



**CITY OF VAUGHAN  
REPORT NO. 8 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on March 25, 2025*

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The Committee of the Whole met at 1:00 p.m. on March 4, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

**1. STATEMENT OF REMUNERATION AND EXPENSES FOR MEMBERS OF COUNCIL AND COUNCIL APPOINTMENTS TO BOARDS AND OTHER BODIES FOR THE YEAR 2024**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated March 4, 2025:**

**Recommendation**

1. THAT the report titled Statement of Remuneration and Expenses for Members of Council and Council Appointments to Boards and Other Bodies for the Year 2024, be received.

**REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON MARCH 25, 2025**

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**2. 2025 KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) –  
BUDGET AND LEVY – WARD 1**

The Committee of the Whole recommends approval of the recommendations contained in the following report of Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated March 4, 2025:

**Recommendations**

1. That in accordance with the request from the Kleinburg Business Improvement Association (KBIA) Board of Management, the 2025 KBIA budget in the amount of \$50,000 be approved, and these funds be forwarded accordingly; and
2. That the appointments to the KBIA Board of Management for the 2025 term as submitted in Attachment 1 by the KBIA Chair, be approved.

**3. E. STAR INTERNATIONAL INC. ZONING BY-LAW AMENDMENT FILE  
NO. Z.21.021 1 MEMORIAL DRIVE AND 56 WALLACE STREET  
VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated March 4, 2025, be approved in accordance with C1., Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated February 28, 2025:

1. THAT Recommendation 1 to Item #3, Report #8 of the March 4, 2025, Committee of the Whole be replaced with the following:

“THAT Zoning By-law Amendment File Z.21.021 (E. Star International Inc.) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands shown on Attachment 1 from “R3 – Third Density Residential Zone” (‘R3 Zone’) to “R5 – Fifth Density Residential Zone” with the Holding Symbol “(H)” (‘R5(H) Zone’), “EP – Environmental Protection Zone” (‘EP Zone’), and “OS1 – Open Space Zone” (‘OS1 Zone’) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6;”

**REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON MARCH 25, 2025**

---

2. **THAT the following bullet be added under “Amendments to Zoning By-law 001-2021 are required to permit the Development” to Item #3, Report #8 of the March 4, 2025, Committee of the Whole:**
- **“The Owner proposes to rezone part of the Subject Lands to the EP Zone, as shown on Attachment 2, to recognize the slopes on the Subject Lands in a protective zoning category.”**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.21.021 (E. Star International Inc.) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands shown on Attachment 1 from “R3 – Third Density Residential Zone” (‘R3 Zone’) to “R5 – Fifth Density Residential Zone” with the Holding Symbol “(H)” (‘R5(H) Zone’) and “OS1 – Open Space Zone” (‘OS1 Zone’) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6;
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
  - i. The Owner shall enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to storm and any land conveyances, as required for the Subject Lands at no cost to the City. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City.
  - ii. The Owner shall agree in the Development Agreement, among other things, to:
    - a. Design and construct the required improvements to the storm water infrastructure that was previously existing on Memorial Hill Drive that conveyed the drainage from the existing woodlot to Wallace Street;
    - b. Pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letters of credit;
    - c. Prepare and register, at their expense, a reference plan detailing the portion of the lands to be transferred to the City and easements that will be in favour of the City for access and maintenance. The City will register the legal transfer documents at the Owner’s

**REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON MARCH 25, 2025**

---

- expense. A draft reference plan shall be provided to the City for review prior to depositing;
- d. Enter into an agreement with the City to remove all existing easements in favour of the City that are no longer required;
  - e. Provide consent from the owner of the adjacent property, also known as 66 Wallace Street, giving permission to enter and construct within the lands a new access way along Wallace Street and re-grade the existing lot to permit the construction of the proposed single detached dwelling;
  - f. Address all of Development Engineering Departments engineering comments related to the proposed site plan, and demonstrate a design that meets the City of Vaughan's Engineering Design Criteria Standards, to the satisfaction of the City;
  - g. Provide a certification from Sola Engineering Inc. that a general review of the final design and specifications verifies that the Geotechnical Investigation report has been properly interpreted and implemented to the satisfaction of the City; and
  - h. Provide all of the necessary clearances and reports to the satisfaction of the Development Engineering Department to support all of the exceptions to the City of Vaughan's Engineering Design Criteria Standards.
  - i. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Development that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

**REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON MARCH 25, 2025**

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- j. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation.
  - k. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - l. That the following condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the development to the satisfaction of CP Proximity: "Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of way and/or yard."
  - iii. For Vaughan Council to adopt 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.
3. THAT Council direct Staff to do all things necessary, including enter into any required Agreements, to convey the 3,266 m<sup>2</sup> (0.3 ha) of land (in the location identified on Attachment 2) to the City, free and clear of all encumbrances, at no cost to the City, to expand the City's Natural Heritage Network.

# REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MARCH 25, 2025

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## 4. 2024 ANNUAL DRINKING WATER SYSTEM REPORT

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works and the Acting Director, Environmental Services, dated March 4, 2025:

### Recommendations

1. That this report be received; and
2. That Council confirm the Deputy City Manager of Public Works, or designate, shall act as the Owner Representative of the municipal drinking water system, municipal sewage collection system and municipal stormwater management system.

## 5. 2024 SERVICING CAPACITY ALLOCATION ANNUAL SUMMARY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated March 4, 2025:

### Recommendations

1. THAT development planning application file numbers DA.18.030, 19T-16V001 and consent application file numbers A155/23, B008/24 and B011/24 be ALLOCATED servicing capacity from the York Durham Sewage System/York Water System for a total of 21 persons equivalent.
2. THAT development planning application file numbers DA.25.005 be ALLOCATED servicing capacity from York Regions purpose-built rental reserve for a total of 526 persons equivalent.
3. THAT a total of 6,535 persons equivalent in servicing capacity be RESERVED for 2025 accordingly:
4. 5,762 persons equivalent for distribution to active and future development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area) which are tributary to the York Durham Sewage System / York Water System; and
5. 773 persons equivalent for distribution to active and future development planning applications for the area tributary to the Kleinburg Water Resource Recovery Facility / York Water System.
6. THAT a total of 28,837 persons equivalent in servicing capacity continue to be RESERVED for development planning applications

**REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON MARCH 25, 2025**

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approved in City Block 27 in accordance with the York Region and City Agreement's with the Block 27 Landowners Group;

7. THAT following the mandate of the York Region Capacity Assignment Working Group, the City's Allocation of Servicing Capacity Policy (included as Attachment 1) be reviewed by City staff to assess whether revisions to the policy would effectively improve the servicing capacity assignment process, with a recommendation report brought forth to a future Committee of the Whole meeting.
8. THAT City staff continue to track and review the City's available servicing capacity and bring forward an annual update report to a Committee of the Whole meeting in Q1 of each year.
9. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

**6. ROAD CLOSURE – PART OF HUNTINGTON ROAD EAST OF HIGHWAY 50**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated March 4, 2025:**

**Recommendations**

1. That the Lands be approved to be stopped up and closed; and
2. That Council enact a By-law to Stop Up and Close the Lands.

**7. VAUGHAN PUBLIC LIBRARY BOARD VACANCY**

**The Committee of the Whole recommends:**

- 1) That Mr. Cini Joseph be appointed to the Vaughan Public Library Board; and
- 2) That the report of the Deputy City Manager, Strategic Initiatives, dated March 4, 2025, be approved.

**Recommendations**

1. That the disqualification, due to attendance, of Harpreet Rindi, be received; and
2. That Council provide direction with respect to filling the vacancy.

**REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON MARCH 25, 2025**

---

**8. PROCLAMATION REQUESTS: LIMB LOSS AND LIMB DIFFERENCE AWARENESS MONTH, WORLD AUTISM DAY, NATIONAL ANIMAL CONTROL OFFICER APPRECIATION WEEK, ARBOR WEEK, NATIONAL DAY OF AWARENESS FOR MISSING AND MURDERED INDIGENOUS WOMEN AND GIRLS AND TWO-SPIRIT PEOPLE, AND MULTIPLE SCLEROSIS AWARENESS DAY**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated March 4, 2025:

**Recommendations**

1. THAT the following be proclaimed in 2025:
  - a. The month of April as “Limb Loss and Limb Difference Awareness Month”;
  - b. The day of April 2<sup>nd</sup> as “World Autism Day”;
  - c. The week of April 13<sup>th</sup>-19<sup>th</sup> as “National Animal Control Officer Appreciation Week”;
  - d. The week of April 25<sup>th</sup>-May 4<sup>th</sup> as “Arbor Week”;
  - e. The day of May 5<sup>th</sup> as “National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirit People”; and
  - f. The day of May 7<sup>th</sup> as “Multiple Sclerosis Awareness Day”.
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.

**9. PROPOSED AMENDMENT TO HERITAGE DESIGNATION BY-LAW 140-2024 AFFECTING 1078 MAJOR MACKENZIE DRIVE WEST (TRANSMITTAL REPORT)**

The Committee of the Whole recommends:

- 1) That the recommendations forwarded by the Heritage Vaughan Committee from its meeting of February 19, 2025, be approved; and
- 2) That the comments from Noah Gordon, Senang Investments Ltd., King Street West, Toronto, on behalf of the property owner, be received.



# REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MARCH 25, 2025

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## Recommendations

1. That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated February 19, 2025, be approved:

### Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated February 19, 2025:

THAT the Heritage Vaughan Committee recommend that Council approve the proposed amendment as presented, subject to the following conditions:

1. That a notice of the proposed amendment to the Heritage Designation By-Law 140-2024 be served to the subject property owner and published on the City of Vaughan website in accordance with Section 30.1 of the Ontario Heritage Act.
2. If no notice of objection is served on the City Clerk within 30 days of the date of publication of the amendment notice, staff are directed to bring forward the amending by-law to Council for endorsement.

## 10. **PROCUREMENT STRATEGIES IN RESPONSE TO AMERICAN TARIFFS**

**The Committee of the Whole recommendation was dealt with and adopted without amendment, via recorded vote, at the Special Council Meeting of March 4, 2025, under Minute No. 24.**

## 11. **HONOURING SICKKIDS' LEGACY AND CONTRIBUTIONS ON ITS 150TH ANNIVERSARY**

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

### **Member's Resolution**

Submitted by Mayor Del Duca

**Whereas**, The Hospital for Sick Children (SickKids) has been a cornerstone of pediatric healthcare for 150 years, making transformative contributions to the health and well-being of children in Vaughan, across Canada, and around the world; and

**Whereas**, SickKids has led groundbreaking medical research, innovative treatments, and life-saving interventions that have set global standards in paediatric medicine; and

## REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MARCH 25, 2025

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**Whereas**, the City of Vaughan shares a commitment to healthcare excellence, innovation, and community well-being, aligning with the values and achievements of SickKids; and

**Whereas**, in 2013, SickKids launched Boomerang Health (located at Jane Street and Rutherford Road) as a new, independent and wholly owned, healthcare centre to create more access to community-based services for babies, children and adolescents; and

**Whereas**, the 150<sup>th</sup> anniversary of SickKids represents a historic milestone, celebrating a century and a half of medical firsts, scientific breakthroughs, and compassionate care delivered by remarkable medical professionals, doctors, nurses, front-line staff and administrators for children and families; and

**Whereas**, as part of its celebrations, SickKids is launching a public art initiative featuring 150 balloon sculptures to commemorate its legacy and inspire communities across Canada; and

**Whereas**, Vaughan has the opportunity to showcase its support for SickKids' mission and history by participating in this initiative and displaying one of the commemorative balloon sculptures in a prominent public space; and

**Whereas**, Vaughan is a creative City that animates public space in various ways including, in 2023, piloting the ARTonBOXES traffic signal box original art wrap program. Over the next ten years, ARTonBOXES will animate more than 100 pieces of public infrastructure. The curated theme for 2025 is the ARTofHEALING. This theme is dedicated to exploring the ART of HEALING – an inspired intersection of art meeting health – where art plays centre stage in supporting our physical, mental, and social well-being.

### **It is therefore recommended:**

1. That the City of Vaughan officially recognizes, proclaims, and celebrates the 150<sup>th</sup> anniversary of SickKids and expresses its gratitude for the hospital's contributions to healthcare and community well-being; and
2. That the City of Vaughan agrees to participate in the SickKids 150<sup>th</sup> Anniversary Initiative by displaying a commemorative balloon sculpture in the atrium of Vaughan City Hall as a tribute to SickKids' legacy; and
3. That the City of Vaughan explores additional opportunities to mark this milestone in collaboration with SickKids, including but not limited to, a future illumination or event to mark the hospital's 150<sup>th</sup> Anniversary; and

**REPORT NO. 8 OF THE COMMITTEE OF THE WHOLE FOR  
CONSIDERATION BY COUNCIL ON MARCH 25, 2025**

---

4. That the Deputy City Manager, Strategic Initiatives, or designate, be authorized to take such steps and execute such agreement(s) as may be necessary to give effect to the foregoing resolutions, in a form satisfactory to Legal Services.

**12. PRESENTATION – CLEM D’ORAZIO, EVEREST ACADEMY**

The Committee of the Whole recommends:

- 1) That the presentation by Clem D’Orazio, General Manager, Everest Academy, Rutherford Road, be received and referred to staff for a report by Q1 of 2026, or sooner.

**13. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**13.1 STAFF COMMUNICATION**

The Committee of the Whole recommends:

- 1) That the following Staff Communication be received:  
  
SC 1: Memorandum from the Deputy City Manager, Strategic Initiatives and the Deputy City Manager, Public Works, dated February 28, 2025, with respect to “Celebrating Canadian Hero Terry Fox in the Face of American Adversity”.

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The meeting adjourned at 1:56 p.m.

Respectfully submitted,

Regional Councillor Gino Rosati, Chair