

**CITY OF VAUGHAN
REPORT NO. 11 OF THE
COMMITTEE OF THE WHOLE**

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

The Committee of the Whole met at 1:01 p.m. on March 18, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Regional Councillor Gino Rosati, Chair
Steven Del Duca, Mayor
Regional Councillor Linda Jackson, Deputy Mayor
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. TESTON ROAD EAST AND WEST SANITARY SEWER
INFRASTRUCTURE AREA SPECIFIC DEVELOPMENT CHARGE**

The Committee of the Whole recommends:

- 1. That this matter be deferred to a future Committee of the Whole meeting, in accordance with Communication C1., memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, and Deputy City Manager, Infrastructure Development, dated March 17, 2025; and**
- 2. That the following communication be received:**
 - C2. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated March 17, 2025.**

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Recommendations

1. That the Development Charges Background Study for the Teston Road East and West Sanitary Sewer Service Area (Attachment 1) be approved;
2. That the Teston Road East Sanitary Sewer By-law (Attachment 2) be approved;
3. That the Teston Road West Sanitary Sewer Infrastructure By-law (Attachment 3) be approved;
4. That the capital forecast to 2041 for the Teston Road East and West Sanitary Sewer Infrastructure included in the Development Charges Background Study, dated March 3, 2025, and subject to maintenance of service levels, the availability of funding and Council policies, be adopted;
5. That Council commit to future operating costs associated with the capital forecast contained in the Development Charges Background Study, to be addressed through future budget cycles; and
6. That Council confirm that no further public meetings pursuant to the Development Charges Act, 1997 are required prior to the enactment of the new Area Specific Development Charges By-laws.

2. RIZMI HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 11333 DUFFERIN STREET VICINITY OF DUFFERIN STREET AND KIRBY ROAD

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 18, 2025, be approved;
2. That the comments of the following speaker be received:
 1. Robert Kenedy, MacKenzie Ridge Ratepayers' Association, Giorgia Crescent, Maple; and
3. That the following communication be received:
 - C3. Conner Harris, Rayman Harris LLP, The Esplanade, Toronto, dated March 17, 2024.

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Recommendations

1. THAT Zoning By-law Amendment File Z.18.004 (Rizmi Holdings Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1 from “FUA Future Urban Area Zone” subject to site-specific Exception 9(1416) to the following zone categories, as red-lined, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified on Table 1 in Attachment 4 of this report:
 - R2(H) and R2(H1) Residential Zone, with the Holding Symbols ‘(H)’ and ‘(H1)’
 - R4(H), R4(H1), R4(H2), R4(H4) and R4(H5) Residential Zone, with the Holding Symbols ‘(H)’, ‘(H1)’, ‘(H2)’, ‘(H4)’ and ‘(H5)’
 - R5(H), R5(H2), R5(H3) and R5(H5) Residential Zone, with the Holding Symbol ‘(H)’, ‘(H2)’, ‘(H3)’ and ‘(H5)’
 - OS2(H) Open Space Park Zone, with the Holding Symbol ‘(H)’
 - OS4(H) Open Space Tree Protection Zone, with the Holding Symbol
 - OS5(H) Open Space Environmental Protection Zone, with the Holding Symbol ‘(H)’
2. THAT the Holding Symbols ‘(H)’, ‘(H1)’, ‘(H2)’, ‘(H3)’, ‘(H4)’ and ‘(H5)’ as shown on Attachment 2, shall not be removed until the Owner provides the following to the satisfaction of the City of Vaughan:
 - a) Submit a complete copy of the Record of Site Condition (‘RSC’) for the Lands acknowledged by the Ministry of the Environment, Conservation, and Parks and filed on the Environmental Site Registry confirming the lands are suitable for the proposed residential development. This submission to the City shall include Phase One Environmental Site Assessment (‘ESA’) and Phase Two ESA reports at a minimum, a Remedial Action Plan (‘RAP’) if contamination is identified, and any reports that detail the execution of the RAP (remediation or risk assessment reports). A reliance letter (in accordance with the City’s reliance letter template) for all reports will also be required in this submission to the City.

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- b) Provide a functional design of the transportation network, demonstrating that the proposed street layout adheres to the City of Vaughan Engineering Design Criteria and Standards. The design must confirm that the vertical and horizontal sightlines are adequate for all applicable movements at internal intersections and site access points, plus lot driveways where required by the city, in accordance with TAC (Transportation Association of Canada) Guidelines, to the satisfaction of the Development Engineering Department.
 - c) The Owner shall submit a final/revised draft plan of subdivision to reflect any changes as a result of the Non-Conventional Stormwater Management Facilities ('SWMF') Justification Report and Functional Servicing Report ('FSR') including any changes to the proposed lotting fabric and/or extent of the storm water management /pumping station Block and/or Open Space Blocks, if deemed necessary by the City.
3. THAT the Holding Symbol '(H1)', as shown on Attachment 2, shall not be removed from the Lots 409 to 411 (Phase 5), Lots 427 to 514 (Phase 6), and Blocks 530 and 531, until Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.
4. THAT the Holding Symbol '(H2)', as shown on Attachment 2, shall not be removed from Lots 409 to 413, until the following conditions are addressed to the satisfaction of the City:
- a) The Owner shall submit a Non-Conventional SWMF Justification Report for the purposes of carrying out a complete and comprehensive assessment of any proposed Non-Conventional SWMF and stormwater strategy to the satisfaction of the Development Engineering Department;
 - b) The Owner shall submit an updated FSR including associated drawings that confirm the size, the configuration, and the required area of stormwater management facilities to the satisfaction of the Development Engineering Department;
 - c) The Owner agrees in the subdivision agreement to design and construct the wastewater pumping station, provide the required securities, convey the necessary lands and easements to the City and appropriately zone the lands;

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- d) The Owner shall submit the required reports to confirm the size of the wastewater pumping station and lands required for same to the satisfaction of Development Engineering Department; and
 - e) The Owner shall agree in the subdivision agreement to design and construct the necessary road network including cul-de-sacs, as required, to support the stormwater management facility, and wastewater pumping station unless alternative arrangements are made to the satisfaction of Development Engineering Department.
5. THAT the Holding Symbol '(H3)', as shown on Attachment 2, shall not be removed from Lots 1 and 2 until the following conditions are addressed to the satisfaction of the City:
- a) The Owner shall agree in the subdivision agreement to design and construct the water booster station, provide the required securities and convey the necessary lands and easements to the City and appropriately zone the lands unless alternative arrangements are made to the satisfaction of Development Engineering Department; and
 - b) The Owner shall submit the required reports to confirm the size of the water booster station and lands required for same to the satisfaction of Development Engineering Department.
6. THAT the Holding Symbol '(H4)', as shown on Attachment 2, shall not be removed from Lots 35 to 40, 78 to 82, 114 to 118, 144 to 146, 173 to 175, 211 to 212, 253 and 254, 296 to 298, 339, 340 and 385 to 391, until the following condition(s) are satisfied:
- a) The Kirby Road extension from Bathurst Street to Dufferin Street is constructed, and the temporary easements Parts 13 and 14 on 65R-39883 are released to the satisfaction of the City, or alternative solutions are made to the satisfaction of the City.
7. THAT the Holding Symbol '(H5)', identified as Block "Y" and as shown on Attachment 2, shall not be removed from 409 to 413, until the following condition(s) are satisfied:
- a) The Owner shall submit a Facility Fit Plan for the proposed park block;
 - b) Any information/documents deemed necessary by the City for the purposes of carrying out a complete and comprehensive assessment of the proposed underground stormwater servicing strategy be submitted and approved;

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- c) If deemed necessary by the City, the Owner shall submit a final/revised Draft Plan to reflect any changes as a result of the review/assessment of above conditions, including any changes to the proposed lotting fabric and/or extent of the City park, storm water management ('SWM') blocks, and/or Open Space Blocks
- 8. THAT notwithstanding the above, a Public Neighbourhood Park, a Stormwater Management Pond, a sewage pumping station, a water booster station, and any related municipal infrastructure may be permitted prior to the removal of the Holding Symbols '(H2)', '(H3)' and '(H4)'.
- 9. THAT Draft Plan of Subdivision File 19T-18V004 (Rizmi Holdings Limited) BE APPROVED, to permit a residential plan of subdivision of up to a maximum of 522 residential lots while maintaining a maximum density of 18 units per hectare in accordance with the Minister's Order, as shown on Attachment 2, for detached dwellings and the associated park, valley and stream corridor, stormwater management facility, roads and buffer blocks, subject to the following conditions and the Conditions of Draft Plan of Subdivision Approval in Attachment 5:
 - a) The final number of lots approved is subject to the ultimate disposition of the location and design of the storm water management facilities, TRCA requirements, roads and parks.
 - b) If deemed necessary by the City, the Owner shall submit a final/revised Draft Plan to reflect any changes as a result of the review/assessment of above conditions, including any changes to the proposed lotting fabric and/or extent of the City park, storm water management ('SWM') blocks, and/or Open Space Blocks.

3. 8811 HUNTINGTON ROAD – DE-LISTING AND COMMEMORATION OF THE HENRY BURTON HOUSE

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated March 18, 2025:

Recommendations

- 1. THAT Council approve de-listing the property located at 8811 Huntington Road from the Municipal Heritage Register.

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2. THAT Council approve an annulment of the Heritage Easement Agreement between the City of Vaughan and Anatolia, subject to the following conditions:
 - a. That Anatolia enters into an agreement with the City to pay for the construction of a commemorative display by the City in a future public park in Block 59 as described in "Option 2: Vertical Log Display" set out in Attachment 4 to this Report, to carry forward the legacy of the Henry Burton House, to the satisfaction of the City, and that the Deputy City Manager, Planning, Growth Management and Housing Delivery or designate, be authorized to execute, amend, renew or terminate the agreement on behalf of the City;
 - b. That following compliance with Condition 2a), that the Heritage Easement Agreement with the City of Vaughan and Anatolia be annulled and deleted from title, at Anatolia's sole cost and expense, as a condition of heritage clearance for a demolition permit application for the Henry Burton House.

4. TENNIS AND PICKLEBALL STRATEGY

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, Community Services, dated March 18, 2025:

Recommendations

1. THAT the Tennis and Pickleball Strategy, dated February 2025 (Attachment 1), be approved in principle;
2. THAT staff be authorized to implement the recommendations of the Tennis and Pickleball Strategy with funding for design and construction of state of good repair and capital projects prioritized through existing approved park renewal program budgets and submitted for consideration in future annual capital budgets;
3. THAT staff be authorized to extend permits for the use of courts at Matthew Park to the Vaughan Tennis Club and Dufferin District Park to the Thornhill Park Tennis Club in support of their expansion needs; and
4. THAT staff be authorized to negotiate the Lease, Permits, Construction and Maintenance Agreement with Thornhill Park Community Club for the design, construction, and maintenance of an air supported structure at Dufferin District Park tennis courts, and report back to Council as a soon as practicable.

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**5. 2025 SPEED LIMIT REVISIONS ON CITY ROADWAYS AND NEW
COMMUNITY SAFETY ZONES**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated March 18, 2025:

Recommendations

1. THAT Council approve the implementation of the listed 40 km/h Neighbourhood Areas in Attachment 1;
2. THAT Council approve the speed limit revisions listed for the 40 km/h speed limit in Attachment 2;
3. THAT Council approve the Community Safety Zones listed in Attachment 3;
4. THAT the necessary by-laws be enacted to amend By-law 284-94, the Consolidated Traffic By-Law, authorizing the speed limit revisions for 40 km/h speed limits, the 40 km/h Neighbourhood Areas, and the Community Safety Zones; and
5. THAT the City Clerk forward a copy of this report to the Regional Municipality of York, York Regional Police, York Region Public District School Board and York Region Catholic District School Board.

**6. AMENDING THE CITY OF VAUGHAN – TOWNSHIP OF KING ANIMAL
SERVICES AGREEMENT IN RESPONSE TO AVIAN INFLUENZA**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated March 18, 2025:

Recommendations

1. That the Mayor and City Clerk be authorized to execute an agreement amending the Animal Services Agreement to address the items as further described within this report, on terms and conditions satisfactory to the Deputy City Manager, Community Services, and in a form satisfactory to Legal Services; and
2. That this report and the decision of Council be forwarded to the Township of King.

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7. FEASIBILITY OF THE CITY EMBRACING ARTIFICIAL INTELLIGENCE TO STREAMLINE AND IMPROVE THE PLANNING APPROVAL PROCESS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, Deputy City Manager Corporate Services, City Treasurer and Chief Financial Officer, and Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated March 18, 2025:

Recommendations

1. THAT Council receive this report for information.

8. ANNUAL CITY-LED PRIDE MONTH CEREMONY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic initiatives and Deputy City Manager, Community Services, dated March 18, 2025:

Recommendations

1. THAT starting in 2025, Council supports the establishment of an annual City-led event, which may include a flag-raising ceremony and a community celebration, to recognize Pride Month in June. This would be done in close collaboration with Vaughan Public Libraries to help further promote Pride activations.
2. THAT this report be forwarded to the Inclusion and Community Outreach Advisory Committee.

9. VAUGHAN RESTAURANT FESTIVAL – SUMMER 2025 / WINTER 2026

The Committee of the Whole recommends approval of the recommendations contained in following resolution of Mayor Steven Del Duca and Councillor Adriano Volpentesta, dated March 18, 2025:

Recommendations

1. THAT City staff report back to Committee of the Whole (2) on April 8, 2025, with a pilot program proposal for a Vaughan restaurant program that:
 1. Encourages residents and visitors to dine in Vaughan's participating restaurants;
 2. Is offered in Summer 2025 and Winter 2026; and

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3. Delivers a three-course prix fixe menu to diners at a competitive price point.
2. THAT City staff report back to a future Committee of the Whole meeting to report on the conclusion of the pilot project.

10. CEREMONIAL PRESENTATION - BETTER YOUR BUSINESS - SOCIAL AND ENVIRONMENTAL SUSTAINABILITY PROGRAM

The Mayor and Members of Council awarded Certificates of Completion to the four participating businesses of the Better your Business - Social and Environmental Sustainability Program 2024 cohort.

11. OTHER MATTERS CONSIDERED BY THE COMMITTEE

11.1. CONSIDERATION OF STATUTORY/ AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends that the following Statutory/Ad Hoc Committee reports be received:

1. VMC Sub-Committee meeting of February 19, 2025 (Report No. 1);
2. Creative and Cultural Industries Advisory Committee meeting of February 19, 2025 (Report No. 1);
3. Heritage Vaughan Committee meeting of February 19, 2025 (Report No. 1);
4. Age-Friendly Vaughan Advisory Committee meeting of February 24, 2025 (Report No. 1); and
5. Accessibility Advisory Committee meeting of February 24, 2025 (Report No. 1).

11.2. STAFF COMMUNICATIONS

The Committee of the Whole recommends that the following Staff Communication be received:

- SC1. Memorandum from the Deputy City Manager, Public Works, dated March 14, 2025, with respect to Intelligent Transportation Systems Single Source Procurement of an Advanced Traffic Management System.

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**12. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
MARCH 18, 2025**

A resolution was passed to enable the Committee of the Whole (Closed Session) to resolve into closed session for the purpose of discussing the following:

1. **INCLUSION AND COMMUNITY OUTREACH ADVISORY
COMMITTEE – APPOINTMENT OF YOUTH MEMBERS**
(personal matters about an identifiable individual)
2. **ANTI-BLACK RACISM STANDING ADVISORY COMMITTEE –
APPOINTMENT OF MEMBERS**
(personal matters about an identifiable individual)
3. **PROPERTY MATTER - LEASE AGREEMENT WITH 2019625
ONTARIO LIMITED - SWEETRIVER BOULEVARD**
(acquisition or disposition of land)
4. **PROPERTY MATTER - FREEDOM MOBILE INC. NEW
TELECOMMUNICATION TOWER, DUFFERIN OPERATION
CENTRE - 8020 DUFFERIN STREET**
(acquisition or disposition of land)
5. **PROPERTY MATTER - LICENCE AGREEMENT WITH HIS
MAJESTY THE KING IN RIGHT OF ONTARIO AS
REPRESENTED BY THE MINISTER OF INFRASTRUCTURE
FOR CONTINUED USE OF THE BARTLEY SMITH GREENWAY**
(acquisition or disposition of land)
6. **BLOCKS 16 AND 18 ALONG PETERMAR DRIVE
(NORTH EAST CORNER PINE VALLEY ROAD AND MAJOR
MACKENZIE DRIVE)**
(acquisition or disposition of land)
7. **ONTARIO LAND TRIBUNAL APPEAL
OLT CASE NO. OLT-23-000091 CENTERPOINT MALL
(TORONTO) SITE AND AREA SPECIFIC POLICY
VICINITY OF YONGE STREET AND STEELES AVENUE WEST**
(litigation or potential litigation)

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The meeting adjourned at 2:14 p.m.

Respectfully submitted,

Regional Councillor Gino Rosati, Chair