

**CITY OF VAUGHAN
REPORT NO. 44 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 10, 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. 2024 REVIEW OF RESERVES AND RESERVE FUNDS

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated December 10, 2024:

Recommendations

1. That Council approve the recommended closure of twenty-nine reserves and repeal of the associated by-laws, and balances transferred to other reserves outlined in the report;
2. That Council approve the proposed scope changes to the Winterization reserve and renaming it to “*Snow and Grounds Maintenance Reserve*”;
3. That Council approve the proposed scope changes to the Tree Replacement reserve;

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4. That Council approve the creation of the Automated Speed Enforcement reserve; and
5. That Council approve the updated Consolidated Reserve and Reserve Fund Policy, substantially in the form as attached, to reflect the recommendations noted above.

2. DISSOLUTION OF 1446631 ONTARIO INC.

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated December 10, 2024:

Recommendations

1. That Council approve the Resolutions of the Sole Shareholder of 1446631 Ontario Inc., as included in Attachment 1, and that same be executed by the Mayor and City Clerk in substantially in the same form;
2. That Legal Services be directed to take such further steps as are necessary to voluntarily dissolve 1446631 Ontario Inc;
3. That the City Clerk and/or the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, as may be required, be directed to sign all paperwork pertaining to the voluntary dissolution of the Corporation, as deemed necessary by Legal Services; and
4. That the Articles of Dissolution regarding the Corporation be submitted by December 31, 2024, or as soon thereafter as is practicable.

3. MARTIN GROVE ROAD AND HIGHWAY 7 – SPECIAL AREA UPDATE

The Committee of the Whole recommends:

1. That 77 and 87 Woodstream Boulevard, having already received approvals for Official Plan and Zoning By-law amendments and its Site Plan approval being finalized, not be included in the revised special area, as provided in Attachment 2;
2. That the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 10, 2024, be approved; and

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3. That the following communications be received:
- C1. Alex Lusty, Davies Howe LLP, Adelaide Street West, Toronto, dated December 6, 2024;
 - C2. Maurizio Rogato, Blackthorn Development Corporation, Kleinburg, dated December 6, 2024;
 - C9. Philip J. Stewart, Pound & Stewart Associates Limited, Renfrew Drive, Markham, dated December 9, 2024; and
 - C10. Ryan Guetter and Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated December 9, 2024.

Recommendations

- 1. THAT the Information Report (Martin Grove Road and Highway 7 – Special Area Update) BE RECEIVED; and
- 2. THAT any site-specific issues identified be addressed by staff in the processing of individual planning applications to be reported to Committee of the Whole in future.

4. **3300 RUTHERFORD DEVELOPMENTS INC. OFFICIAL PLAN
AMENDMENT FILE OP.23.001 ZONING BY-LAW AMENDMENT FILE
Z.23.002 3300 RUTHERFORD ROAD VICINITY OF RUTHERFORD
ROAD AND HIGHWAY 400**

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 10, 2024, be approved; and
- 2. That the following communications be received:
 - C3. Angie Barrett, Deepsprings Crescent, Vaughan, dated December 6, 2024;
 - C4. Marc DiGiacomo, Vaughan, dated December 6, 2024;
 - C5. Shawn and Audrey Reynolds, Pikake Court, Vaughan, dated December 7, 2024;
 - C6. Elena, Komura Road, Vaughan, dated December 8, 2024;
 - C7. Terence Wood, Deepsprings Crescent, Vaughan, dated December 7, 2024; and
 - C8. Joe De Leo, Jarrett Court, Vaughan, dated December 9, 2024.

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Recommendations

THAT the OLT be advised that Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.23.001 (3300 Rutherford Developments Inc.) BE REFUSED, to amend Vaughan Official Plan 2010, Volume 1, as identified on Attachment 5 of this report for the subject lands, as shown on Attachment 1;
 2. THAT Zoning By-law Amendment File Z.23.002 (3300 Rutherford Developments Inc.) BE REFUSED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “GMU General Mixed-Use Zone,” subject to site-specific Exception 700 to “HMU High-Rise Mixed-Use Zone”, together with the site-specific zoning exceptions identified in Table 1 of this report (Attachment 6);
 3. THAT City of Vaughan Staff and Legal Counsel be directed to attend the OLT to oppose the Applications based on the recommendations contained in this report with regard to Official Plan (‘OPA’) and Zoning By-law Amendment (‘ZBA’) Files OP.23.001 and Z.23.002;
 4. THAT should the OLT approve the Applications, either in whole or in part, that the OLT withhold its final Decision and Order until the Conditions of Approval listed in Attachment 8 to this report are addressed to the satisfaction of the City; and
 5. THAT if the OLT approves the Applications in whole or in part, Council authorize the Deputy City Manager, Planning, Growth Management, and Housing Delivery to finalize the draft OPA and ZBA instruments for approval by the OLT.
- 5. WOODBIDGE PARK LIMITED OFFICIAL PLAN AMENDMENT FILE OP.21.012 ZONING BY-LAW AMENDMENT FILE Z.21.019 5390 STEELES AVENUE WEST VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE**

The Committee of the Whole recommends:

1. That consideration of this matter be deferred to the Council meeting of December 17, 2024; and
2. That the comments of Jane McFarlane, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received.

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Recommendations

1. THAT Official Plan Amendment File OP.21.012 (Woodbridge Park Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Area Specific Policy 13.16 - Northwest Corner of Steeles Avenue and Kipling Avenue, for the subject lands shown on Attachment 1 to permit the following:
 - a. back-to-back stacked townhouse uses
 - b. back-to-back stacked townhouses up to four (4) storeys in height for one (1) block (Block 36)
 - c. semi-detached uses
 - d. an increase to the number of attached residential units in a townhouse row to seven (7) units for one (1) block (Block 33)
 - e. townhouses and back-to-back stacked townhouses, to front on a private road and not be required to provide a front yard and/or front door facing the public street
2. THAT Zoning By-law Amendment File Z.21.019 (Woodbridge Park Limited) BE APPROVED, to amend Zoning By-law 001-2021, to permit the site-specific zoning exceptions identified in Table 1, on Attachment 7 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

**6. NAIMAN CONSULTING OFFICIAL PLAN AMENDMENT FILE OP.19.011
ZONING BY-LAW AMENDMENT FILE Z.19.033 8307 AND 8311
ISLINGTON AVENUE, AND 4, 6, 10 AND 12 HARTMAN AVENUE
VICINITY OF ISLINGTON AVENUE AND WILLIS ROAD**

The Committee of the Whole recommends:

1. **That Official Plan Amendment File OP.19.011 and Zoning By-law Amendment File Z.19.033, be refused;**
2. **That the report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated December 10, 2024, be received;**
3. **That the comments of Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received; and**

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4. That the comments of the following speaker be received:
 1. Kari Stamatiou, Hartman Avenue, Woodbridge.

Recommendations

1. THAT Official Plan Amendment File 19.011 (Naiman Consulting) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan for the subject lands shown on Attachment 1 to redesignate a portion of the subject lands from “Low-Rise Residential” to “Low-Rise Residential (2)” and “Natural Area”, as shown on Attachment 3, together with the site-specific exceptions identified in Attachment 9 (Table 1).
 2. THAT Zoning By-law Amendment File 19.033 (Naiman Consulting) BE APPROVED, to rezone the subject lands shown on Attachment 1 from “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” subject to Exception 14.852 and “EP Environmental Protection Zone” subject to Exception 14.869 in Zoning By-law 001-2021, to “RM1(H) Multiple Unit Residential Zone” with the addition of the Holding Symbol “(H)” and “EP Environmental Protection Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 10 (Table 2) of this report.
 3. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
 4. THAT the Legal Services and Development and Parks Planning Departments staff undertake an agreement with the Owner to acquire all of the Open Space Lands free of all costs and encumbrances, to the satisfaction of the City.
7. **523 VALLEY INC. ZONING BY-LAW AMENDMENT FILE Z.24.022 523 BOWES ROAD VICINITY OF LANGSTAFF ROAD AND KEELE STREET**

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 10, 2024:

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Recommendations

1. THAT Zoning By-law Amendment File Z.24.022 (523 Valley Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 in Attachment 3 of this report.
 2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:
 - a. The Owner shall submit a copy of the approved Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks for the waste transfer facility to the satisfaction of the City.
 3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning.
8. **ROYBRIDGE HOLDINGS LIMITED DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V006 (COMMON ELEMENTS) 6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210, 6220, 6230, 6240, 6250 AND 6260 HIGHWAY 7 - VICINITY OF HIGHWAY 7 AND HIGHWAY 27**

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 10, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-24V006 (Roybridge Holdings Limited) BE APPROVED, as shown on Attachments 2 and 3, subject to the Conditions of Draft Approval in Attachment 4.

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2. THAT Council's approval of Draft Plan of Condominium (Common Elements) File 19CDM-24V006, subject to the conditions set out in Attachment 4, be 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.

9. AUTHORIZATION TO ENTER INTO AGREEMENTS AND ASSUME INFRASTRUCTURE FOR SPECIFIED PRIVATE RESIDENCES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 10, 2024:

Recommendations

1. That Council authorize the Director of the Development Engineering Department to execute such agreement(s) as may be required to permit the construction of the necessary sanitary sewer and watermain infrastructure for 2050 Kirby Road, 46 Briarose Avenue, and 6299 Rutherford Road and in a form acceptable to the City Solicitor.

10. INNOVATION YARD – ENTERING INTO OFFER TO CONNECT AGREEMENT WITH ALECTRA

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 10, 2024:

Recommendations

1. That the Deputy City Manager, Infrastructure Development, be authorized, on behalf of the City, to enter into, execute, renew, amend and terminate the offer to connect agreement with Alectra Utilities Corporation with respect to the Innovation Yard on terms and conditions satisfactory to the Deputy City Manager, Infrastructure Development, and in a form acceptable to Legal Services.

11. EXEMPTION FROM PROVISIONS OF THE NOISE CONTROL BY-LAW FOR GOLF COURSES AND SKI FACILITIES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated December 10, 2024:

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Recommendations

1. That Noise Control By-law 121-2021, as amended, be further amended to allow turf maintenance activities on properties zoned to permit golf courses where a golf course is actively operating to commence at 5:00 a.m. and to conclude at 7:00 p.m., Eastern Standard Time, any day of the week, including statutory holidays;
2. That the Noise Control By-law 121-2021, as amended, be further amended to allow for snowmaking and snow grooming activities on properties zoned to permit ski facilities where a ski facility is actively operating to occur at any time;
3. That the amendments to the Noise Control By-law 121-2021, as amended, be approved by Council substantially in accordance with Attachment 1, subject to any further direction from the Committee of the Whole and Council, and in a form satisfactory to Legal Services; and
4. That a by-law be brought forth to the next practicable Council meeting.

12. REQUEST TO CREATE A CAPITAL PROJECT TO REPLACE FIRE TRUCK 7973

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated December 10, 2024:

Recommendations

1. That a new 2024 capital project be created for “Replacement of Aerial Truck 7973” with a budget of \$2.1 million, funded from Fire Infrastructure Reserve.
2. That inclusion of this matter on a Public Committee or Council agenda with respect to creating this capital project as identified above be deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, as amended.

13. MARRIAGE LICENCE MODERNIZATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated December 10, 2024:

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Recommendations

1. That the City Clerk be authorized to enter into an agreement with the Province of Ontario for the purposes of participating in the Marriage Licence Modernization program.

14. UPDATE AND PROPOSED GOVERNANCE: REIMAGINING BLACK FUTURES IN VAUGHAN: 2024-2031 ADDRESSING ANTI-BLACK RACISM ACTION PLAN

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated December 10, 2024:

Recommendations

1. THAT the Standing Advisory Committee on Addressing Anti-Black Racism be established for 2025;
2. THAT the draft Mandate and Terms of Reference for the Standing Advisory Committee on Addressing Anti-Black Racism be approved;
3. THAT the existing seven (7) public members of the Special Advisory Committee on Anti-Black Racism be offered appointment to serve on the Standing Advisory Committee on Addressing Anti-Black Racism; and
4. THAT City staff be directed to undertake a public recruitment for the remaining vacancies on the Standing Advisory Committee on Addressing Anti-Black Racism for 2025, with meetings to begin thereafter.

15. CREATIVE AND CULTURAL INDUSTRIES ADVISORY COMMITTEE

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated December 10, 2024:

Recommendations

1. That Council approve the Terms of Reference for the Creative and Cultural Industries Advisory Committee (Attachment 1);
2. That City staff be directed to undertake a public recruitment to fill the vacancies for the Creative and Cultural Industries Advisory, with meetings to begin thereafter; and

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3. That staff recommend public participants from applications received for membership in the Creative and Cultural Industries Advisory Committee to a future Committee of the Whole.

16. **2023-2024 YEAR-IN-REVIEW: INTERGOVERNMENTAL RELATIONS SUB-COMMITTEE AND MILAN URBAN FOOD POLICY PACT**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated December 10, 2024:

Recommendations

1. THAT the Intergovernmental Relations Sub-Committee 2023-2024 Year-In-Review report be received.
2. THAT Council delegate authority to the Mayor to submit a Milan Urban Food Policy Pact subscription form (Attachment 2) on behalf of the City of Vaughan.

17. **CITY OF VAUGHAN MAYOR'S GALA AND CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM MAY 1, 2024 TO OCTOBER 31, 2024**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Steven Del Duca, dated December 10, 2024:

Members Resolution

Submitted by Mayor Steven Del Duca

Whereas, founded in 2011, the Spirit of Generosity initiative has raised critical funds to enhance the lives of many in Vaughan and beyond; and

Whereas, the Mayor's Gala and Mayor's Annual Charity Golf Classic are the signature Spirit of Generosity fundraisers that raise contributions from committed donors to help support more than 200 non-profit and community organizations, including children and youth groups, healthcare initiatives, seniors' organizations, and special needs programs; and

Whereas, ongoing public reporting takes place to Vaughan City Council with details of the distribution of Spirit of Generosity funds to recipients and the funding amount allocated to recipients; and

Whereas, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests; and

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Whereas, many of these same recipients Spirit of Generosity financial support, such as the volunteers and staff local community organizations, greatly rely on having predictable funding support to plan and assist in the vital work the groups undertake to safeguard and elevate the quality of life for residents; and

Whereas, there have been requests by recipient community organizations to ensure the Spirit of Generosity financial support they greatly rely on to continue their important community service can be received each year of a Council term; and

Whereas, the Ontario government in the past changed the municipal election calendar such that the opening of candidate nominations begins on May 1 (rather than the first business day in January as had been the case prior to these changes).

It is therefore recommended:

1. THAT Council receive the attached list of recipient organizations that have received, for the period from May 1, 2024 to October 31, 2024, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

18. OTHER MATTERS CONSIDERED BY THE COMMITTEE

18.1. 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 November 18, 2024 (Report No. 5);**
2. **Anti-Hate, Diversity and Inclusion Advisory Committee meeting of November 18, 2024 (Report No. 4);**
3. **Age-Friendly Vaughan Advisory Committee meeting of November 25, 2024 (Report No. 9);**
4. **Accessibility Advisory Committee meeting of November 25, 2024 (Report No. 6); and**
5. **VMC Sub-Committee meeting of November 27, 2024 (Report No. 6).**

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**19. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
DECEMBER 10, 2024**

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. **NOMINATION OF THE WARD 2 CIVIC HERO AWARD 2024**
(personal matters about an identifiable individual)
2. **CIVIC HERO AWARD 2025 – WARD 3**
(personal matters about an identifiable individual)
3. **RUTHERFORD LAND DEVELOPMENTS CORP. –SECTION 37
AGREEMENT 10 ABEJA STREET, 474 AND 498 CALDARI
ROAD, AND 9093, 9095, 9097 AND 9099 JANE STREET
VICINITY OF RUTHERFORD ROAD AND JANE STREET**
(litigation or potential litigation)
4. **THE VAUGHAN PROFESSIONAL FIRE FIGHTERS’
ASSOCIATION, LOCAL 1595 V. THE CORPORATION OF THE
CITY OF VAUGHAN**
(labour relations)
5. **CUPE LABOUR NEGOTIATIONS UPDATE**
(labour relations)
6. **ONTARIO LAND TRIBUNAL APPEALS OLT CASE NOS. OLT-22-
004652 AND OLT-22-004653 WEDGEWOOD COLUMBUS
LIMITED OFFICIAL PLAN AMENDMENT FILE OP.19.015
ZONING BY-LAW AMENDMENT FILE Z.19.039 7887 WESTON
ROAD VICINITY OF WESTON ROAD AND HIGHWAY 7**
(litigation or potential litigation)

The meeting adjourned at 1:57 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Deputy Mayor, Chair