

**CITY OF VAUGHAN
REPORT NO. 21 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on May 27, 2025.***

The Committee of the Whole met at 1:01 p.m. on May 13, 2025, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Gila Martow, Chair
Steven Del Duca, Mayor
Regional Councillor Linda Jackson, Deputy Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati (2:02 PM)
Regional Councillor Mario G. Racco
Councillor Marilyn Iafrate
Councillor Adriano Volpentesta
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth

The following items were dealt with:

1. 2024 YEAR END FISCAL HEALTH REPORT

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated May 13, 2025:

Recommendations

1. THAT the Fiscal Health Report as of December 31, 2024, be received.
2. THAT Council approve the creation of the Housing-Enabling Water Systems Fund Reserve.

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON MAY 27, 2025**

**2. REQUEST FOR EXTENSION OF PARKLAND DEDICATION RELIEF
FOR THE SENIORS RENTAL HOUSING DEVELOPMENT AT 9800
BATHURST STREET**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated May 13, 2025:

Recommendations

1. That Council approve an extension of three years from the current deferral expiration date, interest free; and
2. That this report be sent to York Region staff in support of their DC deferral extension.

3. GREENSPACE STRATEGIC PLAN

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 13, 2025:

Recommendations

1. THAT the Greenspace Strategic Plan be approved, in principle.
2. THAT the implementation of recommendations and strategic actions in the Greenspace Strategic Plan be subject to the reconciliation and impact assessment of other completed or ongoing City of Vaughan Official Plan, Master Plans and Secondary Plans.

4. 2024 CORPORATE ASSET MANAGEMENT UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 13, 2025:

Recommendations

1. That Council endorse the 2024 Asset Management Plans for Core and Non-Core Assets and approve making them accessible to the public on the City's website (as specified by Ontario Regulation 588/17) from the Infrastructure Planning and Corporate Asset Management webpage.

REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MAY 27, 2025

5. INTEGRATED URBAN WATER PLAN – FIRST ANNUAL UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 13, 2025:

Recommendations

1. THAT the 2024 accomplishments in advancing the Integrated Urban Water Plan implementation, as outlined in this report, be received for information.

6. HEAVY TRUCK PROHIBITION ON MCNAUGHTON ROAD

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated May 13, 2025:

Recommendations

1. That Council approve the implementation of a heavy truck prohibition on McNaughton Road, from the northern limit of Major Mackenzie Drive to the western limit of Keele Street, from 7 p.m. to 7 a.m. (daily);
2. That Council approve the repeal of By-laws 392-97 and 132-98;
3. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add a heavy truck prohibition on McNaughton Road, from the northern limit of Major Mackenzie Drive to the western limit of Keele Street, from 7 p.m. to 7 a.m. (daily); and
4. That the City Clerk forward a copy of this report and any associated by-laws to York Region and York Regional Police.

7. PARKING PROHIBITION – NORTHVIEW BOULEVARD

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated May 13, 2025:

Recommendations

1. THAT Council approve the implementation of a parking prohibition on the north side of Northview Boulevard from Weston Road to 145 metres east of Weston Road (anytime);

REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MAY 27, 2025

2. THAT Schedule 1 of the Parking By-law Number 064-2019 be amended to include a parking prohibition on the north side of the Northview Boulevard from Weston Road to 145 metres east of Weston Road (anytime);
3. THAT Council approve the implementation of a parking prohibition on the south side of Northview Boulevard, within 6.0 metres to either side of the condominium driveway at 7777 Weston Rd. (anytime); and
4. THAT Schedule 1 of the Parking By-law Number 064-2019 be amended to include a parking prohibition on the south side of the Northview Boulevard, within 6.0 metres to either side of the condominium driveway at 7777 Weston Rd. (anytime).

8. STUDENT PLACEMENT OPPORTUNITIES

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager, dated May 13, 2025:

Recommendations

1. That the City Manager or the Deputy City Manager of the relevant department, together with the Chief Human Resources Officer be authorized to enter into, renew, amend and terminate agreements with educational institutions related to the provision of student placements and internships; and
2. That all necessary by-laws be enacted.

9. 2024 ANNUAL ACCESSIBILITY STATUS REPORT

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated May 13, 2025, be approved; and
2. That the presentation of An Nguyen, Acting Manager, Inclusion and Community Outreach, and Communication C3., presentation material, dated May 13, 2025, be received.

Recommendations

1. THAT the 2024 Annual Accessibility Status Report be received for information.

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON MAY 27, 2025**

10. TOURISM VAUGHAN CORPORATION – 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 May 13, 2025:

Recommendations

1. THAT the Tourism Vaughan Corporation – 2024 Year in Review be received for information.

11. PROCLAMATION REQUEST – WORLD SICKLE CELL AWARENESS DAY / ONTARIO SICKLE CELL 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 May 13, 2025:

Recommendations

1. THAT the day of June 19, 2025, be proclaimed as "World Sickle Cell Awareness Day / Ontario Sickle Cell Awareness Day;" and
2. THAT the proclamation be posted on the City's website and that the Communications, Marketing and Engagement department be directed to promote the proclamation through the various corporate channels.

12. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSION – MAY 27, 2025

The Committee of the Whole recommends that the report of the Deputy City Manager, Strategic Initiatives, dated May 13, 2025, be received.

Recommendations

1. THAT in accordance with Section 239(4) of the *Municipal Act, 2001*, as amended, that Council resolve into Closed Session on May 27, 2025, at 9:30 a.m., for the purpose of an education and training session on the following topic:
 - a. Development charges and other growth-related funding tools

REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MAY 27, 2025

13. **THREE STRIKES AND YOU ARE IN – FASTER APPROVALS FOR MORE HOMES IN VAUGHAN**

The Committee of the Whole recommends:

1. That the recommendations contained in the following resolution of Mayor Steven Del Duca, dated May 13, 2025, be approved; and
2. That the following communication be received:
 - C4. Dave Wilkes, BILD, Sheppard Avenue East, Toronto, dated May 12, 2025.

Member's Resolution

Submitted by Mayor Steven Del Duca

Whereas, Vaughan has always been a destination of choice, a place people dream of calling home, and where future generations wish to raise their families, start businesses, and enjoy an unrivalled quality of life; and

Whereas, the City of Vaughan agreed to the provincial housing pledge that committed us to enable the building of 42,000 units of housing by 2032; and

Whereas, Vaughan received \$59 million to build more housing units as part of the federal Housing Accelerator Fund in 2023, \$35 million from the province's Housing-Enabling Water Systems Fund in 2024; and \$20 million from the province's Housing-Enabling Core Servicing Stream under the Municipal Housing Infrastructure Program in 2025; and

Whereas, in 2024, Vaughan Council cut development charge rates on all residential developments by almost 50 per cent to boost housing construction and lower housing costs for residents; and

Whereas, the entire City of Vaughan is subject to Site Plan Control By-law No. 123-2013, as amended; and

Whereas, pursuant to the Site Plan Control By-law, when an applicant considers developing a property with one or more buildings, the applicant must receive Site Plan approval from the City before a building permit is issued; and

Whereas, pursuant to the Planning Act, if approval is not granted within 60 days the applicant may choose to appeal the Site Plan Application to the Ontario Land Tribunal; and

Whereas, there may be several submissions of a Site Plan Application which may be a costly and time-consuming process for both City staff and the applicant; and

REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MAY 27, 2025

Whereas, the City of Mississauga has adopted a “three strikes and you are in” model upon consultation with the stakeholders to address these issues with the Site Plan Application process; and

Whereas, the “three strikes and you are in” model fosters collaboration between the City and applicants providing opportunity for communication and negotiation; and

Whereas, the model encourages the City and applicant to communicate requirements clearly providing applicants with much needed predictability.

It is therefore recommended:

1. That Council formally approves a “three strikes and you are in” model to be adopted by the Planning, Growth Management and Housing Delivery Portfolio for Site Plan Applications that commits to the following:
 - a. the City commits to three sets of comments (if necessary) delivering feedback on Site Plan Applications; and
 - b. after the third set of comments is delivered, the applicant be given the option of a face-to-face ‘redline’ meeting with the staff to resolve any outstanding issues so that a Site Plan Approval can be issued; and
2. That the model be effective and operational as of June 2025.

14. ANNUAL PROCLAMATION OF FILIPINO DAY

The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Mayor Steven Del Duca, dated May 13, 2025:

Member’s Resolution

Submitted by Mayor Steven Del Duca

Whereas, the City of Vaughan is proud to be home to a vibrant and engaged Filipino community, which has made significant contributions to the cultural, economic, and social fabric of our city; and

Whereas, the Filipino-Canadian Association of Vaughan (FCAV), established in 1990, has played a critical role in fostering community spirit, supporting newcomers and strengthening civic engagement among Filipino residents; and

Whereas, the City of Vaughan and Baguio City, Philippines, have enjoyed a strong international partnership since 1997, which has included numerous cultural exchanges, economic missions and educational

REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MAY 27, 2025

collaborations—including a recent mission in May 2023 that renewed these longstanding ties; and

