024; and
 3. Irene Ford, Irish Moss Court, Vaughan, and Communication C2., dated September 12, 2024; and
4. That the following communication be received:
C6. Angela Grella, dated September 16, 2024.

Recommendations

1. THAT the Block 41 Block Plan, shown on Attachment 3, BE APPROVED, subject to any minor amendments required resulting from the conditions of Block Plan Approval as identified in Attachment 10, and as deemed appropriate by the Deputy City Manager, Planning and Growth Management;
2. THAT the Block 41 Block Plan shown on Attachment 3, or as amended as noted above, be the basis of development applications for the lands within Block 41;

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3. THAT the Secondary Plan be updated through the Official Plan Review process to remove the “Community Core” policies and revise the related Schedules of the Block 41 Secondary Plan to recognize the change; and
 4. THAT the conditions of approval identified in Attachment 10 shall be completed to the satisfaction of City staff, prior to draft approval of Council of the first Draft Plan of Subdivision application within Block 41.
5. **QF DEVELOPMENT GROUP (BT) INC. OFFICIAL PLAN AMENDMENT FILE OP.22.022 ZONING BY-LAW AMENDMENT FILE Z.22.043 87 KEATLEY DRIVE VICINITY BATHURST STREET AND QUEEN FILOMENA AVENUE**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2024, be approved; and
2. That the following communication be received:
C7. Paul DeMelo, Kagan Shastri DeMelo Winer Park LLP, Avenue Road, Toronto, dated September 16, 2024.

Recommendations

1. THAT Official Plan Amendment File OP.22.022 (QF DEVELOPMENT GROUP (BT) INC.) BE REFUSED, to amend Vaughan Official Plan 2010, Volume 1, as identified in Table 1 (Attachment 5) of this report for the subject lands as shown on Attachment 1;
2. THAT Zoning By-law Amendment File Z.22.043 (QF DEVELOPMENT GROUP (BT) INC.) BE REFUSED, to amend Zoning By-law 001-2021 to rezone the subject lands from “NC(H) – Neighbourhood Commercial Zone” with the Holding Symbol “(H)”, subject to site-specific Exception 14.1014 to “RM3(H) Multiple Residential Three Zone” with the Holding Symbol “(H)” by Zoning By-law 001-2021, as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 (Attachment 6) of this report;
3. THAT City of Vaughan Staff and Legal Counsel be directed to attend the OLT in support of the recommendations contained in this report;
4. THAT should the OLT approve the applications, Legal Services shall request the OLT to withhold its final Order until the final form

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of the Official Plan Amendment ('OPA') and Zoning By-law Amendment ('ZBA') are prepared and submitted to the OLT on the consent of all parties; and

5. THAT should the OLT approve the applications, Council authorize the Deputy City Manager, Planning and Growth Management to finalize the draft OPA and ZBA instruments for approval by the OLT.

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

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2024, be approved; and
2. That the following communication be received:
 - C9. Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 17, 2024.

Recommendations

1. THAT Draft Plan of Condominium Standard File 19CDM-24V008 (Royal 7 Developments Ltd.) BE DRAFT APPROVED, as shown on Attachments 5 to 12, to create condominium tenure for the Development that is consistent with Site Development File DA.18.050, as shown on Attachment 3, subject to Conditions of Draft Approval in Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V008 (Royal 7 Developments Ltd.), subject to the Conditions of Draft Approval set out in Attachment 1, be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

**7. YORK REGION TRANSIT'S 2025 TRANSIT INITIATIVES IN THE CITY
OF VAUGHAN**

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Deputy City Management, Infrastructure Development, dated September 17, 2024, be approved; and

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2. That the presentation of Tamas Hertel, York Region Transit, High Tech Road, Richmond Hill, and Communication C1., presentation material, dated September 17, 2024, be received.

Recommendations

1. That this report be received for information.

8. SOUTHVIEW PARK IMPROVEMENTS

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated September 17, 2024:

Recommendations

1. That staff be authorized to proceed with a Single Source Award to the identified Supplier, LandCo Group, for completion of additional park improvements at Southview Park at a cost to be negotiated; and
2. That the Deputy City Manager, Infrastructure Development, together with the Director of Procurement Services, be authorized to negotiate, execute and administer any resulting agreements in a form satisfactory to Legal Services.

9. ELECTRIC VEHICLE CHARGING ON CITY PROPERTY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated September 17, 2024:

Recommendations

1. That 16.C.01 – Electric Vehicle (“EV”) Charging on City Property Policy be approved, substantially in the form as attached to this report.
2. That AD-019 – Workplace Electric Vehicle Charging Policy be repealed.
3. That the Director of Facility Management be authorized to sign the necessary agreement(s) relating to the Electric Vehicle (“EV”) Charging on City Property Policy described in this report, on behalf of the City, all in a form satisfactory to Legal Services.

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10. NOISE EXEMPTION REQUEST FOR THE CONSTRUCTION OF MIXED-USE RESIDENTIAL AND COMMERCIAL TOWERS LOCATED AT 8960 JANE STREET AND 27 KORDA GATE

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated September 17, 2024:

Recommendations

1. THAT the Applicant, Granerola Residence Ltd., be granted a noise exemption, in accordance with the City's Noise Control By-Law 121-2021, for the purposes of construction of three mixed-use, residential and commercial towers located at 8960 Jane Street and 27 Korda Gate from September 24, 2024, to July 1, 2025, 6:00 a.m. to 7:00 p.m., Monday through Friday, except on statutory holidays; and
2. THAT this request for exemption be granted with the following conditions for the Applicant:
 - a) that construction communication notices be sent to surrounding residents and business owners within a 60-metre radius, in a manner approved by the City;
 - b) that the construction communication notices to residents and businesses include 24-hour contact information for the Applicants, including the on-site construction supervisor and/or any person having care, control and over-sight over all construction activity taking place on the subject property;
 - c) that the Applicant monitor, investigate and respond to any complaints received regarding construction noise;
 - d) that the Applicant take measures to minimize any unnecessary noise, including but not limited to, idling of construction vehicles, unnecessary revving of engines, use of air brakes, and to maintain equipment in good working order (including muffling devices) to minimize noise impacts;
 - e) that no construction outside of hours permitted by the by-law take place on Saturdays; and
 - f) that no Construction noise be made on Sundays or statutory holidays.

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11. AMENDING THE DELEGATION BY-LAW TO CLARIFY EXISTING AUTHORITIES AND PROVIDE NEW AUTHORITIES TO THE DIRECTOR OF BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES AND DEPUTY CITY MANAGER, COMMUNITY SERVICES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated September 17, 2024:

Recommendations:

1. THAT Council delegate authority to staff to approve and execute agreements pertaining to parking enforcement on private property and Animal Services related matters as set out in Attachment 1;
2. THAT Council repeal the existing delegation in Section 4 of Delegation By-law 005-2018, as amended;
3. That Schedule "A" of By-law 144-2018 be hereby amended to add the delegation of powers and duties as set out in Attachment 1; and
4. THAT a by-law be brought forth to the next practicable Council meeting.

12. GLEN SHIELDS JUVENTUS TRAINING CENTRE FACILITIES AT CONCORD THORNHILL REGIONAL PARK

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, Deputy City Manager, Infrastructure Development, Deputy City Manager, Planning and Growth Management, Deputy City Manager, Community Services, and Deputy City Manager, Public Works, dated September 17, 2024:

Recommendations

1. THAT staff be authorized to continue discussions and negotiate agreement terms with Glen Shields Football Club and Juventus Academy Toronto (GSFC-JAT), or a separate, non-arm's length entity on behalf of GSFC-JAT, for the design, build, operation, and maintenance of a major training facility and supporting facilities at Concord Thornhill Regional Park, and report back to Committee of the Whole in the October meeting cycle; and
2. THAT staff undertake two (2) property appraisals to identify the market value of the proposed lease area(s) to help inform any proposed lease rate, revenue-sharing arrangements and/or other compensation considerations related to the GSFC-JAT proposal.

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13. INTERNATIONAL ECONOMIC RELATIONS – ITALY 2024 – SUMMARY AND NEXT STEPS

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager, dated September 17, 2024:

Recommendations

1. THAT Council receive the update on the 2024 mission to Italy and endorse staff's ongoing work to engage with opportunities emerging from the mission;
2. THAT Council approve participation for up to two (2) staff from Economic Development in the October 2024 Government of Canada Trade Commissioner Services Europe Investment Roadshow; and
3. THAT staff report the results of the ongoing International Economic Relations work in Italy to a future Committee of the Whole meeting.

