



**CITY OF VAUGHAN  
REPORT NO. 13 OF THE  
COMMITTEE OF THE WHOLE**

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

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

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

The following items were dealt with:

- 1. BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC DEVELOPMENTS LTD. – DRAFT PLAN OF SUBDIVISION FILE 19T-24V004: 11120 WESTON ROAD, VICINITY OF WESTON ROAD 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 April 1, 2025, be approved; and**
- 2) That comments from the following speakers be received:**
  - 1. Deb Schulte, Mira Vista Place, Vaughan; and**
  - 2. Lauren Capilongo, Planner, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant.**

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## Recommendations

1. THAT Draft Plan of Subdivision File 19T-24V004 (Block 41-28E Developments Limited c/o TACC Developments) as shown on Attachment 2, BE APPROVED, to permit the first phase of a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 5.
  2. THAT Council's approval of Draft Plan of Subdivision File No. 19T-24V004 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.
  3. THAT Draft Plan of Subdivision File 19T-24V004 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 200 units (670 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or Building Permit issuance within 36 months.
  4. THAT the Subject Lands be designated as a Class 4 Area pursuant to Ministry of Environment, Conservation and Parks Noise Guidelines (NPC-300) (Stationary and Transportation Sources – Approval and Planning), and that the City's Noise By-law 121-2021 Schedule 4 be amended subject to conditions in Attachment 5a).
2. **2678462 ONTARIO LTD. – DRAFT PLAN OF SUBDIVISION FILE 19T-23V002: 2160 AND 2180 HIGHWAY 7, VICINITY OF HIGHWAY 7 AND KEELE STREET**

**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 1, 2025:**

## Recommendation

1. THAT Draft Plan of Subdivision File 19T-23V002 (2678462 Ontario Ltd.) as shown on Attachment 2, BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL set out in Attachment 3, to create two (2) high-rise mixed-use development blocks and public roads, as shown on Attachment 2.

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**3. 2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES – OFFICIAL PLAN AMENDMENT FILE OP.23.012, ZONING BY-LAW AMENDMENT FILE Z.22.011: 239, 245 AND 251 WOODBRIDGE AVENUE, VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

**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 1, 2025:**

**Recommendations**

1. THAT Official Plan Amendment File OP.23.012 (2103604 Ontario Limited c/o Hardrock Group of Companies) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2 – 11.11 Woodbridge Centre Secondary Plan ('WCSP'), for the subject lands shown on Attachment 1 to:
  - a. Redesignate the subject lands from "Low-Rise Mixed-Use" to "Mid-Rise Residential"; and
  - b. Increase the maximum permitted building height from 4 to 6 storeys (13 to 19 m) to 7-storeys (24.8 m).
2. THAT Zoning By-law Amendment File Z.22.011 (2103604 Ontario Limited c/o Hardrock Group of Companies) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from "WMS Main Street Mixed-Use Woodbridge Zone" ('WMS Zone') subject to site-specific Exception 14.512 to "RM1(H) Multiple Unit Residential Zone" ('RM1 Zone') with a Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. 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:
  - a. The Owner shall provide the City with a public access easement over the proposed pedestrian connection to Woodbridge Avenue, including preparing and registering, at their expense, a reference plan detailing the portion of the lands subject to the easement. The City will register the legal transfer documents at the Owner's expense. A draft reference plan shall be provided to the City for review prior to depositing;
  - b. The Owner shall secure the necessary easements from 64 Abell Avenue, 259 and 275 Woodbridge Avenue (Regional

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- Municipality of York lands) for visitor access, loading and unloading, and access, construction and maintenance of a proposed crash wall to the satisfaction of the City and York Region;
- 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; and
  - d. If required, the Owner shall enter into an agreement with the City for the proposed works within the City's right-of-way, which shall include the construction of the retaining wall, sidewalk, and any other structures or improvements within the right-of-way. All such work must be completed in accordance with the City's standards and to the satisfaction of the City.
  - e. The Owner shall submit a Phase Two Environmental Site Assessment ('ESA') covering all of the subject lands and any conveyance lands, along with a letter of reliance in accordance with the City's reliance template for all environmental reports prepared and submitted to the satisfaction of the City's Environmental Engineering Department. Should the findings of the Phase Two ESA require remediation of any portions of lands 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, then a complete copy of the Record of Site Condition covering all of the subject lands acknowledged by the MECP and filed on the Environmental Site Registry is required to be submitted to the satisfaction of the City's Environmental Engineering Department.
4. THAT notwithstanding the changes to the proposed Zoning By-Law Amendment File Z.22.011 from what was proposed at the November 1, 2023 Statutory Public Meeting, that Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.

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**4. EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 4) – ZONING BY-LAW AMENDMENT FILE Z.22.032, DRAFT PLAN OF SUBDIVISION FILE 19T-22V009: 11063 AND 11191 HIGHWAY 27, VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

**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 1, 2025:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.22.032 (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands from “OS2 Private Open Space Zone” subject to site-specific Exception 14.801 to “R2A(H) Second Density Residential Zone”, “R3A(H) Third Density Residential Zone”, “R4(H) Fourth Density Residential Zone”, “R4A(H) Fourth Density Residential Zone” all with a Holding Symbol “(H)”, and the “OS1 Public Open Space Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 7.
2. THAT notwithstanding the changes to proposed Zoning By-Law Amendment File Z.22.032 from what was proposed at the January 17, 2023 Statutory Public Meeting, Vaughan Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.
3. 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:
  - a. as the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an agreement with the City to design and construct the works, to the satisfaction of the City;
  - b. the Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (‘KSPS’), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;

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- c. that one of the following are met to the satisfaction of the City:
  - i. The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distributions system infrastructure to facilitate the re-alignment, to the satisfaction of the City; or
  - ii. The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area in the pressure district, to the satisfaction of the City;
- d. external lands are required to provide service and access to the Subject Lands; therefore, the following conditions must be satisfied:
  - i. The Owner shall enter into a Developer's Group Agreement or provide acknowledgement from the other landowners within Block 55 West to the satisfaction of the City. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
  - ii. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55W indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
  - iii. The Owner, through the Block 55W Developer's Group, shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the construction of the municipal services for the Block, including but not limited to roads, water, wastewater, storm and storm water management ponds, land conveyances including the construction of streets and

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roads south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the said necessary municipal services. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

- e. the Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain a Ministry of the Environment Conservation and Parks ('MECP') Record of Site Condition ('RSC') for the Subject Lands. The Holding Symbol "H" removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated Environmental Site Assessment reports to the City's satisfaction;
  - f. that York Region confirms additional available servicing capacity in the Kleinburg Water Resource Recovery Facility through York Region's Kleinburg Water Resource Recovery Facility Capacity Study; and
  - g. that 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-22V009 (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited) as shown on Attachment 3, BE APPROVED, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
  - 5. THAT Council's approval of Draft Plan of Subdivision File No. 19T-22V009, subject to the conditions 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.
  - 6. THAT the Block 55W Plan (File BL.55W.2019) approved by Council on September 26, 2023, as shown on Attachment 6, BE AMENDED, to reflect modifications made through the Draft Plan of Subdivision shown on Attachment 3.

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**5. 2506937 ONTARIO INC. – DRAFT PLAN OF CONDOMINIUM  
(STANDARD) FILE 19CDM-24V011: 12370 KEELE STREET, VICINITY  
OF KEELE STREET AND KING-VAUGHAN ROAD**

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 1, 2025:

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V011 (2506937 Ontario Inc.) BE APPROVED as shown on Attachments 3 and 4, subject to the Conditions of Draft Approval in Attachment 5.
2. THAT Council's approval of Draft Plan of Condominium (Standard) File 19CDM-24V011 (2506937 Ontario Inc.), subject to the conditions set out in Attachment 5, 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.

**6. CANADA PUBLIC TRANSIT FUND – PROPOSED HOUSING SUPPLY  
AND AFFORDABILITY ACTION PLAN, JOINT GRANT SUBMISSION  
FOR JANE STREET BUS RAPID TRANSIT**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development dated April 1, 2025, be approved; and
- 2) That the comments from Paul Jankowski, President, York Region Rapid Transit Corporation and Communication C2., presentation material titled "*Canada Public Transit Fund Update: Bus Rapid Transit along Jane Street*", be received.

**Recommendations**

1. THAT Council endorse the proposed Housing Supply & Affordability Action Plan provided in Attachment 1; and
2. THAT Council direct City staff to continue to work with the York Region Rapid Transit Corporation in refining the justification for the Jane Street Bus Rapid Transit project in support of the Ministry of Transportation Integrated Regional Plan submission under the Canada Public Transit Fund.

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### 7. PROCLAMATION – 2025 NATIONAL PUBLIC WORKS WEEK

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated April 1, 2025:

#### Recommendations

1. That Council annually proclaim the third week of May as “National Public Works Week” in the City of Vaughan;
2. That an Opening Ceremony be held annually at the Joint Operations Centre followed by a Flag-Raising ceremony at Vaughan City Hall and the Joint Operations Centre in May to commemorate National Public Works Week;
3. That Council Chambers be illuminated orange on an identified date in May to commemorate National Public Works Week annually; and
4. That the proclamation be posted on the City’s website and the Communications, Marketing and Engagement department be directed to promote the above-noted proclamation through the various corporate channels.

### 8. RESPIRE RESIDENCE FOR DEMENTIA CARE RELIEF FROM TREE COMPENSATION REQUIREMENTS – 10090 BATHURST STREET

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Deputy Mayor & Regional Councillor Jackson, dated April 1, 2025:

#### Member's Resolution

Submitted by Deputy Mayor & Regional Councillor Jackson

**Whereas**, Care As One is a not-for-profit corporation incorporated for the sole purpose of establishing a program for adults living at home with dementia who need respite residential accommodation and support, allowing their caregivers the opportunity to recharge, reducing caregiver burnout.

**Whereas**, Council continues to recognize the importance of establishing this residential respite program, and has determined that it is in the public interest for the City to encourage and support such social services.

**Whereas**, Item 22, Report No. 10 of the Committee of the Whole (2), was adopted without amendment by Council on March 26, 2024, relieving Care As One from the requirement to post a Letter of Credit (or other financial

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security) as security for Heritage Easement Agreements registered against the property located at 10090 Bathurst Street (“the Property”) and for any site plan or servicing agreements for the Property.

**Whereas**, Care As One filed an application for Heritage Permit in August 2024 and following favorable recommendation by Heritage Vaughan Committee, Item 16, Report No. 35 of the Committee of the Whole (2), was adopted without amendment by Council on October 29, 2024, approving the renovation and adaptive reuse of the Property, which is designated under the *Ontario Heritage Act*.

**Whereas**, the conditions of approval of the Heritage Permit requires the applicant to enter into a Tree Protection Agreement to the satisfaction of the City. In this regard, Care As One has submitted a Tree Inventory and Preservation Plan indicating trees to be removed and preserved during construction of the septic system, driveway and parking area to serve the residence.

**Whereas**, it is determined by City staff that current zoning permissions under Comprehensive Zoning By-law 001-2021 do not allow the use of the Property as a Supportive Living Facility and that a zoning by-law amendment is required to ensure conformity with the land use designations of the Vaughan Official Plan 2010, as well as to permit the proposed use.

**Whereas**, a Public Meeting to consider zoning by-law amendment Z.24.033 was held on November 6, 2024. There were no comments from the public or Committee.

**Whereas**, comments received from City staff during circulation of the materials submitted by Care As One in support of the site -specific zoning by-law amendment identified that the Property is partially designated “Core Features” on Schedule 2- Natural Heritage Network of the Vaughan Official Plan 2010 and that an Environmental Impact Study (EIS) was required to address concerns regarding potential presence of endangered or threatened species as well as impacts on the adjacent significant woodland feature as a result of the proposed site works, including mitigation and compensation.

**Whereas**, the City’s Tree By-Law 052-2018 regulates removal of trees on private property and requires replacement trees as a condition of individual tree removal or cash-in-lieu of replacement trees. Where removals are from a significant woodland an alternative compensation

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approach is used based on the TRCA's Guideline for Determining Ecosystem Compensation.

**Whereas**, the EIS finds that of the 0.45 hectare (1 acre) Property, 0.016 hectares (160 sqm.) will be disturbed by the proposed site works that include grading, installation of a septic system and an asphalt driveway and parking area; of the 49 inventoried trees on the Property, 27 are slated for removal; 15 replacement trees will be planted together with 50 seedlings and whips over an area of 0.114 hectares (1,142 sqm.) as part of the Landscape Plan and edge management restoration. Further, the EIS concludes that the minor encroachment into the significant woodland and impacts of the proposed development can be successfully mitigated and will not impact the ecological function of the feature.

**Whereas**, Council is satisfied that the proposed 15 replacement trees together with 50 seedlings and whips over an area of 1,142 sqm. is sufficient compensation for the proposed tree removals and acknowledges that Care As One will undertake replacement plantings through voluntary contributions and donations, and that no further tree or ecosystem compensation will be required or cash in lieu of compensation.

**Whereas**, Council is aware that Care As One is required to install Tree Protection as set out in the Arborist Report and Tree Protection Plan to be approved by City staff and that tree removals will proceed immediately to avoid impacts to nesting migratory birds and bats.

**Whereas**, in adopting Item 22, Report No. 10 of the Committee of the Whole on March 26, 2024, Council relieved Care As One from the requirement to post a Letter of Credit or any other financial security as security for any site plan or agreements for the Property.

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

1. That the City of Vaughan hereby relieves Care As One from the requirement to provide any cash in lieu compensation, over and above the number of trees, seedlings and whips to be planted by Care As One as set out above, subject to the following terms and conditions:
  - a. Care As One shall enter into a Tree Protection Agreement with the City, pursuant to which Care As One shall be required to submit to the City for review and approval a final version of the Landscape Plan, Arborist Report and Tree Inventory and Preservation Plan, and once approved, will

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install tree protection in consultation with City staff and carry out tree removals in accordance with the approved plans before April 1, 2025 or as soon as possible thereafter in accordance with the Migratory Birds Convention Act (1994).

2. That the Mayor and Clerk are hereby authorized to take such steps, execute such document and do such things as may be necessary to give effect to the foregoing.

9. **ONTARIO LAND TRIBUNAL APPEALS OLT CASE NOS. OLT-22-004652 AND OLT-22-004653 WEDGEWOOD COLUMBUS LIMITED OFFICIAL PLAN AMENDMENT FILE OP.19.015, ZONING BY-LAW AMENDMENT FILE Z.19.039 7887 WESTON ROAD VICINITY OF WESTON ROAD AND HIGHWAY 7**

The Committee of the Whole recommendation was dealt with and adopted without amendment, via recorded vote, at the Special Council Meeting of April 1, 2025, under Minute No. 41.

10. **PRESENTATION – VLADIMIR MARTINTSOV**

The Committee of the Whole recommends:

1. That staff report back on the City of Vaughan's Noise By-law review, taking into consideration comments from the Deputant; and
2. That the presentation by Vladimir Martintsov, Steeles Avenue West, Thornhill, and Communication C1., presentation material, be received.

11. **PRESENTATION – STEFANIA CREATURA**

Stefania Creatura did not appear at the meeting.

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

12.1 **RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 2:33 p.m. for the purpose of considering the following matter:

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**ITEM 9. ONTARIO LAND TRIBUNAL APPEALS OLT CASE  
NOS. OLT-22-004652 AND OLT-22-004653 –  
WEDGEWOOD COLUMBUS LIMITED OFFICIAL  
PLAN AMENDMENT FILE OP.19.015, ZONING BY-  
LAW AMENDMENT FILE Z.19.039: 7887 WESTON  
ROAD, VICINITY OF WESTON ROAD AND  
HIGHWAY 7**

**(litigation or potential litigation)**

**The Committee of the Whole reconvened into Open Session at  
4:49 p.m. with the following Members present:**

**Councillor Adriano Volpentesta, Chair  
Mayor, Steven Del Duca  
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**

**12.2 CONSIDERATION OF STATUTORY/AD HOC COMMITTEE  
REPORT**

**The Committee of the Whole recommends:**

- 1) That the following Ad-Hoc Committee report be received:
  - 1. Transportation and Infrastructure Committee meeting  
of March 17, 2025 (Report No. 2).****

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The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Councillor Adriano Volpentesta, Chair