



**CITY OF VAUGHAN  
REPORT NO. 35 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 22, 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 Mario G. Racco  
Regional Councillor Gino Rosati  
Councillor Marilyn Iafrate  
Councillor Adriano Volpentesta  
Councillor Chris Ainsworth  
Councillor Gila Martow

The following items were dealt with:

1. **REPEAL OF BY-LAW 102-2023 ADOPTING OFFICIAL PLAN AMENDMENT NUMBER 93 REPEAL OF BY-LAW 104-2023 AMENDING THE PRE-APPLICATION CONSULTATION PROCESS FILE NO.: 25.7**

**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 October 22, 2024:**

**Recommendations**

1. THAT the repeal of By-law 102-2023 adopting Official Plan Amendment Number 93 and the repeal of By-law 104-2023 amending the Pre-Application Consultation process BE APPROVED.
2. THAT all necessary by-law(s) be enacted.

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**2. LINEAGE LOGISTICS VLS GP LTD. A BY-LAW DEEMING TO DEREGISTER BLOCKS 10 AND 11 ON REGISTERED PLAN OF SUBDIVISION 65M-2790 AVIVA PARK DRIVE VICINITY OF HIGHWAY 407 AND WESTON 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, and Deputy City Manager, Legal and Administrative Services & City Solicitor, dated October 22, 2024:

**Recommendations**

1. THAT Council enact a by-law pursuant to subsection 50(4) of the *Planning Act* to designate the lands legally described as Blocks 10 and 11, Plan 65M-2790 to be deemed not to be blocks within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;
2. THAT the by-law be registered on title to the lands in accordance with subsections 50(27) and 50(28) of the *Planning Act*; and
3. THAT the City Clerk provide notice of passage of the by-law as required by subsections 50(26) and 50(29) of the *Planning Act*.

**3. MY PLACE ON 7 INC. OFFICIAL PLAN AMENDMENT FILE OP.21.015 ZONING BY-LAW AMENDMENT FILE Z.21.026 4850 HIGHWAY 7 AND 79 ARROWHEAD DRIVE VICINITY OF HIGHWAY 7 AND ISLINGTON 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 October 22, 2024, be approved; and
2. That the comments and communications of the following speakers be received:
  1. Mary Mauti, Vaughanwood Ratepayers' Association, Forest Circle Court, Woodbridge, and Communication C1., dated October 21, 2024;
  2. Carla Malta, Arrowhead Drive, Woodbridge; and
  3. Nadia Libralesso, Arrowhead Drive, Woodbridge, and Communication C4., dated October 22, 2024.

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## Recommendations

That the Ontario Land Tribunal be advised that Vaughan Council  
ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.21.015 (My Place on 7 Inc.) BE REFUSED, to amend Vaughan Official Plan 2010, Volume 1 as identified in Table 1 of this report for the subject lands, as shown on Attachments 1 and 2.
2. THAT Zoning By-law Amendment File Z.21.026 (My Place on 7 Inc.) BE REFUSED, to amend Zoning By-law 001-2021, to rezone the subject lands from “R1B(EN) First Density Residential Zone, Established Neighbourhood” and “R2A(EN) Second Density Residential Zone, Established Neighbourhood”, to “RM2 Multiple Residential Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 (Attachment 9) to this report.
3. THAT if the Ontario Land Tribunal approves the Applications, in whole or in part, Legal Services shall request that the Ontario Land Tribunal withhold its final Order until the final form of the Official Plan Amendment and Zoning By-law Amendment are prepared and submitted to the Ontario Land Tribunal on the consent of all parties.
4. THAT should the Ontario Land Tribunal approve the Applications, in whole or in part, a Holding Symbol “(H)” be applied to the implementing zoning by-law(s) and shall not be removed from the Subject Lands or any portion thereof until such time that the (H) conditions listed in this report are addressed, to the satisfaction of the City.
5. THAT if the Ontario Land Tribunal approves the Applications, in whole or in part, Council authorizes the Deputy City Manager, Planning and Growth Management to finalize the draft Official Plan Amendment and Zoning By-law Amendment instruments for approval by the Ontario Land Tribunal.
6. THAT City of Vaughan staff and external consultants, as required, be directed to attend the Ontario Land Tribunal hearing in support of the recommendations contained in this report with regard to Official Plan and Zoning By-law Amendment Files OP.21.015 and Z.21.026.

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**4. 1000623576 ONTARIO INC. C/O JOSEPH KIM ZONING BY-LAW  
AMENDMENT APPLICATION FILE Z.24.007 300 STEELES AVENUE  
WEST – VICINITY OF STEELES AVENUE WEST AND HILDA AVENUE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 22, 2024:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.24.007 (1000623576 Ontario Inc.) BE APPROVED to permit the conversion of the existing retail use for a use as a Supermarket – including the supermarket’s administrative and managerial offices to be located on the existing mezzanine level, for a period of (3) years.

**5. LAURIER HARBOUR (KEELE) INC. DRAFT PLAN OF  
CONDOMINIUM FILE 19CDM-24V002 (COMMON ELEMENT  
CONDOMINIUM) 9785 & 9797 KEELE STREET VICINITY OF KEELE  
STREET AND MAJOR MACKENZIE DRIVE WEST**

**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 October 22, 2024:**

**Recommendations**

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-24V002 (LAURIER HARBOUR (KEELE) INC.) BE DRAFT APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval in Attachment 5; and
2. THAT Council’s approval of Draft Plan of Condominium (Common Elements) File 19CDM-24V002, subject to the conditions set out in Attachment 5, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

**6. REPEAL AND REPLACEMENT OF BUILDING BY-LAW 050-2018 AND  
SECURITY DEPOSIT BY-LAW 94-2008, AMENDMENTS TO FEES FOR  
2025, AND OTHER BUILDING STANDARDS DEPARTMENT UPDATES**

**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 October 22, 2024:**

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**Recommendations**

1. THAT the proposed draft building by-law contained in Attachment 1 to this report be approved, in a form satisfactory to Legal Services.
2. THAT the Outstanding Building Permits Policy (June 2008) be repealed and replaced with Standard Operating Procedures in consultation with Legal Services; and
3. THAT the Chief Building Official be delegated the authority to make changes to any other City documents and agreement templates, including development agreements, to reflect the new building by-law, and the other proposed changes discussed in this report.

**7. BELL FIBRE-TO-THE-HOME (FTTH) AGREEMENT EXTENSION**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Acting Deputy City Manager, Public Works, dated October 22, 2024:**

**Recommendations**

1. That Council authorize staff to extend and amend the “Fibre to the Home Project” Agreement with Bell Canada, in a form acceptable to Legal Services and the Deputy City Manager, Public Works; and
2. That the Deputy City Manager, Public Works be authorized to execute the extending and amending agreement with Bell.

**8. DELEGATED AUTHORITY FOR MAINTENANCE AGREEMENTS WITH NEIGHBOURING MUNICIPALITIES**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Acting Deputy City Manager, Public Works, dated October 22, 2024, subject to the following changes, as outlined in Communication C2.:**

1. That Recommendation 1 in the Report to Committee of the Whole (2) cited in the subject line above be replaced by the following:

**That the Deputy City Manager, Public Works, be authorized to enter into and execute road maintenance agreements with the Corporation of the Town of Caledon, the Corporation of the Township of King, and the Regional Municipality of York on substantially the same terms described in this report and in a form satisfactory to Legal Services, and to terminate those agreements if required by the Deputy City Manager, Public Works.**

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**Recommendations**

1. That Council grant approval to enter and execute maintenance agreements with the Corporation of the Town of Caledon, the Corporation of the Township of King, and Corporation of the Region of York on the terms described in this report, in a form satisfactory to Legal Services; and
2. That the Deputy City Manager, Public Works, be authorized to amend and renew the Road Boundary Agreements on behalf of the City, in a form satisfactory to Legal Services.

**9. PARK NAMING REQUEST**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Public Works, dated October 22, 2024:**

**Recommendation**

1. That the first phase of Edgeley Park be renamed Cortellucci Square in accordance with City Policy No. TPF-006 Naming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties.

**10. GLEN SHIELDS JUVENTUS TRAINING CENTRE FACILITIES UPDATE  
OCTOBER 2024**

**The Committee of the Whole recommends approval of the recommendation 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 Acting Deputy City Manager, Public Works, dated October 22, 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, in line with the proposal outlined as Scenario 3 in this report, and report back as negotiations proceed.

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**11. 2025 SCHEDULE OF MEETINGS**

**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 October 22, 2024:**

**Recommendations**

1. That the 2025 Schedule of Meetings be adopted in accordance with the calendar as set out in Attachment 1; and
2. That the City Clerk be authorized to amend the schedule by changing the time and/or date of a scheduled meeting or cancelling meetings that are not required, subject to posting such amendments on the City's website in accordance with the Procedure By-law.

**12. JOINT INTERNET VOTING PROCUREMENT INITIATIVE**

**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 October 22, 2024:**

**Recommendation**

1. That the City Clerk / Returning Officer be authorized to enter into an agreement with York Region municipalities for the purposes of a joint procurement of an internet voting solution, in a form satisfactory to Legal Services.

**13. TRANSPORTATION AND INFRASTRUCTURE ADVISORY COMMITTEE - VACANCY**

**The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of October 29, 2024.**

**Recommendations**

1. That the resignation of Ms. Tanya Nagayeva and the forfeiture of Mr. Andres Larios, be received;
2. That Council provide direction with respect to filling the vacancies.