14. PROCLAMATION REQUESTS: NATIONAL TREE DAY, INTERNATIONAL WALK TO SCHOOL MONTH (IWALK), WRONGFUL CONVICTION DAY, CHILD CARE WORKER AND EARLY CHILDHOOD EDUCATOR APPRECIATION DAY, AND IMAGINE A DAY WITHOUT WATER

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 17, 2024:

Recommendations

1. THAT the following be proclaimed:
 - a. The day of September 25, 2024, as "National Tree Day";
 - b. The month of October 2024 as "International Walk to School Month (IWALK)";
 - c. The day of October 2, 2024, as "Wrongful Conviction Day";
 - d. The day of October 24, 2024, as "Child Care Worker and Early Childhood Educator Appreciation Day"; and
 - e. The day of October 17, 2024, as "Imagine a Day Without Water"; 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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15. 2024 ORDER OF VAUGHAN RECIPIENTS

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 17, 2024, be approved; and
2. That the confidential recommendations from the Committee of the Whole (Closed Session) meeting of September 17, 2024, be approved.

Recommendations

1. That Council endorse the individuals recommended by the Order of Vaughan Selection Committee and set out in Confidential Attachment 1 to this report, as the 2024 recipients of the Order of Vaughan; and
2. That the names of the individual recipients be made public following notification by the Mayor.

16. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSION – SEPTEMBER 24, 2024

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 17, 2024:

Recommendations

1. THAT in accordance with Section 239(4) of the Municipal Act, 2001, as amended, that Council resolve into Closed Session on September 24, 2024, at 9:30 a.m., for the purpose of an education and training session on the following topic:
 - a. Introduction of 30km/h speed limits on local roadways.

17. CITY OF VAUGHAN PUBLIC GATEWAY SIGN AND MENORAH AT CITY HALL

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Steven Del Duca and Councillor Gila Martow, dated September 17, 2024:

Members' Resolution

Submitted by Mayor Steven Del Duca and Councillor Gila Martow.

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Whereas, City of Vaughan proclamations are official statements made by, or under the authority of, Members of Vaughan Council to recognize causes, events and commemorations of significance to the City of Vaughan and its people. Since 2022, proclamations have increased significantly. Proclaiming causes, events and commemorations can inform, engage and empower citizens throughout Vaughan; and

Whereas, proclamation statements contribute to the fabric of Vaughan society by recognizing cultural diversity and the public good; and

Whereas, additionally, the City's flag raisings and illuminations, among other corporate initiatives and events, are an important opportunity to bring the Vaughan community together; and

Whereas, like other municipalities, establishing a new exterior permanent Vaughan gateway sign at Vaughan City Hall is an opportunity to enhance further the City's efforts to bring the community together to recognize causes, events and commemorations of significance by incorporating this signage to mark important occasions; and

Whereas, celebrations have become much-anticipated traditions enjoyed by people of all backgrounds and faiths, where the signage can be featured; and

Whereas, as part of the new gateway signage, a new menorah can also be incorporated into the sign on an annual basis during Chanukah.

It is therefore recommended:

1. THAT Council direct staff to explore all opportunities to design, construct and/or install a permanent "Vaughan" gateway feature sign at Vaughan City Hall that has the ability to include, within that signage, time-limited commemorations of significance at City Hall as expeditiously as possible;
2. THAT Council authorize that the required funding be appropriated from the existing Infrastructure Development budget; and
3. THAT the Deputy City Manager, Infrastructure Development together with the Director of Procurement Services be authorized to take all appropriate steps necessary to give effect to Recommendation 1, including the authority to award a Single Source procurement, and that the Director of Procurement Services be authorized to execute any necessary agreements, all in a form satisfactory to Legal Services.

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**18. ONE-FOOT DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT
FILE Z.21.025 DRAFT PLAN OF SUBDIVISION FILE 19T-21V006 8741
HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND
LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2024:

1. THAT Zoning By-law Amendment File Z.21.025 (One-foot Developments 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 “EM1 Prestige Employment Zone”, “EM2 General Employment Zone”, “EM2(H) General Employment Zone” with the Holding Symbol “(H)”, “OS1 Public 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 5;
2. THAT the Holding Symbol “(H)” shall not be removed from the portion of the Subject Lands to which it applies, until the following conditions are addressed to the satisfaction of the City:
 - a. That the Block 3 lands be consolidated with the abutting lands to the north, municipally known as 400 Anatolian Drive.
3. THAT Draft Plan of Subdivision File 19T-21V006 (One-foot Developments Inc.) BE APPROVED, AS REVISED AND REDLINED, to permit an employment Draft Plan of Subdivision as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 6;
4. THAT Council’s approval of the revised Draft Plan of Subdivision File No. 19T-21V006, subject to the conditions set out in Attachment 6, 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
5. THAT the revised Block 59 Block Plan, as shown on Attachment 4, BE APPROVED, to redesignate a portion of the lands designated Natural Heritage Feature, 10m Buffer and Compensation Area to General Employment, and a portion of the lands designated “General Employment” to Compensation Areas”, and that the final Block 59 Block Plan be modified to reflect these changes.

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19. MAKING HOUSING MORE AFFORDABLE IN VAUGHAN

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Steven Del Duca, dated September 17, 2024:

Member's Resolution

Submitted by Mayor Steven Del Duca.

Whereas, there is a housing affordability crisis in the City of Vaughan and across Ontario;

Whereas, the City of Vaughan agreed to the provincial housing pledge that committed us to enable the building of 42,000 units of housing by 2032;

Whereas, a healthy balance of housing supply is needed, including low-rise, mid-rise and high-rise options for residents, and the City of Vaughan should use all tools to encourage that this balance is achieved;

Whereas, the City of Vaughan's development charge rates increased by 229 per cent from 2009 to 2021 and 66 per cent since 2018, making Vaughan's development charge rates among the highest in the Greater Toronto and Hamilton Area;

Whereas, there is broad acknowledgement that onerous development charges are making the housing affordability crisis even more challenging in the current economic climate;

Whereas, the City of Vaughan is scheduled to begin the next update of its Development Charges Background Study and Development Charges By-Law in 2027.

It is therefore recommended:

1. THAT staff be directed to report back to Council by the end of October 2024 with options to amend the current Development Charges By-Law to help make housing more affordable in Vaughan;
2. The options referred to above are to include the following provisions for consideration:
 - a. A 25 per cent reduction in the residential development charge rate that was calculated as of Dec. 31, 2022, which would last until the end of this term of Council; and
 - b. Revisions to sections 3(2) and 3(3) of the Development Charges By-law to read the collection date to be first occupancy for all residential forms of development, or alternatively, a 24-month deferral for the collection of development charges for residential development; and

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- c. Delete the charging of interest pursuant to sections 26.1 and 26.2 of the Development Charges Act; and
 - d. Fix development charge rates to the date of planning applications for singles, semis and townhouses using section 27 agreements; and
 - e. Nothing in this Member's Resolution should impact any area-specific development charges; and
3. Staff are to include any other proposed measures relating to reducing the cost of housing in Vaughan in this report.

20. UPDATE ON CITY MANAGER/CAO RECRUITMENT

The Committee of the Whole recommends approval of the confidential recommendations from the Committee of the Whole (Closed Session) meeting of September 17, 2024.

21. OTHER MATTERS CONSIDERED BY THE COMMITTEE

21.1 STAFF COMMUNICATIONS

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

SC1. Memorandum from the City Manager and Deputy City Manager, Planning and Growth Management, dated September 17, 2024, with respect to Weston 7 Secondary Plan –Engagement and Communications Overview and Next Steps; and

SC2. Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, and Director of Procurement Services, dated September 17, 2024, with respect to Procurement Activity – 2024 Bi-Annual Report.

21.2 RECESS INTO CLOSED SESSION

The Committee of the Whole recessed into Closed Session at 3:01 p.m. for the purpose of considering the following matters:

**ITEM 15 2024 ORDER OF VAUGHAN RECIPIENTS
(personal matters about an identifiable individual)**

**ITEM 20 UPDATE ON CITY MANAGER/CAO RECRUITMENT
(personal matters about an identifiable individual)**

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**The Committee of the Whole reconvened into Open Session at
3:58 p.m. with the following Members present:**

Councillor Chris Ainsworth, Chair

Steven Del Duca, Mayor

Regional Councillor Gino Rosati

Regional Councillor Mario Ferri

Councillor Marilyn Iafrate

Councillor Adriano Volpentesta

The meeting adjourned at 3:59 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair