

**CITY OF VAUGHAN  
REPORT NO. 25 OF THE  
COMMITTEE OF THE WHOLE**

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

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The Committee of the Whole met at 1:01 p.m. on June 17, 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 Gino Rosati  
Regional Councillor Mario G. Racco  
Councillor Marilyn Iafrate  
Councillor Adriano Volpentesta  
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 the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, and Deputy City Manager, Infrastructure Development, dated June 17, 2025, be approved; and**
- 2. That the following communication be received:**
  - C2. Presentation material, Andrew Mirabella, Hemson Consulting Ltd., Patrick Street, Toronto, on behalf of the City of Vaughan, dated June 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. 2024 ANNUAL INVESTMENT REPORT

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025:**

### Recommendations

1. That this report be received for information.

## 3. 2024 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT

**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 June 17, 2025:**

### Recommendations

1. THAT the 2024 Development Charges Reserve Fund and Special Fund Statement be received for information; and

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2. THAT the 2024 Development Charges Reserve Fund and Special Fund Statement be made available to the public, and that a copy be forwarded to the Ministry of Municipal Affairs and Housing on request.

**4. 2025 ADOPTION OF TAX RATES AND ISSUANCE OF PROPERTY TAX NOTICES – ALL WARDS**

**The Committee of the Whole recommends:**

1. That the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025, be approved; and
2. That, in accordance with Communication C7., memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025, the chart in the Analysis and Options section of the report be replaced with the chart below, to amend the Education – Province of Ontario portion of the total levy for 2025:

	2025	
City of Vaughan	\$250,154,557	23.98 per cent
Region of York	\$461,783,749	44.26 per cent
Education-Province of Ontario	\$331,417,875	31.76 per cent
Total	\$1,043,356,181	100.00 per cent

**Recommendations**

1. That a by-law be enacted to adopt Municipal, Regional and Education Property Tax Rates, as submitted in Attachment 1; and
2. That staff be authorized to proceed with the issuance of final property tax bills for 2025.

**5. PURPOSE BUILT RENTAL UNITS (NON-LUXURY) – DEVELOPMENT CHARGE DEFERRAL**

**The Committee of the Whole recommends:**

1. That the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025, be approved, subject to the replacement of Recommendation 1.a. with the following, in accordance with Communication C1., dated June 17, 2025:

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- 1.a. That staff be directed to prepare a new policy to defer development charges for non-luxury purpose-built residential rental unit development with a tenure of 40 years, and that the policy be amended to the satisfaction of the City Manager, in consultation with legal counsel and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer.

**Recommendations**

1. Conditional on York Region Council approving a development charge deferral policy for non-luxury residential rental unit development with a 40-year tenure:
  - a. That staff be directed to prepare an amendment to policy 12.C.07 “City Wide Development Charges Deferral” to defer development charges for non-luxury purpose-built residential rental unit development with a tenure of 40 years, and that the policy be amended to the satisfaction of the City Manager, in consultation with legal counsel and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer; and
  - b. That staff engage with York Region to develop a triparty agreement among the City, York Region and the developer for the deferral of non-luxury residential rental unit development charges.
  
6. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.24.033 THE CORPORATION OF THE CITY OF VAUGHAN**

**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 17, 2025:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.24.033 (THE CORPORATION OF THE CITY OF VAUGHAN) BE APPROVED, to amend Zoning By-law 001-2021 by permitting the use of a Supportive Living Facility in the “A Agriculture Zone” on the Subject Lands shown on Attachment 1, together with the site-specific exceptions identified in Table 1 of this report; and
2. THAT a Holding Symbol “(H)” be applied to the Subject Lands which shall not be removed from any portion thereof until the following condition is addressed to the satisfaction of the City. Notwithstanding the Holding Symbol “(H)”, interior alteration work

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associated with a Supportive Living Facility shall be permitted prior to the removal of the Holding Symbol "(H)":

- a. That the flood safe access details of the emergency response plan be finalized and TRCA clearance is received by the City.

### **7. CONCORD GO CENTRE PLANNING STUDY – SINGLE SOURCE AWARD**

**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 17, 2025:**

#### **Recommendations**

1. THAT staff be directed to proceed with a Single Source Award to Dillon Consulting Ltd. for the planning work for the Concord GO Centre at a cost of \$300,000; and
2. THAT the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery or designate, and the Director of Procurement Services be authorized to negotiate, execute, amend, terminate and administer any resulting related agreements and/or documents in a form satisfactory to the Office of the City Solicitor.

### **8. CITY PARK (HWY 27) HOMES INC. OFFICIAL PLAN AMENDMENT FILE OP.24.014 ZONING BY-LAW AMENDMENT FILE Z.24.031 5850 LANGSTAFF RD. VICINITY OF HIGHWAY 27 AND LANGSTAFF 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 17, 2025, be approved;
2. That the comments of Gerard Boren, Parente Borean LLP, Highway 7, Woodbridge, on behalf of the applicant, be received;
3. That the comments and communication of the following speakers be received:
  1. Joe Fleming, Milano Avenue, Woodbridge;
  2. Robert De Giorgio, Antonia Court, Woodbridge;
  3. Rosy Suppa, Sanremo Court, Woodbridge;
  4. Silvano DeVellis, Antonia Court, Woodbridge;

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5. **Elena Dalessio, Martin Grove Road, Woodbridge, and Communication C14.;**
  6. **Rose Malfa, Sanremo Court, Woodbridge;**
  7. **Sabrina Saltmarsh, Milano Avenue, Woodbridge;**
  8. **Roslyn Houser, Goodmans LLP, Bay Street, Toronto, on behalf of Costco Wholesale Corporation;**
  9. **Simone Barbieri, Campania Court, Woodbridge; and**
  10. **Phyllis Barbieri, Campania Court, Woodbridge; and**
4. **That the following communications be received:**
- C5. **Mary Monaco, dated June 12, 2025;**
  - C6. **Brooke Burlock, Zelinka Priamo Ltd., Maud Street, Toronto, dated June 16, 2025;**
  - C8. **Angela and Agostino Augurusa, dated June 13, 2025;**
  - C9. **Gaetano and Rosy Suppa, dated June 15, 2025;**
  - C10. **Cristina F., dated June 13, 2025; and**
  - C11. **Alfonso Scarpa, Sanremo Court, Vaughan, dated June 16, 2025.**

**Recommendations**

1. THAT Official Plan Amendment File OP.24.014 (City Park (Hwy 27) Homes Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachment 1 to:
  - a. Redesignate part of the Subject lands from Low-Rise Mixed-Use and Natural Areas to High-Rise Residential and Natural Areas on Schedule 13 – Land Use in the manner shown on Attachment 2;
  - b. Increase the maximum permitted building height from 4 to 29-storeys;
  - c. Increase the maximum permitted floor space index from 1.5 to 5.03 times the area of the lot; and
  - d. Permit portions of High-Rise Buildings above 12-storeys to be setback 6.5 metres from the front lot line, 3.5 metres from the northerly interior side lot line and 12.5 metres from the southerly interior side lot line and have a minimum tower separation of 25 metres.
2. THAT Zoning By-law Amendment File Z.24.031 (City Park (Hwy 27) Homes Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “A Agriculture Zone” and “EP Environmental Protection Zone” to “RM3 Multiple Residential Zone” with a Holding Symbol “(H)”, “OS2 Private Open Space Zone” and “EP Environmental Protection Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 7 of this report.

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3. THAT the high-rise residential development for the Subject Lands be designated as a Class 4 area pursuant to the Ministry of the Environment, Conservation, and Parks Noise Guideline NPC-300 (Stationary and Transportation Sources – Approval and Planning), and that an amendment to Schedule 4 of the City's Noise By-law include the Subject Lands upon approval of the implementing zoning by-law by Vaughan Council for Zoning By-law Amendment File Z.24.031.
  
4. 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 prepare a comprehensive study and obtain written approvals from both York Region and the City, demonstrating that a viable sanitary servicing strategy is achievable, to the satisfaction of York Region and the City. The Owner shall also enter into an agreement, if required, with the City to design and construct the necessary works, subject to the approval of the Development Engineering Department and York Region;
  - b. That Vaughan Council adopt 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;
  - c. The Owner contributes its share of the cost of infrastructure works and/or undertakes the necessary wastewater improvement works and enters into a Development Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements along Highway 27 as identified in the Integrated Urban Water Master Plan Class EA. The Owner's contributions are to be based on the conclusions and recommendations of the final Integrated Urban Water Master Plan Class EA, as required, to the satisfaction of the City;
  - d. The Owner shall front-end finance and implement or contribute to required wastewater servicing infrastructure improvements identified in the conclusions and recommendations of the City's Integrated Urban Water Master Plan Class EA, specifically the City's local sanitary sewer along Highway 27 north of Langstaff Road as identified in the Integrated Urban Water Master Plan Class EA, as appropriate and to the satisfaction of the City;
  - e. The Owner will be required to account for road widening requirements specified by the Region and construct the active transportation facilities on the east side of Highway 27

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along the frontage of the Subject Lands in the ultimate condition consistent with the City's Design Criteria, and to the satisfaction of the City and York Region. All required lands shall be conveyed to York Region, free of all costs and encumbrances;

- f. The Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation impact study/plan outlining the required Regional and City road improvements. The study/plan submitted to the City and York Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigation measures for these issues. The Owner shall agree in the site plan agreement to implement the recommendations of the updated transportation study/plan, to the satisfaction of the City and York Region;
- g. The Owner shall provide copy of an agreement established with a car-sharing operator/provider with a minimum two-year full subsidy of membership for each designated car-sharing space, if required;
- h. The Owner shall submit revised Phase One and Phase Two Environmental Site Assessment reports, to address the comments provided by the Development Engineering Department, to the satisfaction of the City. Should no further subsurface investigation be required following these revisions, or any additional studies identify no contamination requiring remediation, no further work would be required and the 'H' for these lands can be removed. However, should these revisions result in further subsurface investigation that identifies contamination, then in accordance with the City's Contaminated Site Policy. This 'H' shall not be removed until:
  - i. A Remedial Action Plan (RAP), in accordance with the City's RAP Checklist is provided;
  - ii. The Remedial Action Plan is successfully executed to address any contamination identified; and
  - iii. A Record of Site Condition (RSC) is filed on the Ministry of the Environment, Conservation and Parks (MECP) Environmental Site Registry, all to the satisfaction of the City.

Depending on the extent of the contamination identified, alternative approaches to an Record of Site Condition may be considered, to be determined following review of the

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revised reports. A letter of reliance in accordance with the City's reliance letter template will also be required for all reports submitted to the City;

- i. The Owner shall submit a revised noise report to the City for review and approval that addresses all requirements identified in the City-initiated peer review (report titled Environmental Noise Feasibility Study Peer Review – Proposed Residential Development – Hwy 27 & Langstaff Road, dated May 23, 2025), including, but not limited to, the following:
  - i. Confirming the locations of all enclosed noise buffers;
  - ii. Confirming the methodology used to predict transportation noise impacts to demonstrate alignment with more well-established road traffic noise prediction tools;
  - iii. Clarification regarding aspects of the stationary noise impact assessment; and
  - iv. Ensuring noise receptors on Building “C”, as shown on Attachment 3, receive appropriate shielding from stationary sources prior to issuance of an Occupancy Permit;
- j. The Owner shall submit a phasing plan for construction in accordance with all noise mitigation measures (including enclosed noise buffers) through an updated noise report, to the satisfaction of the City. This includes, but is not limited to: confirming Building Permit issuance and construction of Buildings “A” and “B”, as shown on Attachment 3, to ensure such noise mitigation measures (including enclosed noise buffers) are implemented prior to construction of Building “C”, as shown on Attachment 3; or, providing additional noise mitigation measures for Building “C”, to the satisfaction of the City, should construction of Building “C” advance prior to construction of Buildings “A” and “B”. The removal of the Holding Symbol “(H)” may be implemented in phases, to the satisfaction of the City;
- k. The Owner shall submit a revised Environmental Impact Study report for review and approval, to the satisfaction of the City; and
- l. The Owner and the owner of the lands west of the Subject Lands, municipally known as 6100 Langstaff Rd., shall provide to the City written confirmation that arrangements have been agreed upon regarding coordination of the proposed signalized intersection on Highway 27 between the

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Subject Lands and 6100 Langstaff Rd., to the satisfaction of the City.

**9. KENTVIEW ESTATES INC. DRAFT PLAN OF SUBDIVISION FILE 19T-24V006 10398 AND 10402 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 17, 2025, be approved, subject to the following, in accordance with Communication C12., dated June 16, 2025:
  1. That Attachment 4 - Conditions of Approval be deleted and replaced with the updated Attachment 4 - Conditions of Approval; and
  2. That Site Development Application requirements shall be addressed through Draft Plan of Subdivision File 19T-24V006; and
2. That the following communication be received:

**C13. Meaghan McDermid, Davies Howe LLP, Adelaide Street W., Toronto, dated June 16, 2025.**

**Recommendations**

1. THAT Draft Plan of Subdivision File 19T-24V006 (Kentview Estates Inc.) as shown on Attachment 2, BE APPROVED, AS REDLINED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL set out in Attachment 4, to permit a residential block with 22 three-storey and four-storey street townhouse dwelling units on a private (common element condominium) road and a landscape buffer, an open space block to be conveyed to the Toronto and Region Conservation Authority, and one block to be conveyed to the City of Vaughan for a road widening, as shown on Attachment 2;
2. THAT Council's approval of Draft Plan of Subdivision File 19T-24V006, subject to the conditions set out in Attachment 4, 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; and
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

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“THAT Draft Plan of Subdivision File 19T-24V006 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 22 residential townhouse units (67 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City of Vaughan) 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.”

### 10. **DELEGATED AUTHORITY TO EXECUTE SERVICING AGREEMENTS DURING SUMMER HIATUS PERIOD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 17, 2025:**

#### **Recommendations**

1. That By-law 144-2018 be amended to delegate authority to the Deputy City Manager, Infrastructure Development, or its designate, to approve and execute Pre-Servicing and Servicing Agreements for the purpose of advancing the construction of critical, shovel-ready municipal infrastructure projects necessary to support planned housing and employment land development projects during the summer hiatus period, as detailed on Attachment 2.

### 11. **2026 MUNICIPAL ENGINEERS ASSOCIATION CONFERENCE HOSTED BY VAUGHAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 17, 2025:**

#### **Recommendations**

1. That the Deputy City Manager, Infrastructure Development, be hereby authorized to execute an agreement with the Municipal Engineers Association for the City of Vaughan to host the 2026 Municipal Engineers Association conference on the terms outlined in this report, and in a form acceptable to the City Solicitor, or designate.

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### 12. **SERVICE LEVEL AGREEMENT FOR WATER, WASTEWATER AND STORMWATER LABORATORY SERVICES**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated June 17, 2025:

#### **Recommendations**

1. THAT staff be directed to proceed with a Single Source Award to York Durham Regional Environmental Laboratory to provide water testing and analytical services to the City at an upset limit of approximately \$600,000 for an initial five-year term with an additional optional five-year term of anticipated similar value, through a new Service Level Agreement;
2. THAT the Deputy City Manager, Public Works, and the Director of Procurement Services be authorized to negotiate, execute, amend, terminate and administer any resulting related agreements and/or documents in a form satisfactory to the Office of the City Solicitor; and
3. THAT staff provide Council with a communication memorandum in the final year of the initial five-year term to confirm if the optional five-year term with York Durham Regional Environmental Laboratory will be executed, including an update to the approximate upset limit value.

### 13. **INTERNATIONAL ECONOMIC RELATIONS 2025 – EARLY 2026 ACTIVITIES**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025:

#### **Recommendations**

1. THAT Council approve a cultural mission to advance international relations in Sora, Delia, and Lanciano, Italy, in September 2025, consisting of:
  - a. The Mayor (or designate as identified by the Mayor under delegated authority from Council), no later than July 15, 2025;
  - b. Up to two Councillors as identified by the Mayor under delegated authority from Council, no later than July 15, 2025;
  - c. Up to three City staff from the Strategic Initiatives Portfolio as identified by the Deputy City Manager, Strategic Initiatives

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- (or designate), no later than July 15, 2025, under delegated authority from Council; and
- d. Mayor and Council support staff as needed and identified by the Deputy City Manager, Strategic Initiatives (or designate) no later than July 15, 2025, under delegated authority from Council;
2. THAT Council approve an economic mission to advance international relations at the Milan Urban Food Policy Pact Conference and in Northern Italy in October 2025, consisting of:
    - a. The Mayor (or designate as identified by the Mayor under delegated authority from Council), no later than July 15, 2025;
    - b. Up to two Councillors as identified by the Mayor under delegated authority from Council, no later than July 15, 2025;
    - c. Up to three City staff from the Strategic Initiatives Portfolio as identified by the Deputy City Manager, Strategic Initiatives (or designate), no later than July 15, 2025, under delegated authority from Council; and
    - d. Mayor and Council support staff as needed and identified by the Deputy City Manager, Strategic Initiatives (or designate) no later than July 15, 2025, under delegated authority from Council;
  3. THAT Council approve an economic and cultural mission to advance international relations in Israel in October 2025, consisting of:
    - a. The Mayor (or designate as identified by the Mayor under delegated authority from Council), no later than July 15, 2025;
    - b. Up to two Councillors as identified by the Mayor under delegated authority from Council, no later than July 15, 2025;
    - c. Up to three City staff from the Strategic Initiatives Portfolio as identified by the Deputy City Manager, Strategic Initiatives (or designate), no later than July 15, 2025, under delegated authority from Council; and
    - d. Mayor and Council support staff as needed and identified by the Deputy City Manager, Strategic Initiatives (or designate) no later than July 15, 2025, under delegated authority from Council;

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4. THAT Council approves participation for up to two staff members from Economic Development in the Global Affairs Canada Trade Commissioner-led Investment Roadshow to London, United Kingdom, and Switzerland in November 2025;
5. THAT Council delegate authority to the Mayor and one Mayor's support staff to undertake international missions for the remainder of this Term of Council; and
6. THAT staff report the results of international economic missions to a future Committee of the Whole.

### **14. TOURISM HOST IN VAUGHAN GRANT – 2025 SUMMER-FALL 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 June 17, 2025:**

#### **Recommendations**

1. THAT the six 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.

### **15. ECONOMIC DATA AND BUSINESS RETENTION, EXPANSION AND ATTRACTION HIGHLIGHTS - 2024**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025:**

#### **Recommendations**

1. THAT the Economic Data and Business Retention, Expansion, and Attraction Highlights – 2024 report be received for information.

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**16. VENTURELAB ANNUAL UPDATE TO COUNCIL - 2024**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025:**

**Recommendations**

1. THAT, as per Section 4.4 of the ventureLAB/City of Vaughan 2022-2026 partnership agreement, Council approve the continuation of the partnership in 2025; and
2. THAT Economic Development staff report back on the progress of this continued partnership by the end of Q2 2026.

**17. PROCLAMATION REQUESTS: NATIONAL DROWNING PREVENTION WEEK, WORLD CEREBRAL PALSY DAY, REGISTERED VETERINARY TECHNICIAN MONTH, AND NATIONAL ANIMAL SHELTER AND RESCUE APPRECIATION WEEK**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025:**

**Recommendations**

1. THAT the following be proclaimed in 2025:
  - a. The week of July 20 to July 26 as "National Drowning Prevention Week";
  - b. October 6 as "World Cerebral Palsy Day";
  - c. The month of October as "Registered Veterinary Technician Month"; and
  - d. The week of November 1 to November 8 as "National Animal Shelter and Rescue Appreciation Week"; and
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.

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**18. VAUGHAN PUBLIC LIBRARY BOARD – MEMBER RESIGNATION**

**The Committee of the Whole recommends:**

- 1. That Councillor Gila Martow be appointed to the Vaughan Public Library Board; and**
- 2. That the recommendations contained in the following report of the Deputy City Manager, Strategic Initiatives, dated June 17, 2025, be approved.**

**Recommendations**

- 1. That the resignation of Richard Wu as a Trustee of the Vaughan Public Library Board, be received; and**
- 2. That Council provide direction with respect to filling the vacancy.**

**19. ANNUAL PROCLAMATION OF OCT. 16 AS TREAT ACCESSIBLY PREPARATION DAY**

**The Committee of the Whole recommends approval of the recommendations contained in the following resolution of the Deputy Mayor Linda Jackson, dated June 17, 2025:**

**Member's Resolution**

Submitted by Deputy Mayor Linda Jackson

**Whereas**, the City of Vaughan is committed to building a more inclusive, compassionate and accessible community for residents and visitors of all ages and abilities;

**Whereas**, Vaughan has been nationally recognized for its accessibility leadership, including achieving Gold Certification from the Rick Hansen Foundation for several municipal and library facilities;

**Whereas**, Deputy Mayor Linda Jackson introduced a Member's Resolution which led to the promotion of the Treat Accessibly initiative on an annual basis at Committee of the Whole (1) on Oct. 5, 2021, which was approved by Council on Oct. 20, 2021;

**Whereas**, Vaughan's Accessibility Advisory Committee provides important guidance in implementing the *Accessibility for Ontarians with Disabilities Act* and advises Council on identifying and removing barriers in municipal policies, programs and services;

**Whereas**, the Treat Accessibly initiative was started in 2017 by the Padulo family in Ontario and has grown into a national grassroots movement that encourages Canadians to make Halloween safer and more inclusive for children and youth with disabilities;

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**Whereas**, the initiative calls on households to distribute treats in a way that accommodates children with mobility, sensory or other challenges, such as by providing barrier-free access to front doors and displaying the Treat Accessibly lawn sign available at [www.treataccessibly.com](http://www.treataccessibly.com);

**Whereas**, over 400,000 children in Canada identify with having a disability that may prevent them from fully participating in Halloween traditions without accessible accommodations;

**Whereas**, the City of Vaughan has previously promoted Treat Accessibly through public communications and Council support, and continues to lead by example in championing barrier-free community events; and

**Whereas**, declaring Oct. 16 as Treat Accessibly Preparation Day annually would align Vaughan with municipalities across Canada that have committed to fostering awareness and action in advance of Halloween.

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

1. That Council proclaims Oct. 16 of each year as Treat Accessibly Preparation Day, encouraging all residents to take steps to ensure Halloween is safe and accessible for all children and youth;
2. That Council directs the Communications, Marketing and Engagement department to promote Treat Accessibility Preparation Day through corporate communications channels; and
3. That this resolution be forwarded to the City's Accessibility Advisory Committee.

### **20. CITY OF VAUGHAN MAYOR'S GALA AND CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM NOV. 1, 2024 TO APRIL 30, 2025**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of the Mayor Steven Del Duca, dated June 17, 2025:**

#### **Member's Resolution**

Submitted by Mayor Steven Del Duca

**Whereas**, founded in 2011, the Spirit of Generosity initiative has raised critical funds to enhance the lives of many in Vaughan and beyond;

**Whereas**, the Mayor's Gala and Mayor's Annual Charity Golf Classic are the signature Spirit of Generosity fundraisers that raise contributions from committed donors to help support more than 200 non-profit and community organizations, including children and youth groups, healthcare initiatives, seniors' organizations, and special needs programs;

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**Whereas**, ongoing public reporting takes place to Vaughan City Council with details of the distribution of Spirit of Generosity funds to recipients and the funding amount allocated to recipients;

**Whereas**, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests;

**Whereas**, many of these same recipients Spirit of Generosity financial support, such as the volunteers and staff local community organizations, greatly rely on having predictable funding support to plan and assist in the vital work the groups undertake to safeguard and elevate the quality of life for residents;

**Whereas**, there have been requests by recipient community organizations to ensure the Spirit of Generosity financial support they greatly rely on to continue their important community service can be received each year of a Council term; and

**Whereas**, the Ontario government in the past changed the municipal election calendar such that the opening of candidate nominations begins on May 1 (rather than the first business day in January as had been the case prior to these changes).

**It is therefore recommended:**

1. THAT Council receive the attached list of recipient organizations that have received, for the period from Nov. 1, 2024 to April 30, 2025, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

**21. MOTION TO SUPPORT CAMPAIGN TO HAVE CANADA SEEK  
PRESIDENCY OF THE INTERNATIONAL HOLOCAUST  
REMEMBRANCE ALLIANCE**

**The Committee of the Whole recommends approval of the recommendations contained in the following resolution of Local and Regional Councillor Mario G. Racco, dated June 17, 2025:**

**Member's Resolution**

Submitted by Local and Regional Councillor Mario G. Racco

**Whereas** the International Holocaust Remembrance Alliance (IHRA) is an intergovernmental organization with 35 member countries and 8 observer nations, the core mission of which includes promoting Holocaust education, remembrance and research, while partnering with other international organizations to support these principles and objectives;

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**Whereas** Canada has been a member of IHRA since 2009;

**Whereas** the IHRA works closely with major partner organizations including UNESCO, the European Union, the Organization for Co-Operation and Security in Europe, Global Action Against Mass Atrocity Crimes, the Council of Europe and others;

**Whereas** United Against Hate Canada recently launched a national campaign to urge Canada to seek the Presidency of IHRA for 2027 or 2028 when it next becomes available, by sending a written request dated May 27, 2025 to Prime Minister Mark Carney signed by 130 elected officials, academics, spiritual and community leaders;

**Whereas** the IHRA definition of antisemitism has been adopted by more than 1000 entities including nation states, sub-national jurisdictions such as provinces and states (including six Canadian provinces), municipal entities including the City of Cote Saint Luc, universities, businesses, sports clubs, cultural organizations and religious groupings;

**Whereas** Statistics Canada has noted an unprecedented wave of antisemitic incidents in Canada over the past years leading the Government of Canada to recently convene a National Forum to Combat Antisemitism at which it announced \$10 million in new funding for the Security Infrastructure Program and released a statement of intent by law enforcement, civil servants and elected officials to collectively combat hate crimes in all its forms, including addressing the public safety threat of antisemitism;

**Whereas** the United Kingdom, which chaired the IHRA from March 1, 2024, to February 28, 2025, has indicated that holding the post significantly aided stakeholders within the country to advance Holocaust remembrance, combat Holocaust denial and distortion while building effective tools to blunt antisemitism; and

**Whereas** holding the Presidency of the IHRA will strengthen the resources and tools available to stakeholders in Canada to combat antisemitism while sending a clear message of our country's desire to blunt hate aimed at Jews.

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

1. That Vaughan City Council support the proposal urging the Government of Canada to seek the Presidency of the International Holocaust Remembrance Alliance for 2027 or 2028; and
2. That a copy of this motion be sent to the office of the Right Honourable Mark Carney, Prime Minister of Canada.

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### 22. HEAD OF COUNCIL ATTENDANCE AT JALSA SALANA UK 2025

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Steven Del Duca, dated June 17, 2025:

#### Member's Resolution

Submitted by Mayor Steven Del Duca

**Whereas**, Vaughan is one of the most diverse cities in Canada and continues to be shaped by the contributions of people from around the world who now call our city home;

**Whereas**, Jalsa Salana UK was established in 1891, and attracts tens of thousands of attendees from more than 100 countries around the world;

**Whereas**, the event is organized by the Ahmadiyya Muslim Community and is internationally recognized for its promotion of interfaith dialogue, humanitarian values, peace, and spiritual development;

**Whereas**, the Ahmadiyya Muslim Community has a strong and growing presence in Vaughan, contributing significantly to the city's civic life through volunteerism, public service, and the promotion of tolerance and understanding;

**Whereas**, Mayor Steven Del Duca has been invited to attend Jalsa Salana UK 2025, taking place in Hampshire, England, as an official guest to represent the City of Vaughan and show support for the values of harmony, unity and peace that are shared between the City and the Ahmadiyya Muslim Community;

**Whereas**, Section 226.1 of the Municipal Act, 2001, states that the Head of Council, as chief executive officer of the municipality, shall "act as the representative of the municipality both within and outside the municipality, and promote the municipality locally, nationally and internationally," and that the Head of Council is also to "participate in and foster activities that enhance the economic, social and environmental well-being of the municipality and its residents";

**Whereas**, section 2.1.1 of the City's Inbound and Outbound Delegations Policy requires approval from Council for outbound delegations involving elected officials;

**Whereas**, the Council-approved Diversity, Equity and Inclusion Plan 2022-2026 states, "The City will work with Muslim communities in Vaughan to support opportunities to build awareness and educate the public to effectively work toward the elimination of all forms of intolerance, discrimination and bigotry";

**Whereas**, the City of Vaughan values and supports cultural and interfaith engagement that enhances social cohesion and global understanding; and

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**Whereas**, the City of Vaughan undertakes various International Economic Relations missions to advance economic and cultural relationships.

**It is therefore recommended:**

1. That Vaughan City Council endorse Mayor Steven Del Duca and one Head of Council support staff to participate at the Jalsa Salana UK 2025 Annual Convention, where Mayor Del Duca's participation, as an invited guest, will further advance the City of Vaughan's inclusion and community outreach Council-approved initiatives.

### **23. ILLEGAL ADVERTISING SIGNS**

**The Committee of the Whole recommends:**

1. **That consideration of this matter be deferred to the Council meeting of June 24, 2025.**

#### **Member's Resolution**

Submitted by Councillor Marilyn Iafrate, Councillor Adriano Volpentesta, Councillor Rosanna DeFrancesca, Councillor Chris Ainsworth and Councillor Gila Martow

**Whereas**, the City of Vaughan's Sign By-law regulates the use of portable signs to ensure the safety of the public and to mitigate blight and nuisances;

**Whereas**, signs must comply with the Sign By-law, and in some cases require a City issued permit;

**Whereas**, non-compliant signs, in particular bag signs and sticker signs advertising a wide variety of businesses are continuously being placed across the city;

**Whereas**, non-compliant bag signs, due to their wire frames and placement pose a risk to pedestrians, animals and vehicles;

**Whereas**, non-compliant bag signs and sticker signs are a blight on the city, can damage the surfaces of infrastructure and street furniture, and are an ongoing source of public complaints;

**Whereas**, businesses using these types of methods to advertise are often unlicensed and pose a consumer protection risk;

**Whereas**, residents complain these non-compliant signs cause litter that reflect negatively on the communities and the City as a whole;

**Whereas**, the non-compliant signs negatively affect the hard work and pride of ownership of municipal property as well as private property;

**Whereas**, the removal of non-compliant signs are affecting City resources to continuously remove them each time they are placed illegally; and

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**Whereas**, there is a need for a comprehensive review of the City of Vaughan Sign By-law.

**It is therefore recommended:**

1. Through the Mayor's budget process, staff submit a capital project, within their assigned 2026 Budget envelope to engage a consultant to comprehensively review the City's Sign By-law, including best practices with respect to the regulation and effective enforcement of bag signs and sticker signs;
2. That the City of Vaughan Sign By-law include penalties for each non-compliant sign placed illegally;
3. Subject to resources available, staff develop a comprehensive public awareness and education campaign to better inform the public about the risks of engaging companies that are not licensed and do not comply with the City's by-laws;
4. Staff consult and work, as appropriate, with external agencies, such as the Region of York, York Regional Police, Canada Post and the utility companies to create an effective removal and enforcement approach;
5. That the public be made aware of the non-compliant sign bylaw and penalties through the City Corporate media resources and mobile signage; and
6. That Staff work with the Region of York, and York Regional Police to develop a program to identify the perpetrators of the illegal signs to levy appropriate fines.

**24. VAUGHAN METROPOLITAN CENTRE TRANSPORTATION MASTER PLAN (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Vaughan Metropolitan Centre Sub-Committee, dated May 21, 2025:**

**Recommendations**

- 1) That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated May 21, 2025, be forwarded to Council for approval;
- 2) That the presentation by Enya Huang and Jeremy Finkleman, WSP Canada and Communication C1., presentation material titled "*VMC Transportation Master Plan*" be received; and

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- 3) That Communication C3., from Allyssa Hrynyk, Associate, Malone Given Parsons, Renfrew Drive, Markham, on behalf of Portage Conversion Landowners Group, dated May 20, 2025, be received.

Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated May 21, 2025:

The VMC Sub-Committee recommends that Council approve:

1. The proposed VMC Transportation Master Plan, comprising the recommended future transportation networks, cross-sections and supporting policies as contained in Attachment 1 to this report; and
2. That staff be directed to implement the actions contained within the 2025 VMC Transportation Master Plan in accordance with the recommended timeline.

### **25. PROPOSED RE-DEVELOPMENT LOCATED AT 8 MAIN ST. IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated May 21, 2025:**

#### **Recommendations**

1. That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 21, 2025, be approved:

Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated May 21, 2025:

1. THAT Heritage Vaughan recommend Council approve the proposed re-development at 8 Main St. under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
  - a. 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 Development Planning and Manager of Urban Design and Cultural Heritage;
  - b. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Urban Design and Cultural Heritage Division;
  - c. That the applicant enters into a letter of undertaking for the purpose of completion of all proposed landscaping including the 12 large canopy deciduous and coniferous trees in

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accordance with the approved plans to the satisfaction of the City.

- d. That the applicant enters into a Private Tree removal Permit to the satisfaction of the City.

### **26. REPEAL OF DESIGNATION BY-LAW 180-2024 FOR 5670 STEELES AVE. W. LOCATED IN WOODBRIDGE (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends:**

1. That the recommendations contained in the following report forwarded from the Heritage Vaughan Committee, dated May 21, 2025, be approved; and
2. That the following communication be received:
  - C3. Meaghan McDermid, Davies Howe LLP, Adelaide Street W., Toronto, dated June 11, 2025.

#### **Recommendations**

1. That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 21, 2025, be approved:

#### **Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated May 21, 2025:**

1. THAT the Heritage Vaughan committee recommends to Council:
  - a. To repeal By-Law 180-2024 designating 5670 Steeles Avenue W. under Section 31 of *Ontario Heritage Act*,
  - b. That heritage staff be directed to serve a notice of intention to repeal By-law 180-2024 on the Owner and on the Ontario Heritage Trust and to publish notice of intention to repeal By-law 180-2024 on the City of Vaughan website; and
  - c. That should no notice of objection be served to the City Clerk's office within 30 days following service and publication of the notice of intention to repeal By-law 180-2024, that heritage staff be directed to prepare a repealing by-law for the next Council session.

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### **27. DERELICT BUILDINGS AND STRUCTURES IN THE CITY OF VAUGHAN - DEMOLITION PERMIT APPROVALS AND DEVELOPMENT CHARGE CREDITS**

**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, and the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated June 17, 2025:**

#### **Recommendations**

1. That Council authorize the extension of the development charge demolition credit expiry period from 48 months to 120 months for all demolition permits;
2. That staff incorporate the revised development charge demolition credit expiry into the next development charges by-law;
3. That the City enter into development charge demolition credit agreements, for those developments that are demolishing buildings or structures before the next development charges by-law is approved. The agreements shall be to the satisfaction of the City Solicitor and shall be executed by the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer; and
4. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and City Solicitor be authorized to extend the development charge demolition credit expiry once by an additional 12 months, (beyond the 120 months) at their reasonable discretion upon the owner demonstrating reasonable progress on plans for future development on the lands.

### **28. NUISANCE BY-LAW AMENDMENTS**

**The Committee of the Whole recommends:**

1. **That the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 17, 2025, be approved; and**
2. **That the confidential recommendations contained in Communication C4., confidential memorandum of the City Solicitor and City Manager, dated June 17, 2025, be approved.**

#### **Recommendations**

1. THAT Council authorize amendments to Nuisance By-law 124-2024, as amended, substantially in accordance with the recommendations outlined in this report, in a form satisfactory to the Office of the City Solicitor.

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

**29.1 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 May 21, 2025 (Report No. 3);
2. Heritage Vaughan Committee meeting of May 21, 2025 (Report No. 4);
3. Audit Committee meeting of May 26, 2025 (Report No. 3);
4. Age-Friendly Vaughan Advisory Committee meeting of May 26, 2025 (Report No. 3); and
5. Anti-Black Racism Standing Advisory Committee meeting of May 29, 2025 (Report No. 1).

**29.2 STAFF COMMUNICATIONS**

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

- SC1. Memorandum from the Deputy City Manager, Strategic Initiatives, and City Clerk, dated June 16, 2025, with respect to the Outstanding Reports List.

**30. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
JUNE 17, 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. ROADS WINTER MAINTENANCE SERVICES CONTRACT  
EXTENSION**

(a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board)

**2. PROPERTY MATTER - LEASE RENEWAL AGREEMENT  
SONOMA SENIORS CLUB - ONE SONOMA BLVD, BUILDING B  
UNITS 5, 6, 7 AND 8**

(acquisition or disposition of land)

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**3. VMC NORTH URBAN PARK PHASE 1 DEVELOPMENT**

(a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board)

**4. PROPERTY MATTER  
PROMENADE CENTRE REDEVELOPMENT  
PROMENADE CIRCLE RIGHT-OF-WAY ALIGNMENT**

(acquisition or disposition of land)

**5. ONTARIO LAND TRIBUNAL APPEALS  
CASE NOS. OLT-25-000033 AND OLT-22-002104  
(APPEAL NO. 002674) - 2708971 ONTARIO INC.  
9650 HWY 27 FILES OP.21.025, Z.21.053 AND  
CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021**

(litigation or potential litigation)

**6. ONTARIO LAND TRIBUNAL APPEALS  
OLT CASE NO. OLT 24-000031  
AVENUE 7 DEVELOPMENTS LTD.  
2267 HWY 7 AND 7700 KEELE ST.  
HIGHWAY 7 & KEELE STREET  
FILES OP.22.008, Z.22.015 AND 19T-22V002**

(litigation or potential litigation)

**7. ONTARIO LAND TRIBUNAL APPEALS  
OLT CASE NO. OLT-25-000224  
NAIMAN TRADING INC. AND HARTMAN DEVELOPMENT INC.  
8307 AND 8311 ISLINGTON AVENUE, AND  
4, 6, 10 AND 12 HARTMAN AVENUE  
FILES OP.19.011, Z.19.033 AND DA.21.014**

(litigation or potential litigation)

**8. ONTARIO LAND TRIBUNAL APPEALS  
OLT CASE NOS. OLT-22-002608, OLT-21-001787,  
OLT-22-002104  
7553 ISLINGTON HOLDING INC.  
7553 ISLINGTON AVE. AND 150 BRUCE ST.  
FILES OP.08.017 AND Z.16.022  
VICINITY OF HIGHWAY 7 AND ISLINGTON AVENUE**

(litigation or potential litigation)

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9. **ONTARIO LAND TRIBUNAL APPEALS  
OLT CASE NOS. OLT-24-000811 AND OLT-24-000812  
3300 RUTHERFORD DEVELOPMENTS INC.  
3300 RUTHERFORD ROAD  
FILES OP.23.001 AND Z.23.002**  
(litigation or potential litigation)
10. **STEELCORE CONSTRUCTION LTD. V  
THE CORPORATION OF THE CITY OF VAUGHAN**  
(litigation or potential litigation)
11. **FAZZARI V. THE CORPORATION OF THE CITY OF VAUGHAN**  
(litigation or potential litigation)
12. **LABOUR RELATIONS UPDATE**  
(labour relations)
13. **INCLUSION AND COMMUNITY OUTREACH ADVISORY  
COMMITTEE – APPOINTMENT OF YOUTH MEMBERS  
(DEFERRED)**  
(personal matters about an identifiable individual)
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The meeting adjourned at 3:00 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair