



CITY OF VAUGHAN
REPORT NO. 23 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 24, 2025*

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

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

The following items were dealt with:

1. **BLOCK 27 LANDOWNERS GROUP INC. - BLOCK PLAN
APPLICATION BLOCK 27: EAST OF JANE STREET, WEST OF KEELE
STREET, SOUTH OF KIRBY AND NORTH OF TESTON ROAD: FILE
BL.27.2020**

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 June 4, 2025 be approved; and**
- 2) **That comments from the following speakers be received:**
 1. **Ali Momeni, Keele Street, and Communication C7., dated June 3, 2025; and**
 2. **Deb Schulte, Mira Vista Place, Woodbridge.**

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Recommendations

1. THAT the Block 27 Block Plan, forming Attachment 3 to this report BE APPROVED, subject to any required amendments resulting from the fulfillment of the conditions of Block Plan Approval as identified in Attachment 6, and as deemed appropriate by the Deputy City Manager, Planning, Growth Management and Housing Delivery;
2. THAT the Block 27 Block Plan forming Attachment 3 to this report, as modified through the fulfillment of the conditions as identified in Attachment 6, be the basis of the implementing development applications; and
3. THAT the conditions of Block Plan approval identified in Attachment 6 shall be completed to the satisfaction of City staff, prior to Council approval of the associated development applications in Block 27.

2. GB (MAPLECRETE) LIMITED PARTNERSHIP - OFFICIAL PLAN AMENDMENT FILE OP.25.005: 185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD, VICINITY OF MAPLECRETE ROAD AND DOUGHTON 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 June 4, 2025 be approved, in accordance with Communication C3., Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 29, 2025:
 1. THAT Recommendation 1. a) iii. be deleted and replaced with the following:
 - “iii. Permit the following maximum floor plate sizes for Tower B:
 - 875 square metres – Level 7
 - 799 square metres – Levels 8 to 41
 - 776 square metres – Levels 42 and 43”

Recommendations

1. THAT Official Plan Amendment File OP.25.005 (GB (Maplecrete) Limited Partnership) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, specifically the Vaughan Metropolitan Centre

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Secondary Plan, for the subject lands shown on Attachment 1 as follows:

- a. Modify the permissions under Site-Specific Policy Area “U” as shown on Schedule K – Site Specific Policy Areas, as follows:
 - i. Increase the maximum permitted building height of 39 storeys to 43 storeys (Tower B)
 - ii. Reduce the minimum required podium height from three to two storeys
 - iii. Permit the following maximum floor plate sizes for Tower B:
 - 875 square metres – Level 7
 - 799 square metres – Levels 10 to 41
 - 776 square metres – Levels 42 and 43

3. HIGHWAY 7 AND MARTIN GROVE LANDOWNERS - OFFICIAL PLAN AMENDMENT FILE OP.22.007: 5655, 5657, 5731, 5767 AND 5781 HIGHWAY 7 AND 7700 AND 7714 MARTIN GROVE RD., SOUTH-WEST QUADRANT OF MARTIN GROVE ROAD AND HIGHWAY 7

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 June 4, 2025 be approved; and**
- 2) That the comments from Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, be received.**

Recommendations

1. THAT Official Plan Amendment File OP.22.007 (Martin Grove and Highway 7 Landowners) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1 as follows:
 - a) Redesignate the subject lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”
 - b) Permit a maximum building height of 28-storeys
 - c) Permit a maximum Floor Space Index of 5.95 times the net developable area of the subject lands

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

- d) Amend Volume 2 of Vaughan Official Plan 2010 by introducing a site-specific land-use policy for the subject lands as identified in Table 1 (Attachment 7), along with the following site-specific schedules:
- Road Network schedule as shown in Attachment 5
 - Park Network schedule as shown in Attachment 6.

4. 2081447 ONTARIO INC. - OFFICIAL PLAN AMENDMENT FILE OP.17.012, ZONING BY-LAW AMENDMENT FILE Z.17.033, SITE DEVELOPMENT FILE DA.17.071: 10489 ISLINGTON AVE., VICINITY OF ISLINGTON AVENUE AND NASHVILLE 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 June 4, 2025 be approved;**
- 2) That comments from the following speakers and Communications be received:**
 - 1. Cinzia Recine, Grand View Road, Kleinburg;**
 - 2. Maria Pizzitola, Kellam Street, Kleinburg, and Communication C2., dated May 27, 2025;**
 - 3. Francesco Fallico, Kellam Street, Kleinburg;**
 - 4. John Cutler, President, Kleinburg and Area Ratepayers' Association, Westridge Drive, Kleinburg, and Communication C9., dated June 3, 2025;**
 - 5. Daniela Perrelli, Islington Avenue, Kleinburg; and**
 - 6. Michael Vani, Weston Consulting, Millway Avenue, Vaughan; and**
- 3) That the following communications be received:**
 - C5. Paul Fallone, Granary Road, Kleinburg, dated June 1, 2025; and**
 - C8. Domenic Gurreri, President, Forest Group, Chrislea Road, Vaughan, dated June 3, 2025;**

Recommendations

- 1. THAT Official Plan Amendment File OP.17.012 (2081447 Ontario Inc.) BE APPROVED, to amend the policies of Vaughan Official Plan, 2010, Volume 2, specifically Area Specific Policy 12.4 - Kleinburg Core, respecting the policies of the "Mainstreet**

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Commercial” designation for the subject lands shown on Attachment 1 as follows:

- a. to permit a maximum building height of three storeys (10.62 metres) and a maximum Floor Space Index of 1.09 times the area of the lot instead of a maximum building height of 2 ½ storeys (9.5 metres) and a maximum Floor Space Index of one times the area of the lot as shown on Attachment 2; and
 - b. to permit a residential component (apartment dwelling units) on the upper floors (second and third floors) instead of on the upper floor (second floor) only;
2. THAT Zoning By-law Amendment File Z.17.033 (2081447 Ontario Inc.) BE APPROVED, to amend the zoning requirements of the “KMS, Main Street Mixed-Use - Kleinburg Zone”, in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 9) of this report;
3. THAT Site Development File DA.17.071 (2081447 Ontario Inc.) BE APPROVED, as shown on Attachments 3 to 5, SUBJECT TO THE CONDITIONS OF APPROVAL in Attachment 10;
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.17.071 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of five residential apartment units (10 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”;
5. THAT the City enter into an agreement for cash-in-lieu of parking for two commercial parking spaces with the owner of 10489 Islington Ave. (2081447 Ontario Inc.), which agreement and any amendments, renewals or terminations thereof shall be to the satisfaction of the Deputy City Manager, Planning, Growth Management and Housing Delivery, and the Mayor and City Clerk shall be authorized to execute the agreement(s); and
6. THAT By-Law and Compliance, Licensing and Permit Services prepare the by-law instrument to amend the City’s Parking By-law 64-2019, as amended, to permit the one lay-by parking space on the south side of Kellam Street for Vaughan Council’s approval.

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

**5. THE Q TOWERS LIMITED PARTNERSHIP AND THE Q TOWERS
GENERAL PARTNER INC. - OFFICIAL PLAN AMENDMENT FILE
OP.21.001, ZONING BY-LAW AMENDMENT FILE Z.21.002, SITE
DEVELOPMENT FILE DA.21.001: PART OF LOT 20 CONCESSION 6,
VICINITY OF MAJOR MACKENZIE DRIVE**

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 June 4, 2025 be approved;**
- 2) That comments from Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 2, 2025 and Communication C6., dated June 2, 2025 be received; and**
- 3) That Communication C1., from Sabrina, dated May 23, 2025 be received.**