Whereas, Filipino Day supports the Filipino-Canadian Association of Vaughan's goal of promoting Filipino culture and values in Vaughan and across Canada; and

Whereas, Filipino-Canadians across the country, including in Vaughan, commemorate June 12 with events, flag raisings and festivals that celebrate Filipino heritage, cuisine, music, dance and values of family and service; and

Whereas, the City of Vaughan reaffirmed its friendship with Baguio City in November 2022, welcomed a Philippine delegation and continues to pursue partnership opportunities aligned with Canada's Indo-Pacific Strategy; and

Whereas, Vaughan mourns and condemns the deeply disturbing incident that occurred on April 26, 2025, when a vehicle deliberately struck a crowd at a Filipino cultural celebration in British Columbia, killing and injuring numerous people. This heinous act of violence underscores the continued need to stand against hate and reaffirm the importance of celebrating cultural heritage publicly and safely.

It is therefore recommended:

1. That Council proclaims June 12 of each year as Filipino Day;
2. That this day be officially recognized and promoted through the City's corporate channels by the Communications, Marketing and Engagement department; and
3. That the City Clerk be directed to coordinate a flag raising ceremony each year on or near June 12, in accordance with the City's Flag Protocol Policy.

15. CEREMONIAL PRESENTATION - CITY OF VAUGHAN'S 2024 UNITED WAY CAMPAIGN

The Mayor and Members of Council and the 2024 United Way Campaign Committee, led by co-chairs, Ary Rezvanifar and Varant Khatchadourian, and extended leadership sponsors, Vince Musacchio and Michael Coroneos, presented a cheque in the amount of \$60,000 to Tarana Rahimi, Manager, Corporate Donor Relations, United Way of Greater Toronto.

REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON MAY 27, 2025

16. CEREMONIAL PRESENTATION – MARCOM AWARDS

The Mayor and Members of Council recognized the Communications, Marketing and Engagement department for receiving 2 Platinum and 3 Gold MarCom Awards, as well as 4 honourable mentions.

17. PRESENTATION – STEFANIA CREATURA

The Committee of the Whole recommends:

1. That the presentation of Stefania Creatura, Rossmull Crescent, Vaughan, be received.

18. PRESENTATION – DEBBIE FISHER, THE CATHOLIC WOMEN'S LEAGUE OF ST. PADRE PIO KLEINBURG

The Committee of the Whole recommends:

1. That October 6-10, 2025 be proclaimed as “Human Trafficking Awareness Week;”
2. That a flag raising be held on October 6, 2025;
3. That an illumination request for February 22, 2026 for “National Human Trafficking Awareness Day,” be approved;
4. That a flag raising and proclamation for “Human Trafficking Awareness Week” and illumination for “National Human Trafficking Awareness Day,” be approved on an annual basis; and
5. That the presentation of Debbie Fisher, St. Padre Pio Catholic Women's League, Major Mackenzie Drive, Kleinburg, and Communications C1. and C2., be received.

19. OTHER MATTERS CONSIDERED BY THE COMMITTEE

19.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

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

1. Accessibility Advisory Committee meeting of April 28, 2025 (Report No. 3); and
2. Age-Friendly Vaughan Advisory Committee meeting of April 28, 2025 (Report No. 2).

**REPORT NO. 21 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON MAY 27, 2025**

**20. NEW BUSINESS – ACTIONS TO DISCOURAGE FRAUDULENT
PANDHANDLING**

The Committee of the Whole recommends:

1. That By-law and Compliance, Licensing and Permit Services and Legal Services, in consultation with York Regional Police, report back to determine action that can be taken to discourage fraudulent panhandling in the City.

The foregoing matter was brought to the attention of the Committee by Mayor Steven Del Duca.

**21. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
MAY 13, 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. **PROPERTY MATTER - LICENSE AGREEMENT WITH
METROLINX: PEDESTRIAN UNDERPASS FOR THE BARTLEY
SMITH GREENWAY – ADJACENT TO LANGSTAFF PARK**
(acquisition or disposition of land)
2. **PROPERTY MATTER - LICENSE AGREEMENT: YORK REGION
DISTRICT SCHOOL BOARD - BROWNRIDGE PUBLIC SCHOOL
PLAYGROUND AREA PROMENADE GREEN PARK**
(acquisition or disposition of land)
3. **KIRBY ROAD EXTENSION - PROPERTY AND EXPROPRIATION
ACT MATTERS**
(litigation or potential litigation)

The meeting adjourned at 2:42 p.m.

Respectfully submitted,

Councillor Gila Martow, Chair