

CITY OF VAUGHAN COUNCIL MEETING AGENDA

Tuesday, March 19, 2019

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

Territorial Acknowledgement Statement (prior to the commencement of the meeting)

	Pages
1. CONFIRMATION OF AGENDA	
2. DISCLOSURE OF INTEREST	
3. CEREMONIAL PRESENTATIONS	
1. Ontario Ministry of Tourism, Culture and Sports 2018 Ontario Public Library Service Awards - 2018 Angus Mowat Award of Excellence Awarded to Vaughan Public Libraries for their Customer Service Model.	
2. Ontario Library Board Association (OLBA) - 2018 Joyce Cunningham Award for Library Award of the Year Awarded to Vaughan Public Libraries for demonstrating a high level of collaboration and innovation.	
4. ADOPTION OF MINUTES	9
Minutes of the Council meeting of February 12, 2019, Special Council (Budget) meeting of February 20, 2019, and Special Council meeting of March 4, 2019.	
5. COMMUNICATIONS	
6. DEPUTATION REQUIRING STATUTORY PUBLIC HEARING	
1. TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE MUNICIPAL ACT, 2001 Refer to the attached report of the Chief Financial Officer and City Treasurer, dated March 19, 2019.	41

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| 2. | TAX ADJUSTMENTS PURSUANT TO SECTIONS 354, 357, 358 AND 359 OF THE MUNICIPAL ACT, S.O. 2001
Refer to the attached report of the Chief Financial Officer and City Treasurer, dated March 19, 2019. | 48 |
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7. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

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| 1. | FINANCE, ADMINISTRATION & AUDIT COMMITTEE REPORT NO. 5 | 53 |
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| 1. | INTERNAL AUDIT REPORT – LEGAL SERVICES AUDIT | |
| 2. | POLICY: STRATEGIC ASSET MANAGEMENT | |
| 3. | MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS TRANSFER OF REVIEW PROGRAM AGREEMENTS FOR ADMINISTRATION AND DELEGATION OF RESPONSIBILITY | |
| 4. | BILLBOARD REVENUE POTENTIAL UPDATE | |
| 5. | PROVINCIAL HOUSING SUPPLY ACTION PLAN CONSULTATION – UPDATE | |
| 6. | STATEMENT OF REMUNERATION AND EXPENSES FOR MEMBERS OF COUNCIL AND COUNCIL APPOINTMENTS TO BOARDS AND OTHER BODIES FOR THE YEAR 2018 | |
| 7. | PROCUREMENT ACTIVITY REPORT - Q4 2018 | |
| 8. | NEW BUSINESS - YORK REGION 1% TAX LEVY FOR ROADS | |
| 9. | COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION MARCH 4, 2019 | |
| 10. | OTHER MATTERS CONSIDERED BY THE COMMITTEE | |
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| 2. | COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 10 | 58 |
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| 1. | LOCAL PLANNING APPEAL TRIBUNAL APPEAL (PL180665) OFFICIAL PLAN AMENDMENT FILE OP.17.010 ZONING BY-LAW AMENDMENT FILE Z.17.026 DRAFT PLAN OF SUBDIVISION FILE 19T-17V009 TESTON SANDS INC. 1600 TESTON ROAD | |

1. MASTER LICENCE AGREEMENT INSTALLATION OF BELL MICRO-CELL TECHNOLOGY ON CITY STREETLIGHTS POLES – PILOT PROJECT BLOCK 55 – KLEINBURG SUMMIT
2. OFFICIAL PLAN AMENDMENT FILE OP.18.005 ZONING BY-LAW AMENDMENT FILE Z.18.009 DRAFT PLAN OF SUBDIVISION FILE 19T-18V005 SITE DEVELOPMENT FILE DA.18.037 1930328 ONTARIO INC. VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7 (By-law 039-2019 and By-law 040-2019)
3. OFFICIAL PLAN AMENDMENT FILE OP.18.006 ZONING BY-LAW AMENDMENT FILE Z.18.010 SITE DEVELOPMENT APPLICATION DA.18.017 CB 10 (ISLINGTON) HOLDING CORP. VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE
4. OFFICIAL PLAN AMENDMENT FILE OP.18.012 ZONING BY-LAW AMENDMENT FILE Z.18.019 REENA C/O BRYAN KESHEN VICINITY OF CLARK AVENUE WEST AND BATHURST STREET
5. ZONING BY-LAW AMENDMENT FILE Z.16.044 SITE DEVELOPMENT FILE DA.18.002 HATPIN DEVELOPMENTS INC. VICINITY OF KEELE STREET AND MCNAUGHTON ROAD
6. ZONING BY-LAW AMENDMENT FILE Z.17.020 SUNFIELD HOMES (HWY 27) LTD. VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD
7. ZONING BY-LAW AMENDMENT FILE Z.18.002 ARBOR MEMORIAL INC. VICINITY OF REGIONAL ROAD 50 AND REGIONAL ROAD 7
8. SITE DEVELOPMENT FILE DA.15.077 AND SITE DEVELOPMENT FILE DA.18.098 SHELL CANADA PRODUCTS AND DEACUR WORTHINGTON VICINITY OF LANGSTAFF ROAD AND DUFFERIN STREET
9. SITE DEVELOPMENT FILE DA.18.019 TRICOL DEVELOPMENTS LTD. VICINITY OF KEELE STREET AND HIGHWAY 407

10. TREE BY-LAW AMENDMENTS RELATED TO TREE REMOVAL ON GOLF COURSES AND NURSERIES
11. ALIGNMENT OF CITY BY-LAWS WITH THE SMOKE-FREE ONTARIO ACT
12. AMENDMENTS TO SPECIAL EVENTS BY-LAW NO. 045-2018
13. REQUEST FOR CONSTRUCTION NOISE EXEMPTION – TRANS-CANADA PIPELINES INSTALLATION OF A TURBO-COMPRESSOR AT 11200 WESTON ROAD BETWEEN APRIL 2019 AND SEPTEMBER 2019
14. SCREENING AND HEARING OFFICER APPOINTMENTS
15. 2018-2022 TERM OF COUNCIL SERVICE EXCELLENCE STRATEGIC PLAN
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17. PROCLAMATION REQUEST EPILEPSY AWARENESS MONTH AND PURPLE DAY
18. PROCLAMATION AND FLAG RAISING REQUEST MULTIPLE SCLEROSIS AWARENESS DAY
19. OFFICIAL PLAN AMENDMENT FILE OP.18.016 ZONING BY-LAW AMENDMENT FILE Z.18.028 YONGE & STEELES DEVELOPMENTS INC. C/O THE GUPTA GROUP VICINITY OF YONGE STREET AND STEELES AVENUE WEST
20. ELECTRICITY HUMAN RESOURCES CANADA (EHRC) LEADERSHIP ACCORD ON GENDER DIVERSITY
21. VAUGHAN PUBLIC LIBRARY STUDY TOUR 2019
22. CEREMONIAL PRESENTATION – ONTARIO PUBLIC WORKS ASSOCIATION (OPWA) - 2018 PROJECT OF THE YEAR AWARD – LESS THAN \$2M CATEGORY
23. CEREMONIAL PRESENTATION – ONTARIO GOOD ROADS ASSOCIATION - 2018 JOHN NEIDRA AWARD FOR EQUIPMENT INNOVATION/MADE IN-HOUSE SOLUTION

24. DEPUTATION – MS. SHERNETT MARTIN WITH RESPECT TO WITH RESPECT TO SUPPORT FOR DIVERSITY AND EQUITY

25. OTHER MATTERS CONSIDERED BY THE COMMITTEE

4. COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 12

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1. OFFICIAL PLAN AMENDMENT FILE OP.18.022 ZONING BY-LAW AMENDMENT FILE Z.18.035 KENTVIEW ESTATES INC.VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

2. ZONING BY-LAW AMENDMENT FILE Z.18.008 COVENANT CHAPEL (THE REDEEMED CHRISTIAN CHURCH OF GOD CANADA) VICINITY OF KEELE STREET AND STEELES AVENUE

3. ZONING BY-LAW AMENDMENT FILE Z.18.037 NASHVILLE DEVELOPMENTS (NORTH) INC.VICINITY OF HUNTINGTON ROAD AND EAST’S CORNERS BOULEVARD

8. **ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

9. **CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

10. **BY LAWS / FORMAL RESOLUTIONS**

1. BY-LAW NUMBER 029-2019
(Council, January 29, 2019, Item 3, Finance, Administration and Audit Committee, Report No. 1)

A By law to enact a Municipal Accommodation Tax on the sale of Hotel Accommodation within the City of Vaughan.

2. BY-LAW NUMBER 030-2019
(Council, December 12, 2018, Item 4, Committee of the Whole, Report No. 29)

A By-law to appoint members to the City’s Emergency Management Program Committee and to update the Emergency Management Program Committee Terms of Reference and amend By-Law Number 63-2008.

3. BY-LAW NUMBER 031-2019
(Council, December 12, 2018, Item 4, Committee of the Whole, Report No. 29)

A By-law to appoint members to the Emergency Management Team.
4. BY-LAW NUMBER 032-2019
(LPAT, September 17, 2018, Case No. PL 110456)

A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Local Planning Appeal Tribunal.
(OMB File No. PL 110456, Z.09.037, OP.09.006, Sandra Mammone)
5. BY-LAW NUMBER 033-2019
(LPAT, September 17, 2018, Case No. PL 110420)

A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Local Planning Appeal Tribunal.
(OMB File No. PL 110420, Z.09.038, DA.11.072, DA.12.110, Z.11.024, Z.12.044, Dulcina Investments Inc.)
6. BY-LAW NUMBER 034-2019
(Delegation By-law 005-2018)

A By law to assume Municipal Services in Humberplex Subdivision Phase 2 (partial), 19T-01V04, Registered Plan 65M-3895. (Humberplex Developments Inc. dated January 11, 2006)
7. BY-LAW NUMBER 035-2019
(Delegation By-law 005-2018)

A By law to assume Municipal Services in Fieldgate Vellore Woods Residential Subdivision, 19T-12V008, Registered Plan 65M-4418. (Majorwest Development Corp. and Watertower Investments Limited dated May 20, 2014)
8. BY-LAW NUMBER 036-2019
(Delegation By-law 005-2018)

A By law to assume Municipal Services in Queen Filomena Residential Development, B065/14 to B071/14 Development Agreement, Reference Plan 65R-35400. (Country Wide Homes (Thornhill Estates) Inc. dated July 7, 2015)
9. BY-LAW NUMBER 037-2019
(Delegation By-law 005-2018)

A By law to assume Municipal Services in Rutherford Contwo Subdivision, 19T-05V06, Registered Plan 65M-4126. (Rutherford Contwo Investments Limited dated March 4, 2009)

10. BY-LAW NUMBER 038-2019
(Delegation By-law 005-2018)

A By-law to exempt parts of Plan 65M-4578 from the provisions of Part Lot Control.(PLC.19.001, 2665780 Ontario Limited, outh side of Langstaff Road, east of Huntington Road, being Block 9, on Registered Plan 65M-4578, Part of Lot 10, Concession 9)
11. BY-LAW NUMBER 039-2019
(Item 2, Committee of the Whole, Report No. 11)

A By-law to amend City of Vaughan By-law 1-88.(Z.18.009, OP.18.005, 19T-18V005, DA.18.037, 1930328 Ontario Inc., located at the southeast corner of Maplecrete Road and Regional Road 7 (within the Vaughan Metropolitan Centre), being Part of Lot 5, Concession 4)
12. BY-LAW NUMBER 040-2019
(Item 2, Committee of the Whole, Report No. 11)

A By-law to adopt Amendment Number 39 to the Vaughn Official Plan 2010 of the Vaughan Planning Area. (OP.18.005, Z.18.009, 19T-18V005 & DA.18.037, 1930328 ONTARIO INC., Located on the southeast corner of Maplecrete Road and Regional Road 7, within the Vaughan Metropolitan Centre ("VMC"))
13. BY-LAW NUMBER 041-2019
(Council, January 29, 2019, Item No. 1, Committee of the Whole, Report No. 4)

A By-law to amend City of Vaughan By-law 1-88.(Z.17.031, OP.17.011, 19T-17V011, Gemini Urban Design (W) Corp., located on the south side of Rutherford Road, west of Regional Road 27, and are municipally known as 6061 and 6079 Rutherford Road and 134 and 140 Simmons Street, being Part of the East Half of Lot 15, Concession 9)
14. BY-LAW NUMBER 042-2019
(Council, January 29, 2019, Item No. 1, Committee of the Whole, Report No. 4)

A By-law to adopt Amendment Number 38 to the Official Plan of the Vaughan Planning Area. (OP.17.011, Z.17.031, 19T-17V011, Gemini Urban Design (W) Corp., located on the south side of Rutherford Road, west of Regional Road 27, and are municipally known as 6061 and 6079 Rutherford Road and 134 and 140 Simmons Street, being Part of the East Half of Lot 15, Concession 9)

15. BY-LAW NUMBER 043-2019
(Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)
(Administrative Correction – Communication C4, Council, March 19, 2019)

A By-law to amend By-law Number 171-2013 to provide for fees and charges under the Municipal Act.

16. BY-LAW NUMBER 044-2019
(Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)
(Administrative Correction – Communication C4, Council, March 19, 2019)

A By-law to impose a tariff of fees for the processing of Planning Applications and to repeal By-law Number 195-2018, being a prior by-law imposing a Tariff of Fees for Planning Applications.

17. BY-LAW NUMBER 045-2019
(Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)
(Administrative Correction – Communication C5, Council, March 19, 2019)

A By-law to repeal By-law 025-2019 and amend Licensing By-law 315-2005.

11. CONFIRMING BY LAW

12. MOTION TO ADJOURN

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

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**CITY OF VAUGHAN
COUNCIL MINUTES
FEBRUARY 12, 2019**

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CITY OF VAUGHAN

COUNCIL MEETING

TUESDAY, FEBRUARY 12, 2019

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:03 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

29. CONFIRMATION OF AGENDA

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Ferri

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

That the following addendum be added to the agenda:

1. UPDATE - SALE OF VARIOUS CITY LANDS AND TEMPORARY
EASEMENTS METROLINX REGIONAL EXPRESS RAIL PROJECT
ADJACENT TO RAIL CORRIDOR MAJOR MACKENZIE DRIVE WARD 1

Confidential verbal report of the Deputy City Manager, Public Works with
respect to the above

CARRIED UNANIMOUSLY

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

AMENDMENT

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

That the following addendum be added to the agenda:

2. UPDATE ON RECRUITMENT OF SENIOR POSITIONS

Confidential verbal report of the Deputy City Manager, Corporate Services with respect to the above.