Recommendations

- 1. THAT Official Plan Amendment File OP.21.001 (The Q Towers Limited Partnership and the Q Towers General Partner Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 for the subject lands shown on Attachment 1 as follows:**
 - a) Redesignate the subject lands “Low-Rise Mixed Use” to “Mid-Rise Mixed-Use” to permit a mixed-use residential-commercial building with a maximum building height of 11 storeys (38.05 metres) and a Floor Space Index of 2.97 times the area of the lot, with floor area exclusions such as the basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade, as shown on Attachment 2; and**
 - b) Permit a mid-rise building within 70 metres of an area designated as “Low-Rise Residential” or on streets that are not arterial streets or Major Collector streets;**
- 2. THAT Zoning By-law Amendment File Z.21.002 (The Q Towers Limited Partnership and the Q Towers General Partner Inc.) BE APPROVED, to rezone the Subject Lands from “A Agricultural Zone” in Zoning By-law 1-88 to “RA3 Apartment Residential Zone” in Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 12) of this report;**

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

3. THAT Site Development File DA.21.001(The Q Towers Limited Partnership) BE DRAFT APPROVED, as shown on Attachments 3 to 7, SUBJECT TO THE CONDITIONS OF APPROVAL in Attachment 13; and
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Plan Development Application DA.21.001 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 375 residential apartment units (829 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.”

6. 171 MAPLECRETE LP AND 1930328 ONTARIO INC. - OFFICIAL PLAN AMENDMENT OP.23.002 AND ZONING BY-LAW AMENDMENT Z.23.004: 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED PLAN 65M-4793, VICINITY OF MAPLECRETE ROAD AND DOUGHTON 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 June 4, 2025:

Recommendations

1. THAT Official Plan Amendment File OP.23.002 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Vaughan Official Plan, 2010, Volume 1 for the Subject Lands shown on Attachment 1 as follows:
 - a) To amend Schedule 1 – Urban Structure, to redesignate the south portion of the Subject Lands from “Employment Areas” to “Vaughan Metropolitan Centre (Regional Centre)”;
 - b) To amend Schedule 13 – Land Use, to redesignate the south portion of the Subject Lands from “General Employment” to “Lands Subject to Secondary Plans or Particular Area Specific Plans”;
 - c) To amend Schedule 14A – Areas Subject to Secondary Plans, to include the totality of the Subject Lands in Area “11, Vaughan Metropolitan Centre, 11.12”;
2. THAT Official Plan Amendment File OP.23.002 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Vaughan

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Official Plan, 2010, Volume 2, specifically the Vaughan Metropolitan Centre Secondary Plan, for the Subject Lands shown on Attachment 1 as follows:

- a) To amend Schedule A – Vaughan Metropolitan Centre Boundaries, to include the south portion of the Subject Lands in the VMC Boundary;
 - b) To amend Schedule F – Land Use Precincts, to designate the south portion of the Subject Lands as “Station Precinct”;
 - c) To amend Schedule K – Site Specific Policy Areas by modifying the delineation of “Area F” to terminate at White Elm Road;
 - d) To amend VMC Secondary Plan Policy 9.3.8, item 1. a. to remove “and 7-storeys or 24.6 m (Building C)” text;
 - e) To recognize the Subject Lands as a new site-specific policy area on Schedule K with the following provisions:
 - a. To permit a maximum of five towers;
 - b. To permit a maximum building height of 30-storeys;
 - c. To permit a maximum floor space index of 8.0 times the area of the lot;
 - d. To permit a minimum podium height of two storeys and a maximum podium height of six storeys;
 - e. To permit a maximum residential tower floorplate of 825 square metres;
 - f. To require that a minimum of 10 per cent of the total gross floor area across the Subject Lands shall be attributed to non-residential uses;
 - g. Notwithstanding Policy 10.1.1.6 of the Vaughan Official Plan, 2010, Official Plan Amendment (File OP.23.002) and Zoning By-law Amendment (File Z.23.004) applications are permitted to proceed in advance of completion of the new Vaughan Metropolitan Centre Secondary Plan;
3. THAT Zoning By-law Amendment File Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Zoning By-law 001-2021 by deleting exceptions 14.370, 14.1031 and 14.1124 from the Subject Lands only and rezoning the Subject Lands shown on Attachment 1, from “EM2 General Employment Zone”, “EM1 Prestige Employment Zone” subject to exception 14.370, and “V1 Vaughan Metropolitan Centre Station Zone subject to site-specific

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

exceptions 14.1031 and 14.1124 to “V1(H) Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report;

4. THAT Zoning By-law Amendment File Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to delete exception 9(1473) from the Subject Lands only, and rezone the Subject Lands shown on Attachment 1, from “EM2 General Employment Area Zone” and “C9 Corporate Centre Zone” subject to site-specific exception 9(1473) to “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2 of this report;
5. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or a portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. This provision may be lifted in phases;
 - b) The Owner shall obtain and file for a Record(s) of Site Condition on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the south portion of the Subject Lands Subject Lands. This provision shall only apply to the lands south of Block 2 on Registered Plan 65M-4793 (171 Maplecrete Rd. and 140-160 Doughton Rd.), which may be lifted in phases and shall not prevent shoring and excavation to facilitate remedial works;
 - c) The Owner shall be required to enter into an agreement on title pursuant to the Land Titles Act and/or other form of agreement with the City, to secure the tenure for a minimum of 182 rental dwelling units for a minimum of 20 years, to the City's satisfaction. This provision shall be satisfied prior to the issuance of above grade building permits for Phase 2 of the development; and
6. THAT upon submission of any future Site Plan Application filed on the Subject Lands related to Official Plan Amendment File OP.23.002 and Zoning By-law Amendment File Z.23.004, the Owner shall be required to submit plans to Design Review Panel respecting the proposed development or any phase thereof.

**REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON JUNE 24, 2025**

**7. DIMCO PROPERTIES INC. - ZONING BY-LAW AMENDMENT FILE
Z.24.029: 10 BUTTERMILL AVENUE, VICINITY OF HIGHWAY 7 AND
JANE 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 June 4, 2025:

Recommendation

THAT Zoning By-law Amendment File Z.24.029 (Dimco Properties Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to permit site-specific zoning exceptions identified in Table 1 of Attachment 3 of this report on the Subject Lands shown on Attachments 1 and 2.

**8. GATEHOLLOW ESTATES INC. - ZONING BY-LAW AMENDMENT FILE
Z.24.025, SITE DEVELOPMENT APPLICATION FILE DA.20.054: 9681
AND 9691 ISLINGTON AVE., VICINITY OF ISLINGTON AVENUE AND
NAPA VALLEY 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 June 4, 2025:

Recommendations

1. THAT Zoning By-law Amendment File Z.24.025 (Gatehollow Estates Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to amend the site-specific zoning exception applicable to the Subject Lands and identified in Table 1 of this report.
2. THAT Site Development File DA.20.054 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 6 to the satisfaction of the Development and Parks Planning Department, to permit the development of two six-storey residential apartment buildings on the Subject Lands as shown on Attachments 2 to 5.

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

9. MOUNT PLEASANT GROUP OF CEMETERIES - ZONING BY-LAW AMENDMENT FILE Z.21.033: 7241 JANE STREET, VICINITY OF JANE STREET AND HIGHWAY 7

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 June 4, 2025:

Recommendation

1. THAT Zoning By-law Amendment File Z.21.033 (Mount Pleasant Group of Cemeteries) BE APPROVED, to amend the “PB2 Parkway Belt Complementary Use Zone” of Zoning By-Law 001-2021 to permit a two-storey Funeral Establishment (Funeral Services) and site-specific zoning exceptions identified in Table 1 of this report in the manner shown on Attachments 2 to 6, to facilitate the proposed Development as described in this report.

10. WESTON 7 TRANSPORTATION MASTER PLAN – FINAL REPORT

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 24, 2025; and
- 2) That staff provide additional information to clarify potential restrictions on a parcel of land prior to the Council meeting.

Recommendations

1. That Council approve the final Weston 7 Transportation Master Plan;
2. That staff initiate the planning for the following studies to implement the recommendations of the Weston 7 Transportation Master Plan, and seek approval for capital funding during the 2026 Budget process (where necessary):
 - a. Environmental Assessment Studies for Weston 7 Collector Road Network
 - b. Special Traffic Infiltration Study
 - c. Active Transportation Network Implementation Study
 - d. Monitoring and Data Collection Program for Weston 7; and
3. That this report be shared with York Region, and that the Regional projects identified as required to support the Weston 7 and

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Vaughan Metropolitan Centre Secondary Plans be advanced in the 2026 York Region budget and the 2026 10-year Roads and Transit Growth Capital Construction Program.

11. **QUARTERLY REGIONAL SERVICING CAPACITY ALLOCATION FOR SITE PLAN APPLICATIONS**

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

Recommendation

1. THAT the following Site Plan Application File Numbers be ALLOCATED servicing capacity from the City's Regional capacity assignment reserve (York Durham Sewage System/York Water System). The allocation of said capacity may be re-distributed (at the discretion of the City) in accordance with the City's Servicing Capacity Distribution Policy if the development does not proceed to registration and/or building permit issuance within 36-months:
 - a. DA.22.074, DA.22.079, DA.24.004, DA.24.038, and DA.24.039 for a total of 3,710 persons equivalent.

Councillor lafrate declared an interest with respect to this matter, as a family member has purchased a unit in the area and did not take part in the discussion or vote on the matter.

12. **AMENDMENTS TO SITE ALTERATION BY-LAW 031-2024 AND FEES AND CHARGES BY-LAW 251-2024 TO ESTABLISH FRAMEWORK FOR ADMINISTERING AND ENFORCING GRADING PERMITS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development dated June 4, 2025 be approved, in accordance with Communication C4., Memorandum from the Deputy City Manager, Infrastructure Development, dated May 29, 2025:
 1. That Attachment 1 be amended as follows:
 - a) The title on the first page of Attachment 1 shall be amended to read:

**“Rationale for the Amendments to Site Alteration
By-Law 031-2024 and the Fees and Charges By-**

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

law 251-2024 to Establish Framework for Administering and Enforcing Grading Permits”.

- b) A chart outlining the amendments to the Fees and Charges By-law 251-2024 shall be appended to the end of Attachment 1.

Recommendation

1. THAT the Site Alteration By-law 031-2024 and the Fees and Charges By-law 251-2024 be amended to assign the responsibility for the collection and administration of financial securities associated with lot grading permits to the Development Engineering Department as set out on Attachment 1.

13. AMENDMENTS TO PARKS BY-LAW AND FIREWORKS BY-LAW, DESIGNATION OF PARKS BY-LAW UNDER ADMINISTRATIVE PENALTIES BY-LAW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2025:

Recommendation

1. THAT Council authorize the by-law amendments to Parks By-law 134-95, Administrative Penalties By-law 240-2024 and Fireworks and Pyrotechnics By-law 089-2022 substantially in accordance with Table 1 of this Report, in a form satisfactory to the Office of the City Solicitor.

14. TECHNICAL AMENDMENTS - ADMINISTRATIVE PENALTIES, FORTIFICATION, FEES AND CHARGES, PHOTOGRAPHY, PROPERTY STANDARDS AND VARIOUS OTHER BY-LAWS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 4, 2025:

Recommendation

1. THAT Council authorize by-law amendments to the Administrative Penalties By-law 240-2024, Fees and Charges By-law 251-2024, Fortification By-law 085-2024, Photography By-law 169-2020, Property Standards By-law 231-2011, Fire Burn Permit By-law 157-2023, Municipal Accommodation Tax, Short-Term Rental By-law 183-2019, Municipal Accommodation Tax (Hotel) By-law 029-2019,

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

and Water By-law 024-2024, substantially in accordance with Table 1, in a form satisfactory to the Office of the City Solicitor.

15. AUTOMATED SPEED ENFORCEMENT PROGRAM UPDATE

The Committee of the Whole recommendations were dealt with and adopted without amendment, at the Special Council Meeting of June 4, 2025 under Minute No. 73.