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**14. VAUGHAN PUBLIC LIBRARY BOARD – MEMBER RESIGNATION**

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, be approved; and
2. That Mayor Steven Del Duca be appointed to the Vaughan Public Library Board.

**Recommendations**

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

**15. FORMAL CODE OF CONDUCT COMPLAINT INVESTIGATION  
REPORT #071624(1), 071624(2)**

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Integrity Commissioner and Lobbyist Registrar, dated October 22, 2024, be approved; and
2. That the following communication be received:  
**C3. Memorandum from the Integrity Commissioner and Lobbyist Registrar, dated October 22, 2024.**

**Recommendations**

1. That Council issue a formal Reprimand to Local and Regional Councillor Mario G. Racco in relation to his actions in contravention of the Code set out in the findings in the Complaint Investigation Report; and
2. That Council suspend the remuneration paid to Local and Regional Councillor Mario G. Racco for a period of 10 days.

**16. PROPOSED RENOVATION AND ADAPTIVE REUSE OF  
BASSINGTHWAITE HOUSE LOCATED AT 10090 BATHURST STREET,  
A DESIGNATED PROPERTY UNDER THE ONTARIO HERITAGE ACT  
(TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated September 26, 2024:



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**Recommendations**

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

**Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:**

THAT Heritage Vaughan recommend Council approve the proposed renovations for adaptive reuse under *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario 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 prior to issuance of Heritage Permit, the applicant enters into a Tree Protection Agreement to the satisfaction of the City.
  - d. That a review of the exterior treatment and restoration of the heritage asset and other details will be provided prior to issuance of Heritage Permit; and
  - e. 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
- 17. PROPOSED ALTERATIONS TO RESIDENTIAL/COMMERCIAL BUILDING LOCATED AT 10489 ISLINGTON ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated September 26, 2024:**

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**Recommendations**

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024, be approved;
2. That all the windows facing Islington Avenue are of the same material and have the same look as per the Kleinburg-Nashville Heritage Conservation District Plan Guidelines, to be approved by Urban Design and Cultural Heritage staff; and
3. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

**Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:**

THAT Heritage Vaughan recommend Council approve the proposed alterations to residential/commercial building at 10489 Islington Road under Section 42 of Ontario Heritage Act, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario 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 prior to issuance of Heritage Permit, the applicant enters into a letter of undertaking for the purpose of completion of all landscaping in accordance with the approved plans to the satisfaction of the City; and
- d. THAT prior to issuance of Heritage Permit, the applicant applies for a Private Tree Removal to the satisfaction of the City.
- e. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

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**18. PROPOSED RENOVATION OF EXISTING DWELLING AND REAR ADDITION GARDEN SUITE – LOCATED AT 15 MILL STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated September 26, 2024:**

**Recommendations**

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

**Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:**

THAT Heritage Vaughan recommend Council approve the proposed renovations of existing structure and proposed rear addition at 15 Mill Street in the Thornhill Heritage Conservation District under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario 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 prior to issuance of Heritage Permit, the applicant enters into a Tree Protection Agreement to the satisfaction of the City.
- d. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

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**19. CEREMONIAL PRESENTATION – HOLY CROSS CATHOLIC ACADEMY (WOODBIDGE) JUNIOR GIRLS SOCCER TEAM**

The Mayor and Members of Council recognized the Holy Cross Catholic Academy Junior Girls Soccer Team for winning the Junior Girls York Region Athletic Association Championship.

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

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

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

1. Transportation and Infrastructure Advisory Committee meeting of September 18, 2024 (Report No. 4);
2. Heritage Vaughan Committee meeting of September 26, 2024 (Report No.12);
3. Audit Committee meeting of September 30, 2024 (Report No. 4);
4. Age-Friendly Vaughan Advisory Committee meeting of September 30, 2024 (Report No. 7); and
5. Accessibility Advisory Committee meeting of September 30, 2024 (Report No. 4).

**20.2 CLOSED SESSION RESOLUTION**

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 2024  
(personal matters about an identifiable individual)
2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 ONTARIOLAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-002104 (APPEAL NO. 002765) OLT CASE NO. OLT-22-003554 (APPEAL NO. 004767) ZZEN GROUP OF COMPANIES LIMITED 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 AND 6260 HIGHWAY 7  
(litigation or potential litigation)
3. KEEPING VAUGHAN SAFE – REAL ESTATE MATTER  
(acquisition or disposition of land)

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**21. NEW BUSINESS – REQUEST FOR POLICY REGARDING  
NOTIFICATION FOR PLANNING APPLICATIONS**

**The Committee of the Whole recommends that staff bring forward a uniform policy to establish standards regarding notification for planning applications, and to include options other than letter mail.**

*The foregoing matter was brought to the attention of the Committee by Mayor Steven Del Duca.*

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The meeting adjourned at 2:32 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair