



**CITY OF VAUGHAN
REPORT NO. 41 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on December 17, 2024.*

The Committee of the Whole met at 1:00 p.m. on December 3, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

- 1. WESTERN POINT BUILDERS INC.: OFFICIAL PLAN AMENDMENT FILE OP.22.020, ZONING BY-LAW AMENDMENT FILE Z.22.041, DRAFT PLAN OF SUBDIVISION FILE 19T-22V015 – 11421 AND 11455 WESTON ROAD, VICINITY OF WESTON ROAD AND KIRBY ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery dated December 3, 2024, be approved, in accordance with Communication C39., Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery dated December 3, 2024, as amended:**
 - 1. THAT the Proposed Exceptions to EMU Zone Requirement column pertaining to item a of Table 1, Attachment 4, be deleted and replaced with 5 m.**

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2. **THAT the Proposed Exceptions to EMU Zone Requirement column pertaining to item b of Table 1, Attachment 4, be deleted and replaced with 3 m.**
3. **THAT the Proposed Exceptions to the EM1 Zone Requirement pertaining to item I of Table 1, Attachment 4, be deleted and replaced with:**

“To permit the following additional uses:

 - **Banquet Hall in a single unit building**
 - **Commercial Storage**
 - **Contractor’s Establishment excluding Outdoor Storage**
 - **Health and Fitness Centre**
 - **Motor Vehicle Body Repair**
 - **Motor Vehicle Rental excluding outdoor display or storage**
 - **Motor Vehicle Repair**
 - **Motor Vehicle Sales excluding the outdoor display or storage of motor vehicles, mechanical repairs and/or autobody repair**
 - **Place of Assembly**
 - **Place of Entertainment excluding theatre or concert hall**
 - **One (1) take-out restaurant having a maximum floor area of 185 m2**
 - **Service or Repair Shop”**
4. **THAT Condition 27 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**

“27. Prior to final approval of the Plan, the Owner shall provide confirmation from the Block 41 Landowners Group Trustee that the Owner seeking final approval has paid its proportionate share of the downstream assessment of the East Purpleville Creek Subwatershed Study as determined by the Block 41 Group Engineer. This payment shall be based on the Gross Area of the landownership.”
5. **THAT Condition 57 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**

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- “57. The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate Pressure District 7 water distribution system infrastructure improvements identified in the City’s final Integrated Urban Water Master Plan Class Environmental Assessment (project no. W005-2023), to the satisfaction of the City.”**
- 6. THAT Condition 61 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**
- “61. The Owner, at its own expense, shall complete a CCTV inspection of the local downstream sanitary system, on a yearly basis as reasonably required, to confirm the condition of the pipe and existing conveyance capacity to the satisfaction of the City.”**
- 7. THAT Condition 62 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**
- “62. If based on flow monitoring the sanitary flows from this development exceed the theoretical flows determined through the Final Approved Block 34W MESP then the Owner, at its own expense, shall front-end finance and construct or contribute to the construction of flow attenuation. Flow attenuation will be in effect until the development is redirected to the ultimate servicing outlet and decommissioned to the satisfaction of the City as may be required.”**
- 8. THAT Condition 63 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**

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- “63. If based on flow monitoring the sanitary flows from this development exceed the theoretical flows determined through the Final Approved Block 34W MESP then the Owner, at its own expense, shall front-end finance and construct or contribute to downstream pipe replacement if it is determined the above noted Risk Management Measures do not eliminate the risks of surcharging, to the satisfaction of the City if required.”**
- 9. THAT Condition 64 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**
- “64. Prior to final approval of the Plan, if applicable, the Owner shall provide the City with a Letter of Credit in the amount of \$1,174,662 (7.34ha x \$145,482/ha = \$1,067,838 + 10% Engineering Fee of \$106,784 = \$1,174,662) as security for its contribution towards the costs of future construction works (including decommissioning of interim works) for the Ultimate Sanitary Sewer connection to the Region’s Northeast Vaughan Sanitary Trunk Sewer along Jane Street which is anticipated to be commissioned by Q4-2028.”**
- 10. THAT Condition 81 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be deleted and conditions thereafter be subsequently renumbered accordingly;**
- 2) That the comments from Rosemarie Humphries, President, Humphries Planning Group Inc., Pipin Road, Vaughan, and Communication C37., dated December 2, 2024, be received; and**
- 3) That Communication C11., from Lauren Capilongo, Principal, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated November 29, 2024, be received.**

Recommendations

- 1. THAT Official Plan Amendment File OP.22.020 (Western Point Builders Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, 11.4 - Highway 400 North Employment Lands Secondary Plan, for the subject lands shown on Attachment 1 to:**

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- a. Redesignate a portion of the Subject Lands fronting Weston Road from “Prestige Areas – Office/Business Campus” to “Mixed Use Area – Employment/Commercial”,
 - b. Redesignate a portion of the Subject Lands fronting Weston Road from “Mixed Use Area – Employment/Commercial” to “Prestige Areas – Office/Business Campus”,
 - c. Permit drive-through facilities within the “Employment Area Activity Centre” designation; and
 - d. Permit a stand-alone warehouse operation, banquet hall, place of entertainment, and take-out restaurant within the “Prestige Areas – Office/Business Campus” designation;
2. THAT Zoning By-law Amendment File Z.22.041 (Western Point Builders Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from “A - Agricultural Zone” to “C2 – General Commercial Zone”, “EM1 - Prestige Employment Area Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1, Attachment 3 of this report;
 3. THAT Zoning By-law Amendment File Z.22.041 (Western Point Builders Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” subject to site-specific Exception 14.1110 to “EMU Employment Commercial Mixed-Use Zone”, “EM1 Prestige Employment Zone”, “EP Environmental Protection Zone” and “OS1 Public Open Space Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2, Attachment 4 of this report;
 4. THAT Draft Plan of Subdivision File 19T-22V015 (Western Point Builders Inc.) as shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL set out in Attachment 5, to permit an employment and commercial plan of subdivision on the Subject Lands shown on Attachment 1; and
 5. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V015 subject to the conditions set out in Attachment 5 be in force for a period of three (3) years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

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- 2. WESTON VALLEY INVESTMENTS (BLOCK 34) INC.: OFFICIAL PLAN AMENDMENT FILE OP.22.019, ZONING BY-LAW AMENDMENT FILE Z.22.040, DRAFT PLAN OF SUBDIVISION FILE 19T-22V014 – PART OF LOT 29, CONCESSION 5, VICINITY OF WESTON ROAD AND KIRBY ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery dated December 3, 2024, be approved, in accordance with Communication C40., Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery dated December 3, 2024, with the exception of Recommendation 8, which was deleted:**
 - 1. THAT the Proposed Exceptions to EMU Zone Requirement column pertaining to item a of Table 1, Attachment 3, be deleted and replaced with 5 m.**
 - 2. THAT the Proposed Exceptions to EMU Zone Requirement column pertaining to item b of Table 1, Attachment 3, be deleted and replaced with 3 m.**
 - 3. THAT Condition 25 of the Conditions of Approval of the City of Vaughan contained within Attachment 4a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**

“25. Prior to final approval of the Plan, the Owner shall provide confirmation from the Block 41 Landowners Group Trustee that the Owner seeking final approval has paid its proportionate share of the downstream assessment of the East Purpleville Creek Subwatershed Study as determined by the Block 41 Group Engineer. This payment shall be based on the Gross Area of the landownership.”
 - 4. THAT Condition 55 of the Conditions of Approval of the City of Vaughan contained within Attachment 4a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**

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- “55. The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate Pressure District 7 water distribution system infrastructure improvements identified in the City’s final Integrated Urban Water Master Plan Class Environmental Assessment (project no. W005-2023), to the satisfaction of the City.”**
- 5. THAT Condition 59 of the Conditions of Approval of the City of Vaughan contained within Attachment 4a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**
- “59. The Owner, at its own expense, shall complete a CCTV inspection of the local downstream sanitary system, on a yearly basis as reasonably required, to confirm the condition of the pipe and existing conveyance capacity to the satisfaction of the City.”**
- 6. THAT Condition 60 of the Conditions of Approval of the City of Vaughan contained within Attachment 4a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**
- “60. If based on flow monitoring the sanitary flows from this development exceed the theoretical flows determined through the Final Approved Block 34W MESP then the Owner, at its own expense, shall front-end finance and construct or contribute to the construction of flow attenuation. Flow attenuation will be in effect until the development is redirected to the ultimate servicing outlet and decommissioned to the satisfaction of the City as may be required.”**
- 7. THAT Condition 61 of the Conditions of Approval of the City of Vaughan contained within Attachment 4a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:**

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- “61. If based on flow monitoring the sanitary flows from this development exceed the theoretical flows determined through the Final Approved Block 34W MESP then the Owner, at its own expense, shall front-end finance and construct or contribute to downstream pipe replacement if it is determined the above noted Risk Management Measures do not eliminate the risks of surcharging, to the satisfaction of the City if required.”**
- 9. THAT Condition 79 of the Conditions of Approval of the City of Vaughan contained within Attachment 4a) of Committee of the Whole Report dated December 3, 2024, be deleted and conditions thereafter be subsequently renumbered accordingly.**
- 2) That the comments from Rosemarie Humphries, President, Humphries Planning Group Inc., Pipin Road, Vaughan, and Communication C38., dated December 2, 2024, be received; and**
- 3) That Communication C11., from Lauren Capilongo, Principal, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated November 29, 2024, be received.**

Recommendations

- 1. THAT Official Plan Amendment File OP.22.019 (Weston Valley Investments (Block 34) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan, for the subject lands shown on Attachment 1 to redesignate a portion of the Subject Lands fronting Weston Road from “Prestige Areas – Office/Business Campus” to “Mixed Use Area – Employment/Commercial”;**
- 2. THAT Zoning By-law Amendment File Z.22.040 (Weston Valley Investments (Block 34) Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” subject to site-specific Exception 14.1110 and “EP Environmental Protection Zone” to “EMU Employment Commercial Mixed-Use Zone”, and “EP Environmental Protection Zone” together with the site-specific zoning exceptions identified in Table 1 Attachment 3 of this report;**

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3. THAT Draft Plan of Subdivision File 19T-22V014 (Weston Valley Investments (Block 34) Inc.) as shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 4, to permit a mixed use employment/commercial plan of subdivision on the Subject Lands shown on Attachment 1; and
4. THAT Council's approval of Draft Plan of Subdivision File No. 19T-22V014 subject to the conditions set out in Attachment 4 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.

3. GB (DOUGHTON) LIMITED PARTNERSHIP: OFFICIAL PLAN AMENDMENT FILE OP.23.007 & ZONING BY-LAW AMENDMENT FILE Z.23.012 – 130 DOUGHTON ROAD, VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024:

Recommendations

1. THAT Official Plan Amendment File OP.23.007 (GB (Doughton) Limited Partnership) BE APPROVED, to amend Vaughan Official Plan ('VOP') 2010, Volume 1, for the Subject Lands shown on Attachment 1, as follows:
 - a. To permit the Applications to proceed in advance of the finalization and adoption of the VMCS Update, as set out in Policy 10.1.1.6 of VOP 2010, Volume 1;
 - b. To amend Schedule 1 – Urban Structure to convert a portion of the Subject Lands from "Employment Areas" to "VMC (Regional Centre)";
 - c. To amend Schedule 13 – Land Use to include the Subject Lands within "Lands Subject to Secondary Plans or Particular Area Specific Plans";
 - d. To amend Schedule 14A – Areas Subject to Secondary Plans to include the Subject Lands within the "VMC, 11.12";
2. THAT Official Plan Amendment File OP.23.007 (GB (Doughton) Limited Partnership) BE APPROVED, to amend VOP 2010, Volume 2 - VMCS, for the Subject Lands shown on Attachment 1, as follows:

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- a. To modify Schedule A – Vaughan Metropolitan Centre Boundaries to include the Subject Lands within the existing VMC boundary;
 - b. To modify Schedule F – Land Use Precincts to designate the Subject Lands as “Station Precinct”;
 - c. To modify Schedule C – Street Network to extend the north-south Local Street from White Elm Road to Doughton Road;
 - d. To add the Subject Lands as a new site-specific Policy Area on Schedule K – Site Specific Policy Areas with the following:
 - To increase the maximum permitted building height to:
 - Building C: 47-storeys (152 m)
 - Building D: 51-storeys (168 m)
 - Building E: 38-storeys (128 m);
 - To permit a maximum FSI up to 10.5 times the area of the lot;
 - To permit a maximum podium height of six (6) storeys (26.2 m);
 - To permit a maximum tower floor plate size of 850 m², up to a maximum of 860 m² for Level Seven (7);
 - To permit a new 20 m, private right-of-way (‘ROW’) north-south road with a public access easement;
3. THAT Zoning By-law Amendment File Z.23.012 (GB (Doughton) Limited Partnership) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from “EM1 Prestige Employment Area Zone”, and “C9(H) Corporate Centre Zone with a Holding Symbol “(H)”, subject to site-specific exception 9(1505), to “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 16;

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4. THAT Zoning By-law Amendment File Z.23.012 (GB (Doughton) Limited Partnership) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “EM1 Prestige Employment Zone”, and “V1 Vaughan Metropolitan Centre Station Zone”, subject to site-specific exceptions 14.1031, 14.1123 and 14.370, to “V1(H) Vaughan Metropolitan Centre Station Zone with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of Attachment 17;
5. THAT removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent on the following:
 - a. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands;
 - b. The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
 - the delineated areas of potential environmental concern identified on the Subject Lands;
 - a Remedial Action Plan (RAP); and
 - a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands; and
6. THAT the implementing Zoning By-law Amendments be brought forward to a future Vaughan Council meeting in accordance with section 24(2) of the Planning Act.

4. DULCINA INVESTMENT INC.: DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V006 – 27 KORDA GATE, VICINITY OF JANE STREET AND KORDA GATE

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024:

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Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V006 BE APPROVED, to establish condominium tenure for a mixed-use residential apartment building with a maximum building height of 29-storeys, 342 residential units, and 275 m² of at-grade commercial uses, and three levels of underground parking as shown on Attachments 2 to 5, subject to the Conditions of Draft Approval in Attachment 6;
 2. THAT Council's approval of Draft Plan of Condominium File 19CDM-23V006 subject to the conditions set out in Attachment 6 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; and
 3. THAT prior to the registration of the Condominium Agreement, the Owner register a Site Plan Agreement in association with the Council Approved Site Development File DA.20.060 (Dulcina Investments Inc.) approved by Council on June 20, 2023.
5. **RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE PROPERTY LOCATED AT 12000 PINE VALLEY DRIVE UNDER PART IV OF THE ONTARIO HERITAGE ACT**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the December 17, 2024, Council meeting; and
- 2) That the comments from Natalie Ast, Overland LLP, on behalf of Lorwood Holdings Incorporated, Yonge Street, Toronto, be received.

Recommendations

1. THAT the Notice of Objection to the Notice of Intent to Designate 12000 Pine Valley Drive under Part IV of the *Ontario Heritage Act* (as shown on Attachment 3) be received;
2. THAT Council consider the Notice of Objection dated October 18, 2024, and affirm its decision of June 25, 2024, stating its intention to designate the subject property at 12000 Pine Valley Drive under Part IV of the *Ontario Heritage Act*; and
3. THAT the By-law to designate 12000 Pine Valley Drive under Part IV of the *Ontario Heritage Act*, which will be prepared in a form satisfactory to the city, be approved and enacted by Council.

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6. **RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE PROPERTY LOCATED AT 12195 HIGHWAY 27 UNDER PART IV OF THE ONTARIO HERITAGE ACT**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024:

Recommendations

1. THAT the Request for Deferral in response to the Notice of Intent to Designate 12195 Highway 27 under Part IV of the *Ontario Heritage Act* (as shown on Attachment 2) be received;
2. THAT Council consider the Request for Deferral dated October 18, 2024, and affirm its decision of June 25, 2024, stating its intention to designate the subject property at 12195 Highway 27 under Part IV of the *Ontario Heritage Act*; and
3. THAT the By-law to designate 12195 Highway 27 under Part IV of the *Ontario Heritage Act*, which will be prepared in a form satisfactory to the city, be approved and enacted by Council.

7. **RESPONSE TO NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE PROPERTY LOCATED AT 8733 KEELE STREET UNDER PART IV OF THE ONTARIO HERITAGE ACT**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024:

Recommendations

1. THAT the Notice of Objection to the Notice of Intent to Designate 8733 Keele Street under Part IV of the *Ontario Heritage Act* (as shown on Attachment 2) be received;
2. THAT Council consider the Notice of Objection dated September 18, 2024, and affirm its decision of May 22, 2024, stating its intention to designate the subject property at 8733 Keele Street under Part IV of the *Ontario Heritage Act*; and
3. THAT the By-law to designate 8733 Keele Street under Part IV of the *Ontario Heritage Act*, which will be prepared in a form satisfactory to the City, be approved and enacted by Council.

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**8. ALL-WAY STOP CONTROL REVIEW – ISLINGTON AVENUE AND
TREELAWN BOULEVARD/BELL COURT**

The Committee of the Whole recommends:

- 1) That an All Way Stop control be installed at the intersection of Islington Avenue and Treelawn Boulevard, and that the enacting By-law be brought forward for Council approval at its meeting on December 17, 2024;
- 2) That the following Communications be received:
 - C4. Joy Treadwell, resident of Kleinburg Gables, dated November 28, 2024;
 - C5. Donna and Joe Rotondo, Treelawn Boulevard, Kleinburg, dated November 29, 2024; and
 - C6. Al Cunningham, resident of Weaver Court, dated November 29, 2024; and
 - C9. Marsha Lomis, Kleinburg, dated November 29, 2024; and
- 3) That the report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 3, 2024, be received.

Recommendations

1. That this report be received.

**9. QUARTERLY REGIONAL SERVICING CAPACITY ALLOCATION FOR
SITE PLAN APPLICATIONS**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 3, 2024:

Recommendations

1. THAT the following Site Plan Application File Number be ALLOCATED servicing capacity from the City's Regional capacity assignment reserve (York Durham Sewage System/York Water System). The allocation of said capacity may be re-distributed (at the discretion of the City) in accordance with the City's Servicing Capacity Distribution Policy if the development does not proceed to registration and/or building permit issuance within 36-months:
 - a. DA.23.034, DCFM Developments Inc., for a total of 175 persons equivalent.

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10. ADMINISTRATIVE PENALTIES BY-LAW AMENDMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated December 3, 2024:

Recommendation

1. THAT Council approve the recommendations discussed in this report, and that staff bring forward the required By-laws in a form and manner satisfactory to the Legal Services Department to implement these changes.

11. AGREEMENT FOR THE CITY OF VAUGHAN TO OVERSEE THE ADMINISTRATION AND SALES OF PET LICENCES FOR THE TOWNSHIP OF KING

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated December 3, 2024:

Recommendations

1. That the Animal Services Agreement with the Township of King be further amended to substantially reflect the amendments discussed in this report regarding Vaughan Animal Services being the administrator of pet licensing for the Township of King, Administrative Monetary Penalties and investigations, pursuant to the Ontario Wildlife Damage Compensation Program and the Protection of Livestock and Poultry from Dogs Act;
2. That the Mayor and the City Clerk be authorized to execute the amending agreement with the Township of King on terms and conditions satisfactory to the Deputy City Manager, Community Services, and in a form satisfactory to Legal Services; and
3. That this report and the decision of Council be forwarded to the Township of King.

12. ANNUAL GRANT REPORT 2024

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated December 3, 2024:

Recommendation

1. That Council receives this report for information.

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13. **VAUGHAN METROPOLITAN CENTRE (VMC) PARKING PILOT UPDATE AND RECOMMENDATIONS (TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations forwarded by the VMC Sub-Committee from its meeting of October 30, 2024:

Recommendations

The VMC Sub-Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 30, 2024, be approved; and
- 2) That the presentation by Temi Fashina, Development Engineering Coordinator, VMC, and Communication C1., presentation material titled “VMC Parking Pilot Update”, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management dated October 30, 2024:

1. That on-street paid parking be established as a permanent initiative in the VMC, following the conclusion of the Pilot Project in December 2026, and be implemented on all streets referred to in Schedule 4.1 – Metered On-Street Parking in the City’s Parking By-law 064-2019 as amended or replaced;
2. That staff be authorized to issue a new RFP for the implementation and operation of the proposed permanent on-street paid parking following the conclusion of the Pilot Project in December 2026;
3. That staff be authorized to create a dedicated Parking Reserve to deposit net revenues over expenditures, which will be used to fund the permanent implementation of on-street paid parking, as well as various other transportation-related initiatives in the VMC as approved by Council; and
4. That Parking By-law 064-2019, as amended, be further amended in accordance with Attachment 1 of this Report, to expand the Pilot Project to sections of Autumn Harvest Road, Millway Avenue, and Maplecrete Road, as well as make other minor updates to address potential traffic issues, in a form satisfactory to Legal Services.

14. **VMC PARKS AND WAYFINDING MASTER PLAN – FINAL REPORT (TRANSMITTAL REPORT)**

The Committee of the Whole recommends:

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- 1) That the recommendations contained in the Transmittal Report from the City Clerk dated December 3, 2024, on behalf of the VMC Sub-committee be approved in accordance with Communication C10., Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery dated November 29, 2024:
 1. That Attachments 1 and 2 of the VMC Parks & Wayfinding Master Plan, as outlined in the Parks Master Plan (Attachment 1) and Signage and Wayfinding Master Plan (Attachment 2) of the Transmittal Report from the City Clerk, dated December 3, 2024, on behalf of the VMC Sub-committee, be replaced with Attachments 1 and 2, attached hereto; and
- 2) That the recommendations from the VMC Sub-committee meeting of October 30, 2024, be approved.

Recommendations

The VMC Sub-Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and growth Management, dated October 30, 2024, be approved;
- 2) That the presentation by Robert McIntosh, Janet Rosenberg & Studio Inc., Kenwood Avenue, Toronto, and Communication C2., presentation material titled "VMC Parks and Wayfinding Master Plan", be received;
- 3) That the comments from Allyssa Hrynyk, representing the Portage Conversion Landowners Group, and Communication C3., from Don Given, Founding Principal, and Allyssa Hrynyk, Associate, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated October 29, 2024, be received; and
- 4) That the following Communications be received:
 - C5. Sabrina Sgotto, Vice President, Weston Consulting, Millway Avenue, Vaughan, dated October 29, 2024;
 - C6. Matthew Kruger, Director, Development, SMART VMC, dated October 29, 2024; and
 - C7. Alison Quigg, Infrastructure Ontario, dated October 30, 2024.

Recommendations of the Deputy City Manager, Planning and Growth Management dated October 30, 2024:

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The VMC Sub-Committee recommends Council approve:

1. The proposed VMC Parks & Wayfinding Master Plan, comprising the Parks Master Plan [Attachment #1] and the Signage and Wayfinding Master Plan [Attachment #2]; and
2. That staff be directed to implement the actions contained within the VMC Parks & Wayfinding Master Plan.

15. ENDORSEMENT OF FEASIBILITY STUDY FOR HIGHWAY 407

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following resolution of Councillor Marilyn lafrate and Councillor Rosanna DeFrancesca dated December 3, 2024, be approved;
- 2) That comments from the following speakers be received:
 1. Peter Miasek, Transport Action Ontario, Normandale Road, Markham;
 2. Andre Willi, Strategic Benefits, Ampezzo Avenue, Vaughan;
 3. Sharon Sommerville, Headwaters Supports The 407, 25 Side Road, Mono;
 4. Susan Robertson, McNabb Street, Georgetown; and
 5. Sonia Fiorini, Appian Way, Vaughan; and
- 3) That the following Communications be received:
 - C1. Denise Presutti, Arran Crescent, Woodbridge, dated November 27, 2024;
 - C2. Louisa Santoro, resident of Kleinburg, dated November 28, 2024;
 - C3. Marinka Nupoort, Gosling Road, Vaughan, dated November 29, 2024;
 - C7. Kathryn Angus, dated November 29, 2024;
 - C8. Marsha Lomis, Kleinburg, dated November 29, 2024;
 - C12. Brian Skerrett, Ash Street, Eden Mills, dated December 1, 2024;
 - C13. Sharon Blom, Ash Street, Eden Mills, dated December 1, 2024;
 - C14. Marilyn Baxter, Rockwood, dated December 1, 2024;
 - C15. Tiffany Lee, resident of Toronto, dated December 1, 2024;
 - C16. Cherilyn Spraakman, Newmarket, dated December 1, 2024;

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- C17. Melanie Duckett-Wilson, dated December 1, 2024;
- C18. Teresa Ganna Porter, Revell Road, Newmarket, dated December 1, 2024;
- C19. Ron Corkum, Lewes Way, Mississauga, dated November 30, 2024;
- C20. Tony Malfara, dated December 2, 2024;
- C21. Roland Gatti, Donbay Drive, Vaughan, dated November 30, 2024;
- C22. Angela Grella (Ward 3), dated November 30, 2024;
- C23. Enza Pizzola, Vaughan Mills Road, Woodbridge, dated November 30, 2024;
- C24. Robert Pizzola, Vaughan Mills Road, Woodbridge, dated November 30, 2024;
- C25. Claire Malcolmson, The Alliance for Liveable Ontario, York Region, dated December 2, 2024;
- C26. Victoria Creese, Stouffville, dated December 2, 2024;
- C27. Bob Moroz, Kilmuir Gate, Woodbridge, dated December 2, 2024;
- C28. John Diebolt, Manitoulin Island, Ontario, dated December 2, 2024;
- C29. Paul Toffoletti, Burlington, dated December 2, 2024;
- C30. Neil Iddon, ASSOCIUM, Concorde Gate, Toronto, dated December 2, 2024;
- C31. Sara Bonaguro, resident of Bolton, dated December 2, 2024;
- C32. Dan Shire, Radom Street, Pickering, dated December 2, 2024;
- C33. Silvana Cantalini, Vice President, rfidcanada, dated December 2, 2024;
- C34. Janet Wenckstern, dated December 2, 2024;
- C35. Sandra Behlok, Sandra Behlok Insurance Agency Ltd., Steeles Avenue West, Woodbridge, dated December 2, 2024; and
- C36. Karen McKillop, Pickering, dated December 2, 2024.

Member's Resolution

Submitted by Councillor Marilyn Iafrate and Councillor Rosanna DeFrancesca

Whereas, in 1998, Premier Mike Harris passed Bill 70, allowing the sale of Highway 407 to a private consortium on a 99-year lease, enabling the consortium to set its own toll rates and,

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Whereas, privatization has led to significant toll increases over the years, limiting the use of Highway 407 by Vaughan residents and causing high traffic volumes on local roads and,

Whereas, high tolls disproportionately affect low- and mid-income Vaughan residents who rely on the Highway for commuting to work and,

Whereas, trucking companies avoid Highway 407 due to its tolls, leading to high volumes of trucks on Vaughan roads, particularly on Highway 7 as well as Highway 401 and,

Whereas, York Region statistics show approximately 100,000 vehicles travel between Jane Street and Weston Road, in which almost 10% consists of trucks and,

Whereas, a Transport Action Ontario study suggests a toll subsidy for trucks could increase truck usage of Highway 407, reducing volume on Highway 401 by 12,000-21,000 trucks per day and,

Whereas, prevailing logic would see a reduction of truck traffic on Highway 7, which runs parallel to Highway 407, which is just a few kilometers away and,

Whereas, subsidizing truck lanes on Highway 407 would facilitate faster delivery of goods, reduce transport costs for Vaughan businesses, and support local economic development and,

Whereas, a pilot project to subsidize truck lanes on Highway 407 would provide valuable insights into the economic impact of diverting truck traffic from Highway 7 and Highway 401 and,

Whereas, this pilot program would allow the government to conduct a cost-benefit analysis measuring potential savings in lost productivity, reduced vehicle operating costs, and increased efficiency for Vaughan businesses using Highway 407 and,

Whereas, toll revenues from Highway 407 currently benefit private entities, while Vaughan residents continue to face high costs and unnecessary traffic volumes and,

Whereas, potentially purchasing Highway 407 back would eliminate profit-driven motives, allowing for toll rates to reflect public interest rather than corporate profit and,

Whereas, lower tolls from public ownership would increase highway usage, alleviate traffic on other highways, and generate revenue through increased usage and,

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Whereas, at the start of this term, the Mayor and Council have made it their priority to work towards reducing gridlock and “Getting Vaughan moving again”.

It is therefore recommended:

1. That this resolution be forwarded to the Premier of Ontario and the Minister of Transportation endorsing a feasibility study assessing the financial and logistical implications of buying back the lease for Highway 407 and,
2. That the provincial government be asked to implement a one-year pilot program that will subsidize or eliminate tolls dedicated truck lanes on Highway 407, evaluating their impact on traffic congestion and overall transportation efficiency and,
3. That this resolution be circulated to all municipalities that host a portion of Highway 407 and,
4. That local MPPs for Vaughan be provided a copy of this resolution.

16. DELEGATING APPROVAL AUTHORITY TO STAFF: 1061 MAJOR MACKENZIE DRIVE, DA.18.099

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following resolution of Deputy Mayor and Regional Councillor Linda Jackson and Councillor Chris Ainsworth dated December 3, 2024, be approved; and**
- 2) **That comments from the following speakers be received:**
 1. **Joseph Loh, Principal and Founder, Loh Architects & Associates, Lombard Street, Toronto; project architect and representative of the Archdiocese of Toronto; and**
 2. **Rev. Fr. Peter Choi, Pastor, St. Andre Bessette Parish, Barletta Drive, Maple.**

Member's Resolution

Submitted by Deputy Mayor and Regional Councillor Linda Jackson and Councillor Chris Ainsworth

Whereas, section 41(4.0.1) of the Planning Act requires Site Plan approval to be delegated to staff for applications made on or after July 1, 2022 to reduce red tape and streamline planning approvals; and

Whereas, Council has enacted By-law 141-2022 delegating the approval authority of all Site Plan applications submitted on or after July 1, 2022, to

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Deputy City Manager, Planning, Growth Management and Housing Delivery or designate; and

Whereas, the Site Plan application to develop a community church at 1061 Major Mackenzie Drive was submitted in October 2018 and thus not covered by By-law 141-2022; and

Whereas, the applicant has made a resubmission on November 13, 2024, and appealed to the City for approval before the end of the year.

It is therefore recommended:

1. That Council delegate the approval authority of Site Plan application (DA.18,099) to the Deputy City Manager, Planning, Growth Management and Housing Delivery, or designate.

17. CALLING ON THE FEDERAL GOVERNMENT TO FIX THE BROKEN CATCH-AND-RELEASE BAIL SYSTEM

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Steven Del Duca dated December 3, 2024:

Member's Resolution

Submitted by Mayor Steven Del Duca

Whereas, safeguarding Vaughan's quality of life by stopping reckless, illegal behaviour and the spread of criminality, remains a critical city-building priority for Vaughan Council and municipalities across Canada, and requires a renewed call-to-action of ideas, initiatives and plans rooted in the principles of safety, alertness, focus and effectiveness; and

Whereas, Vaughan Council knows community safety is fundamental to city-building and has made this issue a pillar of the 2022-2026 Term of Council Strategic Plan; and

Whereas, the City of Vaughan's 2022 Citizen Satisfaction Survey identifies public safety as a leading issue for residents (a jump to 14 per cent of respondents from only 5 per cent in 2018); and

Whereas, the Government of Ontario has called on the federal government to immediately adopt measures to enhance public safety through a number of mechanisms, including (but not limited to), restoring mandatory sentences for serious crimes, removing bail availability for offenders charged with select crimes (including carjackings and home invasions), mandating three-strike rules requiring pre-trial detention for

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repeat offenders, and bringing back restrictions on who can receive conditional sentences; and

Whereas, as part of Vaughan's ongoing public safety efforts, in January 2023, Mayor Del Duca also wrote to Prime Minister Trudeau calling on the federal government to urgently modernize Canada's bail system to ensure that dangerous offenders are kept off streets from committing crimes ranging from gun violence to home break-ins and auto thefts; and

Whereas, in September 2024, Mayor Del Duca met with Canada's Minister of Justice and Attorney General Arif Virani, and expressed the need for the immediate adoption of measures to enhance public safety through bail reform; and

Whereas, crimes committed by offenders who are out on bail as a result of the broken catch-and-release bail system continue to negatively impact Vaughan residents, with one such instance occurring as recently as November 22, 2024, during a violent home invasion in the Ventura Way and Beverley Glen Boulevard area. Several of the offenders in this attack were out on bail while committing serious violent crimes in our community; and

Whereas, Mayor Del Duca has consistently supported the York Regional Police (YRP) through advocacy for increased funding to support front-line officers to keep Vaughan safe and tackle crime, including echoes most recently through Mayor Del Duca's deputation to the York Region Police Services Board, and the opening of the YRP Substations in the Vaughan Metropolitan Centre and Kleinburg.

It is therefore recommended:

1. That Mayor Del Duca send a letter on behalf of the City of Vaughan to the Prime Minister, the Minister of Justice and Attorney General, and the Minister of Public Safety, copied to all York Region Mayors, the Chair of York Region, and all York Region Members of Parliament, calling on the federal government to urgently amend the Criminal Code by introducing concrete changes to tighten bail legislation to keep criminals behind bars and off our city's streets.

18. VAUGHAN SUPPORT OF THE 2026 JCC MACCABI GAMES

The Committee of the Whole recommends:

- 1) **That the recommendations contained in the following resolution of Mayor Steven Del Duca and Councillor Gila Martow dated December 3, 2024, be approved: and**

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- 2) That comments from the following speakers be received:
 1. Andrew Levy, Chief Executive Officer, Schwartz/Reisman Centre, Bathurst Street, Maple; and
 2. Michael Miller, Bathurst Street, Thornhill.

Member's Resolution

Submitted by Mayor Del Duca

Whereas, the JCC Maccabi Games will bring together over 2,000 Jewish teen athletes from across North America, including local Vaughan youth, to compete in Olympic-style events. Beyond athletic achievement, the Games are a celebration of Jewish identity, resilience, and community-building at a time when collective connection is of the utmost importance; and

Whereas, the Toronto Prosserman JCC and Vaughan's Schwartz/Reisman Centre, both non-profit organizations, have announced that Toronto will host the 2026 JCC Maccabi Games, with competitions occurring across Vaughan, including at City of Vaughan venues. The games will take place in the Greater Toronto Area from August 2-6, 2026; and

Whereas, Vaughan is home to an active, engaged, thoughtful and dedicated Jewish and Israeli community committed to fostering inclusive, tolerant and welcoming neighbourhoods for all people. Vaughan's total Jewish and Israeli population constitutes 23 per cent of the entire Jewish and Israeli people in the Toronto Census Metropolitan Area; and

Whereas, the City of Vaughan officially recognizes Jewish Heritage Month and holds an annual flag-raising ceremony for Yom Ha'atzmaut, Israel Independence Day. Celebrations like the City's annual menorah lighting ceremonies to mark Chanukah have become much-anticipated traditions enjoyed by people of all backgrounds and faiths; and

Whereas, City of Vaughan staff have begun engaging the organizers to support the successful delivery of the 2026 JCC Maccabi games, including showcasing and touring City venues for the Games; and

Whereas, the Council-approved Vaughan Destination Master Plan identifies the critical importance that both sport and cultural tourism initiatives - like the 2026 JCC Maccabi Games - play in shaping Vaughan's growing tourism market, creating a ripple effect of economic development opportunities, including demand for local hotels, restaurants and shopping venues.

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It is therefore recommended:

1. THAT the City of Vaughan officially recognizes, welcomes and congratulates the organizers of the 2026 JCC Maccabi Games on the news that Vaughan will have a critical role in helping host the competitions; and
2. THAT City of Vaughan staff will continue to work in collaboration with the organizers for the 2026 JCC Maccabi Games to identify City of Vaughan venues and initiatives to ensure the successful delivery of these events; and
3. THAT the Communications, Marketing and Engagement department leverages corporate communications channels to promote the 2026 JCC Maccabi Games; and
4. THAT the Economic Development department reports back to Council on the economic impact of the 2026 JCC Maccabi Games following its conclusion; and
5. THAT this Members' Resolution is approved by Council.

19. CEREMONIAL PRESENTATION – CELINE DE FREITAS

The Mayor and Members of Council recognized Celine De Freitas, a City of Vaughan resident, for her Gold Medal winning performance in the 2024 Canadian National Jiu Jitsu Championship, and for representing Team Canada at the International level in Greece.

20. PRESENTATION – SOUMIA DJIRAR

The Committee of the Whole recommends that the presentation by Soumia Djirar on unemployment in Vaughan, be received.

21. OTHER MATTERS CONSIDERED BY THE COMMITTEE

21.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) **That the following Ad-Hoc Committee reports be received:**
 1. **VMC Sub-committee meeting of October 30, 2024 (Report No. 5); and**

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2. **Intergovernmental Relations Sub-Committee meeting of November 4, 2024 (Report No. 3).**

21.2. RECONSIDERATION

The Committee of the Whole passed a motion to reconsider the following items:

1. **WESTERN POINT BUILDERS INC.: OFFICIAL PLAN AMENDMENT FILE OP.22.020, ZONING BY-LAW AMENDMENT FILE Z.22.041, DRAFT PLAN OF SUBDIVISION FILE 19T-22V015 – 11421 AND 11455 WESTON ROAD, VICINITY OF WESTON ROAD AND KIRBY ROAD**
2. **WESTON VALLEY INVESTMENTS (BLOCK 34) INC.: OFFICIAL PLAN AMENDMENT FILE OP.22.019, ZONING BY-LAW AMENDMENT FILE Z.22.040, DRAFT PLAN OF SUBDIVISION FILE 19T-22V014 – PART OF LOT 29, CONCESSION 5, VICINITY OF WESTON ROAD AND KIRBY ROAD**

22. NEW BUSINESS – ARTIFICIAL INTELLIGENCE TO STREAMLINE PLANNING APPROVAL PROCESSES

The Committee of the Whole recommends:

- 1) **That staff in the Strategic Initiatives portfolio bring forward a report in Q1 of 2025 for consideration by Council on the feasibility of the City embracing artificial intelligence to streamline and improve planning approval processes.**

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

The meeting adjourned at 3:34 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Deputy Mayor, Chair