16. PARKING PROHIBITION ON MILLHOUSE COURT

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated June 4, 2025:

Recommendations

1. THAT Council approve the implementation of a parking prohibition on the south side of Millhouse Court, from Ilan Ramon Boulevard to 200 metres west of Ilan Ramon Boulevard (anytime); and
2. THAT Schedule 1 of Parking By-law 064-2019, as amended, be further amended to include a parking prohibition on the south side of Millhouse Court, from Ilan Ramon Boulevard to 200 metres west of Ilan Ramon Boulevard (anytime).

17. REPEAL AND REPLACE CEMETERY BY-LAW 144-2022

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 4, 2025:

Recommendation

1. THAT staff be directed to return to Council with a By-law substantially in accordance with the draft in Attachment 1, subject to any further direction from the Committee of the Whole and Council, and in a form satisfactory to the Office of the City Solicitor.

18. SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSIONS – JUNE 2025

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

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Recommendations

1. THAT in accordance with Section 239(4) of the *Municipal Act, 2001*, as amended, that Council resolve into Closed Session on June 16, 2025, at 9:00 a.m., for the purpose of an education and training session on the following topic:
 - a. Term of Council Strategic Plan and Service Excellence Delivery Forecast
2. THAT in accordance with Section 239(4) of the *Municipal Act, 2001*, as amended, that Council resolve into Closed Session on June 17, 2025, at 9:30 a.m., for the purpose of an education and training session on the following topic:
 - a. Feasibility of the City Embracing Artificial Intelligence to Streamline and Improve the Planning Approval Process

19. NAMING OF KLEINBURG WOODLOT

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following resolution of Councillor Iafrate and Regional Councillor Ferri dated June 4, 2025 be approved; and
- 2) That this Members' Resolution be ratified at the June 4, 2025 Committee of the Whole meeting.

Members' Resolution

Submitted by Councillor Iafrate and Regional Councillor Ferri

Whereas, Longtime resident and active community member Bob Klein lived in Kleinburg since 1975; and

Whereas, Bob Klein was a Director of the Kleinburg and Area Ratepayers Association (KARA) since 1978, a Past-President of KARA, and past Vice-President of Communications for KARA; and

Whereas, Bob Klein was a past Director of the Binder Twine Festival for many years and a past Director of Binder Twine Trust; and

Whereas, Bob Klein was a past Community Representative for the Kleinburg Public School Council, a former Scout Leader, and he also volunteered as a former coach for children's softball; and

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Whereas, Bob Klein was an active member of the Kleinburg Old Boys Club; and

Whereas, Bob Klein passed away peacefully on January 24, 2025, surrounded by his family; and

Whereas, Bob Klein has also been involved in many community initiatives including the negotiation of the tripartite Kleinburg New Forest South and North agreements among KARA, the Toronto and Region Conservation Authority (TRCA), and the City of Vaughan, as well as the building of a bridge in the valley behind the McMichael Canadian Art Collection; and

Whereas, Bob Klein believed development in Kleinburg should complement the values and identify of the village. He was a warrior and because of his persistence, Kleinburg remains a jewel within Vaughan; and

Whereas, naming of the woodlot would offer a place for remembrance and reflection for his achievements and love of Kleinburg; and

Whereas, the woodlot in question belongs to TRCA.

It is therefore recommended:

1. That Council formally requests TRCA's permission to name the New Forest North near Treelawn Boulevard as the Bob Klein Woodlot;
2. That a plaque be installed at a suitable location at the woodlot paying tribute to Bob Klein and that a date be set for community participation of the unveiling of the plaque; and
3. That the City incur expenditures to complete the above-mentioned recommendations.

**20. ESTABLISHING A CITY OF VAUGHAN SENIORS HUB AT 31
WOODBIDGE AVENUE**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the September 18, 2025 Committee of the Whole (2) meeting; and
- 2) That staff bring forward a report on the Community Leasing Strategy to the September 9, 2025 Committee of the Whole (1) meeting.

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

Members' Resolution

Submitted by Mayor Del Duca, Councillor Volpentesta and Regional Councillor Ferri

Whereas, the City of Vaughan remains committed to supporting the health, well-being, and social inclusion of older adults across all communities; and

Whereas, the organization Seniors Focus Inc., represented by Ms. Sara Tripodi, made a presentation to Vaughan Council in April 2023 outlining the need for a permanent and dedicated space to deliver programs and services tailored to seniors in Vaughan; and

Whereas, Seniors Focus Inc. has demonstrated leadership and dedication in engaging older adults, fostering a sense of community, and supporting healthy aging; and

Whereas, 31 Woodbridge Avenue, a city-owned community facility, has been identified as a suitable and accessible location to accommodate a seniors hub that can be operated in partnership with Seniors Focus Inc; and

Whereas, supporting a seniors hub aligns with Vaughan's Age-Friendly Community Action Plan and the City's strategic priorities related to inclusion, social well-being, and quality of life;

It is therefore recommended:

1. That Council authorize the Mayor and Clerk to execute such agreement(s) with Seniors Focus Inc. for their use of the Community Facility located at 31 Woodbridge Avenue for the purpose of establishing and operating a Seniors Hub, on terms acceptable to the City Manager, or designate, and in a form acceptable to the City Solicitor;
2. That the proposed Seniors Hub be opened and operational in Q2 2026, subject to the completion of the necessary agreement(s) and space readiness; and
3. That any associated financial implications, including any capital improvements and ongoing operating costs, be brought forward for consideration as part of the City of Vaughan's 2026 Budget process.

REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL ON JUNE 24, 2025

21. CEREMONIAL PRESENTATION – BESPATIAL 2025 BEST PUBLIC SECTOR GIS AWARD

The Mayor and Members of Council felicitated the Facilities and Parks Delivery – Program Management Office on being awarded the BeSpatial's 2025 Best Public Sector GIS Award.

22. OTHER MATTERS CONSIDERED BY THE COMMITTEE

22.1. RECONSIDERATION

The Committee of the Whole passed a motion to reconsider Item 3: HIGHWAY 7 AND MARTIN GROVE LANDOWNERS - OFFICIAL PLAN AMENDMENT FILE OP.22.007: 5655, 5657, 5731, 5767 AND 5781 HIGHWAY 7 AND 7700 AND 7714 MARTIN GROVE RD., SOUTH-WEST QUADRANT OF MARTIN GROVE ROAD AND HIGHWAY 7.

22.2. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
 1. Inclusion and Community Outreach Advisory Committee meeting of May 12, 2025 (Report No. 2).
 2. Intergovernmental Relations Sub-Committee meeting of May 14, 2025 (Report No. 1).

22.3. STAFF COMMUNICATIONS

The Committee of the Whole recommends:

- 1) That the following Staff Communications be received:
 - SC1 Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 26, 2025 re: Bill 5: Protect Ontario by Unleashing our Economy Act, 2025; and
 - SC 2 Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated May 29, 2025 re: Bill 17:

**REPORT NO. 23 OF THE COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL ON JUNE 24, 2025**

**Protect Ontario by Building Faster and Smarter
Act, 2025.**

23. NEW BUSINESS – OUTSTANDING REPORTS LIST

The Committee of the Whole recommends:

- 1) That the City Clerk bring forward the Outstanding Reports List to the June Committee of the Whole (2) meeting.**

The forgoing matter was brought to the attention of the Committee by Deputy Mayor Jackson.

24. NEW BUSINESS – YORK REGION TRANSIT BUS ROUTE 21

The Committee of the Whole recommends:

- 1) That the City of Vaughan send formal correspondence to York Region Transit informing them that Vaughan residents do not support Bus Route 21 going through Westondowns and requesting York Region Transit to find an alternative route that helps provide the service but does not cut through Westondowns.**

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

The meeting adjourned at 5:05 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair