



**CITY OF VAUGHAN
REPORT NO. 1 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on January 28, 2025.*

The Committee of the Whole met at 1:00 p.m. on January 21, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. INTERIM PROPERTY TAX LEVY FOR 2025 – ALL WARDS

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 January 21, 2025:

Recommendations

1. THAT Council provide approval to levy interim property taxes for 2025 for all classes of properties with three instalments due in March, April and May; and
2. THAT Council provide approval for 2025 interim property taxes to be levied for all classes of properties enrolled under the PTP ten-monthly plan, starting March 1st, as applicable.

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2. 2025 TEMPORARY BORROWING

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 January 21, 2025:

Recommendations

1. That the 2025 Temporary Borrowing By-law, be brought forward for Council approval to authorize the temporary borrowing, if required, of amounts not to exceed \$251,400,000 from January 1, 2025, to September 30, 2025, and \$125,700,000 from October 1, 2025, to December 31, 2025, to meet the expenditures of the City until taxes are collected and other revenues are received;
2. That staff be authorized and directed to take the necessary actions to give effect to this resolution.

3. CORNICE DEVELOPMENTS LTD., FERTILE INVESTMENTS INC., FAWN GROVE HOLDINGS INC. & 1360737 ONTARIO LIMITED OP AMENDMENT OP.22.017 ZBL AMENDMENT Z.22.037 DRAFT PLAN OF SUBDIVISION 19T-22V011 11075 & 11091 WESTON RD VICINITY OF WESTON RD & KIRBY RD

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 January 21, 2025:

Recommendations

1. THAT Official Plan Amendment File OP.22.017 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan for the subject lands shown on Attachment 1 as follows:
 - a. redesignate a portion of the subject lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”.
 - b. permit a maximum number of eight townhouse units in a row.
2. THAT Zoning By-law Amendment File Z.22.037 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” and “EP

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Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “R3 Third Density Residential Zone”, “R4 Fourth Density Residential Zone”, “OS1 Public Open Space Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.

3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands zoned “RM3 Multiple Unit Residential Zone”, 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.
 - b. 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 Draft Plan of Subdivision File 19T-22V011 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) as shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.
 - c. 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 Draft Plan of Subdivision File 19T-22V011 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) as shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.5. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V011 subject to the conditions set out in Attachment 5 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

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**4. WESTON REAL ESTATE HOLDINGS INC. OFFICIAL PLAN
AMENDMENT FILE OP.22.018 ZONING BY-LAW AMENDMENT FILE
Z.22.038 DRAFT PLAN OF SUBDIVISION FILE 19T-22V012 11211
WESTON ROAD VICINITY OF WESTON ROAD AND KIRBY 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 January 21, 2025:

Recommendations

1. THAT Official Plan Amendment File OP.22.018 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan for the subject lands shown on Attachment 1 as follows:
 - a) redesignate a portion of the subject lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”
 - b) permit a maximum number of seven townhouse units in a row
2. THAT Zoning By-law Amendment File Z.22.038 (Weston Real Estate Holdings 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 “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “FD Future Development Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands zoned “RM3 Multiple Residential Zone”, 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 Draft Plan of Subdivision File 19T-22V012 (Weston Real Estate Holdings Inc.) as red-lined on January 21, 2025, shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.

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5. THAT Council's approval of Draft Plan of Subdivision File No. 19T-22V012 subject to the conditions set out in Attachment 5 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

**5. QF DEVELOPMENT GROUP (BT) INC. OFFICIAL PLAN AMENDMENT
FILE OP.22.022 ZONING BY-LAW AMENDMENT FILE Z.22.043 87
KEATLEY DRIVE VICINITY OF BATHURST STREET AND QUEEN
FILOMENA AVENUE**

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 January 21, 2025, be approved.
2. That comments from the following Speakers and Communication be received:
 1. Tony Weng, Keatley Drive, and C6., dated January 20, 2025; and
 2. Paul DeMelo, Kagan Shastri DeMelo Winer Park LLP, Avenue Road Toronto, on behalf of the applicant; and
3. That the following Communications be received:
 - C1. Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 17, 2025;
 - C2. Anthony Bickof, dated January 19, 2025;
 - C3. Christina Lai, Rivington Ave, Thornhill, dated January 19, 2025;
 - C4. Jodie Brown (Schaffer), Keatley Drive, dated January 19, 2025;
 - C5. Mirjana and Nebojsa Krsmanovic, Fitzmaurice Drive, Maple, dated January 19, 2025;
 - C7. Helene Chung, Yates Avenue, Maple, dated January 20, 2025;
 - C8. Evan Chong, dated January 20, 2025;
 - C9. Natasha Fagin, Rivermill Crescent, Maple, dated January 20, 2025; and

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C10. Anna Becker, Abner Miles Drive, Maple, dated January 20, 2025.

Recommendations

1. THAT Staff are directed to accept the terms of the with prejudice offer to settle dated December 12, 2024, save for the requirement for immediate allocation of servicing for 104 units, and subject to any reasonable modifications approved by the Deputy City Manager, Planning, Growth Management and Housing Delivery;
 2. THAT Legal Counsel of the Office of Planning Law attend the OLT hearing for case no. OLT-24-000220 to resolve the matter in support of Council's direction in this report;
 3. THAT if the OLT approves the settlement between the parties, Legal Counsel of the Office of Planning Law shall request it to withhold its final Order until the final form of the Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") are prepared and submitted to the OLT on the consent of all parties; and
 4. THAT if the OLT approves the Applications in whole or in part, Council authorizes the Deputy City Manager, Planning, Growth Management and Housing Delivery to finalize the draft OPA and ZBA instruments for approval by the OLT.
 5. THAT the Deputy City Manager, Planning, Growth Management and Housing Delivery, be authorized to execute minutes of settlement (if required) and any other ancillary documents necessary that is consistent with the settlement set out in this report.
 6. THAT upon the OLT issuing its final order, staff bring forward a report recommending that water and sanitary servicing capacity be identified and allocated by Council for the development of 104 units on the subject property.
- 6. EDENBROOK (WESTON) INC. ZONING BY-LAW AMENDMENT FILE Z.22.039 DRAFT PLAN OF SUBDIVISION FILE 19T-22V013 11031 WESTON ROAD VICINITY OF WESTON ROAD AND KIRBY 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 January 21, 2025:

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Recommendations

1. THAT Zoning By-law Amendment File Z.22.039 (Edenbrook (Weston) Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” and “EP Environmental Protection Zone” to “R3 Third Density Residential Zone”, “R4 Fourth Density Residential Zone”, “OS1 Public Open Space Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 on Attachment 4 of this report.
 2. THAT Draft Plan of Subdivision File 19T-22V013 (Edenbrook (Weston) Inc.) as shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.
 3. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V013 subject to the conditions set out in Attachment 5 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.
7. **RUTHERFORD LAND DEVELOPMENT CORP. DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V007 10 ABEJA STREET, 474 AND 498 CALDARI ROAD, AND 9093, 9095, 9097 AND 9099 JANE STREET VICINITY OF RUTHERFORD ROAD AND JANE STREET**

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 January 21, 2025, be approved in accordance with C11., Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated January 20, 2025:**
 2. **THAT Attachment 10 of the above-noted technical report, identifying the Proposed Draft Plan of Condominium (Standard) - Underground Parking Levels, be replaced with the updated Attachment 10, attached hereto, to reflect an update to the tenure of seven (7) freehold vehicular parking spaces to condominium tenure, in Level A of the underground parking level; and**
 2. **THAT any reference in the above-noted technical report to 755 vehicular parking spaces with a condominium**

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tenure be replaced with 762 vehicular parking spaces with a condominium tenure (a difference of an additional seven (7) condominium tenure vehicular parking spaces).

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V007 (Rutherford Land Development Corp.) BE DRAFT APPROVED, as shown on Attachments 2 to 10, subject to the Conditions of Draft Approval in Attachment 12.
2. THAT Council's approval of Draft Plan of Condominium (Standard) File 19CDM-24V007 (Rutherford Land Development Corp.), subject to the conditions set out in Attachment 12, 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.
3. THAT the Owner of the subject lands shall obtain approval of Minor Variance Application File A187/24 identified in this report, from the Vaughan Committee of Adjustment, and the Committee of Adjustment's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
4. THAT Council accept the at-grade portion of the land proposed as a Privately Owned Publicly Accessible Space ('POPS'), at full (100%) parkland credit, as shown on Attachment 11, and accept the remaining above-ground level POPS at no (0%) parkland credit, and
5. THAT the Owner of the subject lands enter into all necessary agreements in connection with the Privately Owned Publicly Accessible Space ('POPS') Agreement for the entire land identified as POPS (i.e. ground level and above-ground level) as shown on Attachment 11, which agreements shall be on terms to the satisfaction of, and be executed by, the Deputy City Manager, Planning, Growth Management and Housing Delivery, in a form approved by Legal Services.

Councillor Marilyn Iafrate declared an interest with respect to the foregoing matter, as a member of her family has purchased a unit in that complex, and did not take part in the discussion or vote on the matter.

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8. GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V014 2851 HIGHWAY 7, AND 5 & 21 MEADOWDALE ROAD IN THE VICINITY OF HIGHWAY 7 AND CREDITSTONE 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 January 21, 2025:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership) BE DRAFT APPROVED, as shown on Attachments 5 to 11, to create condominium tenure for the Development that is consistent with Site Development File DA.19.075, as shown on Attachment 3 and 4, subject to Conditions of Draft Approval on Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership), subject to the Conditions of Draft Approval set out in Attachment 1, 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.

9. RP B3N HOLDINGS INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V013 225 COMMERCE STREET VICINITY OF HIGHWAY 7 AND COMMERCE 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 January 21, 2025:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V013 (RP B3N Holdings Inc.) BE DRAFT APPROVED, as shown on Attachments 4 to 13 to create a condominium tenure for the Development that is consistent with Site Development File DA.18.075, subject to Conditions of Draft Approval in Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V013 (RP B3N Holdings Inc.), subject to the Conditions of Draft Approval set out in Attachment 1, be for a

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period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

10. SPORTSFIELD INTENSIFICATION IMPROVEMENTS PROGRAM EMILY CARR SECONDARY SCHOOL FIELD UPGRADE TO ARTIFICIAL TURF WITH LIGHTING

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 21, 2025:

Recommendations

1. THAT staff be authorized to negotiate and finalize terms of the Construction, Shared Use and Maintenance Agreement with York Region District School Board for the design, construction, maintenance and shared-use of the field improvements to Emily Carr Secondary School, which include a multi-purpose artificial turf field and field lighting (the “Improvements”), as further detailed in this report; and
2. THAT the Deputy City Manager, Infrastructure Development or designate be authorized to execute, amend, renew, and terminate the Construction, Shared Use and Maintenance Agreement and any related ancillary documents on behalf of the City outlining terms substantially similar to those provided for in this report, governing the design, build, maintenance and shared-use of the Improvements to the Emily Carr Secondary School multi-purpose field, in a form satisfactory to Legal Services.

11. CONSTRUCTION OF SHIPWILL STREET TO KIRBY ROAD – BLOCK 34 EAST

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated January 21, 2025:

Recommendation

1. That Council authorize staff to prepare and execute a development agreement with the landowner in Block 34 East to facilitate the extension of Shipwill Street to Kirby Road including the installation of municipal sewers and mains within the proposed roadway.

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12. ENTERING INTO AGREEMENTS WITH ALECTRA UTILITIES CORPORATION

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development and Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025:

Recommendations

1. That the Deputy City Manager, Infrastructure Development, the Deputy City Manager, Planning, Growth Management and Housing Delivery, or the Deputy City Manager, Public Works, as the case may be, of the relevant department, be authorized, on behalf of the City, to enter into, execute, renew, amend and terminate agreements with Alectra Utilities Corporation as further described within this report with respect to City infrastructure projects, on terms and conditions satisfactory to the relevant Deputy City Manager, and in a form satisfactory to Legal Services, and to take any necessary action and sign any documentation related to those agreements; and
2. That any necessary by-laws be enacted.

13. TECHNICAL AMENDMENTS REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated January 21, 2025:

Recommendation

1. That Staff be directed to return to Council with by-laws substantially in accordance with the recommendations in the Analysis and Options section, subject to any further direction from the Committee of the Whole and Council, and in a form satisfactory to Legal Services.

14. VITAL SERVICES BY-LAW REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated January 21, 2025:

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Recommendation

1. That Staff be directed to return to Council with the Vital Services By-law, and all other consequential amendments to other by-laws, substantially in accordance with the recommendations in the Analysis and Options section, subject to any further direction from the Committee of the Whole and Council, and in a form satisfactory to Legal Services.

15. INVESTMENT CANADA ROADSHOW 2024 FINAL REPORT AND PROPOSED 2025 FEDERAL TRADE AND INVESTMENT OPPORTUNITIES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated January 21, 2025:

Recommendations

1. THAT Council approve Economic Development staff participation in the following federally led international economic development activities throughout 2025:
 - a. Canadian Delegation to Hannover Messe (March 2025);
 - b. Global Affairs Canada Trade Commissioners' Roadshow Taiwan and Singapore (May 2025);
 - c. Global Affairs Canada Trade Commissioners' Roadshow Texas (fall 2025).
2. THAT staff report to future Committees of the Whole on activity outputs.

16. UPDATE AND PROPOSED GOVERNANCE: YOUTH ENGAGEMENT AND INITIATIVES

The Committee of the Whole recommends;

1. That the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated January 21, 2025, be approved; and
2. That the comments from Wasib Dheendsa, Klein Mills Rd, Kleinburg, be received.

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Recommendations

1. THAT the Anti-Hate, Diversity and Inclusion Advisory Committee be renamed the Inclusion and Community Outreach Advisory Committee effective immediately; and
2. THAT the amended Mandate and Terms of Reference for the Anti-Hate, Diversity and Inclusion Advisory Committee (Attachment 1) be approved; and
3. THAT up to two (2) additional youth members be appointed to serve on the Inclusion and Community Outreach Advisory Committee, following a public recruitment.

17. ACCESSIBILITY ADVISORY COMMITTEE - VACANCY

The Committee of the Whole recommends that consideration of this matter be referred to the January 21, 2025, Committee of the Whole (Closed Session) meeting.

Recommendations

1. That the resignation of Ms. Nida Khurshid, be received; and
2. That Council directs staff to initiate the recruitment process to fill the vacancy.

18. PROCLAMATION REQUESTS: NATIONAL 211 DAY, WEAR RED CANADA DAY AND RARE DISEASE DAY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated January 21, 2025:

Recommendations

1. THAT the following be proclaimed:
 - a. The day of February 11, 2025, as “National 211 Day”;
 - b. The day of February 13, 2025, as “Wear Red Canada Day”;
 - c. The day of February 28, 2025, as “Rare Disease Day; and
2. THAT the proclamations be posted on the City’s website and that the Communications, Marketing and Engagement Department be directed to promote the above noted proclamations through the various corporate channels.

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**19. NOTICE OF APPLICATION TO REPEAL THE HERITAGE
DESIGNATION BY-LAW OF JAMES DALZIEL HERITAGE HOUSE AT
7230 NASHVILLE ROAD IN KLEINBURG (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the
recommendations forwarded by the Heritage Vaughan Committee
from its meeting of November 27, 2024:**

Recommendations

1. The Heritage Vaughan 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, Growth Management and Housing Delivery, dated November 27, 2024, be approved; and
 2. That the presentation by Vanessa Lio, Heritage Specialist, Cultural Heritage Program, Policy Planning & Special Programs, be received.

**Recommendations of the Deputy City Manager, Planning, Growth
Management and Housing Delivery dated November 27, 2024:**

1. THAT Heritage Vaughan recommend Council approve the application to de-designate the Property at 7230 Nashville Road subject to the following conditions being met to the satisfaction of the City:
 - i. The owner enters into a letter of undertaking to construct a commemorative display along the public frontage of the Property salvaging and reusing some of the existing materials, in a manner that recognizes and carries forward the legacy of the James Dalziel House to the satisfaction of the City;
2. THAT upon the satisfaction of the condition outlined in Recommendation 1 of this report, City staff bring forward a By-law to repeal By-law 139-2024; and
3. THAT should Council repeal By-law 139-2024, as outlined in Recommendation 2 of this report, Council direct Staff to publish notice of Council's decision on the City's website and cause the following to be served on the owner of the Property, on any person who objected under subsection 32(4), if applicable, and on the Ontario Heritage Trust, in accordance with the *Ontario Heritage Act*:
 - i. a copy of the repealing By-law; and

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- ii. a notice that any person who objects to the decision may appeal to the Tribunal by giving the Tribunal and the Clerk of the municipality, within 30 days after the date of publication under subparagraph ii, a notice of appeal setting out the objection to the decision and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

20. TAKING CHARGE OF OUR ROADS TO FIGHT GRIDLOCK

The Committee of the Whole recommends:

1. That the recommendations contained in the following resolution of Mayor Del Duca be approved subject to amending the preamble statement and recommendation 1. b. to read:
 1. b. Langstaff Road from approximately 240m east of Creditstone Road to Keele Street; and
2. That staff provide additional information to the January 28, 2025, Council meeting.

Member's Resolution

Submitted by Mayor Del Duca.

Whereas, combating gridlock is critical to local economic competitiveness. Vaughan's strategic location to 400 series highways, airports, and railways are essential to retaining and attracting economic development and job-creating opportunities. Vaughan surpassed regional, provincial and national economic growth rates in 2021, with nearly 19,000 businesses employing more than 236,000 workers, producing a real GDP of almost \$25 billion; and

Whereas, the City of Vaughan's 2022 Citizen and Business Surveys say traffic and traffic related concerns are ranked top-of-mind by residents and businesses as the critical issues facing the community; and

Whereas, Transportation and Mobility is one of seven strategic priority areas of the Council-approved 2022-2026 Term of Council Service Excellence Strategic Plan, with a specific objective to advocate for improve Vaughan's roads and street network; and

Whereas, Vaughan Council has endorsed Mayor Del Duca's Member's Resolution to Fight Traffic Gridlock, consisting of numerous critical infrastructure projects to alleviate gridlock pressures across every ward; and

Whereas, addressing current and future traffic issues is paramount to implementing the Ontario Government's Housing Pledge and the City's

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provincially mandated housing targets to facilitate the construction of 42,000 new homes in Vaughan by 2031; and

Whereas, the following key initiatives are identified within both the York Region Transportation Master Plan and the Vaughan Transportation Plan as priority infrastructure improvements:

- a. Teston Road from Keele Street to Dufferin Street;
- b. Langstaff Road connection from Jane Street to Keele Street;
- c. Highway 7 widening from Pine Valley Drive to Martin Grove Road; and

Whereas, during the June 2023 Special Committee of the Whole meeting, Vaughan Council unanimously approved a Member's Resolution calling for Vaughan to explore becoming a single-tier municipality and to undertake an analysis required to support further understanding a new governance model. The Member's Resolution specifically states that the status quo governance model in York Region should be changed and modernized to reflect the current future needs of Vaughan's residents; and

Whereas, following the analysis performed by Ernst & Young as part of the aforementioned Member's Resolution, Council approved a Member's Resolution from December 2023 which outlined that the City of Vaughan's submission to the Ontario Legislature's Standing Committee on Heritage, Infrastructure, and Cultural Policy's meeting on regional governance be based on the principles of devolving planning, roads and economic development responsibilities from York Region to the City of Vaughan, and streamlining governance to better advance critical city-building issues; and

Whereas, the Province of Ontario introduced legislation in December 2024 that will transfer the delivery of Regional Roads (among other key public works services) from the Region of Peel to Mississauga, Brampton, and Caledon. The *Peel Transition Implementation Act, 2024*, specifies that the Regional Roads be downloaded to the lower-tier municipalities on July 1st, 2026.

It is therefore recommended:

1. That Council calls on York Region to immediately download the following Regional Roads to the City of Vaughan:
 - a. Teston Road from Keele Street to Dufferin Street
 - b. Langstaff Road connection from Jane Street to Keele Street
 - c. Highway 7 from Pine Valley Drive to Martin Grove Road; and
2. Council calls on York Region to transfer any funding currently allocated to the Regional Roads listed above to the City of Vaughan; and
3. Mayor Steven Del Duca send correspondence to the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, requesting that all remaining Regional Roads be downloaded from York Region to the

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City of Vaughan on a similar basis and timetable to the downloading of roads from Peel Region to the lower-tier municipalities, as outlined in the *Peel Transition Implementation Act, 2024*.

21. **VAUGHAN AND ONTARIO PARTNERING TO BUILD A NEW NOT-FOR-PROFIT LONG-TERM CARE FACILITY**

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Del Duca and Councillor Volpentesta:

Member's Resolution

Submitted by Mayor Del Duca and Councillor Volpentesta

Whereas, the April 2022 Council-approved *Creating a city for all ages: Vaughan Age-Friendly Community Action Plan* identifies the urgent need for more long-term care beds in Vaughan: “As of January 31, 2020, there were 886 long-term care beds in Vaughan, and 2,493 people were waiting for basic beds, 517 people were waiting for semiprivate beds and 2,081 were waiting for private beds (Central LHIN, 2020)”. This plan further calls for the City of Vaughan to work with housing providers, including long-term care housing providers, to meet the needs of residents; and

Whereas, the Ontario government has plans for a future 256-bed long-term care state-of-the-art facility on provincially owned lands at 7231 Martin Grove Road. This long-term care facility will be managed by Mariann Home, a non-profit founded in the 1970s in Richmond Hill by The Missionary Sisters of the Precious Blood; and

Whereas, these provincially owned lands have a ministerial zoning order and zoning approval and will be subject to site-plan approval; and

Whereas, providing this development charge funding relief in January 2025 by the City of Vaughan will allow the provincial government to budget for the construction of the new long-term care facility in the upcoming 2025 provincial budget, with plans to have shovels in the ground and work underway by the fall of 2025; and

Whereas, this new long-term care bed facility will result in the creation of 400 construction and skilled trade jobs and will be a boost to Vaughan’s local economy; and

Whereas, other municipalities across Ontario have taken similar action to exempt development charges towards advancing the construction of critically needed long-term care facilities to care for vulnerable individuals, including Vaughan’s older adult community, in need of support; and

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Whereas, the City of Ottawa approved an exemption from development charges for the non-profit provider of long-term care St. Patrick's Home of Ottawa Inc. This home is owned by the Grey Sisters of the Immaculate Conception, and this facility is like the plans for the Mariann Home long-term care facility presented in this Members' Resolution; and

Whereas, in the City of Toronto all non-profit long-term care homes are exempt from development charges. All non-profit and for-profit long-term care homes are exempt from development charges in the City of Greater Sudbury. The City of Brampton is anticipated to bring forward a motion with their municipal budget in January 2025 to waive development charges for not-for-profit long-term care homes. Peel Region has a program for not-for-profits that waives 50 per cent of development charges, with the possibility of further expanding this program to have the remaining 50 per cent waived.

It is therefore recommended:

1. THAT the City of Vaughan grant an indefinite deferral of the City's portion of development charges on the site of 7231 Martin Grove Road in January 2025 as part of the Ontario government's plans to build a new 256-bed long-term care state-of-the-art facility to be managed by Mariann Home; and
2. THAT this Members' Resolution be forwarded to York Region staff to coordinate with City of Vaughan staff to execute; and
3. THAT this Members' Resolution is approved by Council.

22. CEREMONIAL PRESENTATION – 2025 WARD 3 CIVIC HERO AWARD

Seyfi Tomar was presented with the 2025 Ward 3 Civic Hero Award for his many contributions to the local community, significant efforts to support humanitarian relief overseas, particularly after the earthquakes in Turkey and Syria in 2013 and 2023 and working with government representatives to relocate families and secure housing for refugees, exemplifying a personal commitment to facilitating humanitarian aid and community rebuilding.

23. CEREMONIAL PRESENTATION – 2024 CULTURE DAYS' TOP PARTICIPATING COMMUNITIES

The Events Team of the Recreation Services Department was recognized for being featured on the 2024 Culture Days' Top Participating Communities Listing for ranking 6th nationally and 2nd among small municipalities with an impressive 100+ events organized for the 2024 celebrations.

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24. OTHER MATTERS CONSIDERED BY THE COMMITTEE

24.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

1. That the following Ad-Hoc Committee reports be received:
 1. Audit Committee meeting of November 25, 2024 (Report No. 5);
 2. Heritage Vaughan Committee meeting of November 27, 2024 (Report No. 14); and
 3. Anti-Hate, Diversity and Inclusion Advisory Committee meeting of December 16, 2024 (Report No. 5).

24.2. STAFF COMMUNICATION

The Committee of the Whole recommends:

1. That the following Staff Communication be received:

SC 1: Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 16, 2025, with respect to the Application of York Region Official Plan 2022 to Planning reports.

25. NEW BUSINESS – AFFORDABLE HOUSING

Local and Regional Councillor Mario G. Racco shared a news report dated January 21, 2025, published in [thestar.com](https://www.thestar.com) titled "[Canada doesn't need bigger cities to solve the housing crisis, report finds – it needs more cities](#)".

26. CLOSED SESSION RESOLUTION OF COMMITTEE OF THE WHOLE (CLOSED SESSION)

The Committee of the Whole resolved into closed session for the purpose of discussing the following:

1. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NOS. OLT-23-000924, OLT-23-000925 AND OLT-22-0002104 (APPEAL NO. 002803) CONCEN DEVELOPMENTS LIMITED - 1260, 1272,

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**1282, 1294, 1304, AND 1314 CENTRE STREET FILES. OP.22.023
AND Z.22.045**

Report of the Deputy City Manager, Planning, Growth Management
and Housing Delivery, with respect to the above.

(litigation or potential litigation)

**2. ONTARIO LAND TRIBUNAL APPEALS - OLT CASE NO. OLT-23-
000887 DULCINA INVESTMENTS INC (GREENPARK HOMES) -
27 KORDA GATE - PARKLAND PAYMENT MADE UNDER
PROTEST PURSUANT TO SUBSECTIONS 42(10) AND (12) OF
THE PLANNING ACT**

Report of the Deputy City Manager, Planning, Growth Management
and Housing Delivery, with respect to the above.

(litigation or potential litigation)

3. CUPE LABOUR NEGOTIATIONS UPDATE

Verbal Update from the Chief Human Resources Officer with
respect to the above.

(labour relations)

4. ACCESSIBILITY ADVISORY COMMITTEE – VACANCY

Report of the Deputy City Manager, Strategic Initiatives with
respect to the above.

(personal matters about an identifiable individual)

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5. STAFF MATTER

Verbal Update from Mayor Del Duca with respect to the above.

(personal matters about an identifiable individual)

The meeting adjourned at 3:14 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair