

**CITY OF VAUGHAN  
REPORT NO. 17 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on April 28, 2026*

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The Committee of the Whole met at 1:00 p.m. on March 31, 2026, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

Councillor Chris Ainsworth, 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 Rosanna DeFrancesca  
Councillor Gila Martow

The following items were dealt with:

1. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT Z.25.046 THE CORPORATION OF THE CITY OF VAUGHAN**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning Infrastructure Development, dated March 31, 2026:**

**Recommendations**

1. That Zoning By-law Amendment File Z.25.046 (The Corporation of the City of Vaughan) be approved, for the general and site-specific amendments to Comprehensive Zoning By-law 001-2021 identified in Attachments 2 and 3
2. That Council authorizes the Deputy City Manager, Planning and Infrastructure Development to make minor modifications to the amendments set out in Attachments 2 and 3, as may be required, before introducing the necessary by-law(s) for enactment; and
3. That all necessary by-law(s) be enacted.

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2. **DG (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.002 DRAFT PLAN OF SUBDIVISION FILE NO. 19T-25V001 - 2720 KING-VAUGHAN RD. VICINITY OF JANE STREET AND KING-VAUGHAN ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved; and
- 2) That the following deputations be received:
  1. Adrian Spring, Scott Cres., King City; and
  2. Steven McIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, ON, on behalf of the applicant.

**Recommendations**

1. That Official Plan Amendment File OP.25.001 (DG (Vaughan) Inc.) be approved, to amend VOP 2010, Volume 1, for portions of the Subject Lands shown on Attachments 1 and 2 as follows:
  - a. To amend Schedule 1 – Urban Structure, to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;
  - b. To amend Schedule 1A – Urban Area, to redesignate a portion of the Subject Lands outside of the Oak Ridges Moraine from “Non-Urban Area” to “Urban Area” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;
  - c. To amend Schedule 1C – Protected Major Transit Station Areas, to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;

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- d. To amend Schedule 2 – Natural Heritage Network, to remove the “Unapproved” designation on the portion of the Subject Lands outside of the Oak Ridges Moraine and amend the boundary of the “Core Features” designation within the portion of the Subject Lands outside of the Oak Ridges Moraine to reflect the boundary of Block 109;
  - e. To amend Schedule 9 – Future Transportation Network to add a Minor Collector Road in the location of Street A; and
  - f. To amend Schedule 13 – Land Use, to redesignate portions of the Subject Lands outside of the Oak Ridges Moraine from “Agricultural” to “Low-Rise Residential”, “Natural Areas”, “Parks” and “Infrastructure and Utilities”, as shown on Attachment 2.
2. That Zoning By-law Amendment File Z.25.002 (DG (Vaughan) Inc.) be approved, to amend Zoning By-law 001-2021, to rezone portions of the Subject Lands shown on Attachment 3, from “A Agriculture Zone,” to “EP Environmental Protection Zone”, “OS1 Open Space One Zone”, and “U Utility Zone”, in the manner shown on Attachment 3 and to “FD Future Development Zone”, “R3A Third Density Residential A Zone”, “R4 Fourth Density Residential Zone”, and “RT1 Townhouse Residential One Zone”, with a Holding Symbol “(H)” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 4 of this report.
3. That the Holding Symbol “(H)” shall not be removed from any portion the Subject Lands where it is applied or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
- a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands,
  - b. York Region commissions its Pressure District 9 (PD9) water booster station, and a suitable local connection point is identified for the Draft Plan of Subdivision in the City’s local Pressure District 9 service area, to the satisfaction of the City; and

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- c. York Region commissions its Jane Street Sanitary Trunk Sewer and the City's ultimate local sanitary sewer is constructed between Shipwill Street and Jane Street and connected to the Jane Street Sanitary Trunk Sewer, and a suitable outlet is constructed through Block 35 East for the Draft Plan of Subdivision (Integrated Urban Water Master Plan Wastewater Project No.'s 15 and 16), to the satisfaction of the City.
  4. That Draft Plan of Subdivision File 19T-25V001 (DG (Vaughan) Inc.) as shown on Attachment 3, be approved, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 5 for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.
- 3. STELLEX GP INC. TEMPORARY USE ZONING BY-LAW AMENDMENT Z.25.007 - 10481 HIGHWAY 50 VICINITY OF HIGHWAY 50 AND NASHVILLE ROAD**

**The Committee of the Whole recommends:**

- 1) **That the recommendations contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026, be approved;**
- 2) **That the following deputations and Communication be received:**
  1. **Amanda Corbett, James Street, Bolton and Communication C28, dated March 31, 2026; and**
  2. **Franca Pisani, Highmore Avenue, Bolton; and**
- 3) **That the following Communications be received:**
  - C2. **Konstantina Tsitsias, dated March 30, 2026;**
  - C3. **Giovanni Pereira, dated March 29, 2026;**
  - C4. **Gail Colton, Downey Drive, Bolton, dated March 29, 2026;**
  - C5. **Rima Dornfeld, Mount Pleasant Road, Bolton, dated March 29, 2026;**
  - C6. **Sandra Severino, dated March 30, 2026;**
  - C7. **Vicki Andreacchi, dated March 30, 2026;**

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- C8. Sebastiano and Loredana Colella, dated March 30, 2026;**
- C9. Mr. and Mrs. Severino, dated March 30, 2026;**
- C10. Joe Russo, dated March 30, 2026;**
- C11. Francesco Varano, dated March 29, 2026;**
- C12. Rita Salvatore, dated March 29, 2026;**
- C13. Mary Roache, King Arthur's Ct., Bolton, dated March 29, 2026;**
- C14. Giovanna Greco, dated March 29, 2026;**
- C15. Rebecca Fale, dated March 29, 2026;**
- C16. Horaciog\_, dated March 29, 2026;**
- C17. Karen Cirillo, dated March 29, 2026;**
- C18. Audrey Faris, dated March 29, 2026;**
- C19. Debbie Famele, dated March 29, 2026;**
- C20. Carmela Palkowski, Bolton (off Hwy 5), dated March 29, 2026;**
- C21. Juliet Palkowski, Bolton (off Hwy 5), dated March 29, 2026;**
- C22. Vince and Antonia Anzelmo, Woodbridge, dated March 29, 2026;**
- C23. Shona Lauzon, dated March 29, 2026;**
- C24. Christina Chief, dated March 30, 2026;**
- C25. Mrs. Papais, Vaughan, dated March 30, 2026;**
- C26. Carmela Roberts, Sant Farm, Bolton, dated March 30, 2026; and**
- C27. Carlo La Valle, dated March 30, 2026.**

**Recommendations**

1. That Temporary Use Zoning By-law Amendment File Z.25.007 (Stellex GP Inc.) be approved, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone,” to “FD Future Development Zone” in the manner shown on Attachment 1, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.

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2. That Temporary Use Zoning By-law Amendment File Z.25.007 (Stellex GP Inc.) be approved, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone,” to “FD Future Development Zone” in the manner shown on Attachment 1, together with the site-specific zoning exceptions identified in Table 1 Attachment 5 of this report.

**4. PROPOSED STREET NAME SITE PLAN OF DA.25.012 VICINITY OF BATHURST STREET AND HIGHWAY 7**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026:**

**Recommendations**

1. That the following street name for the proposed street in Site Plan File DA.25.012 as shown on Attachment 2, be considered for approval:

Proposed Name

Shechtman

**5. AMENDMENTS TO THE PROTECTING VULNERABLE SOCIAL INFRASTRUCTURE BY-LAW**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the following report of the Deputy City Manager, Community Services, dated March 31, 2026, be approved; and
- 2) That Communication C1, confidential memorandum from the City Manager and the City Solicitor, dated March 31, 2026, be received.

**Recommendations**

1. THAT Council authorize by-law amendments to Protecting Vulnerable Infrastructure By-law 143-2024, substantially in accordance with Attachment 1 of this report, in a form satisfactory to the Office of the City Solicitor.

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**6. BARONS STREET AREA TRAFFIC CALMING**

The Committee of the Whole recommends:

1. That the recommendations contained in the following resolution of Mayor Steven Del Duca and Councillor Marilyn Iafrate, dated March 31, 2026, be approved, subject to amending Recommendation 6 to read as follows:
  6. That signage be placed on Huntington Road, Nashville Road and Major Mackenzie Drive prior to entering the subdivision warning of speed cushions ahead.

**Member's Resolution**

Submitted by Mayor Steven Del Duca and Councillor Marilyn Iafrate.

**Whereas**, the City of Vaughan is committed to ensuring the safety and well-being of all road users across the municipality, including drivers, pedestrians, cyclists, older adults and children, and

**Whereas**, enhancing road safety and mobility on local streets supports the safe movement of all road users, particularly those most vulnerable, and

**Whereas**, heavy truck infiltration from Hwy 50 and other regional roads has been a long-standing pedestrian and cycling safety concern for area residents for the last decade and,

**Whereas**, on December 6, 2022, Councillor Iafrate put forth a Member's Resolution "Large Vehicle Prohibition on Local Roads in Block 61" as a means of deterring heavy truck traffic accessing the residential subdivision, and

**Whereas**, on March 3, 2026, Mayor Steven Del Duca signed a Mayoral Decision establishing the Kleinburg-Nashville Transportation, Road Safety and Mobility Sub-Committee to review and discuss traffic challenges in the Kleinburg-Nashville area, including fighting gridlock and addressing road safety issues, and

**Whereas**, the establishment of the Sub-Committee reflects the City's vision to continue to provide a safe, efficient and sustainable transportation system, and demonstrates that traffic management and improving traffic flow remain key priorities for residents and Council, and

**Whereas**, residents in the Barons Street area have continued to raise ongoing concerns regarding traffic congestion, speeding in front of schools, and overall road safety, and

**Whereas**, Barons Street is a collector roadway, with a posted 40km/h area speed limit, with both 2 lane and 4 lane configurations and a York Region Transit route, and

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**Whereas**, East's Corners Blvd is a collector roadway, with a posted 40km/h area speed limit and is a one-way road, with physically separated lanes to travel in each direction, and

**Whereas**, Algoma Drive is a local roadway with a posted 40km/h Area speed limit and a 2 lane configuration, and

**Whereas**, the implementation of additional traffic calming measures on Barons Street, East's Corners Blvd and Algoma Drive would support a targeted approach to enhancing safety conditions and responding to the concerns raised by the community, specifically within the community safety zone.

**It is therefore recommended:**

1. That various traffic calming measures including, but not limited to, temporary speed cushions, enhanced school zone signage, pavement markings and radar message board(s) be installed along Barons St, East's Corners Blvd and Algoma Dr.
  2. That York Regional Police and York Region Transit be advised of the proposed installations.
  3. That York Regional Police be reminded that heavy trucks are prohibited along Nashville Road, a major entry point into the subdivision.
  4. That all traffic calming installations be completed no later than June 2026.
  5. That seasonal measures such as temporary speed cushions be considered for annual deployment in the Barons St area.
  6. That signage be placed on City and/or Regional roads prior to entering the subdivision warning of speed cushions ahead.
7. **TIME LIMITED EXEMPTION OF CITY DEVELOPMENT CHARGES FOR RESIDENTIAL DEVELOPMENTS – RESPONSE TO MAYORAL DIRECTIVE 1-2026**

**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 March 31, 2026, be approved, subject to changing the program window end date to May 31, 2027; and
- 2) That the deputation by Marco Filice, Liberty Development, Highway 7, East, Markham, be received.

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**Recommendations**

1. That Council provide direction to develop a policy framework for a time-limited city-wide development charges exemption for residential developments, in accordance with this report, and that the policy be drafted to the satisfaction of the City Manager, in consultation with the City Solicitor and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer; and
2. That Council repeal Policy 12.C.22 – Development Charges Rate Reduction and Deferral for Residential Developments upon Council ratification, in light of the commencement of the new city-wide residential development charge exemption policy.

**8. WOODBIDGE PARK LIMITED ZONING BY-LAW AMENDMENT FILE Z.25.048 - 5390 STEELES AVE. W. VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Infrastructure Development, dated March 31, 2026:**

**Recommendations**

1. That Zoning By-law Amendment File Z.25.048 (Woodbridge Park Limited) be approved, to amend Zoning By-law 001-2021, site-specific Exception 14.1057 with the site-specific zoning exceptions identified in Table 1 on Attachment 3 of this report, subject to the following:
  - a. Prior to the enactment of the implementing zoning by-law, the Owner shall satisfy all CN Railway requirements identified in this report, to the satisfaction of CN Railway.

**9. EXPLORING DEVELOPMENT FEES REDUCTION AND DEFERRALS**

**The Committee of the Whole recommends:**

- 1) **That the recommendations contained in the following report of the Deputy City Manager of Planning and Infrastructure Development and Deputy City Manager of Corporate Services, City Treasurer and Chief Financial Officer, dated March 31, 2026, be approved; and**

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- 2) That a reduction of 25% be applied to all engineering and planning fees on all residential applications and a 100% reduction for engineering and planning fees on purpose-built, non-luxury market rental applications for a period beginning April 28, 2026 and ending May 31, 2027.

**Recommendations**

1. That the Exploring Development Fees Reduction and Deferrals report be received.

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

**10.1 CONSIDERATION OF STATUTORY/ADVISORY COMMITTEE REPORTS**

The Committee of the Whole recommends that the following Statutory/Advisory Committee report be received:

1. Inclusion and Community Outreach Advisory Committee meeting of March 9, 2026 (Report No. 1).
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The meeting adjourned at 2:29 p.m.

Respectfully submitted,

Councillor Chris Ainsworth, Chair