

**CITY OF VAUGHAN
REPORT NO. 16 OF THE
COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on April 23, 2025.*

The Committee of the Whole met at 1:02 p.m. on April 8, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. BUILDING PERMIT FEES ANNUAL FINANCIAL REPORT FOR 2024

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 8, 2025:

Recommendations

1. THAT the Building Permit Fees Annual Financial Report for 2024 be received for information.

2. 2024 DELIVERY REPORT – INFRASTRUCTURE DEVELOPMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 8, 2025:

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Recommendations

1. That this report be received for information.

3. METROLINX INITIATIVES UPDATE – Q1 2025

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 8, 2025:

Recommendations

1. THAT Council receive this report for information.

4. REFRESHMENT VEHICLES IN PUBLIC SPACES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated April 8, 2025:

Recommendations

1. That Council authorize the by-law amendments proposed in this report, in a form satisfactory to Legal Services.

5. BACK YARD TREE PLANTING PARTNERSHIP WITH LOCAL ENHANCEMENT AND APPRECIATION OF FORESTS (LEAF)

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated April 8, 2025:

Recommendations

1. That Council endorse the collaboration with LEAF for the Backyard Tree Planting Program in the City of Vaughan;
2. That Council approve a \$15,000 financial contribution to LEAF for the implementation of the 2025 program, and that funding for contributions to LEAF in future years be managed through the City's budget process;
3. That the Deputy City Manager, Public Works be authorized to enter into, execute, renew, amend and terminate agreements, in a form satisfactory to Legal Services, with LEAF for its tree planting program in 2025 and in future years; and
4. That staff be authorized to take any steps necessary to give effect to the above-mentioned recommendations.

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**6. TOURISM HOST IN VAUGHAN GRANT 2025 SPRING-SUMMER FUND
RECOMMENDATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT the 25 projects presented in Attachment 2 of this report be approved to receive funding from the Tourism Vaughan Corporation through the Host in Vaughan Grant program, conditional on confirmation with each applicant of satisfactory proof of their special events permit status, insurance, venue confirmation, prior year financials, and status of good standing with the City of Vaughan.

Regional Councillor Mario G. Racco declared an interest with respect to the foregoing matter, as his wife is the founding chair of the Vaughan International Music Festival, a recipient of the Host in Vaughan Grant Program, and did not take part in the discussion or vote on the matter.

**7. SMART CITY INITIATIVES TO SUPPORT INCLUSION AND
COMMUNITY OUTREACH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT Council receives this report for information.

8. VAUGHAN RESTAURANT FESTIVAL – SUMMER 2025 WINTER 2026

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT Council approves the Vaughan Flavours Restaurant Festival, as outlined in this report, as a pilot program to be delivered in the summer of 2025 and winter of 2026; and
2. THAT City staff report back to a future Committee of the Whole meeting after the pilot program has been completed to report on the pilot program.

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**9. ECONOMIC DEVELOPMENT STRATEGIC ECONOMIC INITIATIVES -
2024 YEAR IN REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT the Economic Development Strategic Economic Initiatives - 2024 Year in Review report be received for information.

10. SERVICE VAUGHAN 2024 UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. That the Service Vaughan 2024 Update be received.

**11. PROCLAMATION REQUESTS: BUILDING SAFETY MONTH,
GUILLAIN-BARRE SYNDROME/CHRONIC INFLAMMATORY
DEMYELINATING POLYNEUROPATHY AWARENESS MONTH, WORLD
PRESS FREEDOM DAY, MUNICIPAL CLERKS WEEK AND
PROVINCIAL DAY OF ACTION ON LITTER**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated April 8, 2025:

Recommendations

1. THAT the following be proclaimed in 2025:
 - a. The month of May as "Building Safety Month";
 - b. The month of May as "Guillain-Barré Syndrome/Chronic Inflammatory Demyelinating Polyneuropathy Awareness Month";
 - c. May 3 as "World Press Freedom Day";
 - d. The week of May 4 to May 10 as "Municipal Clerks Week";
and
 - e. May 13 as "Provincial Day of Action on Litter".

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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.

12. **PROPOSED DEVELOPMENT ON 239, 245, 251 WOODBRIDGE AVENUE (TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated March 19, 2025:

Recommendations

1. That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated March 19, 2025, be forwarded to Council for approval;
2. That the applicant consider optimizing the height of the mechanical penthouse to potentially reduce the height of the building; and
3. That comments from the following speakers on behalf of the applicant, be received:
 1. Katey Pandey, Weston Consulting, Millway Avenue, Vaughan; and
 2. Johnny Chimienti, G+C Architects, Jane Street, Concord.

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

1. THAT Heritage Vaughan recommend that Council approve the development as proposed at 239, 245, 251 Woodbridge Avenue under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
 - a) That any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Policy Planning and Special Programs or delegate; and
 - b) That the applicant submit architectural drawings and building material specifications at the building permit stage to the satisfaction of the City of Vaughan Policy Planning and Special Programs, Cultural Heritage Program.

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**13. 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 approval of the
recommendations contained in the following report of the Interim
Deputy City Manager, Planning, Growth Management and Housing
Delivery, dated April 8, 2025:**

Recommendations

1. THAT Attachment 10 of Item 7, Report No. 1 of the Committee of the Whole, as approved by Council on January 28, 2025, identifying the Proposed Draft Plan of Condominium (Standard) - Underground Parking Levels, be replaced with the updated Attachment 2, attached hereto, to reflect an update to the tenure of 60 freehold vehicular parking spaces to condominium tenure, in Level A (P1) of the underground parking level;
2. THAT Recommendation 1(2) of the Committee of the Whole with respect to Item 7, Report No. 1, as approved by Council on January 28, 2025, be deleted and replaced with the following:
 - “2. THAT any reference in the above-noted technical report to 762 vehicular parking spaces with a condominium tenure be replaced with 822 vehicular parking spaces with a condominium tenure (a difference of an additional 60 condominium tenure vehicular parking spaces).”; and
3. THAT Condition 1 from Attachment 12 of Item 7, Report No. 1 of the Committee of the Whole, as approved by Council on January 28, 2025, be deleted and replaced with the following:
 - “1. The Owner shall prepare the final Plan generally on the basis of the Draft Plan of Condominium, prepared by Krcmar Surveyors Ltd. Dwg No. 17-111DC01, dated March 18, 2025, subject to minor modifications as deemed appropriate by the Deputy City Manager, Planning, Growth Management and Housing Delivery.”

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.

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**14. PRESENTATION – EMILY CHEUNG – VAUGHAN INTERNATIONAL
MUSIC FESTIVAL**

The Committee of the Whole recommends:

1. That the presentation of Emily Cheung and Maria Gimenez, Vaughan International Music Festival, Checker Court, Vaughan, be received.

Regional Councillor Mario G. Racco declared an interest with respect to the foregoing matter, as his wife is the founding chair of the Vaughan International Music Festival, and did not take part in the discussion or vote on the matter.

**15. PRESENTATION – MARK PAJOT – GET PARKED COMMUNITY
GROUP**

The Committee of the Whole recommends:

1. That the presentation of Mark Pajot, Daniel Bram Drive, Vaughan, and Communication C1., presentation material, dated April 8, 2025, be received and referred to staff.

**16. PRESENTATION – RABBI SHALOM BAKSHI, CHABAD JEWISH
CENTRE OF WOODBRIDGE**

The Committee of the Whole recommends:

1. That the presentation of Rabbi Shalom Bakshi, Chabad Jewish Centre of Woodbridge, Carling Road, Woodbridge, and Communication C2., presentation material, be received.

17. OTHERS MATTERS CONSIDERED BY THE COMMITTEE

**17.1 CONSIDERATION OF STATUTORY/ AD HOC COMMITTEE
REPORTS**

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

1. Heritage Vaughan Committee meeting of March 19, 2025 (Report No. 2);
2. Accessibility Advisory Committee meeting of March 24, 2025 (Report No. 2); and
3. VMC Sub-Committee meeting of March 26, 2025 (Report No. 2).

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17.2 STAFF COMMUNICATIONS

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

SC1. Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated April 4, 2025, with respect to additional information regarding feedback received at the Jan. 22, 2025, Committee of the Whole (Working Session) for Report #4, Item #2, "Draft New Vaughan Official Plan 2025 (Working Session) File No.: PL-9550-16."

**18. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
APRIL 8, 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. WARD 1 CIVIC HERO AWARD 2025

(personal matters about an identifiable individual)

**2. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NO. OLT-22-002104 (APPEAL NO. 002779)
OLT CASE NO. OLT-22-003554 (APPEAL NO. 004806)
DOUGHTON RESIDENCES CORP.
216 AND 220 DOUGHTON ROAD
VICINITY OF HIGHWAY 7 AND JANE STREET**

(litigation or potential litigation)

The meeting adjourned at 2:20 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair