



**CITY OF VAUGHAN  
REPORT NO. 12 OF THE  
COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on April 22, 2024*

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The Committee of the Whole met at 1:00 p.m., on April 9, 2024, in the Council Chamber, City Hall and via electronic participation. The following members were present at the meeting:

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

The following items were dealt with:

1. **5TH AVENUE HOMES (WOODBRIIDGE) INC. OFFICIAL PLAN  
AMENDMENT FILE OP.22.021 ZONING BY-LAW AMENDMENT FILE  
Z.22.042 DRAFT PLAN OF SUBDIVISION FILE 19T-22V017 8473, 8477,  
8487 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND  
LANGSTAFF ROAD**

**The Committee of the Whole recommends:**

1. **That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 9, 2024, be approved; and**
2. **That the following communication be received:**
  - C1. **Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 5, 2024.**

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## Recommendations

1. THAT Official Plan Amendment File OP.22.021 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1, as follows:
  - a. Increase the number of attached residential units in a townhouse row to 9 units.
  - b. Remove the requirement for a front yard and front door to face a public street.
  - c. Allow a 16 m front facing distance between townhouses.
  - d. Increase the maximum building height to 13.05 m (3 storeys).
  - e. Permit townhouses to front upon a private laneway.
2. THAT Zoning By-law Amendment File Z.22.042 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 2, from “R2A(EN) Second Density Residential Established Neighbourhood Zone” and “Environmental Protection Zone” subject to site-specific Exception 14.336 to “RT1 Residential Townhouse Zone” and “Environmental Protection Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition is 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.
4. THAT Draft Plan of Subdivision File 19T-22V017 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) as shown on Attachment 4 BE DRAFT APPROVED, to create a total of 3 blocks: 1 development block, 1 natural area block, and 1 stormwater management block, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 9.
5. THAT Council’s approval of Draft Plan of Subdivision File 19T-22V017 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.), 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.

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6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

**2. COSTCO WHOLESALE CORPORATION ZONING BY-LAW  
AMENDMENT FILE NO. Z.23.011 55, 99, 100, AND 111 LINE DRIVE  
VICINITY OF LINE DRIVE AND LANGSTAFF ROAD**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 9, 2024:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.23.011 (COSTCO WHOLESALE CORPORATION) BE APPROVED, to amend Zoning By-law 001-2021 to rezone part of the Subject Lands shown on Attachment 1 from “FD Future Development Zone” to “EM1(H) Prestige Employment Zone”, subject to site-specific exception 14.1050 with a Holding Symbol “(H)” in the manner shown on Attachments 3 and 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. 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 complete a Remedial Action Plan (‘RAP’) and submit a Ministry of the Environment, Conservation, and Parks (‘MECP’) Record of Site Condition (‘RSC’) to the satisfaction of the City.
  - b. Internal and/or external lands are required to provide municipal service and/or access easements for the Block 59 West Landowners Group. Therefore, the following conditions must be satisfied:
    - i. The Owner shall submit a letter from the Block Trustee for Block 59 West Developers’ Group Agreement indicating that the Owner has fulfilled municipal easement requirements, to the satisfaction of the Development Engineering Department; and

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- ii. The Owner shall cause Block 59 West Landowners Group Inc. to amend their Block 59 West Spine Servicing Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for Block 59 West Landowners, in particular the revised municipal wastewater alignment, land and/or easement conveyances within the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.
3. THAT the revised Block 59 Block Plan, as shown on Attachment 11, BE APPROVED, to delete Street 'M' and a stormwater management pond (SWM E1) and redesignate the lands as Prestige Employment, and that the final Block 59 Block Plan be modified to reflect these changes.

### **3. PROCLAMATION – 2024 NATIONAL PUBLIC WORKS WEEK**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated April 9, 2024:**

#### **Recommendations**

1. That Council proclaim May 19, 2024 to May 25, 2024, as "National Public Works Week" in the City of Vaughan;
2. That an opening ceremony be held at the Joint Operations Centre followed by a flag raising ceremony at Vaughan City Hall and the Joint Operations Centre on Tuesday, May 21, 2024, to commemorate National Public Works Week;
3. That Council Chambers be illuminated orange on Tuesday, May 21, 2024; and
4. That the proclamation be posted on the City's website and the Communications, Marketing and Engagement department be directed to promote the above-noted proclamation through the various corporate channels.

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### **4. ACCESSIBILITY CHAMPION AWARDS (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations forwarded by the Accessibility Advisory Committee from its meeting of March 25, 2024:**

#### **Recommendations**

The Accessibility Advisory Committee forwards the following recommendation from its meeting of March 25, 2024 (Item 1, Report No. 2), for consideration:

1. That the recommendations in Communications C1, confidential memorandum from the Equity and Inclusion Specialist, dated March 21, 2024, be approved;
2. That a Ceremonial Presentation take place at the May 7, 2024 Committee of the Whole meeting and that staff be directed to contact the awardees to inform and invite them to the ceremony; and
3. That this decision be ratified by Council at the Committee of the Whole meeting of April 9, 2024.

### **5. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10831 JANE STREET (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of March 13, 2024:**

#### **Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 1, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

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Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10831 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

### **6. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10891 JANE STREET (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of March 13, 2024:**

#### **Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 3, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10891 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.

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2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

### **7. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10841 JANE STREET (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of March 13, 2024:**

#### **Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 2, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

#### **Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:**

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10841 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

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**8. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE  
ONTARIO HERITAGE ACT OF 10915-10921 JANE STREET  
(TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the  
recommendations forwarded by the Heritage Vaughan Committee  
from its meeting of March 13, 2024:**

**Recommendations**

The Heritage Vaughan Committee forwards the following  
recommendations from its meeting of March 13, 2024, (Item 4, Report No.  
3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy  
City Manager, Planning and Growth Management, dated March 13,  
2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner,  
Development Planning, be received.

**Recommendations of the Deputy City Manager, Planning and Growth  
Management, dated March 13, 2024:**

THAT Heritage Vaughan recommend Council approve the proposed listing  
as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage  
Vaughan Committee for the proposed Listing of 10915-10921 Jane  
Street in accordance with Part IV, Section 27 of the *Ontario  
Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal  
Heritage Register, the City send a notice to the owner of the  
property.

**9. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE  
ONTARIO HERITAGE ACT OF 10945 JANE STREET  
(TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the  
recommendations forwarded by the Heritage Vaughan Committee  
from its meeting of March 13, 2024:**



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### Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 5, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

### Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10945 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

## 10. **PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10953 JANE STREET (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the  
recommendations forwarded by the Heritage Vaughan Committee  
from its meeting of March 13, 2024:**

### Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 6, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

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Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10953 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

### **11. PROPOSED LISTING UNDER SECTION 27, PART IV OF THE ONTARIO HERITAGE ACT OF 10967 JANE STREET (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the recommendations forwarded by the Heritage Vaughan Committee from its meeting of March 13, 2024:**

#### **Recommendations**

The Heritage Vaughan Committee forwards the following recommendations from its meeting of March 13, 2024, (Item 7, Report No. 3), for consideration by Committee of the Whole:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024, be approved; and
2. That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated March 13, 2024:

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10967 Jane Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.

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2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

**12. REQUEST FOR COMMUNITY MEETING SPACE**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Marilyn lafrate, dated April 9, 2024:**

**Member's Resolution**

Submitted by Councillor Marilyn lafrate

**Whereas**, on November, 29, 2023, Vaughan Council supported that the modification of York Region Official Plan to include 9222 Keele St. to be part of the Major Transit Station Area (MTSA) due to its proximity to the Rutherford GO Station; and

**Whereas**, this decision will allow future intensification at the West Corner of Rutherford Road and Keele Street, known as 9222 Keele St.; and

**Whereas**, the residents within this community have asked to organize a community meeting in the evening, and to include necessary staff to assist in answering questions.

**It is therefore recommended:**

1. That a meeting space be allotted free of charge;
2. That the meeting space be held in the Maple Community Centre;
3. That staff be able to attend to answer questions; and
4. That the Regional Councillors be invited to the meeting.

**13. DISCLOSURE OF INTEREST**

Having not declared an interest at the Council meeting of March 26, 2024, and this being the earliest opportunity following the Council meeting, Councillor Marilyn lafrate declared an interest with respect to By-law No. 050-2024, as a member of her family has purchased a unit in Phase 1 of that complex (2901 Rutherford Road).

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### **14. CEREMONIAL PRESENTATION - CITY OF VAUGHAN 2023 UNITED WAY CAMPAIGN**

The Mayor and Members of Council, and Anna Dara, 2023 United Way Campaign Chair, presented a cheque in the amount of \$55,000 to Mr. Daniele Zanotti, President and CEO, United Way of Greater Toronto.

### **15. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

#### **15.1. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS**

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

1. Heritage Vaughan Committee meeting of March 13, 2024 (Report No. 3);
2. Transportation and Infrastructure Advisory Committee meeting of March 18, 2024 (Report No. 2);
3. Age-Friendly Vaughan Advisory Committee meeting of March 18, 2024 (Report No. 3);
4. Audit Committee meeting of March 20, 2024 (Report No. 2); and
5. Accessibility Advisory Committee meeting of March 25, 2024 (Report No. 2).

#### **15.2 STAFF COMMUNICATION**

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

- SC1. Memorandum from the Deputy City Manager, Planning and Growth Management, dated April 5, 2024, with respect to Expediting Development Approvals.

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**16. NEW BUSINESS – TEMPORARY STORAGE OF NEW VEHICLES AT  
141 MALOY STREET**

**WHEREAS the City of Vaughan received a Temporary Use By-law application in July 2022 for the temporary storage of new vehicles at 141 Maloy Street;**

**WHEREAS the application would not only provide additional space critical for the dealership, but also create jobs badly needed for the City's post-pandemic economic recovery;**

**WHEREAS 141 Maloy Street is located within the Oak Ridges Moraine Conservation Plan area, where a permanent change of land use for the new vehicle storage is not allowed;**

**WHEREAS the Planning Act allows Council to pass a Temporary Use By-law for up to three years for the uses that would otherwise be prohibited;**

**WHEREAS the applicant has agreed to provide an engineering report once every three years for staff review to ensure there is no damage to the environment;**

**WHEREAS the applicant has also agreed to provide a security deposit sufficient for the City to use it to clean up in case of any damage to the environment; and**

**WHEREAS a Public Meeting of the Temporary Use By-law application was held on September 13, 2022, or 19 months ago, yet still no decision has been made by Council.**

**Therefore, be it resolved,**

- 1. THAT staff be directed to bring forward a report to Committee of the Whole for consideration at its meeting on May 7, 2024.**

The foregoing matter was brought to the attention of the Committee by Deputy Mayor & Regional Councillor Linda Jackson.

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The meeting adjourned at 1:34 p.m.

Respectfully submitted,

Regional Councillor Gino Rosati, Chair