



**CITY OF VAUGHAN  
COUNCIL MINUTES  
NOVEMBER 19, 2024**

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**CITY OF VAUGHAN**

**COUNCIL MEETING**

**NOVEMBER 19, 2024**

**MINUTES**

Council met at 1:01 p.m. on November 19, 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  
Councillor Marilyn lafrate (1:39 pm)  
Councillor Adriano Volpentesta  
Councillor Rosanna DeFrancesca  
Councillor Chris Ainsworth  
Councillor Gila Martow

**108. CONFIRMATION OF AGENDA**

MOVED by Regional Councillor Ferri  
seconded by Councillor Ainsworth

THAT the agenda be confirmed.

CARRIED

AMENDMENT

MOVED by Regional Councillor Racco  
Seconded by Regional Councillor Rosati

That the following addendums be added to the agenda:

1. CONFIDENTIAL - BY-LAW NUMBER 213-2024  
(Item 4, Committee of the Whole (Closed Session), Report No. 40)

A By-Law regarding Black Creek Renewal.

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2. BY-LAW NUMBER 215-2024  
(Item 7, Committee of the Whole, Report No. 39)

A By-law to adopt Amendment Number 126 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.24.005, Part of Lot 1, Concession 7, Primont (SXS1) Inc. and Primont (SXS2) Inc., located at 6, 7, 10, and 11 Flavelle Trail (formerly part of the lands municipally known as 7082 Islington Avenue) in the City of Vaughan.)

3. FLAG RAISING FOR CHRISTIAN HERITAGE MONTH  
Resolution of Regional Councillor Mario G. Racco with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

### **109. DISCLOSURE OF INTEREST**

There was no disclosure of interest by any member.

### **110. ADOPTION OR CORRECTION OF MINUTES**

MOVED by Councillor Ainsworth  
seconded by Councillor Martow

THAT the minutes of the Council meeting of October 29, 2024, be adopted as presented.

CARRIED

### **111. COMMUNICATIONS**

MOVED by Regional Councillor Ferri  
seconded by Councillor Martow

THAT Communications C1 to C34 inclusive be received and referred to their respective items on the agenda.

CARRIED

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### **112. CEREMONIAL PRESENTATIONS**

1. The Mayor and Members of Council recognized fourteen (14) student entrepreneurs supported by the Summer Company Training and Grant Program in Vaughan.

### **113. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

Committee of the Whole (1) Report No. 37

Items 2, 3 and 5

Committee of the Whole (2) Report No. 39

Item 22

Addendum Items

Items 1, 2 and 3

MOVED by Councillor Martow  
seconded by Councillor Volpentesta

THAT Items 1 to 16 of the Committee of the Whole (1) Report No. 37, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 7 of the Committee of the Whole (Public Meeting) Report No. 38, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 27 of the Committee of the Whole (2) Report No. 39, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 7 of the Committee of the Whole (Closed Session) Report No. 40, BE APPROVED and the recommendations therein be adopted;

CARRIED

**114. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**COMMITTEE OF THE WHOLE REPORT NO. 37**

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

ITEM - 2      NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE KIRBY HOUSE LOCATED AT 2480 KIRBY ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT

MOVED by Regional Councillor Jackson  
seconded by Councillor Ainsworth

THAT Item 2, Committee of the Whole Report No. 37, be adopted and amended, as follows:

By approving the recommendation contained in Communication C29, memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated November 15, 2024, as follows:

1.      THAT Council consider the Notice of Objection dated August 6, 2024, in conjunction with the Building Condition Assessment dated November 14, 2024 and withdraw its decision of May 22, 2024, to designate the subject property at 2480 Kirby Road under Part IV of Ontario Heritage Act;
2.      THAT Council require the owner to enter into a letter of undertaking as a condition of Heritage Clearance for demolition to erect a commemorative display, material salvage and reuse, in a manner that recognizes and carries forward the legacy of the Kirby House and its significance to the community to the satisfaction of the City; and
3.      That the report of the Deputy City Manager, Planning and Growth Management, dated November 5, 2024, be received.

CARRIED

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ITEM - 3 CLUBHOUSE DEVELOPMENTS INC.: DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 – 20 LLOYD STREET, 737 AND 757 CLARENCE STREET, AND 241 WYCLIFFE AVENUE, VICINITY OF CLARENCE STREET AND ISLINGTON AVENUE

MOVED by Regional Councillor Jackson  
seconded by Councillor Martow

THAT Item 3, Committee of the Whole Report No. 37, be adopted without amendment.

CARRIED

ITEM - 5 KENTVIEW ESTATES INC.: OFFICIAL PLAN AMENDMENT FILE OP.18.022, ZONING BY-LAW AMENDMENT FILE Z.18.035 – 10398 AND 10402 ISLINGTON AVENUE, VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

MOVED by Regional Councillor Jackson  
seconded by Councillor Ainsworth

THAT Item 5, Committee of the Whole Report No. 37, be adopted without amendment.

CARRIED

### **COMMITTEE OF THE WHOLE REPORT NO. 39**

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

ITEM - 22 DEVELOPMENT CHARGES REDUCTION OPTIONS – RESPONSE TO MEMBER'S RESOLUTION

MOVED by Regional Councillor Rosati  
seconded by Regional Councillor Jackson

THAT Item 22, Committee of the Whole Report No. 39, be adopted and amended, as follows:

By approving the recommendation contained in Communication C33, memorandum from the Deputy City Manager, City Treasurer and Chief Financial Officer, dated November 18, 2024, as follows:

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THAT Recommendations 2, 3, and 5 be revised to:

2. That staff be directed to revise the DC rates on all residential development applications to the rates in effect on September 21, 2018, until the later of November 19, 2029, or the passage of a new City-Wide DC Background Study and DC By-law, through the use of Section 27 agreements;
3. That staff be directed to revise the DC rates on low-rise residential development applications deemed complete or equivalent prior to September 21, 2018, to the rates in effect when those applications were made, until November 19, 2029, or the passage of a new City-Wide DC Background Study and DC Bylaw, whichever is later, through the use of Section 27 agreements;
5. Notwithstanding anything in the Development Charge Interest Policy – Under Sections 26.1, 26.2 And 26.3 of the Development Charges Act, 1997, Policy No. 12.C.17, that staff be directed to cease charging of interest on residential developments pursuant to sections 26.1 and 26.2 of the Development Charges Act until November 19, 2029, or the passage of a new DC Background Study and DC Bylaw; and

By approving the recommendation contained in Communication C34, confidential memorandum from the City Manager and the Deputy City Manager, City Treasurer and Chief Financial Officer, dated November 18, 2024.

CARRIED UPON A RECORDED VOTE

YEAS

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

NAYS

Regional Councillor Racco

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## Addendum Item

### 115. FLAG RAISING FOR CHRISTIAN HERITAGE MONTH

(Addendum No. 3)

MOVED by Regional Councillor Racco  
seconded by Regional Councillor Rosati

That the recommendation contained in the following resolution of Regional Councillor Racco, dated November 19, 2024, be approved:

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

#### YEAS

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

#### NAYS

#### Resolution

Whereas, Christianity is the most followed religion in Canada;

Whereas, Recognizing and celebrating Christian Heritage Month provides an opportunity to honour the contributions of Christians to our city's past, present, and future, while promoting inclusivity, unity, and respect for all residents.

Whereas, December is a month marked by significant events and celebrations in the Christian calendar, commencing with the observance of Advent and culminating in the celebration of the birth of Jesus Christ;

Whereas; the City of Vaughan has proclaimed Christian Heritage Month for the month of December.

It is therefore recommended:

That notwithstanding the City of Vaughan's Flag Protocol Corporate Policy (03.C.11), that a flag-raising take place to mark Christian Heritage Month in December on a recurring basis.



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### **116. STAFF COMMUNICATIONS**

MOVED by Councillor Martow  
seconded by Councillor Ainsworth

By receiving Staff Communication SC1, from the Deputy City Manager, Infrastructure Development and the Deputy City Manager, Planning, Growth Management, and Housing Delivery, dated November 19, 2024, subject “Bill 212: Reducing Gridlock, Saving You Time Act, 2024”.

CARRIED

### **117. BY-LAWS**

MOVED by Regional Councillor Jackson  
seconded by Councillor DeFrancesca

THAT the following by-laws be passed, including:

By-Law 213-2024, as it relates to Committee of the Whole (Closed Session), Report 40, Item 4 and to be released upon ratification; and

By-Law 215-2024, as it relates to Committee of the Whole, Report 39, Item 7;

BY-LAW NUMBER 189-2024

(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24) A Bylaw to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.052, located on Part of Lots 11, 12, 13, 14 and 15, Concession 3, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 190-2024

(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.21.052, Part of Lot 3, Concession 28, municipally known as 835 Clark Avenue, City of Vaughan, Regional Municipality of York.)

BY-LAW NUMBER 191-2024

(Item 7, Committee of the Whole, Report No. 37) A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan.

BY-LAW NUMBER 192-2024

(Council, December 12, 2023, Item 1, Committee of the Whole (Working Session), Report No. 50)

A By-law to amend the Traffic By-law to state the City of Vaughan will now issue

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tickets for speeding under the Automated Speed Enforcement program in “Community Safety Zones”, portions of the Highway where there may be a special concern for public safety.

### **BY-LAW NUMBER 193-2024**

(Item 16, Committee of the Whole, Report No. 39)

A By-law to Repeal By-law 033-2018 which granted authority to the City Manager to approve policies that are administrative in nature as defined in the Corporate policy “Corporate Policy Development”.

### **BY-LAW NUMBER 194-2024**

(Council, October 29, 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, Outdoor Amenity Area)

### **BY-LAW NUMBER 195-2024**

(Council, October 29, 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, Amenity Area)

### **BY-LAW NUMBER 196-2024**

(Council, September 24, 2024, Item 7, Committee of the Whole, Report No. 27)

A By-law to repeal Schedule A of By-Law 175-2023 and to approve and adopt the revised Emergency Plan.

### **BY-LAW NUMBER 197-2024**

(Council, October 29, 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, Rooftop Amenity Area)

### **BY-LAW NUMBER 198-2024**

(Council, October 29, 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, Stacking Lane Requirements)

### **BY-LAW NUMBER 199-2024**

(Council, October 29, 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, Supportive and Independent Living Facility Parking Rates)

### **BY-LAW NUMBER 200-2024**

(Council, October 29, 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, Landscaping Requirements)

### **BY-LAW NUMBER 201-2024**

(Council, October 29, 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, General Amendments)

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### BY-LAW NUMBER 202-2024

(Council, October 29, 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, Residential Use Landscaping Requirements)

### BY-LAW NUMBER 203-2024

(Council, October 29, 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 24.018, Swimming Pool Location)

### BY-LAW NUMBER 204-2024

(Delegation By-law 144-2018)

A By-law to exempt Blocks 1 to 6 on Registered Plan of Subdivision Plan 65M-4813 from the part-lot control provisions of the Planning Act. (File PLC.24.008, Related File 19T-16V001, Dufferin Vistas Ltd., located east of Grand Trunk Avenue and south of Princess Isabella Court, being Blocks 1 to 6 (Both Inclusive) on Registered Plan 65M-4813, Part of Lot 17 Concession 3, in the City of Vaughan.)

### BY-LAW NUMBER 205-2024

(Item 11, Committee of the Whole, Report No. 37)

A By-law to adopt Amendment Number 124 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File Z.24.012, Related File OP.24.003, Part of Lot 6 Concession 5, Penguin-Calloway (Vaughan) Inc., located north of Highway 7, south of New Park Place and east of Edgeley Boulevard, and are municipally addressed as 3200 Highway 7, in the VMC, City of Vaughan)

### BY-LAW NUMBER 206-2024

**DID NOT PASS** – refer to Council [Communication C29](#)

### BY-LAW NUMBER 207-2024

(Item 6, Committee of the Whole, Report No. 37)

A By-law to adopt Amendment Number 125 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.22.010, Related File Z.22.019, 2748355 Canada Inc., located north of Doughton Road and west of Commerce Street, being Part of Lot 5, Concession 5, Designated as Part 1 on Plan 65R-40816, City of Vaughan.)

### BY-LAW NUMBER 208-2024

(Items 3, 4, and 11, Committee of the Whole, Report No. 39)

A By-law to amend By-law 144-2018 to delegate administrative authority to staff regarding various agreements.

### BY-LAW NUMBER 209-2024

(Item 6, Committee of the Whole, Report No. 37)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.22.019, Related File OP.22.010, 2748355 Canada Inc., located on northwest of Commerce

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Street and Interchange Way, being Part of Lot 5, Concession 5, designated as Part 1 on Plan 65R-40816 in the Vaughan Metropolitan Centre, City of Vaughan, Regional Municipality of York.)

### **BY-LAW NUMBER 210-2024**

(Item 6, Committee of the Whole, Report No. 37)

A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.22.019, Related File OP.22.010, 2748355 Canada Inc., located northwest of Commerce Street and Interchange Way, being Part of Lot 5, Concession 5, designated as Part 1 on Plan 65R-40816, City of Vaughan.)

### **BY-LAW NUMBER 211-2024**

(Item 11, Committee of the Whole, Report No. 37)

A By-law to amend City of Vaughan By-law 1-88, as amended. (File Z.24.012, Related File OP.24.003, Penguin-Calloway (Vaughan) Inc., located north of Highway 7, south of New Park Place and east of Edgeley Boulevard, and are municipally known as 3200 Highway 7, being Part 5, Concession 6, in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan, Regional Municipality of York.)

### **BY-LAW NUMBER 212-2024**

(Item 11, Committee of the Whole, Report No. 37)

A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.012, Related File OP.24.003, Penguin-Calloway (Vaughan) Inc., located on north side of Highway 7, east of Edgeley Boulevard and east of Edgeley Boulevard, and are municipally known as 3200 Highway 7, being Part 5, Concession 6, in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan, Regional Municipality of York.)

### **BY-LAW NUMBER 213-2024**

(Item 4, Committee of the Whole (Closed Session), Report No. 40)

A By-Law regarding Black Creek Renewal.

### **BY-LAW NUMBER 215-2024**

(Item 7, Committee of the Whole, Report No. 39)

A By-law to adopt Amendment Number 126 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (File OP.24.005, Part of Lot 1, Concession 7, Primont (SXSW1) Inc. and Primont (SXSW2) Inc., located at 6, 7, 10, and 11 Flavelle Trail (formerly part of the lands municipally known as 7082 Islington Avenue) in the City of Vaughan.)

**CARRIED**

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### **118. CONFIRMING BY-LAW**

MOVED by Councillor Martow  
seconded by Regional Councillor Ferri

THAT By-law Number 214-2024, being a by-law to confirm the proceedings of Council at its meeting on November 19, 2024, be passed.

CARRIED

### **119. ADJOURNMENT**

MOVED by Councillor Volpentesta  
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 1:44 p.m.

CARRIED

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Steven Del Duca, Mayor

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Todd Coles, City Clerk