CARRIED UNANIMOUSLY

AMENDMENT

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Rosati

That the following addendum be added to the agenda:

3. LOCAL PLANNING APPEAL TRIBUNAL ROYAL 7 DEVELOPMENTS LIMITED 2900 AND 2938 HIGHWAY 7 CASH-IN-LIEU OF PARKLAND WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7

Confidential verbal report of the Deputy City Manager, Planning and Growth Management with respect to the above.

CARRIED UNANIMOUSLY

AMENDMENT

MOVED by Councillor Shefman
seconded by Councillor Carella

That the following addendum be added to the agenda:

4. COMMITTEE STRUCTURE OF COUNCIL 2018 – 2022

Resolution of Councillors Carella, Shefman and Yeung Racco with respect to the above.

FAILED TO CARRY

AMENDMENT

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

That the following addendum be added to the agenda:

5. COUNTRY WIDE HOMES WOODEND PLACE INC. 11, 31, AND 51 WOODEND PLACE LPAT APPEAL PL170805

Confidential verbal report of the Deputy City Manager, Planning and Growth Management with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion, as amended:

CARRIED AS AMENDED

30. DISCLOSURE OF INTEREST

Regional Councillor Rosati declared an interest with respect to Item 2, Committee of the Whole (Public Hearing) Report No. 8, OFFICIAL PLAN AMENDMENT FILE OP.17.008 EAST KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO LIMITED, VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD, as his daughter's property abuts the subject property.

31. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT the minutes of the meeting of January 29, 2019, be adopted as presented.

CARRIED

32. COMMUNICATIONS

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Jackson

THAT Communications C1 and C2 inclusive be received and referred to their respective items on the agenda.

CARRIED

33. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

Committee of the Whole Report No. 7

Items 1 and 3

Committee of the Whole (Public Hearing) Report No. 8

Item 2

Addendum Items

Items 1, 2, 3, and 5

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Ferri

THAT Items 1 to 7 of the Finance, Administration and Audit Committee Report No. 3, BE APPROVED and the recommendations therein be adopted;

THAT Item 1 of the Committee of the Whole (Closed Session) Report No. 6, BE APPROVED and the recommendations therein be adopted;

THAT Item 1 of the Finance, Administration and Audit Committee Report No. 4, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole Report No. 7, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 7 of the Committee of the Whole (Public Hearing) Report No. 8, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 and 2 of the Committee of the Whole (Working Session) Report No. 9, BE APPROVED and the recommendations therein be adopted.

CARRIED

34. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 7

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 OFFICIAL PLAN AMENDMENT FILE OP.18.010 ZONING
BY-LAW AMENDMENT FILE Z.18.017 SITE
DEVELOPMENT FILE DA.18.031 MAJOR WESTON

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

CENTRES LIMITED VICINITY OF MAJOR MACKENZIE DRIVE AND CITYVIEW BOULEVARD

MOVED by Councillor DeFrancesca
seconded by Councillor Carella

THAT Item 1, Committee of the Whole Report No. 7 be adopted and amended, as follows:

By approving that recommendation 2) of the Committee of the Whole be deleted and replaced with the following:

- 2) That the applicant meet with the community to discuss changes to any architectural and landscape features of the development, and staff attend those meetings.

CARRIED

ITEM - 3 407ETR FUTURE INTERCHANGE OPTIONS STUDY COMPLETION

MOVED by Councillor Yeung Racco
seconded by Councillor Iafrate

THAT Item 3, Committee of the Whole Report No. 7 be adopted without amendment.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Shefman
Councillor Yeung Racco
Regional Councillor Jackson
Regional Councillor Ferri
Mayor Bevilacqua
Regional Councillor Rosati
Councillor DeFrancesca
Councillor Carella
Councillor Iafrate

COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 8

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 2 OFFICIAL PLAN AMENDMENT FILE OP.17.008 EAST

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO
LIMITED VICINITY OF REGIONAL ROAD 27 AND KIRBY
ROAD

MOVED by Councillor Iafrate
seconded by Councillor Carella

THAT Item 2, Committee of the Whole (Public Hearing) Report No. 8 be adopted and amended, as follows:

1. That appropriate staff be directed to request the owners of the Copper Creek Golf Course to formally agree in writing to abide by the provisions of the Private Property Tree Protection By-law as a gesture of good faith toward neighbouring residents, and to do so until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations; and
2. That failing agreement with the above, that appropriate staff be directed to bring forward no later than the Committee of the Whole meeting of March 5, 2019, a site-specific by-law that subjects the said lands to the provisions of the Private Property Tree Protection By-law, until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations.

MOTION WITHDRAWN

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

THAT Item 2, Committee of the Whole (Public Hearing) Report No. 8 be adopted and amended, as follows:

By receiving communication C1 from Mr. John Di Poce, DI POCE Management Limited Sun Pac boulevard, Brampton, dated February 5, 2019.

CARRIED

Having previously declared an interest Regional Councillor Rosati did not take part in the discussion or vote on the foregoing matter.

35. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Regional Councillor Ferri
seconded by Councillor Carella

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

That Council resolve into Closed Session for the purpose of discussing the following matters:

1. UPDATE - SALE OF VARIOUS CITY LANDS AND TEMPORARY EASEMENTS METROLINX REGIONAL EXPRESS RAIL PROJECT ADJACENT TO RAIL CORRIDOR MAJOR MACKENZIE DRIVE WARD 1 (Addendum No. 1)
(acquisition or disposition of land)
2. UPDATE ON RECRUITMENT OF SENIOR POSITIONS (Addendum No. 2)
(personal matters about an identifiable individual)
3. LOCAL PLANNING APPEAL TRIBUNAL ROYAL 7 DEVELOPMENTS LIMITED 2900 AND 2938 HIGHWAY 7 CASH-IN-LIEU OF PARKLAND WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7 (Addendum No. 3)
(litigation or potential litigation)
4. COUNTRY WIDE HOMES WOODEND PLACE INC. 11, 31, AND 51 WOODEND PLACE LPAT APPEAL PL170805 (Addendum No. 5)
(litigation or potential litigation)

CARRIED

Council recessed at 1:31 p.m.

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

THAT Council reconvene at 3:26 pm

CARRIED

Council reconvened at 3:26 p.m. with the following members present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

Councillor Alan Shefman
Councillor Sandra Yeung Racco

Addendums

- 36. UPDATE - SALE OF VARIOUS CITY LANDS AND TEMPORARY EASEMENTS METROLINX REGIONAL EXPRESS RAIL PROJECT ADJACENT TO RAIL CORRIDOR MAJOR MACKENZIE DRIVE WARD 1**
(Addendum No. 1)

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

That the confidential recommendation of the Council (Closed Session) meeting of February 12, 2019, be approved.

CARRIED

- 37. UPDATE ON RECRUITMENT OF SENIOR POSITIONS**
(Addendum No. 2)

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

That the confidential recommendation of the Council (Closed Session) meeting of February 12, 2019, be approved.

CARRIED

- 38. LOCAL PLANNING APPEAL TRIBUNAL ROYAL 7 DEVELOPMENTS LIMITED 2900 AND 2938 HIGHWAY 7 CASH-IN-LIEU OF PARKLAND WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**
(Addendum No. 3)

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

- 1) That the confidential recommendation of the Council (Closed Session) meeting of February 12, 2019, be approved; and
- 2) That Confidential Communication C3, from the Deputy City Manager, Planning and Growth Management and the Director, VMC Program, dated February 12, 2019, be received.

CARRIED

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

39. **COUNTRY WIDE HOMES WOODEND PLACE INC. 11, 31, AND 51
WOODEND PLACE LPAT APPEAL PL170805**
(Addendum No. 5)

MOVED by Councillor DeFrancesca
seconded by Councillor lafrate

That the confidential recommendation of the Council (Closed Session) meeting of February 12, 2019, be approved.

CARRIED

40. **BY-LAWS**

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Ferri

THAT the following by-laws be enacted:

By-Law Number 011-2019	A By-Law to amend By-law No. 169-1984, as amended, to provide for the yearly levy and collection of the Kleinburg Business Improvement Area special charge. (Item 4, Committee of the Whole, Report No. 7)
By-Law Number 012-2019	A By law to authorize the temporary borrowing of a sum that shall not exceed \$65,000,000 during the year 2019. (Item 1, Finance, Administration and Audit Committee, Report No. 3)
By-Law Number 013-2019	A By law to amend By-law 91-2011 (the Indemnification By-law). (Item 4, Finance, Administration and Audit Committee, Report No. 3)
By-Law Number 014-2019	A By-law to provide for severance remuneration for members of Council and to repeal and replace By-Law 142-2004. (Item 4, Finance, Administration and Audit Committee, Report No. 3)
By-Law Number 015-2019	A By-law to dedicate certain lands as part of the public highway. (199 Pine Grove Road, Plan 66R-5743, Plan M-1112, DA.13.050) (Delegation By-law 005-2018)

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

By-Law Number 016-2019	A By law to assume Municipal Services in McNaughton Community Plan Industrial Subdivision (North), 19T-05V05(N), Registered Plan 65M-4330. (York Major Holdings Inc. dated May 10, 2012) (Delegation By-law 005-2018)
By-Law Number 017-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.18.017, OP.18.010, DA.18.031, Major Weston Centres Limited, located on the northeast corner of Weston Road and Major Mackenzie Drive, 3600 Major Mackenzie Drive) (Item 1, Committee of the Whole, Report No. 7)
By-Law Number 018-2019	A By-law to adopt Amendment Number 35 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.18.010, Z.18.017, DA.18.031, Major Weston Centres Limited, located on the northeast corner of Weston Road and Major Mackenzie Drive, 3600 Major Mackenzie Drive) (Item 1, Committee of the Whole, Report No. 7)

CARRIED

41. CONFIRMING BY-LAW

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Rosati

THAT By-law Number 019-2019, being a by-law to confirm the proceedings of Council at its meeting on February 12, 2019, be enacted.

CARRIED

42. ADJOURNMENT

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

THAT the meeting adjourn at 3:27 p.m.

CARRIED

COUNCIL MEETING MINUTES - FEBRUARY 12, 2019

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**CITY OF VAUGHAN
SPECIAL COUNCIL (BUDGET) MINUTES
FEBRUARY 20, 2019**

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CITY OF VAUGHAN
SPECIAL COUNCIL (BUDGET) MEETING

WEDNESDAY, FEBRUARY 20, 2019

MINUTES

7:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario at 7:05 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

43. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor Carella

THAT the agenda be confirmed.

CARRIED

44. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

45. DRAFT 2019 BUDGET AND 2020-2022 FINANCIAL PLAN
(Referred)

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

- 1) That the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated January 21, 2019, be approved;
- 2) That the recommendation of the Finance, Administration and Audit Committee meeting of January 21, 2019, be approved;
- 3) That the recommendation of Finance, Administration and Audit Committee meeting of February 4, 2019, be approved;
- 4) That the following deputations, be received:
 1. Mr. Kevin Hanit, Queensbridge Drive, Concord;
 2. Ms. Laura Rinaldo, South Maple Ratepayers Association, Hollybush Drive, Maple;
 3. Mr. Bob Moroz, Kilmuir Gate, Woodbridge;
 4. Mr. Paul Ciaravella, Sherwood Park Road, Vaughan; and
 5. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
- 5) That the following communications, be received:
 - C1 Deputy City Manager, Community Services and the Director, Facility Services, dated February 15, 2019;
 - C2 Communication withdrawn and deleted at the request of the individual who made the submission; and
 - C3 Presentation material titled “Draft 2019 Budget and 2020-2022 Financial Plan”, dated February 20, 2019.

CARRIED

REPORT AND RECOMMENDATIONS

Purpose

The purpose of this report is to present the Finance, Administration and Audit Committee with the Draft 2019 Budget and 2020-2022 Financial Plan and the corresponding tax adjustments, water and wastewater rates and stormwater charge increases that, if adopted, would allow the City to continue providing a wide range of services and infrastructure to Vaughan households and businesses.

Report Highlights

- The Draft 2019 Budget and 2020-2022 Financial Plan focuses on investments in transformational city-building and Service Excellence Initiatives.
- The proposed property tax supported operating budget for 2019 is approximately \$310 million in gross expenditures which includes a proposed tax levy increase of 3.0 per cent.
- The proposed water and wastewater rate and the stormwater charge supported operating budget for 2019 is approximately \$180 million in gross expenditures. The combined 2019 rate increase for water and wastewater is \$0.4115 per cubic metre, or 9.9 per cent over the 2018 combined water and wastewater rate.
- The draft 2019 capital budget amounts to approximately \$166 million and the 2020-2022 capital plan is forecasted at a total of approximately \$521 million.

Recommendations

Recommendation of the Finance, Administration and Audit Committee, meeting of February 4, 2019 (Report No. 4, Item 1):

Council, at its meeting of February 12, 2019, adopted the recommendation of Finance, Administration and Audit Committee meeting of February 4, 2019 (Report No. 4, Item 1):

- 1) That the report of the Chief Financial Officer and City Treasurer dated January 21, 2019 be referred to the February 20, 2019 Special Council meeting at 7:00 p.m. to continue deliberations;
- 2) That the following be approved in accordance with Communication C1, memorandum from the Interim City Manager and the Chief Financial Officer & City Treasurer, dated January 31, 2019 and be referred to the Special Council meeting of February 20, 2019 to continue deliberations:
 1. That the draft 2019 property tax operating budget be amended to add a new additional resource for a full-time permanent complement of an Internal Audit Project Manager position;
 2. That a fiscally net neutral 2019 budget adjustment be made from Vaughan Public Libraries to Internal Audit to cover expenses related to the additional resource, in the amount up to \$70,000 as determined by the Interim City Manager; and
 3. That the Draft 2019 Budget Book Volumes 1, 2 and 3 be amended to reflect this budget adjustment;

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

- 3) That the Region of York be requested to make a presentation to the City of Vaughan for the 2020 budget at an evening meeting;
- 4) That the presentation by staff and Communication C3, presentation material entitled, “Draft 2019 Budget and 2020-2022 Financial Plan”, be received;
- 5) That Communication C2, memorandum from the Chief Financial Officer & City Treasurer, dated January 31, 2019, be received; and
- 6) That the following deputations, be received:
 1. Mr. Kevin Hanit, Queensbridge Drive, Concord;
 2. Mr. Sam Maltese, Vaughan World Series Slo-Pitch League, Royal Ridge, Maple;
 3. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 4. Mr. Robert Kenedy, MacKenzie Ridge Ratepayers’ Association, Giorgia Crescent, Maple;
 5. Ms. Heidi Last, Glacier Court, Vaughan; and
 6. Ms. Maria Verna, Village of Woodbridge Ratepayers’ Association, Woodbridge Avenue, Woodbridge.

Recommendation of the Finance, Administration and Audit Committee, meeting of January 21, 2019 (Report No. 2, Item 1):

The Finance, Administration and Audit Committee, at its meeting of January 21, 2019, recommended Finance, Administration and Audit Committee, (Report No. 2, Item 1):

- 1) That the report of the Chief Financial Officer and City Treasurer dated January 21, 2019 be referred to the February 4, 2019 Finance, Administration and Audit Committee meeting at 7:00 p.m. to continue deliberations;
- 2) That the presentation by the Chief Financial Officer & City Treasurer and C1, presentation material titled “Draft 2019 Budget and 2020-2022 Financial Plan”, be received; and
- 3) That the following deputations and Communication, be received:
 1. Mr. Kevin Hanit, Queensbridge Drive, Concord;
 2. Mrs. Sunder Singh, Ellerby Square North, Woodbridge;
 3. Mr. Adriano Volpentesta, America Avenue, Vaughan;
 4. Ms. Meezan Kotylo, Bradgate Drive, Thornhill;
 5. Mr. Antonio Ienco, Islington Avenue, Vaughan, and C2, presentation material titled “Vaughan International Film Festival”;
 6. Mr. Savino Quatela, Grand Valley Boulevard, Maple;
 7. Mr. Paul Ciaravella, Sherwood Park Road, Vaughan;
 8. Mr. Jean-Francois Obregon, Laurel Valley Court, Concord;

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

9. Ms. Mary Bowers, Royalpark Way, Woodbridge; and
10. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.

Report and Recommendation of the Chief Financial Officer and City Treasurer, dated January 21, 2019:

Recommendation:

1. That the presentation on the Draft 2019 Budget and 2020-2022 Financial Plan (the "2019 Budget Book") be received;
2. That Council approve the 2019 tax supported operating budget with budgeted operating gross expenditures of \$310 million and budgeted revenues of \$310 million;
3. That Council approve the 2019 water and wastewater rates and stormwater charge supported operating budget (collectively the "Rate Budgets") with budgeted operating gross expenditures of \$180 million and budgeted revenues of \$180 million;
4. That the list of 2019 capital projects, together with their total costs in the amount of \$166 million, summarized in Volumes 1 and 2 and detailed in Volume 3 of the 2019 Budget Book, be approved subject to annual capital funding;
5. That the list of 2020-2022 capital projects together with their total costs, outlined in Volume 3 of the 2019 Budget Book, be recognized;
6. That the Draft 2019 operating and capital spending authority be approved, and the 2020-2022 plan be recognized as outlined in the 2019 Budget Book Volumes 1, 2 and 3.
7. That for user fees and service charges:
 - a. The schedules outlined in Volume 3 of the 2019 Budget Book be approved;
 - b. That the necessary by-laws become effective when approved by Council;
 - c. That water and wastewater rate changes be effective April 1, 2019; and
 - d. That the Treasurer be authorized to revise Harmonized Sales Tax (HST) applicability for user fees and service charges as required by legislation; and
8. That this matter and any comments received be referred to the next Finance, Administration and Audit Committee to continue deliberations.

Background

Citizen Satisfaction Survey shows that residents are happy with the programs and services provided by the City

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

Since 2007, the City of Vaughan has conducted citizen satisfaction surveys to gather input from residents on the quality of life in Vaughan, the overall delivery of City services and the management of tax dollars. The City values the feedback and opinions of its residents so that it can build on its success and further improve on what matters most to citizens.

Findings from the 2018 Citizen Satisfaction Survey indicate that 97% of respondents felt the quality of life in the City was very good or good. In addition, 91% of respondents indicated that they were satisfied or very satisfied with the delivery of all services provided by the City. Furthermore, the proportion of respondents who believe they receive good value for their tax dollars was approximately 82%.

The communication plan encourages citizens to be informed and involved in the City's budget

The City of Vaughan invites and encourages residents and local businesses to help shape Vaughan's promising future and build on its success.

A comprehensive multi-channel public communication plan has been developed to support the budget and to help ensure Vaughan residents have opportunities to provide feedback and learn about the budget. The plan consists of a mix of communication channels including print, online and in person to ensure all residents can be informed and involved in their preferred format. These include:

- Print material (flyers and posters) distributed to community centres, libraries, seniors' groups, ratepayer associations;
- Advertisements, including meeting dates, times and topics to be covered;
- Media outreach;
- Public meetings that are also streamed online;
- Enhanced web content; and
- Online feedback form and telephone hotline.

Feedback received will be incorporated into presentations at the public meetings.

Public Outreach on the Budget Process Occurs Year-round

Outreach on the budget process is often a year-round activity for the administration, both in formal and informal settings. In 2018, Finance staff continued its Community Engagement Initiative by having a Financial

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

Sustainability booth at the City's Winterfest and Canada Day events. Staff engaged the public through priority setting games, surveys on value for services and general education/discussions on the financial and infrastructure issues within the City. Staff intend to continue with this initiative in 2019.

Continuous Improvements in Budget Book Enhance Usability

Every year staff strive to make improvements to present clear and easy to understand content in the budget book to help enhance its usability. This year, the Budget Book continues to utilize a user-friendly layout and is divided into 3 volumes for ease of navigation.

The draft 2019 budget outlined in the attached 2019 Budget Book sets out staff's recommended operating allocations to deliver the City's programs and services over the next year including additional resource requests. It also provides information about major transformational city-building initiatives that are underway, recommended new capital projects and forecasts for the City's obligatory and discretionary reserves.

Investments in the Service Excellence Initiative projects proposed in the 2019 Budget Book will help achieve efficiencies to ensure we can continue maintaining modest tax rate increases that are aligned with Council priorities.

Previous Reports/Authority

http://www.vaughan.ca/council/minutesagendas/AgendaItems/FinancePM1113_17_1.pdf

Analysis and Options

The Draft 2019 Budget includes investments in transformational city-building and Service Excellence Initiatives

The Draft 2019 Budget and 2020-2022 Financial Plan supports the City's vision of being a 'City of Choice' by including investments in transformational city-building and Service Excellence Initiatives. The City is committed to continuing to provide value to its citizens by improving the citizen experience, managing growth and delivering services more effectively and efficiently including identifying opportunities to use technology and apply digital strategies. This is being done while minimizing the impact of tax, water, wastewater and stormwater rates and charge increases on Vaughan's residents and businesses, striving

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

towards long-term financial sustainability, and that growth pays for growth to the fullest extent possible.

Financial Sustainability is always a key priority for the City.

Earlier in 2017, City Council approved a new Fiscal Framework through the Financial Sustainability Service Excellence initiative. This framework included guiding principles to inform staff and Council on decision making related to financial matters. In alignment with the Guiding Principles, the objective of the City's financial planning process is to develop a multi-year budget that balances the need to maintain existing services, accommodate growth requirements, undertake corporate initiatives and safeguard water resources against the City's capacity to fund them. The City's financial management policies and practices are based on legislation and best practices to maintain the City's strong financial position. The Draft 2019 Budget and 2020-2022 Financial Plan reflects these principles.

Financial Impact

Property tax levy increase is proposed at three per cent for 2019

The proposed 2019 property tax supported operating budget includes gross expenditures of \$310.3 million, which includes a property tax increase of three per cent. For an average residential property assessed at \$891,000, this represents an increase of approximately \$ 53. If adopted as presented, the draft 2019 property tax supported operating budget would have the following economic impacts:

Table 1: Draft 2019 Property Tax Supported Operating Budget

\$M	2018 Approved	2019 Proposed Budget
Gross Operating	292.5	310.3
Less: Non-Tax Revenue	94.9	103.7
Net Operating	197.6	206.6
Assessment Growth	3.5	3.3
Supplemental Taxation and PIL	5.9	5.9
Net Levy Requirement	188.2	197.4
Incremental Levy Requirement	5.2	5.7
Incremental Tax Rate	2.89%	3.00%

Note: Some numbers may not add up due to rounding

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

Property Tax Supported and Rate Budgets Tabled Together

The priorities set by Council in the current Term of Council Service Excellence Strategy Map has helped inform the development of the 2020-2022 operating and capital forecast. A new 2018-2022 Strategy Map that builds on the success of current strategic plan is underway and expected to be completed in Q1 2019.

The draft 2020-2022 Plan assumes that property tax rate increases of no more than three percent will continue to be adopted as a framework for the City's administration to follow. The administration will need to continue to find ways to leverage leading practices and innovation to help drive efficiencies and address rising costs in order to achieve this objective.

The draft 2020-2022 Financial Plan will continue to be refined and be better informed as the City progresses on asset-management planning and long-range fiscal planning initiatives.

The following table presents the 2019 proposed budget and 2020-2022 forecasted gross operating expenditures by Portfolio/Office.

Table 2: Gross Expenditures by Portfolio/Office

\$M	2018 Approved	2019 Proposed Budget	2020 Plan	2021 Plan	2022 Plan
Community Services					
Fire and Rescue Services	49.5	51.5	53.3	55.3	57.0
Recreation and Other Community Services	54.9	55.9	56.9	57.8	59.1
	104.4	107.4	110.2	113.1	116.1
 Public Works	221.4	242.5	261.1	272.6	281.7
Planning and Growth Management	26.3	29.0	28.8	28.8	29.5
Corporate Services	28.6	29.2	30.4	31.9	32.5
Vaughan Public Libraries	19.2	19.6	21.3	21.7	22.3
Other Offices	53.9	62.7	65.3	68.3	71.3
Combined Tax and User Rate Gross Expenditures	453.8	490.3	517.1	536.3	553.4
Less: Water, Wastewater, and Stormwater	161.3	180.0	198.0	208.6	216.0
Tax Rate Gross Expenditures	292.5	310.3	319.1	327.7	337.3

Note: Some numbers may not add up due to rounding

Water, Wastewater and Stormwater Operating Budget

Safe drinking water, effective wastewater collection and stormwater management are cornerstones of a sustainable and healthy community. The

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

2019 Water, Wastewater and Stormwater draft budgets and rates provide funds to support the City's water, wastewater and stormwater services by moving towards financial sustainability in accordance with the Safe Drinking Water Act, Ontario Water Resources Act and Environmental Protection Act.

Continued investment in infrastructure renewal is critical to ensure water, wastewater and stormwater services are sustainable in the future. This objective is supported by continuing to build City reserves. The combined draft rate increase for water and wastewater is 9.9% which covers a 9.0% rate increase from the Region of York, which accounts for 76% of the City's expenses. The 2019 draft water and wastewater rates will generate a combined net contribution of \$18.9 million to reserves thus continuing the City's move towards long-term financial sustainability of the City's water and wastewater system and services.

Based on the draft rate increase for water and wastewater the impact to the ratepayer that consumes 267 cubic metres will be approximately \$109.87 annually or \$9.16 per month.

The 2019 stormwater charge will increase by an average of 4.4 per cent over the 2018 charge, which includes a \$2.4 million reserve contribution. Planned charge increases must continue in future years to build stormwater reserves to meet future infrastructure needs.

The Draft 2019 Budget includes capital investments of approximately \$166 million and the 2020-2022 Capital Plan is forecasted at approximately \$521 million

The 2019 proposed capital projects reflect investments that support Council priorities, infrastructure renewal requirements and service excellence initiatives. These investments look to ensure that the necessary assets are in place to support a vibrant, sustainable community while maintaining existing infrastructure in a good state of repair.

The City is committed to make capital investments to ensure that the necessary infrastructures are in place to support a vibrant, sustainable city.

Proposed capital projects are to support Council priorities. The following table highlights the alignment of capital investment to Council priorities and the City's commitment to service excellence.

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

(\$M)	# of Projects	2019 Budget	2020-2022 Plan	Total
Council Priorities	430	146.5	423.6	570.1
Transportation and Mobility	86	57.9	186.6	244.5
Land Use and City Building	248	29.3	135.4	164.7
Environmental Stewardship	45	44.1	62.1	106.2
Safe, Active and Engaged Communities	45	14.0	37.7	51.7
Good Governance	6	1.3	1.7	2.9
Service Excellence Strategic Initiatives	163	19.3	97.8	117.1
Citizen Experience	81	9.6	74.4	84.0
Operational Performance	78	9.5	22.7	32.2
Staff Engagement	4	0.2	0.7	1.0
Total New Capital Projects	593	165.8	521.4	687.2

Broader Regional Impacts/Considerations

The Water and Wastewater Rate Budgets include wholesale water and wastewater program purchases from the Region of York for 2019 representing 76 per cent of the City's combined water and wastewater costs.

The residential and business tax bills include levies from the City of Vaughan, the Region of York and the Province. The proposed tax levy increase presented in the 2019 Budget Book is for the City's share, which is approximately 28% of a residential tax bill based on the average assessment value of \$891,000. The Region's budget will be tabled to York Region's Council on January 31st, 2019.

Conclusion

The Draft 2019 Budget and 2020-2022 Financial Plan delivers on the City's mission of Citizens First Through Service Excellence and balances the needs of managing unprecedented growth, investing in infrastructure and supporting economic development while respecting citizens' hard-earned tax dollars.

For more information, please contact:

Rita Selvaggi, Interim Director, Financial Planning and Development Finance, ext.8438
Dean Ferraro, Director, Financial Services, ext.8272

Attachments

1. Draft 2019 Budget Book:
 - a. Draft 2019 Budget and 2020-2022 Financial Plan Volume 1 - Budget Overview

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

- b. Draft 2019 Budget and 2020-2022 Financial Plan Volume 2-
Department Budgets
- c. Draft 2019 Budget and 2020-2022 Financial Plan Volume 3 -
Appendices and Proposed User Fees/Service Charges

Attachments have been posted on-line and a hard copy of each attachment is on file in the Office of the City Clerk. They can be found by clicking on this [link](#).

Prepared by

Rita Selvaggi, Interim Director, Financial Planning and Development Finance,
ext. 8438

Maggie Wang, Manager, Corporate Financial Planning & Analysis, ext. 8029

Sean Skinkle, Finance Manager, Water/Wastewater/Stormwater, ext. 8486

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

46. BY-LAWS

MOVED by Councillor Iafrate
seconded by Councillor Yeung Racco

THAT the following by-law be enacted:

By-Law Number 020-2019	Enact a City of Vaughan By-law Number 020-2019, with respect to stormwater rates. (Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)
By-Law Number 021-2019	A By-law to amend City of Vaughan By-law Number 087-2016, as amended, with respect to wastewater rates and to repeal By-law 016-2018. (Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)
By-Law Number 022-2019	A By-law to amend City of Vaughan By-law Number 177-2016, as amended, with respect to water rates and to repeal By-law 017-2018. (Item 1, Special Council (Budget) Meeting, February 20, 2019,

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

Item 1, Finance, Administration and Audit Committee, Report No. 2)

By-Law Number 023-2019

A By law to amend By-law Number 171-2013 to provide for fees and charges under the Municipal Act. (Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)

By-Law Number 024-2019

A By-law to amend By-law 045-2018, as amended, being a By-law to provide for the issuing, revoking, and/or suspending of permits and for regulating and inspecting special events within the City of Vaughan. (Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)

By-Law Number 025-2019

A By law to amend By-law 315-2005, as amended, being a By-law to provide for the licensing, regulating and governing of certain businesses, activities and undertakings in the City of Vaughan. (Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)

By-Law Number 026-2019

A By-law to amend By-law 371-2004 being a by-law to provide for the issuing, revoking, and/or suspending of permits and for regulating and inspecting filming events within the City of Vaughan. (Item 1, Special Council (Budget) Meeting, February 20, 2019, Item 1, Finance, Administration and Audit Committee, Report No. 2)

CARRIED

47. CONFIRMING BY-LAW

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Jackson

SPECIAL COUNCIL (BUDGET) MEETING MINUTES – FEBRUARY 20, 2019

THAT By-law Number 027-2019, being a by-law to confirm the proceedings of Council at its meeting on February 20, 2019, be enacted.

CARRIED

48. ADJOURNMENT

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 8:08 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
MARCH 4, 2019**

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CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
MONDAY, MARCH 4, 2019

MINUTES

1:50 P.M.

Hon. Maurizio Bevilacqua, Mayor, declared that a Special Council meeting would be convened in the Municipal Council Chamber in Vaughan, Ontario at 1:53 p.m. for which notice had not been given for the purpose of ratifying the recommendation of the Committee of the Whole (Closed Session) of March 4, 2019, Report No. 10, Item 1.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Marilyn Iafrate
Councillor Tony Carella
Councillor Sandra Yeung Racco
Councillor Alan Shefman

49. CONFIRMATION OF AGENDA

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Jackson

THAT the agenda be confirmed.

CARRIED

50. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

SPECIAL COUNCIL MEETING MINUTES – MARCH 4, 2019

**51. LOCAL PLANNING APPEAL TRIBUNAL APPEAL (PL180665)
OFFICIAL PLAN AMENDMENT FILE OP.17.010
ZONING BY-LAW AMENDMENT FILE Z.17.026
DRAFT PLAN OF SUBDIVISION FILE 19T-17V009
TESTON SANDS INC.
1600 TESTON ROAD**

(Item 1, Report No. 10, Committee of the Whole (Closed Session), March 4, 2019)

MOVED by Councillor Iafrate
seconded by Councillor Carella

That the following recommendation of the Committee of the Whole (Closed Session) meeting of March 4, 2019, Item 1, Report No. 10, be approved:

- 1) That the confidential recommendation of the Committee of the Whole (Closed Session), be approved; and
- 2) That the rules of procedure with respect to 24 hours' notice for the summoning of a Special Council meeting be waived to permit convening a Special Council meeting on March 4, 2019 at 1:50 p.m.
- 3) That confidential communication C1, from Mr. Robert Kenedy, MacKenzie Ridge Ratepayers Association, Giorgia Crescent, Maple, dated March 3, 2019, be received.

CARRIED

52. CONFIRMING BY-LAW

MOVED by Councillor Iafrate
seconded by Councillor Shefman

THAT By-law Number 028-2019, being a by-law to confirm the proceedings of Council at its meeting on March 4, 2019, be enacted.

CARRIED

SPECIAL COUNCIL MEETING MINUTES – MARCH 4, 2019

53. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Jackson

THAT the meeting adjourn at 1:55 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Council Report

DATE: Tuesday, March 19, 2019

WARD(S): ALL

**TITLE: TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE
MUNICIPAL ACT, 2001**

FROM:

Michael Coroneos, Chief Financial Officer and City Treasurer

ACTION: DECISION

Purpose

To obtain Council approval for the apportionment of property taxes as permitted under the Municipal Act, 2001.

Report Highlights

Section 356 – Division Into Parcels:

- Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share of property tax and confirm their right to appeal the decision to the Assessment Review Board (ARB) as applicable. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.
- As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the ARB.

Recommendations

That the tax adjustments as outlined on the attached report be approved in accordance with the requirements under the Municipal Act.

Background

Section 356 – Division Into Parcels:

Under Section 356, *Municipal Act*, taxes that remain outstanding on a property tax account that has been severed into two or more parcels can be apportioned to the newly created lots. An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the ARB for a further hearing.

Previous Reports/Authority

N/A

Analysis and Options

Section 356 – Division Into Parcels:

Twenty-two (22) applications have been received to sever property that was returned on the roll as one parcel. The Municipal Property Assessment Corporation (MPAC) provides the City with a report outlining the apportioned value of each separate piece, and the outstanding tax balance on the single piece are then apportioned to the various parts in accordance with the assessment.

An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. Should any property owner disagree with the recommendation approved by Council, they can appeal the decision to the ARB for a further hearing.

Financial Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share, and confirm their right to appeal the decision to the ARB. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.

For more information, please contact: Maureen Zabiuk, A.I.M.A., CMRP, Manager
Property Tax & Assessment Ext. 8268

Attachments

Attachment 1 – Severance Report

Prepared by

Maureen Zabiuk, A.I.M.A., CMRP
Manager, Property Tax & Assessment
Ext. 8268

SEVERANCE REPORT

SECTION 356, MUNICIPAL ACT, S.O. 2001

COUNCIL MARCH 19, 2019

Attachment 1

	ROLL #	TAX YEAR	AMOUNT ADJUSTED (\$)
APPL. # 1			
7410	000.210.98324.0000	2018	(6,298.26)
7411	000.210.98527.0000	2018	1,315.88
7412	000.210.98528.0000	2018	1,222.17
7413	000.210.98529.0000	2018	1,222.17
7414	000.210.98530.0000	2018	1,222.17
7415	000.210.98531.0000	2018	1,315.87
APPL. # 2			
7416	000.210.98329.0000	2018	(6,567.67)
7417	000.210.98504.0000	2018	1,375.69
7418	000.210.98505.0000	2018	1,273.59
7419	000.210.98506.0000	2018	1,273.59
7420	000.210.98507.0000	2018	1,273.59
7421	000.210.98508.0000	2018	1,371.21
APPL. # 3			
7422	000.210.98303.0000	2018	(6,243.65)
7423	000.210.98601.0000	2018	1,402.66
7424	000.210.98602.0000	2018	1,187.48
7425	000.210.98603.0000	2018	1,187.48
7426	000.210.98604.0000	2018	1,187.48
7427	000.210.98605.0000	2018	1,278.55
APPL. # 4			
7428	000.210.98318.0000	2018	(2,676.37)
7429	000.210.98538.0000	2018	722.62
7430	000.210.98539.0000	2018	588.80
7431	000.210.98540.0000	2018	588.80
7432	000.210.98541.0000	2018	776.15
APPL. # 5			
7433	000.210.98300.0000	2018	(6,232.73)
7434	000.210.98615.0000	2018	1,409.80
7436	000.210.98616.0000	2018	1,183.07
7437	000.210.98617.0000	2018	1,183.07
7438	000.210.98618.0000	2018	1,183.07
7439	000.210.98619.0000	2018	1,273.72
APPL. # 6			
7440	000.210.98317.0000	2018	(7,033.65)

7441	000.210.98532.0000	2018	1,230.71
7442	000.210.98533.0000	2018	1,143.06
7443	000.210.98534.0000	2018	1,143.06
7444	000.210.98535.0000	2018	1,143.06
7445	000.210.98536.0000	2018	1,143.06
7446	000.210.98537.0000	2018	1,230.70

APPL. # 7

7447	000.210.98319.0000	2018	(5,366.26)
7448	000.210.98542.0000	2018	1,353.24
7449	000.210.98543.0000	2018	1,179.30
7450	000.210.98544.0000	2018	1,217.48
7451	000.210.98545.0000	2018	1,616.24

APPL. # 8

7452	000.210.98331.0000	2018	(4,347.20)
7453	000.210.98581.0000	2018	744.56
7454	000.210.98582.0000	2018	690.37
7455	000.210.98583.0000	2018	690.37
7456	000.210.98584.0000	2018	690.37
7457	000.210.98585.0000	2018	690.37
7458	000.210.98586.0000	2018	841.16

APPL. # 9

7459	000.210.98310.0000	2018	(6,646.29)
7460	000.210.98546.0000	2018	1,129.04
7461	000.210.98547.0000	2018	1,048.64
7462	000.210.98548.0000	2018	1,048.64
7463	000.210.98549.0000	2018	1,048.64
7464	000.210.98550.0000	2018	1,048.64
7465	000.210.98551.0000	2018	1,322.69

APPL. # 10

7466	000.350.63500.0000	2018	(6,585.16)
7467	000.350.63501.0000	2018	4,741.32
7468	000.350.63502.0000	2018	1,843.84

APPL. #11

7469	000.310.00425.0000	2018	(4,900.27)
7470	000.310.00507.0000	2018	1,534.52
7471	000.310.00508.0000	2018	1,081.57
7472	000.310.00509.0000	2018	1,081.57
7473	000.310.00510.0000	2018	1,202.61

APPL. #12

7474	000.210.98301.0000	2018	(6,396.55)
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7475	000.210.98591.0000	2018	1,314.18
7476	000.210.98592.0000	2018	1,220.62
7477	000.210.98593.0000	2018	1,220.62
7478	000.210.98594.0000	2018	1,220.62
7479	000.210.98595.0000	2018	1,420.51

APPL. #13

7480	000.310.00423.0000	2018	(7,587.03)
7481	000.310.00501.0000	2018	1,683.37
7482	000.310.00502.0000	2018	1,150.27
7483	000.310.00503.0000	2018	1,150.27
7484	000.310.00504.0000	2018	1,150.27
7485	000.310.00505.0000	2018	1,150.27
7486	000.310.00506.0000	2018	1,302.58

APPL. #14

7487	000.210.98302.0000	2018	(2,828.45)
7488	000.210.98587.0000	2018	763.68
7489	000.210.98588.0000	2018	678.83
7490	000.210.98589.0000	2018	678.83
7491	000.210.98590.0000	2018	707.11

APPL. #15

7492	000.212.11012.0000	2018	(2,876.08)
7493	000.213.32750.0000	2018	(2,562.99)
7494	000.213.32760.0000	2018	5,439.07

APPL. #16

7495	000.331.70000.0000	2017	(3,483.38)
7496	000.331.70003.0000	2017	2,958.16
7497	000.331.70004.0000	2017	525.22

APPL. #17

7498	000.360.05027.0000	2018	(47,130.58)
7499	000.360.05033.0000	2018	47,130.58

APPL. #18

7502	000.233.89142.0000	2016	(1,444.07)
7503	000.233.91049.0000	2016	1,444.07

APPL. #19

7504	000.233.89142.0000	2017	(1,591.84)
7505	000.233.91049.0000	2017	1,591.84

APPL. #20

7506	000.233.89142.0000	2018	(1,725.65)
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7507	000.233.91049.0000	2018	1,725.65
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APPL. #21

7510	000.300.31000.0000	2017	(2,410.83)
7511	000.300.31500.0000	2017	(3,966.12)
7512	000.300.32000.0000	2017	(2,418.51)
7513	000.300.35103.0000	2017	814.81
7514	000.300.35104.0000	2017	700.90
7515	000.300.35105.0000	2017	700.90
7516	000.300.35106.0000	2017	700.90
7517	000.300.35118.0000	2017	731.27
7518	000.300.35109.0000	2017	784.40
7519	000.300.35110.0000	2017	700.90
7520	000.300.35111.0000	2017	700.90
7521	000.300.35112.0000	2017	769.22
7522	000.300.35114.0000	2017	700.90
7523	000.300.35115.0000	2017	721.14
7524	000.300.35113.0000	2017	769.22

APPL. #22

7529	000.232.44450.0000	2018	(59,909.16)
7530	000.232.44451.0000	2018	0.00
7531	000.232.44452.0000	2018	59,909.16

GRAND TOTAL	0.00
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Council Report

DATE: Tuesday, March 19, 2019

WARD(S): ALL

**TITLE: TAX ADJUSTMENTS PURSUANT TO SECTIONS 354, 357, 358
AND 359 OF THE MUNICIPAL ACT, S.O. 2001**

FROM:

Michael Coroneos, Chief Financial Officer and City Treasurer

ACTION: DECISION

Purpose

To obtain council's approval for the increase or cancellation of property Taxes as permitted under Section 354, 357, 358 and 359 of the Municipal Act, 2001.

Report Highlights

Section 354, 357, 358, 359 – increase or cancellation of property taxes:

- Council approval of the recommendations in this report will allow staff to proceed with applicable property tax adjustments
- There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.
- As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the Assessment Review Board (ARB).

Recommendations

That the tax adjustments as outlined on the attached schedule be approved

Background

The City prepares these types of reports at least twice a year. The prior report was prepared for Council on April 11, 2018. There were twenty-six (26) applications on that report and the total cancellation, reduction or refund of taxes amounted to \$387,970. The City portion was \$77,344 or approx.20%.

Previous Reports/Authority

N/A

Analysis and Options

Eighty-five (85) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 354, 357, 358 and 359 of the *Municipal Act, 2001*, as amended.

There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

The total cancellation, reduction or refund of taxes, as recommended is \$627,193. The City portion of this amount is approximately \$131,666, or approximately 21%, broken down per year as follows:

2014 = \$679 / 2015 = \$4,988 / 2016 = \$17,518 / 2017 = \$43,910 / 2018 = \$64,571

As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the ARB.

Financial Impact

The City's share of these property tax adjustments is approximately \$131,666.

Broader Regional Impacts/Considerations

The Region of York's share of these property tax adjustments is approximately \$223,940 or approximately 36%.

Conclusion

The *Municipal Act* allows staff to proceed with the property tax adjustments as applicable.

Council approval also gives the applicant the right to appeal the decision to the Assessment Review Board if so desired.

For more information, please contact: Maureen Zabiuk, A.I.M.A., CMRP, Manager
Property Tax & Assessment Ext. 8268

Attachments

Attachment 1 – Tax Appeal Report

Prepared by

Maureen Zabiuk, A.I.M.A., CMRP
Manager, Property Tax & Assessment
Ext. 8268

TAX APPEAL REPORT				COUNCIL MARCH 19, 2019				Attachment 1
SECTION 357, 358, 359, MUNICIPAL ACT, S.O. 2001								
APPL. #	ROLL #	TAX YEAR	AMOUNT ADJUSTED	CITY PORTION	HOSPITAL PORTION	REGION PORTION	EDUCATION PORTION	REASON
7534	000.310.08000	2014	(\$2,413.05)	(649.77)	(28.72)	(1,166.38)	(568.17)	EXEMPT - YR
7295	000.214.74000	2015	(\$13,876.71)	(2,987.61)	(126.15)	(5,366.34)	(5,396.61)	MPAC ERROR
7227	000.233.89900	2015	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7535	000.310.08000	2015	(\$4,627.85)	(1,250.69)	(52.81)	(2,246.49)	(1,077.86)	EXEMPT - YR
7377	000.330.14010	2015	(\$2,028.16)	(548.12)	(23.14)	(984.53)	(472.37)	EXEMPT - MTO
7392	000.040.00501	2016	(\$5,541.42)	(802.52)	(32.55)	(1,437.60)	(3,268.75)	MPAC ERROR
7294	000.214.74000	2016	(\$58,676.91)	(12,582.37)	(510.32)	(22,539.62)	(23,044.60)	MPAC ERROR
7228	000.233.89900	2016	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7353	000.233.91026	2016	(\$316.49)	(86.01)	(3.49)	(154.07)	(72.93)	MPAC ERROR
7356	000.281.11150	2016	(\$2,121.23)	(576.44)	(23.38)	(1,032.61)	(488.80)	EXEMPT- CITY
7390	000.291.13030	2016	(\$350.82)	(95.78)	(3.71)	(169.66)	(81.66)	MPAC ERROR
7536	000.310.08000	2016	(\$4,634.05)	(1,259.29)	(51.07)	(2,255.85)	(1,067.84)	EXEMPT - YR
7366	000.330.31000	2016	(\$36.10)	(9.76)	(0.41)	(17.52)	(8.41)	EXEMPT - MTO
7363	000.330.92550	2016	(\$775.06)	(210.62)	(8.54)	(377.30)	(178.60)	EXEMPT - REGION
7324	000.331.07986	2016	(\$571.09)	(155.19)	(6.29)	(278.01)	(131.60)	MPAC ERROR
7403	000.360.87860	2016	(\$7,303.05)	(1,057.64)	(42.90)	(1,894.62)	(4,307.89)	EXEMPT - CITY
7292	000.030.80466	2017	(\$548.47)	(149.75)	(5.80)	(265.25)	(127.67)	FIRE DAMAGE
7393	000.040.00501	2017	(\$6,564.74)	(966.38)	(37.46)	(1,711.76)	(3,849.14)	MPAC ERROR
7230	000.060.06000	2017	(\$2,540.96)	(693.76)	(26.89)	(1,228.85)	(591.46)	DEMOLITION
7338	000.192.08500	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7532	000.200.05500	2017	(\$5,334.04)	(785.21)	(30.44)	(1,390.85)	(3,127.54)	EXEMPT - CITY LEASE
7290	000.212.30036	2017	(\$2,594.16)	(708.28)	(27.45)	(1,254.58)	(603.84)	DEMOLITION
7332	000.213.46959	2017	(\$1,438.55)	(392.77)	(15.22)	(695.71)	(334.85)	DEMOLITION
7293	000.214.74000	2017	(\$58,152.48)	(12,624.03)	(489.31)	(22,360.86)	(22,678.28)	MPAC ERROR
7330	000.230.11000	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7337	000.230.31600	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7349	000.230.66282	2017	(\$47.43)	(12.95)	(0.50)	(22.94)	(11.04)	MPAC ERROR
7339	000.230.78000	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7334	000.230.79700	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7400	000.232.35000	2017	(\$4,776.65)	(703.16)	(27.26)	(1,245.51)	(2,800.72)	EXEMPT- CITY
7331	000.233.39201	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7229	000.233.89900	2017	(\$588.30)	(160.62)	(6.23)	(284.51)	(136.94)	FIRE DAMAGE
7354	000.233.91026	2017	(\$3,693.13)	(1,008.34)	(39.08)	(1,786.06)	(859.65)	MPAC ERROR
7282	000.250.57000	2017	(\$268.90)	(73.42)	(2.85)	(130.04)	(62.59)	DEMOLITION
7323	000.280.11600	2017	(\$6,962.79)	(1,024.98)	(39.73)	(1,815.55)	(4,082.53)	MPAC ERROR
7357	000.281.11150	2017	(\$2,274.32)	(620.96)	(24.07)	(1,099.90)	(529.39)	EXEMPT- CITY
7329	000.290.95000	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7378	000.290.29100	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7328	000.291.00772	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7391	000.291.13030	2017	(\$378.74)	(103.41)	(4.01)	(183.17)	(88.16)	MPAC ERROR
7317	000.291.77650	2017	(\$2,905.28)	(793.23)	(30.75)	(1,405.04)	(676.26)	DEMOLITION
7537	000.310.08000	2017	(\$4,727.44)	(1,290.74)	(50.03)	(2,286.27)	(1,100.40)	EXEMPT - YR
7320	000.320.57505	2017	(\$8,170.22)	(1,230.06)	(47.68)	(2,178.81)	(4,713.67)	MPAC ERROR
7326	000.321.25052	2017	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7327	000.330.09000	2017	(\$31,346.00)	(4,614.36)	(178.90)	(8,173.47)	(18,379.27)	DEMOLITION
7367	000.330.31000	2017	(\$33.69)	(9.20)	(0.36)	(16.29)	(7.84)	EXEMPT - MTO
7319	000.340.23000	2017	(\$1,453.33)	(396.80)	(15.38)	(702.86)	(338.29)	DEMOLITION
7346	000.341.47504	2017	(\$2,756.28)	(752.55)	(29.17)	(1,332.99)	(641.58)	DEMOLITION
7322	000.350.14500	2017	(\$21,468.44)	(5,861.54)	(227.19)	(10,382.52)	(4,997.19)	EXEMPT - CITY
7401	000.350.31005	2017	(\$918.12)	(135.15)	(5.24)	(239.40)	(538.33)	EXEMPT - CITY
7325	000.350.78500	2017	(\$1,293.95)	(353.29)	(13.69)	(625.78)	(301.19)	RENOVATION
7321	000.351.00000	2017	(\$21,040.67)	(5,744.74)	(222.66)	(10,175.64)	(4,897.62)	EXEMPT - CITY
7404	000.360.87860	2017	(\$7,211.31)	(1,061.56)	(41.15)	(1,880.35)	(4,228.25)	EXEMPT - CITY
7388	000.010.57000	2018	(\$872.45)	(239.78)	(8.87)	(420.10)	(203.70)	DEMOLITION
7394	000.040.00501	2018	(\$7,531.00)	(1,122.65)	(41.53)	(1,966.92)	(4,399.91)	MPAC ERROR
7398	000.190.32262	2018	(\$926.34)	(254.59)	(9.42)	(446.05)	(216.28)	FIRE DAMAGE
7533	000.200.05550	2018	(\$5,301.79)	(790.34)	(29.24)	(1,384.70)	(3,097.51)	EXEMPT - CITY LEASE
7397	000.200.62010	2018	(\$730.69)	(200.82)	(7.43)	(351.84)	(170.60)	FIRE DAMAGE
7352	000.201.16500	2018	(\$57,551.49)	(8,579.21)	(317.35)	(15,031.09)	(33,623.84)	EXEMPT - CITY LEASE
7359	000.212.30020	2018	(\$4,115.55)	(1,131.10)	(41.84)	(1,981.72)	(960.89)	DEMOLITION
7364	000.212.30036	2018	(\$8,883.52)	(2,441.51)	(90.31)	(4,277.60)	(2,074.10)	DEMOLITION
7333	000.213.46959	2018	(\$5,442.92)	(1,495.91)	(55.33)	(2,620.88)	(1,270.80)	DEMOLITION
7406	000.230.66282	2018	(\$55.01)	(15.12)	(0.56)	(26.49)	(12.84)	MPAC ERROR
7335	000.230.77250	2018	(\$15,748.36)	(2,347.61)	(86.84)	(4,113.10)	(9,200.81)	EXEMPT - HOSPITAL
7360	000.230.78000	2018	(\$25,238.84)	(3,318.05)	(122.70)	(5,813.34)	(15,984.75)	DEMOLITION

TAX APPEAL REPORT				COUNCIL MARCH 19, 2019				Attachment 1
SECTION 357, 358, 359, MUNICIPAL ACT, S.O. 2001								
APPL. #	ROLL #	TAX YEAR	AMOUNT ADJUSTED	CITY PORTION	HOSPITAL PORTION	REGION PORTION	EDUCATION PORTION	REASON
7399	000.232.35000	2018	(\$4,714.63)	(702.81)	(26.00)	(1,231.35)	(2,754.47)	EXEMPT- CITY
7283	000.250.57000	2018	(\$1,685.43)	(463.22)	(17.13)	(811.57)	(393.51)	DEMOLITION
7375	000.260.59109	2018	(\$58.25)	(16.01)	(0.59)	(28.05)	(13.60)	MPAC ERROR
7355	000.280.11600	2018	(\$13,672.41)	(2,012.68)	(78.02)	(3,565.08)	(8,016.62)	MPAC ERROR
7358	000.281.11150	2018	(\$2,413.73)	(663.38)	(24.54)	(1,162.26)	(563.55)	EXEMPT- CITY
7396	000.281.58000	2018	(\$5,268.02)	(998.86)	(36.94)	(1,750.02)	(2,482.20)	EXEMPT - CITY LEASE
7395	000.281.57000	2018	(\$70,345.49)	(11,014.98)	(407.45)	(19,298.62)	(39,624.44)	EXEMPT - CITY LEASE
7384	000.290.76762	2018	(\$1,332.72)	(366.28)	(13.55)	(641.73)	(311.16)	FIRE DAMAGE
7381	000.290.95000	2018	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7538	000.310.08000	2018	(\$4,866.52)	(1,337.49)	(49.47)	(2,343.33)	(1,136.22)	EXEMPT - YR
7368	000.330.31000	2018	(\$136.96)	(37.64)	(1.39)	(65.95)	(31.98)	EXEMPT - MTO
7372	000.330.62500	2018	(\$4,485.22)	(1,232.70)	(45.60)	(2,159.73)	(1,047.20)	EXEMPT - CITY
7348	000.331.06046	2018	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7374	000.341.26548	2018	\$0.00	0.00	0.00	0.00	0.00	NO ADJUSTMENT
7347	000.341.47504	2018	(\$10,202.21)	(2,803.93)	(103.71)	(4,912.58)	(2,381.99)	DEMOLITION
7435	000.341.47552	2018	(\$209.33)	(57.53)	(2.13)	(100.80)	(48.87)	EXEMPT - CITY
7379	000.350.12000	2018	(\$1,175.26)	(323.00)	(11.95)	(565.91)	(274.40)	DEMOLITION
7402	000.350.31005	2018	(\$932.27)	(138.97)	(5.14)	(243.49)	(544.67)	EXEMPT - CITY
7376	000.360.21000	2018	(\$1,385.48)	(380.78)	(14.08)	(667.14)	(323.48)	DEMOLITION
7405	000.360.87860	2018	(\$7,096.74)	(1,044.69)	(40.50)	(1,850.48)	(4,161.07)	EXEMPT - CITY
7371	000.361.42101	2018	(\$53,713.56)	(14,762.41)	(546.05)	(25,864.20)	(12,540.90)	EXEMPT - SCHOOL
7370	000.361.42102	2018	(\$6,434.30)	(1,768.38)	(65.41)	(3,098.25)	(1,502.26)	EXEMPT - CITY
7365	000.400.06500	2018	(\$463.24)	(127.31)	(4.71)	(223.06)	(108.16)	RENOVATION
7389	000.420.00600	2018	(\$1,442.90)	(72.40)	(2.68)	(126.85)	(1,240.97)	CLASS CHANGE
		TOTAL:	(\$627,193.01)	(\$126,805.18)	(\$4,860.47)	(\$223,939.85)	(\$271,587.51)	
		TAX YEAR	AMOUNT ADJUSTED					
		2014	(\$2,413.05)					
		2015	(\$20,532.72)					
		2016	(\$80,326.22)					
		2017	(\$199,488.39)					
		2018	(\$324,432.63)					
			(\$627,193.01)	***prior to any applicable Capping Adjustment				

**CITY OF VAUGHAN
REPORT NO. 5 OF THE
FINANCE, ADMINISTRATION AND AUDIT COMMITTEE**

*For consideration by the Council
of the City of Vaughan
on March 19, 2019*

The Finance, Administration and Audit Committee met at 9:35 a.m., on Monday, March 4, 2019.

Present: Councillor Alan Shefman, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Marilyn Iafrate
Councillor Tony Carella
Councillor Sandra Yeung Racco

The following items were dealt with:

1. INTERNAL AUDIT REPORT – LEGAL SERVICES AUDIT

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Director of Internal Audit dated March 4, 2019, be approved;**
- 2) That staff bring forward a report at, or before, the June 5, 2019 Committee of the Whole (Working Session) meeting addressing the following:**
 - a) A work plan to address the recommendations contained in the “Internal Audit Report – Legal Services Audit” (Attachment #1); and**
 - b) The costs of acquiring the appropriate tools and resources to implement the recommendations contained in the “Internal Audit Report – Legal Services Audit” (Attachment #1);**
- 3) That the presentation by the Director of Internal Audit and Communication C2, presentation material titled “Legal Services Audit” be received; and**
- 4) That Communication C1, memorandum from the Director of Internal Audit dated March 1, 2019, be received.**

**REPORT NO. 5 OF THE
FINANCE, ADMINISTRATION AND AUDIT COMMITTEE
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

Recommendations

1. That the Internal Audit Report on the Audit of Legal Services be received.

2. POLICY: STRATEGIC ASSET MANAGEMENT

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Interim Deputy City Manager, Public Works dated March 4, 2019, be approved; and
- 2) That the presentation by the Director of Infrastructure Planning and Corporate Asset Management, the Manager of Corporate Asset Management and the Asset Management Specialist, and Communication C3, presentation material titled "Corporate Asset Management Policy", be received.

Recommendations

1. Council approve the attached Asset Management Policy

**3. MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS
TRANSFER OF REVIEW PROGRAM AGREEMENTS FOR
ADMINISTRATION AND DELEGATION OF RESPONSIBILITY**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 4, 2019:

Recommendations

1. THAT the City Manager be authorized to execute the Transfer of Review Program Agreements with the Minister of Environment, Conservation and Parks for the review of standard and specific non-standard sewerage and storm water works; and
2. THAT Schedule "K" of the Fees and Charges By-law be amended to add the fees for the review of Environmental Compliance Approval (ECA) applications for all new municipal sewerage and storm water management infrastructure as identified in this report.

4. BILLBOARD REVENUE POTENTIAL UPDATE

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Interim City Manager dated March 4, 2019, be approved;
- 2) That staff report back on the cost of installing larger digital advertising signs; and

**REPORT NO. 5 OF THE
FINANCE, ADMINISTRATION AND AUDIT COMMITTEE
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

- 3) That the presentation by the Director of Economic and Cultural Development and Communication C4, presentation material titled “Digital Billboard Plan” be received.

Recommendations

The Chief Corporate Initiatives and Intergovernmental Relations recommends:

1. THAT, the following three (3) sites owned by the Corporation of the City of Vaughan be approved for inclusion in a request for proposal procurement process, identified as City-owned lands available for lease for the purposes of erecting and managing digital advertising signs in Vaughan, Ontario:

Site #1: 2800 Rutherford Road (Joint Operations Centre), north side of Rutherford Road, west of Melville Avenue; and

Site #2: North side of Highway 7, west of Keele Street; and

Site #3: Mill Street Pond, west side of Bathurst Street, north of Filomena Avenue
2. THAT, staff be authorized to negotiate terms and conditions of land-lease agreement(s) with successful respondent(s) of the City’s request for proposals procurement process, for one or more of the three (3) sites identified in Recommendation #1 herein; and
3. THAT, the Mayor and City Clerk be authorized to execute land-lease agreement(s) for one or more of the three (3) City-owned sites identified in Recommendation #1 herein, subject to the content of such agreements being satisfactory to the City Manager (or designate), and the form of such agreements being satisfactory to the City Solicitor (or designate); and
4. THAT, staff be directed to prepare for Council approval a new City of Vaughan corporate policy and procedure regarding third-party advertising on municipal property; and
5. THAT, staff be directed to undertake a public consultation process on the four (4) City-owned sites identified as Year 2 opportunities in this report, after the construction and operation of the three (3) sites in Recommendation #1 herein has been completed.

5. PROVINCIAL HOUSING SUPPLY ACTION PLAN CONSULTATION – UPDATE

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer and the Deputy City Manager, Planning and Growth Management, dated March 4, 2019:

**REPORT NO. 5 OF THE
FINANCE, ADMINISTRATION AND AUDIT COMMITTEE
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

Recommendations

1. THAT, Council receive this report for information; and
2. THAT, staff continue to monitor and review the proposed changes contemplated by the Housing Supply Action Plan and continue to work with the Region of York and other municipalities to provide comments on the proposed plan.

6. STATEMENT OF REMUNERATION AND EXPENSES FOR MEMBERS OF COUNCIL AND COUNCIL APPOINTMENTS TO BOARDS AND OTHER BODIES FOR THE YEAR 2018

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated March 4, 2019:

Recommendations

1. That the report titled Statement of Remuneration and Expenses for Members of Council and Council Appointments to Boards and Other Bodies for the Year 2018, be received.

7. PROCUREMENT ACTIVITY REPORT - Q4 2018

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, dated March 4, 2019:

Recommendations

1. The Q4 2018 Procurement Activity Report be received.

8. NEW BUSINESS - YORK REGION 1% TAX LEVY FOR ROADS

The Finance, Administration and Audit Committee recommends:

- 1) That staff investigate the option of indicating York Region's 1% tax levy for roads as an individual line item on Municipal Tax Bills.

The foregoing matter was brought to the attention of the Committee by Regional Councillor Jackson.

9. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION MARCH 4, 2019

The following resolution was passed to enable Committee of the Whole (Closed Session) to resolve into closed session for the purpose of discussing the following:

**REPORT NO. 5 OF THE
FINANCE, ADMINISTRATION AND AUDIT COMMITTEE
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

- 1) **LOCAL PLANNING APPEAL TRIBUNAL APPEAL (PL180665)
OFFICIAL PLAN AMENDMENT FILE OP.17.010
ZONING BY-LAW AMENDMENT FILE Z.17.025
DRAFT PLAN OF SUBDIVISION FILE 19T-17V009
TESTON SANDS INC.
1600 TESTON ROAD**

(litigation or potential litigation)

10. OTHER MATTERS CONSIDERED BY THE COMMITTEE

10.1 ELECTION OF THE CHAIR

- 1) **Councillor Shefman was elected Chair of the Finance,
Administration and Audit Committee for a period of two
years.**

The meeting adjourned at 11:43 a.m.

Respectfully submitted,

Councillor Alan Shefman, Chair

**CITY OF VAUGHAN
REPORT NO. 10 OF THE
COMMITTEE OF THE WHOLE (CLOSED SESSION)**

***For consideration by the Council
of the City of Vaughan
on March 4, 2019***

The Committee of the Whole (Closed Session) met at 1:04 p.m., on Monday, March 4, 2019.

Present: Councillor Marilyn Iafrate, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Tony Carella
Councillor Sandra Yeung Racco
Councillor Alan Shefman

The following item was dealt with:

1. **LOCAL PLANNING APPEAL TRIBUNAL APPEAL (PL180665)
OFFICIAL PLAN AMENDMENT FILE OP.17.010 ZONING BY-LAW
AMENDMENT FILE Z.17.026 DRAFT PLAN OF SUBDIVISION FILE
19T-17V009 TESTON SANDS INC. 1600 TESTON ROAD**

***The Committee of the Whole (Closed Session) recommendation was
dealt with and adopted without amendment at the Special Council
Meeting of March 4, 2019 under Minute No. 51.***

The meeting adjourned at 1:49 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair

**CITY OF VAUGHAN
REPORT NO. 11 OF THE
COMMITTEE OF THE WHOLE**

***For consideration by the Council
of the City of Vaughan
on March 19, 2019***

The Committee of the Whole met at 1:04 p.m., on March 5, 2019.

Present: Councillor Marilyn Iafrate, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Tony Carella
Councillor Sandra Yeung Racco
Councillor Alan Shefman

The following items were dealt with:

1. MASTER LICENCE AGREEMENT INSTALLATION OF BELL MICRO-CELL TECHNOLOGY ON CITY STREETLIGHTS POLES – PILOT PROJECT BLOCK 55 – KLEINBURG SUMMIT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019:

Recommendations

1. THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute a License Agreement with Bell Mobility Inc. to permit the placement, maintenance, repair and replacement of micro-cell telecommunication equipment on city streetlight poles in the Block 55 development area. The form and substance of the License Agreement shall be satisfactory to the City Solicitor, or its designate.
2. **OFFICIAL PLAN AMENDMENT FILE OP.18.005 ZONING BY-LAW AMENDMENT FILE Z.18.009 DRAFT PLAN OF SUBDIVISION FILE 19T-18V005 SITE DEVELOPMENT FILE DA.18.037 1930328 ONTARIO INC. VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019:

REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019

Recommendations

1. THAT Official Plan Amendment File OP.18.005 BE APPROVED; to amend Volume 2 of the Vaughan Official Plan 2010, specifically the Vaughan Metropolitan Centre Secondary Plan, to:
 - a) Increase the maximum permitted building height from 30-storeys to 40-storeys (Building A) and 34-storeys (Building B)
 - b) Increase the maximum permitted density (Floor Space Index - 'FSI') from 5 to 5.66 times the area of the Subject Lands.
2. THAT Zoning By-law Amendment File Z.18.009 BE APPROVED to:
 - a) amend Zoning By-law 1-88, to rezone the Subject Lands from "EM1 Prestige Employment Area Zone" to "C9 (H) Corporate Centre Zone" with the Holding Symbol ("H"), in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report
 - b) permit the bonussing for increased building height and density for the development shown on Attachments 5 to 13 in return for the provision of community benefits, pursuant to the *Planning Act*, the policies of the VOP 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*, specifically a \$1.3 million towards Edgeley Pond and Park features (off-site contribution), including the first iconic pedestrian bridge.
3. THAT the Holding Symbol "(H)", as shown on Attachment 4, shall not be removed from the Subject Lands, or any portion thereof, until the Owner obtain and file for a Ministry of the Environment, Conservation and Parks Record of Site Condition that is registered on the Environmental Site Registry and acknowledged by the Ministry of the Environment, Conservation and Parks for the Subject Lands.
4. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37 of the *Planning Act*, for the payment of \$1.3 million towards Edgeley Pond and Park features (off-site contribution), including the first iconic pedestrian bridge, which will be implemented through the Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 018-2018 for Planning Applications, prior to the execution of the Section 37 Agreement.

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

5. THAT the Mayor and the City Clerk be authorized to execute the Section 37 Agreement, pursuant to Section 37 of the *Planning Act*, for the implementation of the community benefits identified in Recommendations 2 and 4.
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law comes into effect to permit adjustments to the implementing zoning by-law.
7. THAT Draft Plan of Subdivision File 19T-18V005 BE APPROVED; to facilitate a Draft Plan of Subdivision on the Subject Lands consisting of a mixed-use block, a residential block, a new local street (Street B) and road widenings, as shown on Attachment 4, subject to the Conditions of Draft Plan Approval set out in Attachment 1.
8. THAT Site Development File DA.18.037 BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit the development of the Subject Lands consisting of 40 and 34-storey residential (future condominium) buildings (Buildings A and B) on a shared seven-storey podium and a seven-storey mid-rise residential apartment building (Building C), collectively containing 935 residential units and 781 m² of grade-related commercial uses, as shown on Attachments 5 to 13:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final interim and ultimate site plan, landscape cost estimate, interim and ultimate landscape plan, lighting plan, and wayfinding and signage design;
 - ii) the final building elevations shall demonstrate the appropriate façade treatment and building articulation to ensure the public realm edges are sufficiently activated, specifically resolving the built form interface with the amenity area, to the satisfaction of the Development Planning Department;
 - iii) the Owner shall submit a revised final detailed wind tunnel model and sun/shadow analysis, to the satisfaction of the Development Planning Department, which shall include existing and planned neighbouring buildings and demonstrate the incorporation of appropriate mitigation measures to ensure favourable micro-climactic conditions for people sitting, standing and walking within the public realm;

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

- iv) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion control plan, Functional Servicing and Stormwater Management Report and drawings, geotechnical and hydrogeological report, external lighting plan, the utility coordination plan, revised Environmental Noise Assessment, Transportation Impact Study, and Transportation Demand Management Plan;
- v) the Owner shall enter into a Development Agreement, if required, for the widening, construction, and servicing of the Maplecrete Road right-of-way, to the satisfaction of the Development Engineering Department;
- vi) the Owner shall pay the Development Engineering Site Plan fee, pursuant to the Fees and Charges By-law 198-2016, as amended, to the satisfaction of the Development Engineering Department;
- vii) the Owner shall apply to the City for any permanent dewatering systems that are required for the proposed development, and enter into an agreement and/or permit to discharge groundwater as required by the City, to the satisfaction of the Environmental Services Department;
- viii) the Owner shall submit to the City the final 3D digital model of the development, which shall include the accurately geo-referenced digital data, as outlined in the final VMC Submission Protocol, to the satisfaction of the Development Planning Department. If the 3D digital model of the development has not been completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner shall provide a separate Letter of Credit in a format satisfactory to the City of Vaughan in the amount of \$12,000.00 to guarantee the completion of the 3D digital model;
- ix) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division, and the Owner also agrees to include in all Purchase and Sale Agreements the details regarding solid waste collection services and advise all future owners and residents through the same means that the development will have private waste collection services;

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FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

- x) the Owner shall satisfy all requirements of Alectra Utilities Corporation;
- xi) the Owner shall satisfactorily obtain a Building and Land Use Permit from the Ministry of Transportation Ontario prior to the commencement of any on-site construction works;
- xii) the Owner shall satisfy all requirements of York Region;
- xiii) the Owner shall satisfy all requirements of Canada Post;
- xiv) The Owner shall enter into a Site Plan Agreement with York Region, including the resolution of any necessary maintenance obligation(s) along Regional Road 7;
- b) the Site Plan Agreement shall include the following clauses:
 - i) “For high-density residential development, the Owner shall convey land at the rate of 1 ha per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the Vaughan’s Cash-in-Lieu Policy.”
 - ii) “The Owner shall pay to Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.”
 - iii) “The Owner shall agree that the boulevard design on the west side of Maplecrete Road shall be updated to reflect the revised streetscape design along the east side of Maplecrete Road, to the satisfaction of the Development Planning Department.”
 - iv) “Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”
 - v) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE
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Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”

- vi) “The Owner shall grant to Bell Canada, in words satisfactory to Bell Canada, any easements that may be required, which may include a blanket easement, for communication or telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.”
- vii) “The Owner shall agree to remove all existing accesses, curb cuts, and traffic control signs along the frontage of the subject lands that are no longer required, and the Owner shall reinstate the boulevard within the right-of-way, in accordance with the City’s standards and to the satisfaction of the Development Engineering Department.”

9. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Plan Development File DA.18.037 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 935 residential units (2,066 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol if, at the discretion of the City, the proposed development does not proceed to registration within a reasonable timeframe.”

**3. OFFICIAL PLAN AMENDMENT FILE OP.18.006 ZONING BY-LAW
AMENDMENT FILE Z.18.010 SITE DEVELOPMENT APPLICATION
DA.18.017 CB 10 (ISLINGTON) HOLDING CORP. VICINITY OF
ISLINGTON AVENUE AND HARTMAN AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019

Recommendations

1. THAT Official Plan Amendment File OP.18.006 (CB 10 (Islington) Holding Corp.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, Section 4.2.2 Residential Policies, Low Rise Residential (2) to:
 - a) increase the maximum permitted Floor Space Index ('FSI') from 0.5 to 1.4 times the area of the lot,
 - b) increase the maximum height for a townhouse dwelling from 3½-storeys (12 m) to 4-storeys (13.1 m), and
 - c) increase the maximum permitted lot coverage from 50% to 57% for units 2 to 5 as identified in the implementing Zoning By-law.
2. THAT Zoning By-law Amendment File Z.18.010 (CB 10 (Islington) Holding Corp.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from "R2 Residential Zone" to "RM1 Multiple Residential Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Site Plan Development File DA.18.017 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6 residential units (18 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe."
5. THAT Site Development File DA.18.017 (CB 10 (Islington) Holding Corp.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department; to permit the development of 6, 4-storey townhouse dwellings (freehold) fronting onto Hartman Avenue, as shown on Attachments 3 to 6:

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- a) That prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
 - ii) the Development Engineering Department shall approve the final grading plan, servicing plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Reports, Noise Feasibility Study;
 - iii) the Owner shall satisfy all requirements of York Region;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
 - v) the Owner shall satisfy all requirements of Canada Post.

**4. OFFICIAL PLAN AMENDMENT FILE OP.18.012 ZONING BY-LAW
AMENDMENT FILE Z.18.019 REENA C/O BRYAN KESHEN VICINITY
OF CLARK AVENUE WEST AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019:

Recommendations

1. THAT Official Plan Amendment File OP.18.012 (Reena c/o Bryan Keshen) BE APPROVED, to amend Vaughan Official Plan 2010 ("VOP 2010"), Volume 1, for the Subject Lands shown on Attachments 1 and 2, as follows:
 - a) Amend Schedule 13-Land Use, to redesignate the Subject Lands from "Low Rise Residential" to "Mid-Rise Residential" with a maximum permitted building height of 6-storeys and a maximum Floor Space Index of 2.3 times the area of the lot.
2. THAT Zoning By-law Amendment File Z.18.019 (Reena c/o Bryan Keshen) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachments 1 and 2, from "A Agricultural Zone" to "RA3 Residential Apartment Zone", in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT Vaughan Council approve the implementing Draft Official Plan Amendment No. 37 (Reena c/o Bryan Keshen), attached as

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Attachment 5, subject to minor modifications required to implement the final development.

4. THAT the implementing Zoning By-law not be enacted until such time that Vaughan Council has approved a Site Development Application for the development.
5. THAT prior to the execution of the Site Plan Letter of Undertaking the Owner shall successfully obtain approval from Committee of Adjustment for a Consent Application for any required easement(s) for access and shared parking over the adjacent lands to the west of the Subject Lands. The Committee's decisions regarding the Consent Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.

5. ZONING BY-LAW AMENDMENT FILE Z.16.044 SITE DEVELOPMENT FILE DA.18.002 HATPIN DEVELOPMENTS INC. VICINITY OF KEELE STREET AND MCNAUGHTON ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved, subject to the following amendments in accordance with Communication C3, memorandum from the Interim Deputy City Manager, Public Works, dated March 4, 2019, as follows:
 1. That Recommendation No. 2 a) iii) be deleted. Financial contribution towards sanitary sewer system improvements will be secured once an area specific development charge by-law has been adopted by Council; and
 2. That Recommendation No. 4 be replaced with the following revised wording:

That Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“That Site Development File DA.18.002 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 51 residential units (156 persons equivalent). The allocation of said capacity may be

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revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol if (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe”;

- 2) That Recommendation No. 2. a) i) be amended to add the following after “Development Planning Department”:
“in consultation with the local councillor”; and
- 3) That the coloured elevation submitted by the applicant be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.16.044 (Hatpin Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “C8(H) Office Commercial Zone” with the Holding Symbol “(H)” subject to site-specific Exception 9(840), “A Agricultural Zone” and “R1 Residential Zone” to “RM2 Multiple Dwelling Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions in Table 1 of this report.
2. THAT Site Development File DA.18.002 (Hatpin Developments Inc.) BE APPROVED, subject to the following conditions of approval, to the satisfaction of the Development Planning Department to permit the development of 51, 3-storey townhouse dwelling units, as shown on Attachments 3 to 6:
 - a) That prior to the execution of a Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations including a colour scheme, tree preservation plan, arborist report, commemoration plan, Stage 4 archaeological assessment report, air conditioner location and screening plan, landscape plans and landscape cost estimate;
 - ii) the Development Engineering Department shall approve the final stormwater management report, site servicing and grading plan, encroachment agreement, environmental noise and vibration report;
 - iii) the Owner shall provide a Letter of Credit in an amount satisfactory to Infrastructure Planning and Corporate Asset Management Department required for sanitary system improvements in the Maple Heritage Area based on the conclusions and

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- recommendations of the City's Focus Area Core Servicing Strategy Study;
- iv) the Owner shall pay the Development Engineering Site Plan Complex fee of \$39,015 in accordance with By-law 022-2018, to the satisfaction of the Development Engineering Department;
 - v) the Owner shall provide woodlot compensation in the amount of \$140,530 to the satisfaction of the City of Vaughan;
 - vi) the Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018 and City Tree Protection Protocol which includes the submission of an arborist report and tree protection/removal plan;
 - vii) the Owner shall pay to the City of Vaughan a one-time payment of \$13,347 for the maintenance of the enhanced landscape features within the Keele Street right of way in accordance with the Maple Streetscape and Urban Design Guidelines, to the satisfaction of the Vaughan Development Planning Department;
 - viii) the Owner shall satisfy all requirements of the Parks Development Department;
 - ix) the Owner shall satisfy all requirements of the Environmental Services Department;
 - x) the Owner shall obtain all necessary approvals and satisfy all requirements of the Toronto and Region Conservation Authority; and
 - xi) the Owner shall obtain all necessary approvals and satisfy all requirements of York Region.
- b) THAT the Site Plan Agreement include the following clauses:
- i) "Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately."
 - ii) "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police

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- Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and the Development Planning Department, Urban Design and Cultural Heritage Division.”
- iii) “Purchasers and/or tenants are advised that there may be occasional odours at the Development, or visible fugitive dusts in the vicinity of the industrial facilities located on the east side of Keele Street, in accordance with Guideline D-6, Compatibility Between Industrial Facilities, due to the proximity of these industrial facilities, and recognizing that there is always a potential for occasional odour or other nuisance effects at the development.”
 - iv) the following warning clause shall be included in all Offers of Purchase and Sale or Lease for and the dwelling units in the development:

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area within the dwelling unit, the noise levels from increasing road and industrial users may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment, Conservation and Parks in compliance with the City’s noise policy.”
 - v) “Purchasers and/or tenants are advised that public transit bus traffic occurs on McNaughton Road and Keele Street.”
 - vi) “Purchasers and/or tenants are advised that the dwelling unit abuts a park and may be subject to noise and lighting due to the nature and use of the park for active recreation.”
 - vii) "Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ontario Ministry of the Environment, Conservation and Parks, the

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- purchaser hereby agree to place this clause in all subsequent Offers of Purchase and Sale or Lease when I sell the property.”
- viii) “Purchasers/tenants are advised that the dwelling unit is fitted with a central air conditioning system in order to permit closing of windows for noise control.”
 - ix) "Purchasers/tenants are advised that the acoustical fence and/or barrier as installed shall be maintained, repaired or replaced by the Owner or future Condominium Corporation. Any maintenance repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original installation."
 - x) “Purchasers/tenants are advised that this dwelling unit is in proximity to the existing institutional, commercial and industrial facilities whose activities may at times be audible.”
 - xi) “The Owner shall install and maintain a Minimum Efficiency Reporting Value (‘MERV’) MERV11 filters on the air intakes to ensure residents will have good air quality in their homes.”
 - xii) “The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units, whichever is greater of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
 - xiii) “The Owner shall be responsible to finance and implement or contribute to required sanitary system improvements in the Maple Heritage Area based on the conclusions and recommendations of the City’s Focus Area Core Servicing Strategy Study.”
 - xiv) “A Letter of Credit posted by the Owner, in the amount of \$20,500 plus 10% contingency is for any works in relation to satisfying the required post to pre-development water balance as the subject lands

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- located within the Source Protection Plan Recharge Management Area.”
- xv) “The \$140,530 provided by the Owner shall be used for woodlot compensation to the satisfaction of the City of Vaughan.”; and
 - xvi) “The one-time payment of \$13,347 for the maintenance of the enhanced landscape features within the Keele Street right of way is in accordance with the Maple Streetscape and Urban Design Guidelines, to the satisfaction of the Vaughan Development Planning Department.”
- c) Prior to the issuance of a Building Permit:
 - i) the Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board;
3. THAT should the Local Planning Appeal Tribunal approve Zoning By-law Amendment and Site Development Files Z.16.044 and DA.18.002, either in whole or in part, that the Local Planning Appeal Tribunal withhold its final Decision/Order until such time that:
- a) the implementing site-specific Zoning By-law Amendment is prepared to the satisfaction of the City; and
 - b) the implementing Site Plan Agreement is prepared to the satisfaction of the City and includes the final approved plans and conditions of City Departments and external agencies.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:
- “IT IS HEREBY RESOLVED THAT Site Development File DA.18.002 (Hatpin Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 51 residential units (156 persons equivalent).”
5. THAT City of Vaughan staff and external consultants, if necessary, be directed to attend the Local Planning Appeal Tribunal Hearing in support of the Recommendations contained in this report for Zoning By-law Amendment and Site Development Files Z.16.044 and DA.18.002 (Hatpin Developments Inc.).

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6. ZONING BY-LAW AMENDMENT FILE Z.17.020 SUNFIELD HOMES (HWY 27) LTD. VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of March 19, 2019; and**
- 2) That the following deputations and Communication be received:**
 - 1) Mr. Jay Branton, Andy Crescent, Woodbridge and Communication C1, dated March 8, 2019;**
 - 2) Mr. Santo Vettere, Andy Crescent, Woodbridge;**
 - 3) Mr. Nick Pinto, West Woodbridge Homeowners' Association; and**
 - 4) Mr. Barry Horosko, on behalf of the applicant.**

Recommendations

1. THAT the Local Planning Appeal Tribunal ("LPAT") be advised that Vaughan Council ENDORSES that Zoning By-law Amendment File Z.17.020 (Sunfield Homes (Hwy 27) Ltd.) BE APPROVED, to amend Zoning By-law 1-88, related to the Subject Lands, shown on Attachments 1 and 2, to permit the site-specific exceptions to the R3 Residential Zone identified in Table 1 of this report, in the manner shown on Attachment 3.
2. THAT City of Vaughan staff and external counsel be directed to attend any Local Planning Appeal Tribunal Pre-hearing or Hearing as may be required, in support of the Recommendations contained in this report for Zoning By-law Amendment File Z.17.020.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Plan Development File DA.18.105 (Sunfield Homes (Hwy 27) Ltd.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential units (29 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City)

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the development does not proceed to registration within a reasonable timeframe.”

5. THAT Site Development File DA.18.105 be finalized to the satisfaction of the Development Planning Department, should the Zoning Amendment Application be approved.

7. ZONING BY-LAW AMENDMENT FILE Z.18.002 ARBOR MEMORIAL INC. VICINITY OF REGIONAL ROAD 50 AND REGIONAL ROAD 7

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.002 (Arbor Memorial Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the easterly portion of the Subject Lands from “A Agricultural Zone” and “OS2 Open Space Park Zone”, subject to Exception 9(1139) to “EM1(H) Prestige Employment Area Zone” 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 easterly portion of the Subject Lands, or any portion thereof, until the following conditions are satisfied:
 - a) The Owner successfully obtains the approval of a Site Development Application(s) for the proposed development.
 - b) The Owner shall enter into a Servicing/Development and/or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to roads (extension of Gibraltar Road from the north to south limit of the property), water, wastewater, storm and any land conveyances, as required for the Subject Lands. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the Development Engineering Department;
 - c) The Owner shall enter into the Developers’ Group Agreement with the other participating landowners within Block 57/58 to the satisfaction of the City. The Agreement shall have regard to but, not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, landscaping and fencing. This agreement shall also include a provision for future developers of land to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the

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satisfaction of the Development Engineering Department;
and

- d) The Owner shall submit a letter from the Block Trustee for the Block 57/58 Developers' Group indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.

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

8. SITE DEVELOPMENT FILE DA.15.077 AND SITE DEVELOPMENT FILE DA.18.098 SHELL CANADA PRODUCTS AND DEACUR WORTHINGTON VICINITY OF LANGSTAFF ROAD AND DUFFERIN STREET

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

Recommendations

- 1. THAT Site Development File DA.15.077 (Shell Canada Products) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to permit a gas bar, a convenience store, and 163 m² stand-alone eating establishment, with drive-through (Starbucks) as shown on Attachments 3 to 10:
 - a) That prior to the execution of the Site Plan Agreement for Site Development File DA.15.077 (Shell Canada):
 - i) the Development Planning Department shall approve the final site plan, building elevations, lighting plan, landscape plan, landscape cost estimate, building elevations, the final tree compensation, signage plans and arborist report;
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, storm water management report, traffic impact study, site photometric plan, site plan, site erosion and sediment control plan;

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- iii) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division, and the Environmental Services Department, Waste Management Division shall approve the final site plan for compliance with the City's Waste Collection Design Standard Policy;
 - iv) the Owner shall submit to the Regional Community Planning and Development Services Branch compensation in the form of a certified cheque made payable to the Regional Municipality of York totaling \$31,418.00 for trees identified for removal within York Region's right-of-way; and,
 - v) the Owner shall satisfy all requirements of the Ministry of Transportation;
 - b) that the Site Plan Agreement include the following clauses:
 - i) "The Owner shall pay, to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
 - ii) "The Owner agrees that waste collection services for the Development will be the responsibility of the Owner."
 - iii) "The Owner shall pay to the City of Vaughan by way of certified cheque as cash-in-lieu for 21 additional replacement trees at a rate of \$550.00 per tree (total \$11,550.00) to the satisfaction of the Development Planning Department."
 - c) That prior to the issuance of a Building Permit, the Owner agrees to pay all applicable Development Charges in accordance with the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board Development Charge By-laws at the time of the issuance of a Building Permit.
2. THAT Site Development File DA.18.098 (Deacur Worthington) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to reconfigure the existing access and parking lot on

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the lands (Deacur Worthington office building), as shown on Attachments 3 and 5:

- a) That prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, lighting plan, signage plan, landscape plan, landscape cost estimate, final tree compensation and arborist report;
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, storm water management report, traffic impact study, site photometric plan, site plan, site erosion and sediment control plan;
 - iii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority ("TRCA") and obtain approval of a Water Balance Analysis which addresses the Wellhead Protection Area-Q2 ("WHPA-Q2") requirements to the satisfaction of TRCA;
- b) that the Site Plan Agreement include the following clauses:
 - i) "The Owner shall pay to the City of Vaughan by way of certified cheque as cash-in-lieu for 7 additional replacement trees at a rate of \$550.00 per tree (total \$3,850.00) to the satisfaction of the Development Planning Department."

3. THAT prior to the execution of the Site Plan Agreements for Site Development Files DA.15.077 (Shell Canada) and DA.18.098 (Deacur Worthington) the following conditions must be satisfied:

- a) each Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law as amended. If the fees are not paid in the calendar year in which it is calculated, the fee will be subject to any increase in the next calendar year;
- b) a Development Agreement(s) shall be executed to the satisfaction of the Development Engineering Department;
- c) each Owner shall prepare and register a reference plan for the creation of all proposed servicing and access easements for the development and provide proof of the mutual servicing agreement to the satisfaction of the Development Engineering Department;
- d) each Owner shall successfully obtain approval of Minor Variance Applications for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in Table 1

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and 2 of this report, from the Committee of Adjustment. The Committee's decisions for the Consent applications shall be final and binding, and the Owners shall satisfy any conditions of approval imposed by the Committee;

- e) each Owner shall successfully obtain approval of the necessary Consent Applications to create the driveway and servicing easements from the Committee of Adjustment. The Committee's decisions for the Consent Applications shall be final and binding, and the Owners shall satisfy any conditions of approval imposed by the Committee; and,
- f) each Owner shall satisfy all requirements and obtain all necessary approvals from York Region.

**9. SITE DEVELOPMENT FILE DA.18.019 TRICOL DEVELOPMENTS LTD.
VICINITY OF KEELE STREET AND HIGHWAY 407**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendations

- 1. THAT Site Development File DA.18.019 (Tricol Developments Ltd.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a 3,720 m² employment building (warehouse) with an accessory office use, as shown on Attachments 3 to 6:
 - a) That prior to the execution of a Site Plan Agreement:
 - i) The Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, signage details and lighting plan;
 - ii) The Development Engineering Department shall approve the final grading plan, erosion and sediment control plan, and photometric lighting plan;
 - iii) The Owner shall provide revised Stormwater Management and Geotechnical Reports to address the City's 5 mm on-site retention requirements to the satisfaction of the Development Engineering Department;

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- iv) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
- v) The Owner shall obtain all necessary approvals from Transportation Services, Parks and Forestry Operations Department for the removals of public trees regulated by the Public Property Tree Protection By-law 95-2005. The Owner shall pay compensation in the amount of \$4,491.21 towards Urban Forest Rejuvenation.
- vi) The Owner shall successfully obtain approval of a Consent Application from the Vaughan Committee of Adjustment, for a servicing agreement and a servicing easement located within the lands municipally known as 123 Great Gulf Drive, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee. Proof of a mutual servicing agreement or easement documents, and a reference plan delineating the easement, shall be registered on title.

10. TREE BY-LAW AMENDMENTS RELATED TO TREE REMOVAL ON GOLF COURSES AND NURSERIES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019:

Recommendations

- 1. That Council adopt the recommendations provided in Attachment 1 of this report; and
- 2. That Council authorize staff to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other related by-laws and processes.

11. ALIGNMENT OF CITY BY-LAWS WITH THE SMOKE-FREE ONTARIO ACT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019:

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Recommendations

1. THAT City Council approve the proposed by-law amendments, as per Attachment 1 and that the Smoking By-law be consolidated accordingly on a go-forward basis;
2. THAT City Council authorize staff to undertake any actions necessary to give effect to the aforementioned recommendations, including any other stylistic or other amendments to ensure the consolidated Smoking By-law is in line with the City's other by-law provisions and by-law drafting standards.

12. AMENDMENTS TO SPECIAL EVENTS BY-LAW NO. 045-2018

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019:

Recommendations

1. THAT Council approve the proposed amendments on Attachment 1 of this report, subject to being in a form satisfactory to the City Solicitor;
2. THAT Council approve the consolidation of the Special Event By-law; and
3. THAT Council approve all other necessary actions by staff, including any related and consequential amendments to the Special Events By-law or other by-laws, in order to give effect to Recommendations Nos. 1 & 2.

13. REQUEST FOR CONSTRUCTION NOISE EXEMPTION – TRANS-CANADA PIPELINES INSTALLATION OF A TURBO-COMPRESSOR AT 11200 WESTON ROAD BETWEEN APRIL 2019 AND SEPTEMBER 2019

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019 be approved, subject to the following amendments in accordance with Communication C4, memorandum from the Deputy City Manager, Community Services and the Director, By-law & Compliance, Licensing & Permit Services, dated March 5, 2019, as follows:

THAT Recommendation 2(e) of Schedule 1, be deleted and replaced with the following:

That no construction take place between 7:00 p.m. Saturdays and 7:00 a.m. Mondays (or 7:00 a.m.

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Tuesdays, if the preceding Monday is a Statutory Holiday).

Recommendations

1. THAT Council adopt the recommendations as provided in Attachment 1.

14. SCREENING AND HEARING OFFICER APPOINTMENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated March 5, 2019:

Recommendations

1. THAT City Council fully delegate the appointment of Screening and Hearing Officers to the Director and Chief Licensing Officer;
2. THAT City Council authorize staff to undertake any actions necessary to give effect to the approved strategy, including amendments to any City by-laws.

15. 2018-2022 TERM OF COUNCIL SERVICE EXCELLENCE STRATEGIC PLAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director, Office of Transformation & Strategy, dated March 5, 2019:

Recommendations

1. That the 2018-2022 Term of Council Service Excellence Strategic Plan be received and approved by Council.

16. PROCLAMATION AND FLAG RAISING REQUEST ISRAEL'S 71ST INDEPENDENCE DAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated March 5, 2019:

Recommendations

1. That May 9, 2019 be proclaimed as Israel's 71st Independence Day;
2. That there is a flag raising event on May 9, 2019 to celebrate the raising of the Israeli flag at City Hall for the balance of the day; and
3. That the proclamation be posted on the City's website.

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17. PROCLAMATION REQUEST EPILEPSY AWARENESS MONTH AND PURPLE DAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated March 5, 2019:

Recommendations

1. That March 2019 be proclaimed as Epilepsy Awareness Month;
2. That March 26, 2019 be proclaimed as Purple Day; and
3. That the proclamation be posted on the City's website.

18. PROCLAMATION AND FLAG RAISING REQUEST MULTIPLE SCLEROSIS AWARENESS DAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated March 5, 2019:

Recommendations

1. That May 8, 2019 be proclaimed as Multiple Sclerosis Awareness Day;
2. That the City of Vaughan raise the Multiple Sclerosis flag at Vaughan City Hall on May 8, 2019 for the balance of the day; and,
3. That the proclamation be posted on the City's website.

19. OFFICIAL PLAN AMENDMENT FILE OP.18.016 ZONING BY-LAW AMENDMENT FILE Z.18.028 YONGE & STEELES DEVELOPMENTS INC. C/O THE GUPTA GROUP VICINITY OF YONGE STREET AND STEELES AVENUE WEST

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved;
- 2) That the deputation of Ms. Laura Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, be received; and
- 3) That Communication C2 from Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, be received.

Recommendations

1. THAT staff continue to review Official Plan and Zoning By-law Amendment Files OP.18.016 and Z.18.028 (Yonge & Steeles

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Developments Inc. C/O The Gupta Group) and work with the Owner to resolve the outstanding matters detailed in this report.

20. **ELECTRICITY HUMAN RESOURCES CANADA (EHRC) LEADERSHIP ACCORD ON GENDER DIVERSITY**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Maurizio Bevilacqua, dated March 5, 2019:

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, the City of Vaughan is committed to promoting the values of diversity, equality and inclusion in a work environment that is free of all forms of harassment and discrimination, in accordance with the City of Vaughan Respectful Workplace Policy;

Whereas, in many occupations, women represent a smaller component of the workforce than they should – and in many circumstances continue to face barriers that limit their advancement, or their desire to pursue or remain in the occupation of their choice;

Whereas, the City of Vaughan International Women's Day event is taking place on Friday, March 8 to celebrate the achievements and meaningful contribution that women have made throughout Vaughan, Canada and the world;

Whereas, Electricity Human Resources Canada has created a Leadership Accord on Gender Diversity (the Accord) that is a public commitment by employers, educators, unions and governments to promote the values of diversity and inclusion in the workplace through the recruitment, retention, career progression, training and development of women;

Whereas, signatories of the above noted Accord recognize and confirm united action to expand the breadth and depth of their skilled workforce; ensure that women are informed of the opportunities available to them in the occupation of their choice, and, once employed, they are fully supported and provided with equal opportunities to grow and develop their full potential;

Whereas, Vaughan would be the first municipality to be a signatory of the Accord;

Whereas, Alectra Utilities is the largest municipally-owned electricity utility in Canada, of which the City of Vaughan is a shareholder, and is a signatory of the Accord;

It is therefore recommended that:

1. ***The Mayor, as Head of Council, sign the EHRC Leadership Accord on Gender Diversity on behalf of the City of Vaughan,***

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thereby establishing it as the first municipality to sign the Accord;

2. *A signing ceremony take place at the City of Vaughan International Women's Day (IWD) event on March 8, 2019;*
3. *A copy of the signed Accord be forwarded to Electricity Human Resources Canada, Alectra Utilities, Members of York Region Council as well as Vaughan's federal and provincial elected representatives.*
4. *That Council ratify the action taken.*

21. VAUGHAN PUBLIC LIBRARY STUDY TOUR 2019

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor lafrate and Councillor Yeung Racco, dated March 5, 2019:

Member's Resolution

Submitted by Councillor Marilyn lafrate and Councillor Sandra Yeung-Racco.

Whereas, Canadian Urban Libraries Council (CULC) was formally incorporated in 2008. For more than 25 years CULC has met and worked under different names to better library service in Canada's populated urban areas and to work collaboratively to build vibrant urban communities by strengthening the capacity of Canada's urban libraries. This includes

- Research: Create, analyze, and disseminate information that will further the mission of the organization.
- Capacity Building: Strengthen the capacity of urban libraries to anticipate and respond to the needs of the community.
- Knowledge Transfer and Exchange: Strengthen our ability to transfer knowledge, share information with CULC/CBUC, and to advance the urban agenda.
- Organizational Resiliency: Focus on capacity building initiatives in order to strengthen the resources required for the organization to meet its mandate; and

Whereas, Canadian Urban Libraries Council is proposing its second tour since 2011 to visit world-renowned, innovative and inspirational libraries such as Stuttgart Municipal Library, the Royal Danish Library (Black Diamond) and others as per attached itinerary; and

Whereas, Vaughan Public Library is in an aggressive building phase and is committed to offering the citizens of Vaughan the most innovative and inspirational libraries possible.

It Is therefore recommended that Vaughan Council approve the participation at this year's study tour by Councillors lafrate and Yeung

**REPORT NO. 11 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

Racco who are and have been Trustees on the VPL Board as representatives of the City's major investment in the library system which includes approved new libraries coming onboard in their respective Wards, and

that all costs associated with the Study Tour (approximately \$7,000 per person) be allocated to the appropriate line within the respective Councillors' annual budget.

22. CEREMONIAL PRESENTATION – ONTARIO PUBLIC WORKS ASSOCIATION (OPWA) - 2018 PROJECT OF THE YEAR AWARD – LESS THAN \$2M CATEGORY

A presentation was made to the City of Vaughan by the Past President of the Ontario Public Works Association (OPWA), in recognition of winning the 2018 Project of the Year Award – Less Than \$2M Category.

23. CEREMONIAL PRESENTATION – ONTARIO GOOD ROADS ASSOCIATION - 2018 JOHN NEIDRA AWARD FOR EQUIPMENT INNOVATION/MADE IN-HOUSE SOLUTION

The Mayor and Members of Council congratulated the Public Works Team for receiving the 2018 John Neidra Award for Equipment Innovation/Made In-House Solution.

24. DEPUTATION – MS. SHERNETT MARTIN WITH RESPECT TO WITH RESPECT TO SUPPORT FOR DIVERSITY AND EQUITY

The Committee of the Whole recommends that the deputation of Ms. Shernett Martin, with respect to support for diversity and equity, be received.

25. OTHER MATTERS CONSIDERED BY THE COMMITTEE

25.1 RECESS AND RECONVENE

The Committee of the Whole recessed at 2:32 p.m. and reconvened at 3:04 p.m. with the following members present:

Councillor Marilyn Iafrate, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Linda D. Jackson
Councillor Tony Carella (3:14 p.m.)
Councillor Alan Shefman

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The meeting adjourned at 3:18 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair

CITY OF VAUGHAN
REPORT NO. 12 OF THE
COMMITTEE OF THE WHOLE (PUBLIC HEARING)

*For consideration by the Council
of the City of Vaughan
on March 19, 2019*

Committee of the Whole (Public Hearing) met at 7:02 p.m., on March 5, 2019.

Present: Councillor Marilyn Iafrate, Chair
Regional Councillor Linda D. Jackson
Councillor Tony Carella
Councillor Sandra Yeung Racco
Councillor Alan Shefman

The following items were dealt with:

**1. OFFICIAL PLAN AMENDMENT FILE OP.18.022 ZONING BY-LAW
AMENDMENT FILE Z.18.035 KENTVIEW ESTATES INC. VICINITY OF
ISLINGTON AVENUE AND NASHVILLE ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved;**
- 2) That the applicant meet with the Local Councillor, Regional Councillors and KARA to address the concerns raised;**
- 3) That the following deputations, be received:**
 - 1. Mr. Carlos Antunes, Kirkor Architects and Planners, representing the applicant;**
 - 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
 - 3. Mr. John Cutler, KARA, Kleinburg; and**
 - 4. Mr. Robert Klein, Daleview Court, Kleinburg; and**
- 4) That the following communications, be received:**
 - C1. Mr. Steve Kindree, MCA – Merchandising Consultants Associates, Hanlan Road, Woodbridge, dated February 12, 2019; and**
 - C3. Kleinburg and Area Ratepayers Association, dated March 4, 2019.**

**REPORT NO. 12 OF THE COMMITTEE OF THE WHOLE
(PUBLIC HEARING)
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.022 and Z.18.035 (Kentview Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
2. **ZONING BY-LAW AMENDMENT FILE Z.18.008 COVENANT CHAPEL (THE REDEEMED CHRISTIAN CHURCH OF GOD CANADA) VICINITY OF KEELE STREET AND STEELES AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved; and
- 2) That the following deputations, be received:
 1. Mr. Kurt Franklin, Weston Consulting, representing the applicant; and
 2. Pastor Tayo Robert-Ojajuni, applicant.

Recommendations

1. THAT the Public Hearing report for File Z.18.008 (Covenant Chapel (The Redeemed Christian Church of God Canada)) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.
3. **ZONING BY-LAW AMENDMENT FILE Z.18.037 NASHVILLE DEVELOPMENTS (NORTH) INC. VICINITY OF HUNTINGTON ROAD AND EAST'S CORNERS BOULEVARD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2019, be approved;
- 2) That the following deputations, be received:
 1. Ms. Joan McIntyre, Malone Given Parsons Ltd., representing the applicant; and
 2. Mr. Giuseppe Ierullo, Rotondo Crescent, Kleinburg; and
- 3) That communication C2, from Ms. Rachna Malik, dated February 26, 2019, be received.

**REPORT NO. 12 OF THE COMMITTEE OF THE WHOLE
(PUBLIC HEARING)
FOR CONSIDERATION BY COUNCIL, MARCH 19, 2019**

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.18.037 (Nashville Developments (North) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
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The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair