



**CITY OF VAUGHAN**  
**REPORT NO. 32 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on October 29, 2024*

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The Committee of the Whole met at 1:01 p.m., on October 8, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

**1. TESTON ROAD EAST AND WEST SANITARY INFRASTRUCTURE AREA SPECIFIC DEVELOPMENT CHARGES PUBLIC STATUTORY MEETING**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Infrastructure Development dated October 8, 2024, be approved;**
- 2) That the following be approved in accordance with Communication C2, memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Infrastructure Development, dated October 4, 2024:**
  - 1. That the adjustments to the capital cost estimates and Area Specific Development Charge (ASDC) rate for Map 2 of the Teston Road West Sanitary Infrastructure be made in**

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accordance with this communication and be brought forward as a part of the final Background Study to Committee of the Whole (2) on November 12, 2024;

- 3) That the presentation by Andrew Mirabella, Hemson Consulting Limited, St. Patrick Street, Toronto, and C1., presentation material be received;
- 4) That the comments from Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, be received; and
- 5) That the following Communications be received:
  - C3. Meaghan McDermid, Davies Howe, LLP, Adelaide Street West, Toronto, dated October 7, 2024
  - C4. Andrew Lam, Project Manager, Delta Urban Inc., Dufferin Street, Vaughan, dated October 7, 2024; and
  - C5. Paul DeMelo, Kagan Shastri DeMelo Winer Park LLP, Avenue Road, Toronto, dated October 8, 2024.

**Recommendations**

1. That a report be brought to the November 12, 2024, Committee of the Whole (2) meeting, summarizing and addressing, as necessary, the deputations received at the October 8, 2024, Teston Road East and West Sanitary Infrastructure ASDC Public Statutory Meeting;
  2. That the draft Teston Road East and West Sanitary Infrastructure ASDC Background Study [Attachment 1] be received; and
  3. That the draft Teston Road East Sanitary Sewer and Teston Road West Sanitary Infrastructure ASDC By-Laws [Attachments 2 and 3] be received.
2. **CITY FRAMEWORK FOR MUNICIPALLY-SUPPORTED MINISTER'S ZONING ORDER (MZO) REQUESTS AND RESPONSE TO BILL 185**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024:**

**Recommendations**

1. THAT Staff be directed to review development proposals for Municipally-Supported Zoning Order requests in accordance with the processes and guiding principles proposed in this report; and,

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2. THAT Staff be directed to amend the City's in-effect Fees and Charges By-law 224-2023 to set the fees and charges required to recover the cost of reviewing and processing Municipally-Supported Zoning Order requests; effective as of June 4, 2024.

**3. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021: GENERAL AND SITE-SPECIFIC AMENDMENTS FILE Z.24.018**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 8, 2024, be approved; and
- 2) That 11151 Highway 50 be re-instated into the list of Site-specific Amendments Proposed to Comprehensive Zoning By-law 001-2021 ("CZBL"), and that Attachment 2 to the report of the Deputy City Manager, Planning and Growth Management dated October 8, 2024, be amended appropriately.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.24.011 BE APPROVED, to amend Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 to delineate Protected Major Transit Station Area boundaries, as shown on Attachment 1, and to remove vehicular parking rate requirements for lands within a PMTSA, as set out in this report; and
2. THAT all necessary by-law(s) be enacted.

**4. CITY-WIDE ZONING BY-LAW AMENDMENTS – COMPREHENSIVE ZONING BY-LAW 001-2021, ZONING BY-LAW 1-88: PROTECTED MAJOR TRANSIT STATION AREAS, FILE: Z.024.011**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated October 8, 2024.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.24.011 BE APPROVED, to amend Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 to delineate Protected Major Transit Station Area boundaries, as shown on Attachment 1, and to remove vehicular parking rate requirements for lands within a PMTSA, as set out in this report; and
2. THAT all necessary by-law(s) be enacted.

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**5. 2281539 ONTARIO INC. – ZONING BY-LAW AMENDMENT FILE Z.17.014,  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V003: 10 BEVAN ROAD,  
VICINITY OF NETHERFORD ROAD AND CLEMSON CRESCENT**

**The Committee of the Whole recommends approval of the  
recommendations contained in the report of the Deputy City Manager,  
Planning and Growth Management, dated October 8, 2024:**

**Recommendations**

1. THAT Recommendation 2 of the Committee of the Whole Report dated May 7, 2024 (Item No. 2, Report No. 17), be amended by adding condition b) as follows:

The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA):

- a) Confirmation of the extent of the erosion hazard (i.e., physical top of slope and/or long-term stable top of slope) associated with the valley corridor and establishment of an applicable 10 metre setback from the erosion hazard limit to the satisfaction of TRCA.
- b) As the Subject Lands require the future ‘Street A’ to be constructed with interest from the adjacent lands known as Part of Lot 19, Concession 4 and Part 3, Reference Plan No. 65R-19970 (7 Bevan Road) (Files Z.14.005 and 19T-14V002), the “H” is to only be lifted under one of the following two scenarios:
  - i) The future ‘Street A’ is constructed by the Owner and the Owner has secured the necessary lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City; or
  - ii) The Owner has demonstrated that an alternate interim roadway for ‘Street A’ can be achieved through a Transportation Impact Study (‘TIS’) including, but not limited to, functional design drawings, to the satisfaction of the City. The Owner shall identify and secure any necessary lands required to facilitate the interim solution, including lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City.

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**6. WEDGEWOOD COLUMBUS LIMITED – OFFICIAL PLAN AMENDMENT  
FILE OP.19.015, ZONING BY-LAW AMENDMENT FILE Z.19.039: 7887  
WESTON ROAD, VICINITY OF WESTON ROAD AND HIGHWAY 7**

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of October 8, 2024, under Minute No. 93.

**7. RP B3N HOLDINGS INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD)  
FILE 19CDM-24V009: 195 COMMERCE STREET, VICINITY OF HIGHWAY 7  
AND COMMERCE STREET**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024:

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V009 (RP B3N Holdings Inc.) BE DRAFT APPROVED, as shown on Attachments 4 to 9 to create a condominium tenure for the Development that is consistent with Site Development File DA.18.075, subject to Conditions of Draft Approval in Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V009 (RP B3N Holdings Inc.), 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.

**8. 2465900 ONTARIO LIMITED – DRAFT PLAN OF CONDOMINIUM  
(STANDARD) FILE 19CDM-23V007: 582 RIVERMEDE ROAD, VICINITY OF  
KEELE STREET AND RIVERMEDE ROAD**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 8, 2024:

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V007 (2465900 Ontario Limited) BE APPROVED, to establish condominium tenure for the existing multi-unit employment building as shown on Attachment 3, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 4; and

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2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-23V007 subject to the conditions set out in Attachment 4, 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.

**9. CELEBRATING VAUGHAN'S NEWEST CITIZENS – BRINGING  
CITIZENSHIP CEREMONIES TO CITY HALL**

**The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Del Duca, dated October 8, 2024:**

**Member's Resolution**

Submitted by Mayor Del Duca

**Whereas**, citizenship ceremonies contribute to the fabric of Vaughan by celebrating the final step newcomers take in the journey to become Canadian citizens; and

**Whereas**, almost half of Vaughan's population was born abroad and citizens speak 105 different languages; and

**Whereas**, citizenship ceremonies are an important opportunity to bring the Vaughan community together; and

**Whereas**, hosting citizenship ceremonies at City Hall signals to new citizens that they are valued by and connected to their municipality; and

**Whereas**, the federal government routinely organizes citizenship ceremonies and requires accessible locations with the appropriate means to host these events; and

**Whereas**, the number of City flag-raising and other events hosted at City Hall has increased significantly in the 2022-2026 Term of Council, and this would serve as one more opportunity to celebrate the diversity of Vaughan's residents.

**It is therefore recommended:**

1. That Council approve the use of City Hall to host citizenship ceremonies annually, and to absorb the expenditures associated with hosting these events; and
2. That Council direct staff to coordinate with the federal government to facilitate the hosting of citizenship ceremonies at City Hall.

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**10. 2024 MAYORS SUMMIT AGAINST ANTI-SEMITISM**

**The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Del Duca, dated October 8, 2024:**

**Member's Resolution**

Submitted by Mayor Del Duca

**Whereas**, safeguarding the quality of life for all Vaughan residents by combating all forms of hate, intimidation, intolerance, discrimination, Anti-Semitism, and the incitement of violence requires an immediate call to action; and

**Whereas**, acts of intimidation such as the vandalism at Chabad House of Maple on November 14, 2023, and two large-scale protests in Thornhill in March 2024 have led to Vaughan's Jewish community and residents feeling considerable distress and intimidation; and

**Whereas**, Council adopted unanimously a resolution co-authored by Mayor Del Duca and Councillor Martow immediately following the October 7 terrorist attacks, in which the City of Vaughan pledged to stand with the people of Israel against the ongoing, egregious acts of violence from Hamas; and

**Whereas**, Council further adopted a unanimous resolution on June 25, 2024, arising from a Member's Resolution presented by Mayor Del Duca, which protects vulnerable social infrastructure, including places of worship, schools, childcare facilities, and healthcare facilities from demonstrations which cause intimidation, including, but not limited to, actions or expressions that incite hatred, violence, intolerance, or discrimination; and

**Whereas**, Mayor Del Duca has been invited by Mayor Friedman of Beverly Hills, California, to be a keynote speaker about Vaughan's municipal initiatives on combatting anti-Semitism, including the By-law to protect vulnerable social infrastructure, at the 2024 Mayors Summit Against Anti-Semitism; and

**Whereas**, airfare and hotel expenses have been offered to be covered by the Combat Hate Foundation; and

**Whereas**, Vaughan's continued leadership and representation on the critically important issue of combatting anti-Semitism remains a priority for residents.

**It is therefore recommended:**

1. That Council endorse Mayor Steven Del Duca's participation as a delegate and keynote speaker at the 2024 Mayors Summit Against Anti-Semitism, where Mayor Del Duca will address the City of Vaughan's Council-approved initiatives to combat anti-Semitism and all forms of hate; and

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2. That Council endorse that airfare and hotel, for the Mayor's participation as a delegate, be covered by the Combat Hate Foundation.

**11. TEMPORARY RELOCATION OF JOHN FLEMING HOUSE, LISTED UNDER PART IV: 9151 HUNTINGTON RD (REFERRED) (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations contained in the Transmittal Report forwarded from the Heritage Vaughan Committee meeting of September 26, 2024:**

**Recommendations**

- 1) That Council annul the heritage easement agreement to permit demolition of the John Fleming House located at 9151 Huntington Road under Section 27 of the Ontario Heritage Act, and release the Letter of Credit Security in the amount of \$980,595.00;
- 2) That Council approve a commemorative display, and material salvage and reuse, in a manner that recognizes and carries forward the legacy of the John Fleming House to the satisfaction of the City, to be finalized through the site plan agreement;
- 3) That Council approve the delisting of the John Fleming House located at 9151 Huntington Road from the Municipal Register Listing of Significant Heritage Structures (LSHS);
- 4) That the report of the Deputy City Manager, Planning and Growth Management, dated July 24, 2024, be received;
- 5) That comments from the following Speakers be received:
  1. Josh Berry, Senior Development Manager, Anatolia Block 59 Developments Limited, Huntington Road, Vaughan; and
  2. Evan Sugden, Professional Heritage Consultant, representing Anatolia Block 59 Developments Limited, Huntington Road, Vaughan; and
- 6) That Communication C2., Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 25, 2024, be received.

**12. PRESENTATION – FRANCA PORRETTA**

**The Committee of the Whole recommends that the presentation by Franca Porretta, be received and referred to staff for a report back by the end of November 2024, on the feasibility of conducting Cultural Heritage Landscape and Impact Assessment studies of the Hamlet of Pine Grove.**



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

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

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
  1. Intergovernmental Relations Sub-Committee meeting of September 16, 2024 (Report No. 2); and
  2. Anti-Hate, Diversity and Inclusion Advisory Committee meeting of September 23, 2024 (Report No. 3).

**13.2. STAFF COMMUNICATION**

The Committee of the Whole recommends:

- 1) That the following Staff Communication be received:
  - SC 1: Memorandum from the Deputy City Manager, Planning and Growth Management, dated September 30, 2024, with respect to the Provincial Planning Statement, 2024.

**13.3. RECONSIDERATION**

The Committee of the Whole passed a motion to reconsider Item 12: PRESENTATION – FRANCA PORRETTA

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The meeting adjourned at 2:20 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair