



**CITY OF VAUGHAN  
COUNCIL MINUTES  
JANUARY 28, 2025**

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# **CITY OF VAUGHAN**

## **COUNCIL MEETING**

**JANUARY 28, 2025**

### **MINUTES**

Council met at 1:00 p.m. on January 28, 2025 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 Iafrate  
Councillor Adriano Volpentesta  
Councillor Rosanna DeFrancesca  
Councillor Chris Ainsworth  
Councillor Gila Martow

#### **1. CONFIRMATION OF AGENDA**

MOVED by Regional Councillor Ferri  
seconded by Councillor Iafrate

THAT the agenda be confirmed.

CARRIED

*Councillor Iafrate withdrew the Member Resolution previously submitted with respect to Addendum #1 - REQUEST FOR COMMUNITY MEETING 2133904 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.24.013 ZONING BY-LAW AMENDMENT FILE Z.24.030 89 AND 99 NASHVILLE ROAD VICINITY OF NASHVILLE ROAD AND HIGHWAY 27.*

#### **2. DISCLOSURE OF INTEREST**

The following are Disclosures of Interest:

- Deputy Mayor and Regional Councillor Jackson declared an interest with respect to Item 3, Committee of the Whole (Closed Session), Report No. 2, CUPE LABOUR NEGOTIATIONS UPDATE, as a member of her family pays union dues.

Having previously declared an interest Deputy Mayor and Regional Councillor Jackson did not take part in the discussion or vote on the foregoing matter.

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- Councillor lafrate declared an interest with respect to Item 7, Committee of the Whole, Report No. 1, 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, as a member of her family has purchased a unit in that complex.

Having previously declared an interest Councillor lafrate did not take part in the discussion or vote on the foregoing matter.

**3. ADOPTION OR CORRECTION OF MINUTES**

MOVED by Councillor Ainsworth  
seconded by Councillor Martow

THAT the minutes of the Council meeting of December 17, 2024 and Special Council (Budget) meeting of December 17, 2024, be adopted as presented.

CARRIED

**4. COMMUNICATIONS**

MOVED by Councillor DeFrancesca  
seconded by Regional Councillor Ferri

THAT Communications C1 to C13 inclusive be received and referred to their respective items on the agenda.

CARRIED

**5. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

Committee of the Whole (1) Report No. 1

Items 7, 9 and 20

Committee of the Whole (Closed Session) Report No. 2

Items 1 and 3

Committee of the Whole (Working Session) Report No. 4

Item 1

## **COUNCIL MEETING MINUTES – JANUARY 28, 2025**

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MOVED by Councillor Ainsworth  
seconded by Councillor DeFrancesca

THAT Items 1 to 26 of the Committee of the Whole (1) Report No. 1, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Closed Session) Report No. 2, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Public Meeting) Report No. 3, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 and 2 of the Committee of the Whole (Working Session) Report No. 4, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

### **6. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

#### **COMMITTEE OF THE WHOLE REPORT NO. 1**

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

ITEM - 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

MOVED by Regional Councillor Jackson  
seconded by Councillor DeFrancesca

THAT Item 7, Committee of the Whole Report No. 1, be adopted without amendment.

CARRIED

*Councillor lafrate 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.*

## COUNCIL MEETING MINUTES – JANUARY 28, 2025

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

MOVED by Councillor Volpentesta  
seconded by Councillor Ainsworth

THAT Item 9, Committee of the Whole Report No. 1, be adopted and amended, as follows:

By approving the recommendation contained in Communication C10, memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 24, 2025, as follows:

1. That Attachment #1a of the above noted technical report be replaced with Attachment 1 to this Communication.

CARRIED

ITEM - 20 TAKING CHARGE OF OUR ROADS TO FIGHT GRIDLOCK

MOVED by Regional Councillor Ferri  
seconded by Councillor Martow

THAT Item 20, Committee of the Whole Report No. 1, be adopted and amended, as follows:

By receiving the following Communications:

- C1. Irene Ford, dated January 20, 2025; and
- C13. Memorandum from the Deputy City Manager, Infrastructure Development and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated January 28, 2025.

CARRIED

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## COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 4

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

ITEM - 1      CONSIDERATION OF PRELIMINARY OPTIONS FOR THE  
2024 WARD BOUNDARY AND COUNCIL COMPOSITION  
REVIEW

MOVED by Regional Councillor Jackson  
seconded by Regional Councillor Rosati

THAT Item 1, Committee of the Whole Report (Working Session) No. 4, be adopted and amended, as follows:

By approving that Recommendation 2) from the Committee of the Whole (Working Session) meeting of January 22, 2025, be amended to read as follows:

1. That City staff also be directed to consider a variety of Ward boundary options different from the original directive of seven (7) Local Councillors, in addition to the Mayor, including but not limited to a Council composition of six (6) and eight (8) Local Councillors in a scenario where there are no longer Regional Councillors.

CARRIED

## 7. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Ainsworth  
seconded by Councillor DeFrancesca

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

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, 1282, 1294, 1304, AND 1314 CENTRE STREET FILES. OP.22.023 AND Z.22.045  
(Committee of the Whole (Closed Session) Report No. 2, Item 1)  
(litigation or potential litigation)
2. CUPE LABOUR NEGOTIATIONS UPDATE  
(Committee of the Whole (Closed Session) Report No. 2, Item 3)  
(labour relations)

CARRIED

Council recessed at 1:14 p.m.

## **COUNCIL MEETING MINUTES – JANUARY 28, 2025**

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MOVED by Councillor Volpentesta  
seconded by Councillor Ainsworth

THAT Council reconvene at 2:28 p.m.

CARRIED

Council reconvened at 2:28 p.m. with the following members present:

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 Iafrate  
Councillor Adriano Volpentesta  
Councillor Rosanna DeFrancesca  
Councillor Chris Ainsworth

### **8. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

#### **COMMITTEE OF THE WHOLE REPORT (CLOSED SESSION) NO. 2**

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

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

MOVED by Regional Councillor Jackson  
seconded by Councillor Ainsworth

THAT Item 1, Committee of the Whole (Closed Session) Report No. 2, be adopted and amended, as follows:

By approving the confidential recommendations of the January 28, 2025 Council (Closed Session); and

By receiving Communication C12, confidential memorandum from the Interim Deputy City Manager, Planning, Growth Management, and Housing Delivery, dated January 27, 2025.

CARRIED

## COUNCIL MEETING MINUTES – JANUARY 28, 2025

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ITEM – 3

### CUPE LABOUR NEGOTIATIONS UPDATE

MOVED by Regional Councillor Rosati  
seconded by Regional Councillor Ferri

THAT Item 3, Committee of the Whole (Closed Session) Report No. 2, be adopted and amended, as follows:

By approving the recommendation contained in Communication C14, confidential memorandum from City Manager, dated January 28, 2025; and

By approving the confidential recommendations of the January 28, 2025 Council (Closed Session).

CARRIED

*Deputy Mayor and Regional Councillor Linda Jackson declared an interest with respect to the foregoing matter, as a member of her family pays union dues and did not take part in the discussion or vote on the matter.*

## 9. BY-LAWS

MOVED by Councillor Ainsworth  
seconded by Councillor DeFrancesca

THAT the following by-laws be passed:

### BY-LAW NUMBER 001-2025

(Item 2, Committee of the Whole, Report No. 1) A By-law to authorize the temporary borrowing of amounts that shall not exceed \$251,400,000 from January 1, 2025 to September 30, 2025 and \$125,700,000 from October 1, 2025 to December 31, 2025.

### BY-LAW NUMBER 002-2025

(Item 1 of Committee of the Whole, Report No. 1) A By-law to provide for the issuance of the 2025 interim property tax billing.

### BY-LAW NUMBER 003-2025

(Council, June 25, 2024, Item 6, Committee of the Whole, Report No. 25) A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 183-2024. (File Z.21.049, Related File DA.21.060, Maon Noam Congregation of Canada, located in Part of Lot 16, Concession 2, and on Block 125, Plan 65M-3917. The entire subject lands as shown on Schedule 819 and are municipally known as 910 Rutherford Road, City of Vaughan, Regional Municipality of York.)



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### **BY-LAW NUMBER 004-2025**

(Item 14, Committee of the Whole, Report No. 1) A By-law to amend the Administrative Penalties By-law 240-2024, to include the Vital Services By-law 004-2025.

### **BY-LAW NUMBER 005-2025**

(Item 14, Committee of the Whole, Report No. 1) A By-law to amend the Property Standards By-law 231-2011, to correct and remove provisions that are addressed in the Vital Services By-law.

### **BY-LAW NUMBER 006-2025**

(Item 14, Committee of the Whole, Report No. 1) A By-law to establish provisions for providing Vital Services to Tenants, such as heating, cooling, water, electricity, and gas.

### **BY-LAW NUMBER 007-2025**

(Council, October 20, 2021, Item 9, Committee of the Whole, Report No. 46)  
(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, 7117 Bathurst Street, Part of Lot 26, Concession 1)

### **BY-LAW NUMBER 008-2025**

(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, Related File: Z.21.030, located on the east side of Weston Road and north of Chrislea Road, municipally known as 7979 Weston Road, being Part of Lot 7, Concession 5, City of Vaughan, Regional Municipality of York.)

### **BY-LAW NUMBER 009-2025**

(Council on October 20, 2021, Item 9, Committee of the Whole, Report No. 46)  
(Council on 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, Related Files Z.17.012, DA.17.024, Z.21.007, 325 and 377 Woodbridge Avenue, and lands without a municipal address, legally described as Part of Lot 7, Concession 8, designated as Parts 2, 3, 4 and 10, Plan 65R-14720 and Part 6, Plan 65R-34322, City of Vaughan, Regional Municipality of York.)

### **BY-LAW NUMBER 010-2025**

(Item 12, Committee of the Whole, Report No. 1) A By-law to amend By-law 144-2018 to delegate administrative authority to staff regarding agreements with Alectra Utilities Corporation.

### **BY-LAW NUMBER 011-2025**

(Council on November 19, 2024, Item 5, Committee of the Whole, Report No. 39) A By-law to establish a Designated Heritage Property Grant Pilot Program.

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### **BY-LAW NUMBER 012-2025**

(Delegation By-law 144-2018) A By-law to extend the time period specified for expiration in By-law 015-2023, which exempts parts of Registered Plan of Subdivision 65M-4702 and Registered Plan of Subdivision 65M-4765 from the part-lot control provisions of the Planning Act. (File PLC.22.008, Related File DA.18.084, Lindvest Properties (Pine Valley) Limited, located south of Teston Road and west of Pine Valley Drive, being Blocks 1, 2, 3, 4, 5, 6 and 7 on Registered Plan of Subdivision 65M-4702 and Blocks 5 and 6 on Registered Plan of Subdivision 65M-4765, City of Vaughan.)

### **BY-LAW NUMBER 013-2025**

(Delegation By-law 144-2018) A By-law to extend the time period specified for expiration in By-law 016-2023, which exempts parts of Registered Plan of Subdivision 65M-4701 from the part-lot control provisions of the Planning Act. (File PLC.22.009, Related File DA.18.084, Lindvest Properties (Pine Valley) Limited, located south of Teston Road and west of Pine Valley Drive, being Blocks 71, 72, 73, 74, 75, 76, 77 and 78 on Registered Plan of Subdivision 65M-4701, City of Vaughan.)

### **BY-LAW NUMBER 014-2025**

(Council, December 17, 2024, Item 7, Committee of the Whole, Report No. 44) A By-law to amend City of Vaughan By-law 001-2021, as amended. (File Z.24.022, 523 Valley Inc., located south of Langstaff Road and east of Keele Street, being municipally known as 523 Bowes Road, identified as Part of Lot 9, Concession 3, City of Vaughan, Regional Municipality of York.)

CARRIED

## **10. CONFIRMING BY-LAW**

MOVED by Councillor DeFrancesca  
seconded by Regional Councillor Ferri

THAT By-law Number 015-2025, being a by-law to confirm the proceedings of Council at its meeting on January 28, 2025, be passed.

CARRIED

## COUNCIL MEETING MINUTES – JANUARY 28, 2025

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### 11. ADJOURNMENT

MOVED by Councillor Volpentesta  
seconded by Councillor lafrate

THAT the meeting adjourn at 2:29 p.m.

CARRIED

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Steven Del Duca, Mayor

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Todd Coles, City Clerk