



**CITY OF VAUGHAN
COUNCIL MINUTES
OCTOBER 29, 2024**

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CITY OF VAUGHAN

COUNCIL MEETING

TUESDAY, OCTOBER 29, 2024

MINUTES

Council met at 1:00 p.m. on October 29, 2024 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 (1:28 pm)
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth
Councillor Gila Martow

96. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT the agenda be confirmed.

CARRIED

97. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

98. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Martow
seconded by Councillor Ainsworth

THAT the minutes of the Council meeting of September 24, 2024, and Special Council meeting of October 8, 2024, be adopted as presented.

CARRIED

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99. COMMUNICATIONS

MOVED by Councillor Iafrate
seconded by Councillor Volpentesta

THAT Communications C1 to C11 inclusive be received and referred to their respective items on the agenda.

CARRIED

100. CEREMONIAL PRESENTATIONS

1. The Mayor and Members of Council recognized the City of Vaughan for being presented with Triple Certification from World Council on City Data (WCCD) for ISO 37120 (Sustainable Cities), ISO 37122 (Smart Cities) and ISO 37123 (Resilient Cities).

101. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (1) Report No. 32

Item 3

Committee of the Whole (2) Report No.35

Items 5, 9, 10, 13, 15

Committee of the Whole (Closed Session) Report No. 36

Item 3

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT Items 1 to 13 of the Committee of the Whole (1) Report No. 32, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Public Meeting) Report No. 33, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 and 2 of the Committee of the Whole (Working Session) Report No. 34, BE APPROVED and the recommendations therein be adopted;

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THAT Items 1 to 21 of the Committee of the Whole (2) Report No. 35, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Closed Session) Report No. 36, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

CARRIED

102. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 32

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

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

MOVED by Councillor Iafrate
seconded by Councillor Volpentesta

THAT Item 3, Committee of the Whole Report No. 32, be adopted and amended, as follows:

By approving the recommendation contained in Communication C4, memorandum from the Deputy City Manager, Planning and Growth Management, dated October 22, 2024., as follows:

- 1. THAT Attachment 2 to Item 3 of the October 8, 2024, Committee of the Whole (1) Report No.32 be DELETED AND REPLACED with the revised Attachment 2, attached hereto to this Communication, to reinstate 11151 Highway 50 into the list of site-specific amendments proposed to the Comprehensive Zoning By-law (“CZBL”); and

By receiving the following Communications:

- C6. Japji Mangat, on behalf of 2631622 Ontario Corp., dated October 24, 2024;
- C8. Japji Mangat, on behalf of 2631622 Ontario Corp., dated October 27, 2024;
- C9. Katie Pandey, Weston Consulting, dated October 28, 2024; and
- C11. Eric Lee, Weston Consulting, on behalf of Katie Pandey, dated October 28, 2024.

CARRIED

COUNCIL MEETING MINUTES – OCTOBER 29, 2024

COMMITTEE OF THE WHOLE REPORT NO. 35

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

ITEM - 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

MOVED by Councillor Iafrate
seconded by Councillor Martow

THAT Item 5, Committee of the Whole Report No. 35, be adopted and amended, as follows:

By approving the recommendation contained in Communication C10, memorandum from the Deputy City Manager, Planning and Growth Management, dated October 28, 2024:

1. THAT Attachment 5 to Item #5 – Conditions of Draft Plan of Condominium Approval, Report #35 of the October 22nd, 2024 Committee of the Whole (2) be deleted and replaced with the new Attachment 5 – Conditions of Draft Plan of Condominium Approval attached hereto to this Communication.

CARRIED

ITEM - 9 PARK NAMING REQUEST

MOVED by Councillor Ainsworth
seconded by Regional Councillor Ferri

THAT Item 9, Committee of the Whole Report No. 35, be adopted and amended, as follows:

By approving that a ribbon cutting be included at the ceremony.

CARRIED

COUNCIL MEETING MINUTES – OCTOBER 29, 2024

ITEM - 10 GLEN SHIELDS JUVENTUS TRAINING CENTRE FACILITIES UPDATE OCTOBER 2024

MOVED by Regional Councillor Racco
seconded by Councillor Ainsworth

THAT Item 10, Committee of the Whole Report No. 35, be adopted without amendment.

CARRIED

ITEM - 15 FORMAL CODE OF CONDUCT COMPLAINT INVESTIGATION REPORT #071624(1), 071624(2)

MOVED by Councillor Martow
seconded by Councillor Ainsworth

THAT Item 15, Committee of the Whole Report No. 35, be adopted and amended, as follows:

By receiving the comments from the Integrity Commissioner; and

By receiving the following Communications:

- C5. Regional Councillor Mario Racco; and
- C7. Erica Fini, Miller Thomson LLP, New Park Place, Vaughan, on behalf of Regional Councillor Mario Racco, dated October 26, 2024.

CARRIED UPON A RECORDED VOTE

YEAS

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

NAYS

COUNCIL MEETING MINUTES – OCTOBER 29, 2024

103. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Martow
seconded by Regional Councillor Jackson

That Council resolve into Closed Session for the purpose of discussing the following matters:

1. **TRANSPORTATION AND INFRASTRUCTURE ADVISORY COMMITTEE
- VACANCY**
(Committee of the Whole, Report No. 35, Item 13)
(personal matters about an identifiable individual)
2. **KEEPING VAUGHAN SAFE – REAL ESTATE MATTER**
(Committee of the Whole (Closed Session) Report No. 36, Item 3)
(acquisition or disposition of land)

CARRIED

Council recessed at 1:57 p.m.

MOVED by Regional Councillor Ferri
seconded by Councillor Ainsworth

THAT Council reconvene at 2:36 p.m.

CARRIED

Council reconvened at 2:36 p.m. with all members present:

104. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 35

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

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

MOVED by Councillor DeFrancesca
seconded by Councillor Volpentesta

THAT Item 13, Committee of the Whole Report No. 35, be adopted and amended, as follows:

COUNCIL MEETING MINUTES – OCTOBER 29, 2024

By approving the recommendation from the October 22, 2024 Committee of the Whole; and

By approving the confidential recommendation of the October 29, 2024 Council (Closed Session).

CARRIED

COMMITTEE OF THE WHOLE REPORT (CLOSED SESSION) NO. 36

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

ITEM - 3 KEEPING VAUGHAN SAFE – REAL ESTATE MATTER

MOVED by Councillor DeFrancesca
seconded by Councillor Volpentesta

THAT Item 3, Committee of the Whole (Closed Session) Report No. 36, be adopted and amended, as follows:

By approving the recommendation from the October 22, 2024 Committee of the Whole (Closed Session); and

By approving the confidential recommendation of the October 29, 2024 Council (Closed Session).

CARRIED

105. BY-LAWS

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT the following by-laws be passed:

BY-LAW NUMBER 160-2024

(Council, September 24, 2024, Item 3, Committee of the Whole, Report No. 30) A By-law to adopt Amendment Number VOP 2010-123 to the Kipling Avenue Corridor Secondary Plan being part of Volume 2 of the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Located in Woodbridge, west of Kipling Avenue where it intersects with the Canadian Pacific Kansas City (“CPKC”) MacTier Subdivision rail line as identified in Schedule “1” of this Amendment.)

COUNCIL MEETING MINUTES – OCTOBER 29, 2024

BY-LAW NUMBER 161-2024

(Delegation By-law 144-2018) A By-law to exempt Part of Block 165 on Plan 65M 2219, designated as Part 10, Plan 65R-15225 from the part-lot control provisions of the Planning Act, R.S.O. 1990, c.P.13 (the “Act”). (File PLC.24.005, Related Files 19CDM-21V005, Z.19.002, DA.19.083, Part of Lot 31, Concession 1 West Yonge, 300 Atkinson Inc., located west of Atkinson Avenue and north of Centre Street, municipally known as 300 Atkinson Avenue, being Part of Block 165 on Plan 65M-2219, designated as Part 10, Plan 65R-15225, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 162-2024

(Delegation By-law 144-2018)

A By-law to exempt Block 69 on Registered Plan of Subdivision 65M-4558 from the part-lot control provisions of the Planning Act, R.S.O. 1990, c. P.13 (the “Act”). (PLC.24.007, Related Files Z.13.041, Z.23.015, 19T-13V008, 19CDM-24V005, DA.22.051, TH (Kleinburg) Developments (BT) Corp., 2 to 22 Pierre Berton Boulevard and 12 to 58 Arbour Green Crescent, located west of Kipling Avenue and north of Teston Road, being Block 69 on Registered Plan 65M-4558, Part of Lot 27, Concession 8, in the City of Vaughan.)

BY-LAW NUMBER 163-2024

(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.018, 8750 Jane Street, Part of Lot 12, Concession 5, located on the south west corner of Gensal Gate, and Jane Street, and are municipally known as 8750 Jane Street, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 164-2024

(Delegation By-law 144-2018)

A By-law to dedicate certain lands as part of the public highway. (Related File DA.22.051, TH Kleinburg, 10 Pierre Berton Boulevard, Part of Block 98, (Reserve) on Plan 65M-4558, designated as Parts 1-6 (Inclusive) on Reference Plan 65R-40493)

BY-LAW NUMBER 165-2024

(Delegation By-law 144-2018)

A By-law to assume municipal services in respect of Registered Plan 65M-4318. (Huntington Glen Subdivision, Phase 2, 19T-06V13, 65M4318, Part of Lots 13, 14 & 15, Concession 10)

BY-LAW NUMBER 166-2024

(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.018, Part of Lot 17, Concession 3, located on the southeast corner of Keele Street and Fieldgate Drive, municipally known as 9505 Keele Street, City of Vaughan, Regional Municipality of York.)

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BY-LAW 167-2024

(Delegation By-law 144-2018)

A By-law to partially assume municipal services associated with the Pine Valley North Spine Services (Block 40, 47, 55) Servicing Agreement for Pressure District 7 Watermain and West Watermain Works on Teston Road and Pine Valley Drive Watermain & Sanitary Sewer Crossings (Partial 3). (Pine Valley North Spine Services, Blocks 40, 47, 55, Part of Lots 23 & 24, Concession 6)

BY-LAW NUMBER 168-2024

(Item 6, Committee of the Whole, Report No. 35)

A By-law to regulate permits and inspections for construction, demolition and change of use under the Building Code Act, 1992 S.O., 1992, c. 23, and the associated fees, to repeal By-laws 050-2018, 189-2019, 192-2020, and 94-2008, as well as the imposition of fees under the Municipal Act, 2001, S.O. 2001, c. 25.

BY-LAW 169-2024

(Council, May 22, 2024, Item 9, Committee of the Whole, Report No. 17)

A By-law to designate 1560 King-Vaughan Road, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (1560 King-Vaughan Road. Part of Lot 1, Concession 3, King Part 1, 65R15586; Vaughan)

BY-LAW NUMBER 170-2024

(Item 1, Committee of the Whole, Report No. 35)

A By-law to repeal By-law 102-2023 adopting Official Plan Amendment Number 93.

BY-LAW NUMBER 171-2024

(Item 1, Committee of the Whole, Report No. 35) A By-law to repeal By-law 104-2023 amending the Pre-Application Consultation Process under By-law 278-2009, as amended by By-law 125-2013. 13.

BY-LAW NUMBER 172-2024

(Council, October 2, 2019, Item 7, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 144-2019. (File Z.23.021, Part of Lot 16, Concession 2, Norstar Building Corporation, located on the northeast corner of Dufferin Street and Rutherford Road, being municipally known as 1176 Rutherford Road, City of Vaughan.) 14.

BY-LAW NUMBER 173-2024

(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 029-2023. (File Z.24.018, Part of Lot 28, Concession 11, 11065, 11133 Highway 50, and 11050 Cold Creek Road, City of Vaughan, Regional Municipality of York.) 15.

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BY-LAW NUMBER 174-2024

(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 029-2023. (File Z.24.018, 11151 Highway 50, Part of Lot 28, Concession 11, being Parts 2, 3 and 4, Plan 65R-19710, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 175-2024

(Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.018, Part of Lot 10, Concession 9, 161 Innovation Drive, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 176-2024

(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46) (Item 3, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.018, 46 Uplands Avenue and 7934-8000 Yonge Street, Parts of Lot 31, 32, 33, 34, Concession 1, located west of Yonge Street and south of Highway 7, municipally known as 46 Uplands Avenue, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 177-2024

(Item 2, Committee of the Whole, Report No. 35)

A By-law to designate 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. (Blocks 10 and 11, Plan 65M2790, Part of Lot 3, Concession 6, Lineage Logistics VLS GP LTD.)

BY-NUMBER 178-2024

(Item 4, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 1-88, as amended, with respect to the implementation of Protected Major Transit Station Areas and associated mapping, and the delineation of Protected Major Transit Station Areas to conform to the requirements of the Vaughan Official Plan 2010. (File Z.24.011, Related File 26.18, City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.)

BY-LAW NUMBER 179-2024

(Item 4, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 001-2021, as amended, with respect to the implementation of Protected Major Transit Station Areas and associated maps, and the delineation of Protected Major Transit Station Areas to conform to the requirements of the Vaughan Official Plan 2010. (File Z.24.011, Related File 26.18, City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.)

COUNCIL MEETING MINUTES – OCTOBER 29, 2024

BY-LAW NUMBER 180-2024

(Council, April 22, 2024, Item 6, Committee of the Whole, Report No. 18)

A By-law to designate 5670 Steeles Avenue West, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (Part of Lot 1, Concession 8)

BY-LAW NUMBER 181-2024

(Item 4, Committee of the Whole, Report No. 35)

A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.24.007, Part of Lot 26, Concession 1, 1000623576 Ontario Inc. c/o Joseph Kim, located at the northwest corner of Steeles Avenue West and Hilda Avenue, municipally known as 300 Steeles Avenue West and legally described as Part of Lot 39-1, Section 65M2237; Block 39, PL 65M2237; S/T LT179138, City of Vaughan.)

BY-LAW NUMBER 182-2024

(Item 5, Committee of the Whole, Report No. 32)

A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.17.014, Related File 19T-17V003, 10 Bevan Road, Part of Lot 19, Concession 4, 2281539 Ontario Inc., located at 10 Bevan Road, in part of Lot 19, Concession 4, City of Vaughan.)

BY-LAW NUMBER 183-2024

(Council, June 25, 2024, Item 6, Committee of the Whole, Report No. 25)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.049, Related File DA.21.060, Maon Noam Congregation of Canada, located in Part of Lot 16, Concession 2, and on Block 125, Plan 65M3917. The entire subject lands as shown on Schedule '1' are municipally known as 910 Rutherford Road, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 184-2024

(Delegation By-law 144-2018)

A By-law to exempt Block 1, Plan 65M-4780 from the part-lot control provisions of the Planning Act. (File PLC.24.002, Laurier Harbour (Keele) Inc., located east of Keele Street, south of Major Mackenzie Drive West, municipally known as 9785 and 9797 Keele Street, being Block 1 on Registered Plan 65M-4780, City of Vaughan.)

BY-LAW NUMBER 185-2024

(Council, April 22, 2024, Item 20, Committee of the Whole, Report No. 14)

A By-law to designate 7365 Martin Grove Road, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (Part of Lots 2, 3, and 4, Concession 8)

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BY-LAW NUMBER 186-2024

(Council, April 22, 2024, Item 19, Committee of the Whole, Report No. 14)

A By-law to designate 7303 Islington Avenue, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18. (Part of Lot 3, Concession 7)

BY-LAW NUMBER 187-2024

(Delegation By-law 144-2018)

A By-law to extend the time period specified for expiration in By-law 085- 2022, which exempts Lots 1, 2 and 3 on Plan M-1776 from the part lot control provisions of the Planning Act. (File PLC.22.003, Part of Lot 10, Concession 7, Gabriele Tatangelo, Giuseppe Falletta and Ravinder Singh Minhas, located south of Langstaff Road and west of Pine Vallet Drive, municipally known as 61, 71 and 83 Hayhoe Avenue, being Lots 1, 2 and 3 on Registered Plan of Subdivision M-1776, City of Vaughan.

CARRIED

106. CONFIRMING BY-LAW

MOVED by Councillor Martow
seconded by Councillor Iafrate

THAT By-law Number 188-2024, being a by-law to confirm the proceedings of Council at its meeting on October 29, 2024, be passed.

CARRIED

107. ADJOURNMENT

MOVED by Councillor Volpentesta
seconded by Regional Councillor Jackson

THAT the meeting adjourn at 2:37 p.m.

CARRIED

Steven Del Duca, Mayor

Todd Coles, City Clerk