

# **CITY OF VAUGHAN COUNCIL MEETING AGENDA**

Wednesday, October 2, 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)

---

	<b>Pages</b>
<b>1. CONFIRMATION OF AGENDA</b>	
<b>2. DISCLOSURE OF INTEREST</b>	
<b>3. CEREMONIAL PRESENTATIONS</b>	
1. City of Vaughan – Service Vaughan Citizen Service Standards – 2019 Award Recipient of an AMCTO – E.A. Danby – Certificate of Merit	
2. The National Procurement Institute Inc. (NPI) “Achievement of Excellence in Procurement® (AEP)” Award for 2019 bestowed to the City of Vaughan	
<b>4. ADOPTION OF MINUTES</b>	<b>9</b>
Minutes of the Council meeting of June 12, 2019 and Special Council meeting of September 17, 2019.	
<b>5. COMMUNICATIONS</b>	
<b>6. DEPUTATION REQUIRING STATUTORY PUBLIC HEARING</b>	
<b>7. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION</b>	
1. COMMITTEE OF THE WHOLE (1) REPORT NO. 24	<b>33</b>

1. GUIDELINE REVIEW FOR THE IMPLEMENTATION OF SECTION 37 OF THE PLANNING ACT (FILE NO.26.17)
2. DUFFERIN STREET AND CENTRE STREET INTERSECTION LAND USE STUDY AMENDMENT TO VAUGHAN OFFICIAL PLAN 2010 - UPDATE
3. CAL-CROWN HOMES (THREE) INC. ZONING BY-LAW AMENDMENT FILE Z.18.016 DRAFT PLAN OF SUBDIVISION FILE 19T-18V007 VICINITY OF MAJOR MACKENZIE DRIVE WEST AND REGIONAL ROAD 27
4. CENTRA (MAJOR MACK EAST) INC. ZONING BY-LAW AMENDMENT FILE Z.16.043 DRAFT PLAN OF SUBDIVISION FILE 19T-17V004 VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD
5. CLUSTERGARDEN ESTATE INC. DRAFT PLAN OF CONDOMINIUM 19CDM-19V003 VICINITY OF SPRINGSIDE ROAD AND PARKTREE DRIVE
6. VMC RESIDENCES III LIMITED PARTNERSHIP DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V001 VICINITY OF PORTAGE PARKWAY AND MILLWAY AVENUE
7. ZONING BY-LAW AMENDMENT FILE Z.15.023 SITE DEVELOPMENT FILE DA.15.022 NORSTAR GROUP OF COMPANIES VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET
8. KARTELLE 130 RACCO PARKWAY GP INC. SITE DEVELOPMENT FILE DA.18.006 VICINITY OF DUFFERIN STREET AND HIGHWAY 407
9. LAURIER HARBOUR (KEELE) INC. SITE DEVELOPMENT FILE DA.16.116 VICINITY OF KEELE STREET AND CROMWELL ROAD
10. 2748355 CANADA INC. (QUADREAL BLOCK 2) SITE DEVELOPMENT FILE DA.18.056 VICINITY OF INTERCHANGE WAY AND JANE STREET (By-law Number 130-2019)
11. BY-LAW CONSOLIDATION TECHNICAL AMENDMENTS
12. PROCLAMATION REQUEST CARIBBEAN HERITAGE MONTH

13. PROCLAMATION REQUEST CHILD CARE WORKER AND  
EARLY CHILDHOOD EDUCATOR APPRECIATION DAY
  14. PROCLAMATION REQUEST DEMENTIA FRIENDLY DAY
  15. PROCLAMATION REQUEST PKD AWARENESS DAY
  16. PROCLAMATION REQUEST RECOVERY MONTH
  17. 2019 ORDER OF VAUGHAN RECIPIENTS
  18. FAIR PRICING FOR CANADIAN PUBLIC LIBRARIES
  19. CEREMONIAL PRESENTATION – 2019 AMO FEDERAL GAS  
TAX AWARD
  20. DEPUTATION – WOMEN’S SUPPORT NETWORK OF YORK  
REGION
  21. DEPUTATION – MR. JAIME A. DE BEM
  22. DEPUTATION – MS. BARBARA FARHOOD
  23. OTHER MATTERS CONSIDERED BY THE COMMITTEE
    1. CONSIDERATION OF AD-HOC COMMITTEE  
REPORTS
    2. RECESS AND-RECONVENE
  24. SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION)  
RESOLUTION SEPTEMBER 17, 2019
2. COMMITTEE OF THE WHOLE (PUBLIC HEARING) REPORT NO. 26
1. BLOCK 18 PROPERTIES INC. DRAFT PLAN OF  
SUBDIVISION FILE 19T-19V003 VICINITY OF GRAND TRUNK  
AVENUE AND MURET CRESCENT
  2. DUFCEEN CONSTRUCTION INC./MARYDEL HOMES  
OFFICIAL PLAN AMENDMENT FILE OP.17.013 ZONING BY-  
LAW AMENDMENT FILE Z.17.040 VICINITY OF DUFFERIN  
STREET AND CENTRE STREET
  3. NATIONAL CAPITAL FINANCIAL INC. ZONING BY-LAW  
AMENDMENT FILE Z.19.005 VICINITY OF KIPLING AVENUE  
AND WOODBRIDGE AVENUE

57

4. SHORT-TERM RENTAL ACCOMMODATIONS,  
AMENDMENTS TO ZONING BY-LAW 1-88
  5. VELMAR CENTRE PROPERTY LIMITED OFFICIAL PLAN  
AMENDMENT FILE OP.19.003 ZONING BY-LAW  
AMENDMENT FILE Z.19.008 VICINITY SOUTHWEST  
CORNER OF RUTHERFORD ROAD AND VELMAR DRIVE
3. COMMITTEE OF THE WHOLE (2) REPORT NO. 27 63
1. STRATEGIC BUSINESS PLAN FOR ECONOMIC AND  
CULTURAL DEVELOPMENT, 2020 - 2023
  2. TOURISM VAUGHAN CORPORATION (TVC) –  
IMPLEMENTATION REPORT
  3. CULTURAL PARTNERSHIP WITH COSENZA, ITALY
  4. 2019 VAUGHAN CHAMBER OF COMMERCE BUSINESS  
MISSION TO ISRAEL
  5. MAPLE LIBRARY AND OFFICE SPACE RENOVATION
  6. 2020 SCHEDULE OF MEETINGS
  7. UPDATE ON JOINT AND SEVERAL LIABILITY
  8. PROCLAMATION REQUEST WRONGFUL CONVICTION DAY
  9. PROCLAMATION REQUEST SHOW YOUR LOCAL LOVE  
DAY
  10. PROCLAMATION REQUEST ISLAMIC HERITAGE MONTH
  11. PROCLAMATION AND FLAG RAISING REQUEST CHINESE  
NATIONAL DAY WEEK
  12. PROCLAMATION REQUEST RAIL SAFETY WEEK
  13. APPROVAL OF TERMS OF REFERENCE AND  
APPOINTMENT OF CITIZEN MEMBERS TO TASK FORCES
  14. 2018-2022 TERM OF COUNCIL PRIORITY TASK FORCES
  15. SNOW REMOVAL FOR QUALIFYING LOW INCOME  
SENIORS PILOT PROJECT

16. NEW COMMUNITY AREA – BLOCK 41 SECONDARY PLAN  
STUDY FILE 26.4.2
17. NEW BUSINESS – SUBSIDIES LOW-INCOME SENIORS FOR  
HOUSEHOLD SERVICES
18. OTHER MATTERS CONSIDERED BY THE COMMITTEE
  1. RECONSIDERATION
19. COMMITTEE OF THE WHOLE (CLOSED  
SESSION) RESOLUTION SEPTEMBER 24, 2019
4. COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 28 75
  1. RATIFICATION OF SETTLEMENT WITH CUPE LOCAL 905.22  
PART TIME CLERICAL AND TECHNICAL BARGAINING UNIT  
AND NON-UNION COMPENSATION UPDATE
  2. PROPERTY MATTER COMMENCEMENT OF  
EXPROPRIATION PORTAGE PARKWAY WEST  
(By-law Number 126-2019)
  3. LOCAL PLANNING APPEAL TRIBUNAL APPEAL PL #111184  
VAUGHAN OFFICIAL PLAN 2010 LANGVALLEY HOLDINGS  
INC. (APPEAL #77) 2180 LANGSTAFF ROAD
  4. GENERAL LITIGATION UPDATE
  5. 5550 LANGSTAFF ROAD RAVINES OF RAINBOW CREEK  
SUBDIVISION PHASES 1 AND 2 1668135 ONTARIO INC.
  6. CITY OF VAUGHAN ET AL. ATS. FRANK MIELE
8. **ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**
9. **CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**
10. **STAFF COMMUNICATIONS** 79  
See attached.

## 11. BY LAWS / FORMAL RESOLUTIONS

1. BY-LAW NUMBER 116-2019  
(Council, June 12, 2019, Item 40, Committee of the Whole, Report No. 20)  
  
A By law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Southvale Drive and Mill River Drive)
2. BY-LAW NUMBER 117-2019  
(Council, June 12, 2019, Item 7, Committee of Whole (Closed Session), Report No. 21)  
  
A By-law to authorize the acquisition of approximately 420 sq.m. of Public Indoor Recreational Space (PIRS) and 2 parking stalls from Dulcina Investment Inc., and to authorize the Mayor and Clerk to execute an Agreement of Purchase and Sale between Dulcina Investment Inc., and the City of Vaughan.
3. BY-LAW NUMBER 118-2019  
(Delegation By-Law 005-2018)  
  
A By-law to dedicate certain lands as part of the public highway.  
(Clarence Street, Part of Lots 11 & 12, Concession 7, designated as Part 1 on Plan 65R-38433)
4. BY-LAW NUMBER 119-2019  
(Delegation By-Law 005-2018)  
  
A By-law to dedicate certain lands as part of the public highway.  
(Northview Boulevard, Part of Lot 6, Concession 5, designated as Part 1 on Plan 65R-38374)
5. BY-LAW NUMBER 120-2019  
(Delegation By-Law 005-2018)  
  
A By-law to amend Traffic By-law 284-94 and Parking By-law 064-2019, as amended, to govern and control traffic in the City of Vaughan.  
(Applewood Crescent and Commerce Street)
6. BY-LAW NUMBER 121-2019  
(Delegation By-Law 005-2018)  
  
A By-law to exempt parts of Plan 3541 from the provisions of Part Lot Control and to repeal By-law 109-2019, being a prior by-law to exempt parts of Plan 3541 from the provisions of Part Lot Control.  
(PLC.19.002, Part of Lot 6, Concession 2, Ultra Towns Inc., located north of Centre Street on the east side of Dufferin Street being Parts 59, 60 and 61 on Plan 3541, designated as Part 1, 65R-38435)

7. BY-LAW NUMBER 122-2019  
(Delegation By-Law 005-2018)  
  
A By-law to exempt parts of Plan 65M-2857 from the provisions of Part Lot Control. (PLC.19.004, Part of Lot 13, Concession 8, Sunfield Homes (Hwy 27) Ltd., located at the northeast corner Regional Road 27 and Martin Grove Road, being Blocks 255, 256, 257 and 258, Plan 65M-2857)
8. BY-LAW NUMBER 123-2019  
(Delegation By-Law 005-2018)  
  
A By-law to exempt parts of Plan 65M-3570 from the provisions of Part Lot Control. (PLC.19.007, Part of Lot 3, Concession 3, 846669 Ontario Inc., located in proximity to Keele Street, municipally known as 123 Great Gulf Drive and Highway 407, being Block 1 on Registered Plan 65M-3570)
9. BY-LAW NUMBER 124-2019  
(Council, April 8, 2014, Item 20, Committee of Whole, Report No. 14)  
  
A By-law to amend City of Vaughan By-law 1-88. (Z.13.038, 19T-13V007, Part of Lots 20 & 21, Concession 5, City of Vaughan, Vaughan Healthcare Centre Precinct, located on the north side of Major Mackenzie Drive, and the west side of Jane Street through to Highway No. 400)
10. BY-LAW NUMBER 125-2019  
(Council, June 12, 2019, Item 6, Committee of Whole, Report No. 20)  
  
A By-law to amend City of Vaughan By-law 1-88. (Z.18.020, OP.18.013, Part of Lots 4 and 5, Concession 2, Promenade Partnership Limited, located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle)
11. BY-LAW NUMBER 126-2019  
(Item 2, Committee of the Whole (Closed Session), Report No. 28)  
  
A By-law to authorize the Mayor and Clerk to execute an Application to Expropriate certain lands. (Portage Parkway West, between Applewood Crescent and Jane Street)
12. BY-LAW NUMBER 127-2019  
(Delegation By-Law 005-2018)  
  
A By-law to exempt parts of Plan 65M-3063 from the provisions of Part Lot Control. (PLC.19.003, Part of Lot 17, Concession 4, Clustergarden Estates Inc., located on the southwest corner of Springside Road and Parktree Drive, being Part of Block 2 on Registered Plan 65M-3063, designated as Part 1 on Plan 65R-19830)

13. BY-LAW NUMBER 128-2019  
(Delegation By-Law 005-2018)

A By-law to exempt parts of Plan 65M-4608 from the provisions of Part Lot Control. (PLC.19.006, Part of Lots 26, 27 & 28, Concession 8, Monarch Castlepoint Kipling South Development Limited, located north of Teston Road and west of Kipling Avenue, being Lots 1 to 193 inclusive, and Blocks 194, 195 and 196, on Registered Plan 65M-4608)

14. BY-LAW NUMBER 129-2019  
(Council, June 25, 2001, Item 37, Committee of Whole, Report No. 49)

A By-law to amend City of Vaughan By-law 1-88, as amended by By-laws 147-2006, and 178-2015. (Z.19.010, DA.18.076, Part of Lot 10, Concession 9, Woodbridge Cold Storage Ltd., located on the west side of Regional Road #27, south of Langstaff Road, being Part of Lot 10, Concession 9, Part of Block 2, on Registered Plan 65M-4386)

15. BY-LAW NUMBER 130-2019  
(Item 10, Committee of the Whole (1), Report No. 24)

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 052-2019. (Z.19.011, Z.18.021, Part of Lot 4, Concession 5, 250 Interchange Way, 2748355 Canada Inc., located on the south side of Interchange Way and west of Jane Street, in Part of Lot 4, Concession 5, in the Vaughan Metropolitan Centre)

16. BY-LAW NUMBER 131-2019  
(LPAT, July 18, 2019, Case No. PL180309)

A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL180309, Z.17.020, Part of Lot 13 Concession 8, Sunfield Homes (Hwy 27) Ltd.)

**12. CONFIRMING BY LAW**

**13. 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

[www.vaughan.ca](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)



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

**Table of Contents**

<b><u>Minute No.</u></b>	<b><u>Page No.</u></b>
106. CONFIRMATION OF AGENDA .....	2
107. DISCLOSURE OF INTEREST .....	3
108. CEREMONIAL PRESENTATIONS .....	3
109. ADOPTION OR CORRECTION OF MINUTES .....	4
110. COMMUNICATIONS .....	4
111. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION .....	4
112. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION .....	5
113. MULTICULTURALISM DAY IN VAUGHAN .....	10
114. PROCLAMATION AND FLAG RAISING REQUEST INDIA INDEPENDENCE DAY .....	12
115. REQUEST FOR STAFF ATTENDANCE AT COMMUNITY MEETING – WARD 3 .....	14
116. BY-LAWS .....	14
117. CONFIRMING BY-LAW .....	20
118. ADJOURNMENT .....	20

**CITY OF VAUGHAN**  
**COUNCIL MEETING**  
**WEDNESDAY, JUNE 12, 2019**

**MINUTES**

**2:30 P.M.**

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 2:32 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

**106. CONFIRMATION OF AGENDA**

MOVED by Regional Councillor Ferri  
seconded by Councillor Carella

THAT the agenda be confirmed.

**AMENDMENT**

MOVED by Regional Councillor Ferri  
seconded by Councillor Carella

That the following addendums be added to the agenda:

**1. MULTICULTURALISM DAY IN VAUGHAN**

Resolution of Mayor Bevilacqua with respect to the above.

**2. PROCLAMATION AND FLAG RAISING REQUEST INDIA INDEPENDENCE DAY**

Report of the Deputy City Manager, Corporate Services with respect to the above.

## **COUNCIL MEETING MINUTES - JUNE 12, 2019**

---

3. BY-LAW NUMBER 112-2019  
(Council, May 14, 2019, Item 13, Committee of the Whole, Report 17)  
  
A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Barons Street and Richler Avenue)
4. BY-LAW NUMBER 113-2019  
(Delegation By-law 005-2018)  
  
A By-law to dedicate certain lands as forming part of the public highway. (Applewood Crescent, Apple Mill Road, Commerce Street, and Portage Parkway, Part of Lots 6 and 7, Concession 5 on Registered Plan 65R-38401 and 65R-37016 Part of Block 18 on Registered Plan 65M-3606)
5. REQUEST FOR STAFF ATTENDANCE AT COMMUNITY MEETING – WARD 3

Verbal request of Councillor DeFrancesca with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

### **107. DISCLOSURE OF INTEREST**

Regional Councillor Rosati declared an interest with respect to the following Items as his daughter lives in the location that backs onto the subject property:

1. Item 2, Report No. 20, of the Committee of the Whole, EAST KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO LIMITED OFFICIAL PLAN AMENDMENT, FILE OP.17.008, VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD; and
2. Item 4, Report No. 20, of the Committee of the Whole, OFFICIAL PLAN AMENDMENT FILE OP.17.007, KIRBY 27 DEVELOPMENTS LIMITED, VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD

### **108. CEREMONIAL PRESENTATIONS**

Presentation to the Vaughan Lifesaving Club Masters in recognition of their first-place win in the Ontario Lifesaving Sport Championship.

## **COUNCIL MEETING MINUTES - JUNE 12, 2019**

---

### **109. ADOPTION OR CORRECTION OF MINUTES**

MOVED by Regional Councillor Rosati  
seconded by Regional Councillor Jackson

THAT the minutes of the Council meeting of May 14, 2019 and Special Council meeting of June 4, 2019, be adopted as presented.

CARRIED

### **110. COMMUNICATIONS**

MOVED by Councillor Shefman  
seconded by Councillor Yeung Racco

THAT Communications C1 to C6 inclusive be received and referred to their respective items on the agenda.

CARRIED

### **111. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

Committee of the Whole Report No. 20

Items 2, 4, 23, 24, 26, 28, 29, 35, 37, 40, 45 and 46

Committee of the Whole (Working Session) Report No. 23

Item 3

Finance, Administration and Audit Committee Report No. 8

Item 9

Addendum Items

Items 1, 2, 3, 4 and 5

MOVED by Councillor Shefman  
seconded by Regional Councillor Ferri

THAT Items 1 to 55 of the Committee of the Whole Report No. 20, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

## **COUNCIL MEETING MINUTES - JUNE 12, 2019**

---

THAT Items 1 to 9 of the Committee of the Whole (Closed Session) Report No. 21 BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 6 of the Committee of the Whole (Public Hearing) Report No. 22 BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Working Session) Report No. 23 with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 9 of the Finance, Administration and Audit Committee Report No. 8, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

### **112. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

#### **COMMITTEE OF THE WHOLE REPORT NO. 20**

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

ITEM - 2     EAST KLEINBURG DEVELOPMENTS INC. / 1045501  
                  ONTARIO LIMITED OFFICIAL PLAN AMENDMENT FILE  
                  OP.17.008 VICINITY OF REGIONAL ROAD 27  
                  AND KIRBY ROAD

MOVED by Councillor Iafrate  
seconded by Regional Councillor Jackson

THAT Item 2, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By receiving communication C5 from Mr. David R. Donnelly, Donnelly Law, dated June 12, 2019.

CARRIED

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

ITEM - 4     OFFICIAL PLAN AMENDMENT FILE OP.17.007 KIRBY 27  
                  DEVELOPMENTS LIMITED VICINITY OF REGIONAL  
                  ROAD 27 AND KIRBY ROAD

MOVED by Regional Councillor Jackson

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

seconded by Regional Councillor Ferri

THAT Item 4, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By receiving communication C5 from Mr. David R. Donnelly, Donnelly Law, dated June 12, 2019.

CARRIED

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

ITEM - 23    PIAZZA VILLAGIO CORP.  
                  SITE DEVELOPMENT FILE DA.19.006  
                  VICINITY OF WESTON ROAD AND RUTHERFORD ROAD

MOVED by Regional Councillor Jackson  
seconded by Councillor DeFrancesca

THAT Item 23, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2019.

CARRIED

ITEM - 24    DRINKING WATER QUALITY MANAGEMENT SYSTEM  
                  (DWQMS) STANDARD OF CARE PRESENTATION  
                  ENDORSEMENT OF OPERATIONAL PLAN AND  
                  TOP MANAGEMENT REVIEW

MOVED by Regional Councillor Ferri  
seconded by Councillor DeFrancesca

THAT Item 24, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Deputy City Manager, Public Works, dated June 4, 2019.

CARRIED

## **COUNCIL MEETING MINUTES - JUNE 12, 2019**

---

### **ITEM - 26    ONTARIO SOCCER CENTRE BOARD OF DIRECTORS**

MOVED by Councillor Carella  
seconded by Councillor DeFrancesca

THAT Item 26, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Interim City Manager, dated June 4, 2019; and

By approving that Regional Councillor Rosati be the Council Member appointed to the Ontario Soccer Centre Board of Directors.

CARRIED

### **ITEM - 28    PARTNERSHIP TO ADVANCE ECONOMIC DEVELOPMENT OPPORTUNITIES IN THE VAUGHAN HEALTHCARE CENTRE PRECINCT**

MOVED by Councillor Yeung Racco  
seconded by Councillor Shefman

THAT Item 28, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Interim City Manager, Deputy City Manager, Planning and Growth Management, Deputy City Manager, Corporate Services, and the Chief Financial Officer and City Treasurer, dated June 4, 2019.

CARRIED

### **ITEM - 29    CORPORATE PROMOTIONAL ITEMS POLICY 02.C.03**

MOVED by Councillor Iafrate  
seconded by Regional Councillor Ferri

THAT Item 29, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Interim City Manager, dated June 4, 2019; and

By approving the following in accordance with communication C1, from the Director of Economic and Cultural Development, dated May 27, 2019:

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

1. That Attachment 1 – Policy 02.C.03 in the report of the Interim City Manager, dated June 4, 2019, be replaced with the attached revised version.

CARRIED

ITEM - 35 AMENDMENTS TO THE CODE OF CONDUCT  
FOR MEMBERS OF COUNCIL, LOCAL BOARD  
AND COMMITTEES (DEFERRED)

MOVED by Councillor Iafrate  
seconded by Regional Councillor Ferri

THAT Item 35, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Deputy City Manager, Corporate Services, dated June 4, 2019; and

By approving Option 1 as the amendment to the Code regarding the definition of “Family Member” as set out in communication C2, from the Integrity Commissioner and Lobbyist Registrar, dated June 4, 2019.

CARRIED

ITEM - 37 RETURNING OFFICER’S REPORT  
2018 MUNICIPAL ELECTION

MOVED by Councillor Iafrate  
seconded by Councillor DeFrancesca

THAT Item 37, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Deputy City Manager, Corporate Services, dated June 4, 2019.

CARRIED

ITEM - 40 SPEED REDUCTION ON SOUTHVALE DRIVE AND  
MILL RIVER DRIVE

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Jackson

THAT Item 40, Committee of the Whole Report No. 20 be adopted and



## **COUNCIL MEETING MINUTES - JUNE 12, 2019**

---

amended, as follows:

By approving the recommendation contained in the resolution of Councillor Yeung Racco, dated June 4, 2019.

CARRIED

### **ITEM - 45     SPORTS VILLAGE WORKING COMMITTEE                     REPRESENTATION**

MOVED by Councillor Iafrate  
seconded by Councillor DeFrancesca

THAT Item 45, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By receiving the report of the Deputy City Manager, Community Services and the Chief Financial Officer and City Treasurer, dated June 4, 2019.

CARRIED

### **ITEM - 46     PETITION TO UNDERTAKE TRAFFIC CALMING ON                     DAVID TODD AVENUE**

MOVED by Councillor Carella  
seconded by Councillor DeFrancesca

THAT Item 46, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the recommendation contained in the resolution of Councillor Carella, dated June 4, 2019.

CARRIED

## **COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 23**

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

### **ITEM - 3     COMMITTEE STRUCTURE REVIEW**

MOVED by Regional Councillor Jackson  
seconded by Regional Councillor Rosati

THAT Item 3, Committee of the Whole (Working Session) Report No. 23 be

## **COUNCIL MEETING MINUTES - JUNE 12, 2019**

---

adopted and amended, as follows:

By approving the following in accordance with communication C4 from the City Clerk, dated June 10, 2019:

1. That the revised 2019 Schedule of Meetings be adopted in accordance with the calendar set out in Attachment 1; and
2. That the City Clerk be authorized to amend the schedule by cancelling meetings that are not required, or changing the time and/or date of a scheduled meeting, subject to posting such amendments on the City's website in accordance with the Procedure By-law.

CARRIED

### **FINANCE, ADMINISTRATION AND AUDIT COMMITTEE REPORT NO. 8**

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

ITEM - 9      KIRBY ROAD EXTENSION BETWEEN  
BATHURST STREET AND DUFFERIN STREET  
CLASS ENVIRONMENTAL ASSESSMENT STUDY

MOVED by Councillor Iafrate  
seconded by Regional Councillor Ferri

THAT Item 9, Finance, Administration and Audit Committee Report No. 8 be adopted without amendment.

CARRIED

### **Addendum Items**

#### **113. MULTICULTURALISM DAY IN VAUGHAN** (Addendum No. 1)

MOVED by Councillor DeFrancesca  
seconded by Councillor Yeung Racco

That the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 12, 2019, be approved.

CARRIED

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

### Member's Resolution

Submitted by Mayor Bevilacqua

**Whereas**, on November 13, 2002, the Government of Canada, by Royal Proclamation, designated June 27 of each year as Canadian Multiculturalism Day;

**Whereas**, Canadian Multiculturalism Day is an opportunity to celebrate our diversity and our commitment to democracy, equality and mutual respect and to appreciate the contributions of the various multicultural groups and communities to Canadian society;

**Whereas**, cultural programs are fundamental to give shape to a community's identity as well as drive economic development, tourism, place-making and city-building;

**Whereas**, more than 90 per cent of the foreign-owned companies, operating in York Region, are based in Vaughan and our southern York Region neighbouring communities;

**Whereas**, nearly half of Vaughan's population was born abroad and citizens speak 105 different languages;

**Whereas**, the City of Vaughan hosts numerous city-wide cultural programs and celebrations for residents, families, businesses and visitors to experience throughout the year and help sew the social fabric across the city;

**Whereas**, signature events like our Christmas Tree Lighting, Chinese New Year, Menorah Lighting Ceremony and Vaughan Culture Days have become annual traditions, as have cultural celebrations such as Black History Month and Islamic Heritage month, along with several other cultural and community flag raisings;

**Whereas**, Vaughan has a staff-oriented working group to develop an Inclusion Charter to ensure Vaughan and York Region remain welcoming and inclusive - an initiative grounded in federal and provincial legislation that promotes human rights and accessibility;

**Whereas**, the City of Vaughan most recently celebrated Black History month and Jewish Heritage Month and has commemorative multicultural activities and observances planned for the upcoming summer months including Italian Heritage Month (June), National Indigenous History Month (June), National Indigenous Peoples Day (June 21) featuring an art exhibition On the Slate entitled facing NORTH and our signature Canada Day celebration North Maple Regional Park (July 1)

It is therefore recommended that:

1. The Mayor proclaim June 27 as Canadian Multiculturalism Day in

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

Vaughan;

2. That, Vaughan staff continue to engage residents, businesses, community groups and employees to celebrate, reflect and participate in the many events and activities that the City of Vaughan organizes and supports throughout the year.

### 114. **PROCLAMATION AND FLAG RAISING REQUEST INDIA INDEPENDENCE DAY**

(Addendum No. 2)

MOVED by Regional Councillor Rosati  
seconded by Councillor Yeung Racco

That the recommendation contained in the following report of the Deputy City Manager, Corporate Services, dated June 12, 2019, be approved.

CARRIED

Report of the Deputy City Manager, Corporate Services, dated June 12, 2019

#### **Purpose**

To seek Council approval to proclaim August 17, 2019 as India Independence Day, to raise India's flag at Vaughan City Hall on August 17, 2019 for the balance of the day, and to post the proclamation on the City's website.

#### **Report Highlights**

- Respond to the request received from WEConnect Community Services, received on June 4, 2019.
- Proclamation and flag raising requested for August 17, 2019.

#### **Recommendations**

1. That August 17, 2019 be proclaimed as India Independence Day;
2. That India's flag is raised at Vaughan City Hall on August 17, 2019 for the balance of the day; and,
3. That the proclamation be posted on the City's website.

#### **Background**

Correspondence was received from WEConnect Community Services on June 4, 2019 requesting a proclamation and flag raising.

Council has previously granted this request.

#### **Previous Reports/Authority**

[Item 1, Report No. 26 of the Committee of the Whole](#)

## **COUNCIL MEETING MINUTES - JUNE 12, 2019**

---

### **Analysis and Options**

The proclamation and flag raising request meets the requirements of the City's Proclamation Policy and Flag Raising/Half Mastings Policy, as follows:

"That upon request, the City of Vaughan issue Proclamations for events, campaigns, or other similar matters: If the event, campaign or declaration is directly related to matters over which the City has jurisdiction or the City directly sponsors the event, campaign, or other matter"; and,

"In recognition of the ethnic diversity of the residents of the municipality the City of Vaughan will fly at the Civic Centre the flag of any nation, country or ethnic group on the national day or on the anniversary of a special occasion, upon a written request to the City Clerk submitted one month in advance by that nation, or ethnic group or its representatives".

India Independence Day is one of three national holidays in India, and is a day to honor those that who have fought for India's freedom in the past.

### **Financial Impact**

There are additional costs expected with the booking of the one-hour flag raising ceremony and one-hour reception.

### **Broader Regional Impacts/Considerations**

Not applicable.

### **Conclusion**

Staff is recommending that August 17, 2019 is proclaimed as India Independence Day, that India's flag is raised at Vaughan City Hall on August 17, 2019 for the balance of the day, and that the proclamation is posted on the City's website.

**For more information**, please contact: Todd Coles, City Clerk, **ext. 8281**

### **Attachment**

1. Correspondence from Vice-President, WEConnect Community Services, dated May 30, 2019

### **Prepared by**

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, ext. 8280

(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.)

## **COUNCIL MEETING MINUTES - JUNE 12, 2019**

---

### **115. REQUEST FOR STAFF ATTENDANCE AT COMMUNITY MEETING – WARD 3** (Addendum 5)

MOVED by Councillor DeFrancesca  
seconded by Councillor Iafrate

That the request for staff attendance at a Ward 3 community meeting with respect to the results of the Vellore Woods traffic study, be approved.

CARRIED

### **116. BY-LAWS**

MOVED by Regional Councillor Ferri  
seconded by Councillor DeFrancesca

THAT the following by-laws, including Addendum 3, By-Law 112-2019, and Addendum 4, By-Law 113-2019, be enacted:

- |                        |  |
|------------------------|--|
| By-law Number 078-2019 | A By law to authorize the temporary closing of certain highways in the City of Vaughan. (Council, May 14, 2019, Item 14, Committee of the Whole, Report No. 17)  |
| By-law Number 079-2019 | A By-law of the Corporation of the City of Vaughan to amend Sign By-law 140-2018, to provide greater clarity with respect to Election Signs, to provide additional parameters with respect to Feather Banner Signs, and to provide various technical amendments, as well as to amend Fees and Charges By-law 171-2013, as amended, to include Election Sign application fees. (Item 32, Committee of the Whole, Report No. 20 and Council, September 27, 2018, Item 27, Committee of the Whole, Report No. 27) |
| By-law Number 080-2019 | A By-law of the Corporation of the City of Vaughan to amend Tree By-law 052-2018, as amended, to provide the City with the authority to issue set fines pursuant to the Provincial Offences Act, for any offences committed under the Tree Protection By-law. (Item 31, Committee of the Whole, Report No. 20)   |
| By-law Number 081-2019 | A By law to make technical amendments to the City's new consolidated Special Events By-law 045-2018, as amended, and Smoking By-law 074-2019, as amended. (Item 44, Committee of the Whole, Report No. 20)   |

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

By-law Number 082-2019	A By-law to adopt property tax rates, tax ratios and to provide for the general local municipality levy and collection of levies required by the Corporation of the City of Vaughan (the "City") for the year 2019 and to provide for the issuance of tax bills requiring payment of taxes for the year 2019. (Item 6, Finance, Administration and Audit Committee, Report No. 8)
By-law Number 083-2019	A By-law to dedicate certain lands as part of the public highway. (Stormont Trail and Madoc Place, Plan 65M-4360, Plan 65M-4561, 19T-06V07) (Delegation By-law 005-2018)
By-law Number 084-2019	A By-law to amend the Consolidated Traffic By-Law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Delegation By-law 005-2018)
By-law Number 085-2019	A By-law to assume Municipal Services in Greenbrooke Residential Subdivision Phase 1, 19T-06V04, Registered Plan 65M-4106. (Greenbrooke Developments Inc. dated August 13, 2008) (Delegation By-law 005-2018)
By-law Number 086-2019	A By-law to assume Municipal Services in Greenbrooke Residential Subdivision Phase 2, 19T-06V04, Registered Plan 65M-4251. (Greenbrooke Developments Inc. dated October 26, 2010) (Delegation By-law 005-2018)
By-law Number 087-2019	A By-law to assume Municipal Services in Woodbridge Farmers Development Agreement, Related File B073/14. (Huntington-Fifty Investments Limited dated November 6, 2015) (Delegation By-law 005-2018)
By-law Number 088-2019	A By-law to partially assume Municipal Services in Vaughan West II Industrial Business Park, 19T-03V19, Registered Plan 65M-3992. (Conair Consumer Products Inc. dated April 20, 2007) (Delegation By-law 005-2018)
By-law Number 089-2019	A By-law to partially assume Municipal Services in Vaughan West II Limited and Seven 427 Developments Inc. Development Agreement (Related File Z.13.011) – New Huntington Road only. (Vaughan West II Limited and Seven 427

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

	Developments Inc. dated October 6, 2013) (Delegation By-law 005-2018)
By-law Number 090-2019	A By-law to assume Municipal Services in Vaughan West II Industrial Business Park Development Agreement, 19T-03V19, Registered Plan 65M-3992. (Vaughan West II Limited dated July 21, 2006) (Delegation By-law 005-2018)
By-law Number 091-2019	A By-law to assume Municipal Services in Vaughan West (North) Business Park Subdivision, 19T-89058 and 19T-99V07, Registered Plan 65M-3627. (Roybridge Holdings Limited dated November 6, 2002) (Delegation By-law 005-2018)
By-law Number 092-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.08.038, Her Majesty the Queen in Right of Ontario c/o Ontario Realty Corporation, south of Regional Road 7, west of Martin Grove Road, being lands located in the Hydro Corridor on the east and west sides of Regina Road, adjacent to 106 Regina Road and 111 Regina Road, in Lot 4, Concession 8) (Council, June 30, 2009, Item 61, Committee of the Whole, Report No. 35)
By-law Number 093-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.17.035, 19T-17V012, DM11 Incorporated, located south of Centre Street on the east side of Donna Mae Crescent, being 11 and 19 Donna Mae Crescent, in Lot 30, Concession 1) (Council, May 14, 2019, Item 1, Committee of the Whole, Report No. 17)
By-law Number 094-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.18.037, Z.16.052, 19T-16V010/Z.10.034, Z.17.034, 19T-10V005, Nashville Developments (North) Inc., located east of Huntington Road and south of Nashville Road, in Part of Lot 24, Concession 9) (Item 8, Committee of the Whole, Report No. 20)
By-law Number 095-2019	A By-law to amend City of Vaughan By-law 1-88, as amended by By-Law 399-98. (Z.19.003, DA.19.004, 2019625 Ontario Inc., located west of Jane Street, north of Auto Vaughan Drive and Sweet River Boulevard, being Part of Block 1 on



## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

	Registered Plan 65M-3766, in Lot 17, Concession 5) (Lifting "H" Symbol) (Council, May 14, 2019, Item 4, Committee of the Whole, Report No. 17)
By-law Number 096-2019	A By-law to amend City of Vaughan By-law 1-88, as amended by By-laws 287-2008, 139-2012 and 048-2017. (Z.19.006, DA.18.050, Royal 7 Developments Ltd., located on the north side of Regional Road 7, east of Jane Street, being Part of Lot 6, Concession 4, being Blocks 1, 2, 3, 20 and 29 on Registered Plan 65M-4490) (Lifting "H" Symbol) (Council, May 16, 2017, Item 13, Committee of the Whole, Report No. 17)
By-law Number 097-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.18.019, OP.18.012, DA.19.003, Reena c/o Bryan Keshen, located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2) (Council, March 19, 2019, Item 4, Committee of the Whole, Report No. 11)
By-law Number 098-2019	A By-law to adopt Amendment Number 37 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.18.012, Z.18.019, DA.19.003, Reena c/o Bryan Keshen, located on the south side of Clark Avenue West and west of Bathurst Street, being Part of Lot 3, Concession 2) (Council, March 19, 2019, Item 4, Committee of the Whole, Report No. 11)
By-law Number 099-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.18.029, OP.18.017, DA.18.069, York Major Holdings Inc., located on the north side of Eagle Rock Way, west of Troon Avenue and are known municipally as 120 Eagle Rock Way, being the westerly Part of Block 35, on Registered Plan 65M-4477, in Part of Lot 21, Concession 3) (Item 22, Committee of the Whole, Report No. 20)
By-law Number 100-2019	A By-law to adopt Amendment Number 42 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.18.017, Z.18.029, DA.18.069, York Major Holdings Inc., located on the north side of Eagle Rock Way, west of Troon Avenue and are known municipally known as

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

	120 Eagle Rock Way, Part of Lot 21, Concession 3) (Item 22, Committee of the Whole, Report No. 20)
By-law Number 101-2019	A By-law to amend City of Vaughan By-law 1-88 as amended. (Z.18.007, OP.18.003, 1567855 Ontario Ltd, located on the west side of Kipling Avenue, north of Woodbridge Avenue, being in the north half of Lot 7, Concession 8, also known as Lot 9, Deposited Plan 546 Woodbridge, and known municipally as 8010 Kipling Avenue) (Item 7, Committee of the Whole, Report No. 20)
By-law Number 102-2019	A By-law to adopt Amendment Number 44 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.18.003, Z.18.007, DA.18.012, 1567855 Ontario Ltd., located on west side of Kipling Avenue, north of Woodbridge Avenue, being the north half of Lot 7, Concession 8, also known as Lot 9, Deposited Plan 546 Woodbridge, and known municipally as 8010 Kipling Avenue) (Item 7, Committee of the Whole, Report No. 20)
By-law Number 103-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.18.024, OP.18.015, DA.18.062, Catholic Cemeteries and Funeral Services (Archdiocese of Toronto), located on the west side of Regional Road 27, north of Highway 407, and are municipally known as 7300 Regional Road 27, in Lots 2 and 3, Concession 9) (Item 1, Committee of the Whole, Report No. 20)
By-law Number 104-2019	A By-law to adopt Amendment Number 45 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.18.015, Z.18.024, DA.18.062, Catholic Cemeteries and Funeral Services (Archdiocese of Toronto), located on the west side of Regional Road 27, north of Highway 407, and are municipally known as 7300 Regional Road 27, in Lots 2 and 3, Concession 9) (Item 1, Committee of the Whole, Report No. 20)
By-law Number 105-2019	A By-law to amend City of Vaughan By-law 1-88. (Z.18.020, OP.18.013, Promenade Partnership Limited, located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle, Part of Lots 4

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

	and 5, Concession 2) (Item 6, Committee of the Whole, Report No. 20)
By-law Number 106-2019	A By-law to adopt Amendment Number 46 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.18.013, Z.18.020, Promenade Limited Partnership, located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle, Part of Lots 4 and 5, Concession 2) (Item 6, Committee of the Whole, Report No. 20)
By-law Number 107-2019	A By-law to adopt Amendment Number 47 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.17.007, located on the east side of Regional Road 27, south of Kirby Road, and are known municipally as 11363 Regional Road 27, being Part of Lots 28 and 29, Concession 8) (Item 4, Committee of the Whole, Report No. 20)
By-law Number 108-2019	A By-law to adopt Amendment Number 48 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.17.008, located on the east side of Regional Road 27, south of Kirby Road, and are known municipally as 11063 and 11191 Regional Road 27, being Part of Lots 28 and 29, Concession 8) (Item 2, Committee of the Whole, Report No. 20)
By-law Number 109-2019	A By-law to exempt parts of Plan 65M-3541 from the provisions of Part Lot Control. (PLC.19.002, 2464879 Ontario Inc. (City Park Homes), located north of Centre Street on the east side of Dufferin Street being Parts 59, 60 and 61 on Plan 65M-3541) (Delegation By-law 005-2018)
By-law Number 110-2019	A By-law to exempt parts of Plan 65M-4640 from the provisions of Part Lot Control. (PLC.19.005, 19T-16V005, DA.16.044, Woodbridge Park Limited, located on the north side of Steeles Avenue West, east of Martin Grove Road, being Block 1, Plan 65M-4640) (Delegation By-law 005-2018)
By-law Number 111-2019	A By law to amend By-law 7-2011 (Procedure By-law) which governs the proceedings of Council and Committees of Council. (Item 2 and

## COUNCIL MEETING MINUTES - JUNE 12, 2019

---

Item 3, Committee of the Whole (Working Session), Report No. 23)

By-law Number 112-2019

A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Barons Street and Richler Avenue) (Council, May 14, 2019, Item 13, Committee of the Whole, Report 17) (Council, June 12, 2019, Addendum No. 3, Minute No. 106)

By-law Number 113-2019

A By-law to dedicate certain lands as forming part of the public highway. (Applewood Crescent, Apple Mill Road, Commerce Street, and Portage Parkway, Part of Lots 6 and 7, Concession 5 on Registered Plan 65R-38401 and 65R-37016 Part of Block 18 on Registered Plan 65M-3606) (Delegation By-law 005-2018) (Council, June 12, 2019, Addendum No. 4, Minute No. 106)

CARRIED

### 117. **CONFIRMING BY-LAW**

MOVED by Councillor Yeung Racco  
seconded by Councillor Iafrate

THAT By-law Number 114-2019, being a by-law to confirm the proceedings of Council at its meeting on June 12, 2019, be enacted.

CARRIED

### 118. **ADJOURNMENT**

MOVED by Councillor Carella  
seconded by Councillor DeFrancesca

THAT the meeting adjourn at 4:11 p.m.

CARRIED

---

Hon. Maurizio Bevilacqua, Mayor

---

Todd Coles, City Clerk



**CITY OF VAUGHAN  
SPECIAL COUNCIL MINUTES  
SEPTEMBER 17, 2019**

<b><u>Minute No.</u></b>	<b><u>Table of Contents</u></b>	<b><u>Page No.</u></b>
119.	CONFIRMATION OF AGENDA.....	1
120.	DISCLOSURE OF INTEREST.....	1
121.	DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION .....	1
122.	CONSIDERATION OF ITEM REQUIRING SEPARATE DISCUSSION.....	1
123.	CONFIRMING BY-LAW.....	2
124.	ADJOURNMENT .....	2

**CITY OF VAUGHAN**  
**SPECIAL COUNCIL MEETING**  
**TUESDAY, SEPTEMBER 17, 2019**  
**MINUTES**

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 2:25 p.m.

The following members were present:

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

**119. CONFIRMATION OF AGENDA**

MOVED by Councillor Iafrate  
seconded by Councillor Carella

THAT the agenda be confirmed.

CARRIED

**120. DISCLOSURE OF INTEREST**

There was no disclosure of interest by any member.

**121. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following item was identified for separate discussion:

Special Committee of the Whole (Closed Session) Report No. 25

Item 1

**122. CONSIDERATION OF ITEM REQUIRING SEPARATE DISCUSSION**

**SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 25**

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

## **SPECIAL COUNCIL MEETING MINUTES – SEPTEMBER 17, 2019**

---

ITEM - 1      LOCAL PLANNING APPEAL TRIBUNAL GATEHOLLOW  
ESTATES INC. 9681 & 9691 ISLINGTON AVENUE  
OP.16.010 & Z.16.039 CASE NO. PL1708346

MOVED by Councillor Yeung Racco  
seconded by Regional Councillor Jackson

THAT Item 1, Special Committee of the Whole (Closed Session) Report No.  
25 be adopted without amendment.

CARRIED

### **123. CONFIRMING BY-LAW**

MOVED by Regional Councillor Ferri  
seconded by Councillor Carella

THAT By-law Number 115-2019, being a by-law to confirm the proceedings of  
Council at its meeting on September 17, 2019, be enacted.

CARRIED

### **124. ADJOURNMENT**

MOVED by Councillor Carella  
seconded by Councillor Yeung Racco

THAT the meeting adjourn at 2:27 p.m.

CARRIED

---

Hon. Maurizio Bevilacqua, Mayor

---

Todd Coles, City Clerk





**CITY OF VAUGHAN  
REPORT NO. 24 OF THE  
COMMITTEE OF THE WHOLE (1)**

***For consideration by the Council  
of the City of Vaughan  
on October 2, 2019***

---

The Committee of the Whole (1) met at 1:05 p.m., on September 17, 2019.

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

The following items were dealt with:

**1. GUIDELINE REVIEW FOR THE IMPLEMENTATION OF SECTION 37  
OF THE PLANNING ACT (FILE NO.26.17)**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:**

**Recommendations**

1. The review of the “Guidelines for the Implementation of Section 37 of the Planning Act” as presented to the Committee of the Whole on April 2, 2019 be discontinued because Bill 108 More Homes, More Choice Act, 2019 will replace the Section 37 policies of the Planning Act, with a new Community Benefits Charge that will be reported on separately by staff.

**2. DUFFERIN STREET AND CENTRE STREET INTERSECTION LAND  
USE STUDY AMENDMENT TO VAUGHAN OFFICIAL PLAN 2010 -  
UPDATE**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:**

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**Recommendations**

1. The Dufferin Street and Centre Street Area Specific Plan be included in the 2020 Policy Planning and Environmental Sustainability budget for review, having a funding request of approximately \$200,000.
2. Include an evaluation to expand the Plan Area, as deferred by Council on June 17, 2017, to align with the draft Major Transit Station Area boundary and policies.
3. **CAL-CROWN HOMES (THREE) INC. ZONING BY-LAW AMENDMENT FILE Z.18.016 DRAFT PLAN OF SUBDIVISION FILE 19T-18V007 VICINITY OF MAJOR MACKENZIE DRIVE WEST AND REGIONAL ROAD 27**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.18.016 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1316) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 13 lots for detached dwellings and three (3) part blocks for future detached dwellings, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:  
  
“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 14.5 residential units (45 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**4. CENTRA (MAJOR MACK EAST) INC. ZONING BY-LAW AMENDMENT  
FILE Z.16.043 DRAFT PLAN OF SUBDIVISION FILE 19T-17V004  
VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

**The Committee of the Whole (1) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved; and**
- 2) That the deputation by Mr. Claudio Brutto, President, Brutto Consulting Limited, Edgeley Boulevard, Concord, be received.**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.16.043 (Centra (Major Mack East) Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone Phase 1 of the Subject Lands shown on Attachment 2 from “RR Rural Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 3, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-17V004 (Centra (Major Mack East) Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision consisting of six blocks for 30.5 street townhouse units in Phase 1 and a block for a future residential development in Phase 2 as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:  
  
“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30.5 residential units (93 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 with a building construction program within a reasonable timeframe.”

**5. CLUSTERGARDEN ESTATE INC. DRAFT PLAN OF CONDOMINIUM  
19CDM-19V003 VICINITY OF SPRINGSIDE ROAD AND PARKTREE  
DRIVE**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:**

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**Recommendations**

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-19V003 (Clustergarden Estates Inc.) BE APPROVED, as shown on Attachments 4 to 6, subject to the Conditions of Draft Approval in Attachment 1.
6. **VMC RESIDENCES III LIMITED PARTNERSHIP DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V001 VICINITY OF PORTAGE PARKWAY AND MILLWAY AVENUE**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:**

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-19V001 (VMC Residences III Limited Partnership) BE APPROVED, as shown on Attachments 3 to 9, subject to the Conditions of Draft Approval in Attachment 1.
7. **ZONING BY-LAW AMENDMENT FILE Z.15.023 SITE DEVELOPMENT FILE DA.15.022 NORSTAR GROUP OF COMPANIES VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

**The Committee of the Whole (1) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.15.023 (Norstar Group of Companies) BE APPROVED to amend Zoning By-law 1-88, to rezone the subject lands from "A Agricultural Zone" and "OS5 Open Space Environmental Protection Zone" to "RA3(H) Apartment Residential Zone" and "RM2(H) Multiple Residential Zone" each with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the subject lands, or any portion thereof, until the following conditions are satisfied:

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

- a. The Owner shall enter into a Development Agreement to satisfy all conditions, financial or otherwise, of the City with regard to such matters the City may consider necessary including payment of the development levies, the provision of the roads and municipal services, including construction of a sanitary sewer connected to the sanitary sewer on Crimson Forest Drive and Rutherford Road, installation of new services, landscaping and fencing, all to the satisfaction of the City. The said agreement shall be registered against the subject lands to the satisfaction of the City. The Owner must also resolve the following matters:
    - i. The Owner shall undertake further assessment of the City's existing downstream sanitary sewer system based on actual measured sewage flow data to verify the findings of the theoretical analysis to the satisfaction of the City. In the event the findings of this supplementary analysis identify the need to undertake improvements to the existing downstream sanitary sewer system in order to accommodate the additional sewage flows from the development of the subject lands, the Owner shall design and construct these system improvements; and
  - b. The Owner shall enter into a Block 11 Developer's Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing of the provision of parks, cash-in-lieu of parkland, roads and municipal services; and
  - c. The Owner shall submit a letter to the City from the Block 11 Developer's Group (Block 11 Properties Inc. - Trustee) indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developer's Group Cost Sharing Agreement.
3. THAT the Owner be permitted to apply for a Zoning By-law Amendment and/or Minor Variance application(s) to permit minor adjustments to the in-effect Zoning By-law 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 full force and effect.
4. THAT the Owner be permitted to apply for a Zoning By-law Amendment and/or Minor Variance application(s) to permit minor adjustments to the in-effect Zoning By-law 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 full force and effect.

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

5. THAT Vaughan Council adopt the following resolution for the location of water and sewage capacity:

“THAT Site Development Application File DA.15.022 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 427 residential units (1,090 persons equivalent). The allocation of said capacity maybe 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 with a building construction program within a reasonable timeframe”.
6. THAT Site Development File DA.15.022, BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the City, to permit the development of one (1) 24-storey apartment building, and six (6) blocks of three-storey back-to-back and stacked townhouses, as shown on Attachments 2 to 7:
  - a. THAT prior to the execution of a Site Plan Agreement:
    - i. The Owner shall dedicate all lands zoned “OS5 Open Space Environmental Protection Zone” free and clear of all charges and encumbrances to the satisfaction of the appropriate public authority;
    - ii. The Development Planning Department shall approve the final site plan, building elevations showing bird-safe window treatments, landscape and edge management and restoration planting plan, landscape cost estimate, lighting plan, updated Arborist Report, and addendum to the Pedestrian Wind Assessment Study;
    - iii. The Owner shall update the Block 11 Community Plan and shall cause it to be displayed on the interior wall of the sales office;
    - iv. The City shall approve the final site servicing plan, site grading plan, erosion sediment control plan, functional servicing and stormwater management reports and drawings, hydrogeological and geotechnical reports, Phase 1 and 2 Environmental Site Assessments, Transportation Demand Management Plans (TDM Plans), and Traffic Impact Study;
    - v. The Owner shall pay the Site Plan Complex fee pursuant to the Fees and Charges By-law as amended. The fee amount is \$218,280.00. Should the fee not be paid in the calendar year in which it is calculated, the fee will be subject to increase in the next calendar year;

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

- vi. The Owner shall work with the City and York Region to design and construct a sidewalk link including grading and street lighting along the frontage of the north side of Rutherford Road in its ultimate location or construct an interim sidewalk if the permanent sidewalk cannot be constructed;
  - vii. The Owner shall satisfy all requirements of the Toronto and Region Conservation Authority including the final geotechnical report, stormwater management report, erosion sediment control, and revised landscape drawings (including edge management and restoration plan);
  - viii. The Owner shall pay to the City the woodlot charge at the rate of \$1,000.00 per residential low-rise dwelling unit, and \$600.00 per residential high-rise dwelling unit, in accordance with the City's Woodlot Acquisition Front-end Agreement;
  - ix. The Owner shall enter into a Tree Protection Agreement, which includes a security for trees to be preserved and protected in accordance the approved Arborist Report. The security amount associated with the Tree Protection Agreement is to be determined through the following:
    - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement Requirement
    - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
    - The costs associated with actual tree removals
  - x. The Owner is required to pay to the City cash-in-lieu of 15 extra replacement trees at a value of \$550.00 for each tree for a total of \$8,250.00, to the satisfaction of the City;
  - xi. The Owner shall satisfy all requirements of the Parks Planning Department;
  - xii. The Owner shall satisfy all requirements of the Public Works, Solid Waste Management Department;
  - xiii. The Owner shall satisfy all requirements of Canada Post; and
  - xiv. The Owner shall satisfy all requirements of York Region.
- b. THAT the implementing Site Plan Agreement shall include the following clauses:

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

- i. “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.”;
  - 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 Regional Police Department, Regional Coroner, the Registrar of 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;
  - iii. “For residential high-density development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed rate per unit, whichever is higher in accordance with the Planning Act and the City’s cash-in-lieu policy.”
- c. THAT the implementing Site Plan Agreement shall include the following warning clauses:
- i. in all Offers of Purchase and Sale or Lease for the units on Blocks 1 to 6 and the Apartment Building on the site plan:  
“Purchasers and/or tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound level limits of the Ministry of Environment, Conservation and Parks.”
  - ii. in all Offers of Purchase and Sale or Lease for the units on Block 1, Block 6, and Apartment Building on the site plan:  
“Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic 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 ducting etc., 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 Environment, Conservation and Parks and in compliance with the City’s



**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

noise requirements. The location of the air conditioning unit for each dwelling unit in the block shall be in compliance with the provisions of the City of Vaughan Zoning By-law 1-88.”

- iii. in all Offers of Purchase and Sale or Lease for the dwelling units on Blocks 2 to 5 on the site plan:

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc. sized to accommodate the future installation of air conditioning by the purchaser and/or tenant. The location of the air conditioning unit on the lot shall be in compliance with the provisions of the City of Vaughan Zoning By-law 1-88.”

**8. KARTELLE 130 RACCO PARKWAY GP INC. SITE DEVELOPMENT  
FILE DA.18.006 VICINITY OF DUFFERIN STREET AND HIGHWAY 407**

**The Committee of the Whole (1) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

**Recommendations**

- 1. THAT Site Development File DA.18.006 (Kartelle 130 Racco Parkway GP Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the Development Planning Department, to permit 2, 4-storey office buildings with ground floor commercial uses and a 3-storey above ground parking garage as shown on Attachments 2 to 6:
  - a. That prior to the execution of the Site Plan Agreement:
    - i. the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, photometric lighting plan and signage details;
    - ii. the Owner shall pay the Development Engineering (‘DE’) Department Site Plan fee pursuant to the Fees and Charges By-law, as amended. If the fee is not paid in the calendar year in which it is calculated, the fee may be subject to increase in the next calendar year;

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

- iii. the Owner shall apply to the City's Environmental Services ('ES') Department of Public Works for temporary (construction) and permanent groundwater dewatering and enter into Discharge Agreement(s) as required with ES to the satisfaction of the City. Prior to filing a permanent dewatering application with ES, the Owner shall include the dewatering system as part of the overall site servicing design, complete with groundwater sampling port and flow monitoring device and shall be located on private property close to the property line and upstream of the storm control manhole. The design shall conform to City Standard(s) and applicable City By-law(s);
- iv. the Owner shall provide confirmation of a temporary (during the construction period) mutual parking agreement(s) for 50 parking spaces located on 200 Racco Parkway as identified in the Construction Phasing Plan, or provide a suitable alternative construction management measure to be approved by the Development Engineering Department to mitigate the potential lack of parking on the Subject Lands during construction activities. Should the mutual parking agreement(s) or alternative construction management measure result in a deficiency in the minimum parking requirements of Zoning By-law 1-88, the Owner shall successfully obtain approval of a Minor Variance Application for the lower parking requirement from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- v. the DE Department shall approve the final site servicing and grading plan, erosion and sediment control plan, functional servicing/storm water management report, geotechnical report and hydrogeological report;
- vi. the Owner shall provide the DE Department with written confirmation that the construction and alignment of the shoring and retaining wall structures bounding the Subject Lands (including tie-backs) will not encroach the neighbouring properties, unless written consent of the encroachment from the respective neighbouring property Owner(s) is obtained. Any written consent obtained shall be forwarded to the City for review and record prior to final approval;
- vii. the Owner shall satisfy all requirements of the Ministry of Transportation, including obtaining a Building and Land Use Permit; and

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

- viii. The Owner shall successfully obtain approval of a Minor Variance Application for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

**9. LAURIER HARBOUR (KEELE) INC. SITE DEVELOPMENT FILE  
DA.16.116 VICINITY OF KEELE STREET AND CROMWELL ROAD**

**The Committee of the Whole (1) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved;**
- 2) That Communication C4 from Ms. Angela Orsini, dated September 16, 2019 be received; and**
- 3) That the coloured elevation submitted by the applicant be received.**

**Recommendations**

1. THAT Site Development File DA.16.116 (Laurier Harbour (Keele) Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of eight (8) semi-detached dwellings and nine (9) townhouse dwellings accessed by a private road, as shown on Attachments 2 to 7:
  - a. That prior to the execution of the Site Plan Agreement:
    - 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, erosion and sediment control plan, site servicing plan, and functional servicing and stormwater management report;
    - iii. the Owner shall enter into a Development Agreement or make alternative arrangements for the construction of any external servicing, all to the satisfaction of the Development Engineering Department;
    - iv. the final implementing Zoning By-law for Zoning By-law Amendment File Z.15.034 shall be approved by the Local Planning Appeal Tribunal ('LPAT') in accordance with the

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

LPAT Decision dated February 26, 2019 (File No. PL170640);

- v. the Conditions of Subdivision Approval for Draft Plan of Subdivision File 19T-15V014 shall be satisfied and the final plan shall be registered on title;
  - 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 upon finalization of the landscape plan, shall quantify the value of tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City;
  - vii. the Owner shall satisfy all requirements of the Parks Planning Department;
  - viii. The Owner shall provide the City with a Letter of Credit in the amount of \$10,000 which represents the complete costs to grade, sod and plant/restore any disturbed portion(s) of the Frank Robson Park site as a result of the development of the Subject Lands. Portions or the total sum of the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted grading/restoration works on the Park;
  - ix. the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division; and
  - x. the Owner shall satisfy all requirements of York Region.
2. The Site Plan Agreement shall include the following clauses:
- i. "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 City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately.";
  - ii. "If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region 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.";

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

- iii. "The Owner agrees to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Stormwater Management Report, prepared by Husson Engineering and dated June 2019.";
  - iv. "The Owner shall agree that no construction work, including but not limited to tree cutting, grading or filling, will occur on City property until the Owner has obtained written permission from the City.";
  - v. "The Owner shall notify the City seven (7) days in advance of commencing works within Frank Robson Park in order to obtain written permission. The Owner shall coordinate a site meeting with Parks Planning and Transportation, Parks and Forestry Operations Departments along with the General Contractor to review site conditions prior to commencement of any work on the Park or within any works which may impact the Park site (e.g. grading, erection of retaining walls etc.)."; and
  - vi. "The following warning clauses are to be placed within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting the City neighbourhood park (Frank Robson Park):
    - a. "Purchasers and/or tenants are advised that the lot abuts a neighborhood park and that lighting and noise should be expected from the use of the park for recreation purposes. A 2.5 m high fence is to be constructed on the lot abutting the park block boundary with all fencing material, including foundations, wholly on the lot as per to delineate the boundary of the park, and to screen the yard amenity area on the lot. This fence is required as the lot abuts a Park with an active recreational facility (baseball)."; and
    - b. "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to Frank Robson Park is prohibited.""
3. THAT Site Development File DA.16.116 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 17 residential units (55 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 with a building construction program within a reasonable timeframe.

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**10. 2748355 CANADA INC. (QUADREAL BLOCK 2) SITE DEVELOPMENT  
FILE DA.18.056 VICINITY OF INTERCHANGE WAY AND JANE  
STREET**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:**

**Recommendations**

1. THAT Site Development File DA.18.056, BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the City, to permit the proposed development:
  - a. Prior to the execution of the Site Plan Agreement:
    - i. The Planning and Growth Management Portfolio, VMC Program shall approve the final site plan, building elevations, landscape cost estimate, landscape plans, photometric lighting plan, 3D digital model, and wayfinding/signage design. The elevations should demonstrate appropriate treatment and articulation of the built form to ensure activation of the public realm edges;
    - ii. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City;
    - iii. The Owner shall enter into a Tree Protection Agreement, which includes a security for all trees to be preserved and protected in accordance with the approved Arborist Report. The security amount associated with the Tree Protection Agreement is to be determined through the following:
      - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement requirement
      - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
      - The costs associated with actual tree removals
    - iv. Prior to final approval, the Owner shall submit a detailed wind tunnel model and sun/shadow analysis to the satisfaction of the City. These studies should include existing and planned neighbouring buildings and demonstrate the incorporation mitigation measures to

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

ensure favourable micro-climatic conditions for people sitting, standing and walking within the public realm;

- v. 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 VMC Submission Protocol, to the satisfaction of the Planning and Growth Management Portfolio, VMC Program. 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 \$15,000.00 to guarantee the completion of the model;
- vi. Prior to final approval, the Owner shall provide an updated landscape plan and related securities that provides for additional plantings and landscape treatment along the west side of the Street C (local road) to provide increased visual and noise buffering from the adjacent property, to the satisfaction of the City;
- vii. The Owner shall provide a public access easement over the pedestrian mews, registered on title. The Owner shall indemnify and save harmless the City and/or their employees from all actions, causes of actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of the pedestrian mews provided under this Agreement;
- viii. The Owner shall prepare, and Development Engineering Staff, VMC Program shall approve, the final site servicing and grading plan, erosion sediment control plan, functional servicing and stormwater management reports and drawings, site illumination plan, utility coordination plan, geotechnical and hydrogeological assessment, dewatering plan, external lighting plan, environmental noise report, shoring and tie-back design, construction schedule and phasing plan, construction logistics plan, construction parking management plan, Urban Transportation Study, Transportation Demand Management Plan, and Pavement Markings and Signage Plan;
- ix. Prior to final approval, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the Development. The City agrees to utilize its reasonable efforts to recover the Owner's costs of any external municipal services that have been designed

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

and oversized by the Owner to accommodate any benefitting owners;

- x. The Owner shall submit to the City a copy of the Record of Site Condition ('RSC') filed on the environmental site registry and acknowledged by the Ministry of the Environment Conservation and Parks ('MECP') covering the entire Subject Lands;
- xi. The Owner shall pay the Development Engineering Complex Site Plan fee, pursuant to the Fees and Charges By-law;
- xii. The Owner agrees to submit an application to the Public Works, Environmental Services Department for any permanent dewatering system that is required for the buildings, and enter into an agreement and/or permit to discharge groundwater as required by the City;
- xiii. The Owner shall enter into a Subdivision Agreement and satisfy engineering conditions and provide the necessary financial securities and fees to the satisfaction of Development Engineering Staff, VMC Program;
- xiv. The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division and the Owner is advised that upon a successfully completed application, site inspection and executed agreement as determined by the Environmental Services Department, Solid Waste Management Division, the future condominium corporation will be eligible for municipal waste collection services. Should the future condominium corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the future condominium corporation;
- xv. Prior to final approval, the Owner shall submit an environmental noise impact study and vibration impact study, prepared in accordance with MECP MPC-300 for review and approval by the City. The preparation of the revised environmental noise assessment shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the related Subdivision Agreement (File 19T-18V008) to carry out, or cause to carry out, the recommendations set out in the approved revised environmental noise assessment and include the necessary warning clauses in all Offers of Purchase and Sale or Lease, to the satisfaction of the City;



**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

- xvi. The Owner shall satisfy all requirements of Parks Planning Staff, VMC Program;
  - xvii. The Owner shall satisfy all requirements of the Toronto Transit Commission ('TTC');
  - xviii. The Owner shall satisfy all requirements of York Region;
  - xix. The Owner shall satisfy all requirements of the Ministry of Transportation Ontario ('MTO'); and,
- b. THAT the implementing Site Plan Agreement shall include the following clauses:
- i. "The Owner shall dedicate all roads, daylight triangles, and road widenings included within the Plan as public highways without monetary consideration and free of all encumbrances."
  - ii. "The Owner shall agree in the Subdivision Agreement that the construction access shall be provided only in a location approved by the City. Construction staging areas, staging and construction vehicle parking plans shall be approved by the City."
  - iii. "Should archaeological resources be found on the Subject Lands during construction activities, all construction activity and work must cease, and the Owner shall notify the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately."
  - iv. "If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The 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."
  - v. "The Owner 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 be obtaining private collection services."
  - vi. "The Owner shall agree to design and construct Streets A, B, and C, together with their associated services (including watermain, sanitary sewer, storm sewer), to the satisfaction of the City. Components of these road works

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

are considered growth related and included in the 2018 City's Development Charges Background Study."

- vii. "The Owner shall convey Streets A, B and C, and associated daylight triangles to the City free of costs and encumbrances to the satisfaction of Development Engineering Staff, VMC Program."
  - viii. "The Owner shall prepare plan and profile construction drawings for Streets A, B and C, to the satisfaction of Development Engineering Staff, VMC Program."
  - ix. "Parkland shall be dedicated in accordance with By-law 139-90, as amended by By-law 205-201 and the policies outlined in Section 7.3.3 of VOP 2010, Parkland Dedication, to satisfaction of the City."
  - x. "The Owner shall dedicate parkland and/or pay to the City 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 City's cash-in-lieu Policy. Parkland credit calculation will be affected by any existing and/or proposed land encumbrances. The Real Estate Department will assess the credits based on any present easements and/or other types of encumbrances."
  - xi. "It is the intent of the City that the development of the Millway Avenue Linear Park shall be coordinated with implementation of the residential development to provide park facilities to the residents in a timely manner. The timing of these works shall be completed by no later than occupancy of Phase 1 to ensure that the Millway Avenue Linear Park is open to the public at that time."
  - xii. "The Owner shall pay to the City of 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."
- c. THAT the implementing Site Plan Agreement shall include the following warning clauses:
- i. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan:  
  
"Purchasers and/or tenants are advised that Street B will be extended northerly in the future in accordance with the

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

VMC Secondary Plan to facilitate the development of adjacent lands without further notice."

"Purchasers and/or tenants are advised that Street A will be extended westerly in the future in accordance with the VMC Secondary Plan to facilitate development of adjacent lands without further notice."

"Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants."

"Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act* and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- ii. The following warning clauses shall be included in the Agreement of Purchase and Sale, Condominium Declarations, Condominium Agreement(s):

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the City and Ministry of Environment, Conservation and Parks."

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of Environment, Conservation and Parks."

"Purchasers/tenants are advised that due to the proximity of nearby commercial/office/retail facilities, sound levels from these facilities may at times be audible."

"Purchasers are advised that due to the proximity of the nearby IKEA store and warehouse, sound levels from these facilities may at times be audible."

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

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

“THAT Site Plan Development Application DA.18.056 be allocated servicing capacity from York Sewage Servicing/Water Supply System for a total of 1,148 residential units (2,875 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 with a building construction program within a reasonable timeframe.”

**11. BY-LAW CONSOLIDATION TECHNICAL AMENDMENTS**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated September 17, 2019:**

**Recommendations**

1. That the recommendations in Attachment 1 of this report be adopted; and
2. That staff be authorized to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other By-laws.

**12. PROCLAMATION REQUEST CARIBBEAN HERITAGE MONTH**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:**

**Recommendations**

1. That October 2019 be proclaimed as “Caribbean Heritage Month”, and
2. That the proclamation be posted on the City’s website.

**13. PROCLAMATION REQUEST CHILD CARE WORKER AND EARLY CHILDHOOD EDUCATOR APPRECIATION DAY**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:**

**Recommendations**

1. That October 24, 2019 be proclaimed as Child Care Worker and Early Childhood Educator Appreciation Day; and,

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

2. That the proclamation be posted on the City's website.

**14. PROCLAMATION REQUEST DEMENTIA FRIENDLY DAY**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:

**Recommendations**

1. That September 21, 2019 be proclaimed as Dementia Friendly Day; and,
2. That the proclamation be posted on the City's website.

**15. PROCLAMATION REQUEST PKD AWARENESS DAY**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:

**Recommendations**

1. That September 4, 2019 be proclaimed as "PKD Awareness Day"; and,
2. That the proclamation be posted on the City's website.

**16. PROCLAMATION REQUEST RECOVERY MONTH**

The Committee of the Whole (1) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 17, 2019:

**Recommendations**

1. That September 2019 be proclaimed as "Recovery Month"; and,
2. That the proclamation be posted on the City's website.

**17. 2019 ORDER OF VAUGHAN RECIPIENTS**

The Committee of the Whole (1) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor dated September 17, 2019 be approved; and
- 2) That Communication C2, Confidential Memorandum from the City Clerk dated September 13, 2019, be received.

## REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019

---

### **Recommendations**

1. That Council endorse the individuals recommended by the Order of Vaughan Selection Committee and set out in Confidential Attachment 1 to this report, as the 2019 recipients of the Order of Vaughan; and
2. That the names of the individual recipients be made public following notification by the Mayor.

### **18. FAIR PRICING FOR CANADIAN PUBLIC LIBRARIES**

**The Committee of the Whole (1) recommends approval of the recommendation contained in the following resolution of Councillor Iafrate and Councillor Yeung Racco, dated September 17, 2019.**

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

Submitted by Councillor Iafrate and Councillor Yeung Racco

***Whereas***, the City of Vaughan recognizes the important role that libraries play in our community. Libraries and the early literacy programs that they run are integral to developing proficient readers and ensuring that children succeed in school. More and more, digital literacy programs run by libraries also help ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups, including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community – from education to searching for jobs to consuming Canadian cultural materials; and

***Whereas***, libraries in our community recognize that our users increasingly seek to access digital publications offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries; and

***Whereas***, libraries must be in a position to offer digital publications to their users as part of their service offering to the community, particularly given the contemporary rapid pace of digitization of educational and cultural materials.

***It is therefore recommended that*** the City of Vaughan indicate its support for the Canadian Urban Libraries Council in its efforts to increase access to digital publications for library users in the City of Vaughan and across Canada; and

***That*** the Federal government be called on to investigate the barriers faced by libraries in acquiring digital publications and the problems that poses for vulnerable demographic groups in Canada; and

***That*** the Federal government take action to develop a solution that increases access to digital publications across Canada and assists

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

libraries in meeting the cost requirements to acquire digital publications;  
and

*That* this resolution be forwarded to the three MPs for Vaughan and to the Canadian Urban Library Council.

**19. CEREMONIAL PRESENTATION – 2019 AMO FEDERAL GAS TAX AWARD**

The 2019 AMO Federal Gas Tax Award was presented to the City of Vaughan's Civic Centre Resource Library for demonstrating excellence in the use of the Federal Gas Tax Fund.

**20. DEPUTATION – WOMEN'S SUPPORT NETWORK OF YORK REGION**

The Committee of the Whole recommends:

- 1) That the City Clerk be requested to reschedule the deputation by the Women's Network of York Region to a future meeting of the Committee of the Whole; and
- 2) That Communication C1, presentation material titled "Women's Support Network of York Region – Dedicated to eradicating sexual violence", distributed with the main agenda, be received.

**21. DEPUTATION – MR. JAIME A. DE BEM**

The Committee of the Whole (1) recommends that the deputation by Mr. Jaime A. De Bem be received and referred to staff.

**22. DEPUTATION – MS. BARBARA FARHOOD**

The Committee of the Whole (1) recommends:

- 1) That the Deputation by Ms. Barbara Farhood be received and referred to staff; and
- 2) That Communication C3, Memorandum from the Deputy City Manager, Planning and Growth Management dated September 12, 2019, be received.

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

**1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

The Committee of the Whole (1) recommends:

That the following Ad-Hoc Committee reports be received:

1. Heritage Vaughan Committee meeting of May 16, 2019 (Report No. 2).
2. Heritage Vaughan Committee meeting of June 19, 2019 (Report No. 3).

**REPORT NO. 24 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**2. RECESS AND-RECONVENE**

The Committee of the Whole recessed at 1:48 p.m. and reconvened at 3:10 p.m. with the following members present:

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

**24. SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION)  
RESOLUTION SEPTEMBER 17, 2019**

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

- 1) **LOCAL PLANNING APPEAL TRIBUNAL GATEHOLLOW  
ESTATES INC. 9681 & 9691 ISLINGTON AVENUE OP.16.010 &  
Z.16.39 CASE NO.PL1708346**

(litigation or potential litigation)

---

The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair



**CITY OF VAUGHAN  
REPORT NO. 26 OF THE  
COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

***For consideration by the Council  
of the City of Vaughan  
on October 2, 2019***

---

The Committee of the Whole (Public Hearing) met at 7:09 p.m., on September 17, 2019.

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

**Presentations**

The following presentations were made prior to the Committee of the Whole (Public Hearing):

1. Presentation to the Vaughan Vikings Girls U14 Softball Team in recognition of winning the Ontario Provincial Championship U14 Division and consolation Champions in the U14 Fast Pitch Championships in Montreal.
2. Presentation to Mr. Shane Farberman, AKA Doo Doo the Clown, for being bestowed the 2018 Civic Hero Award for his many contributions to the community.

The following items were dealt with:

1. **BLOCK 18 PROPERTIES INC. DRAFT PLAN OF SUBDIVISION FILE 19T-19V003 VICINITY OF GRAND TRUNK AVENUE AND MURET CRESCENT**

**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 September 17, 2019, be approved; and**
- 2) **That the following deputations be received:**

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

1. Mr. Bill Tam, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant; and
2. Ms. Elena Pussekina, Muret Crescent, Vaughan; and
- 3) That communication C9, from Mr. David Atkinson, Muret Crescent, Maple, dated September 2, 2019, be received.

**Recommendations**

1. THAT the Public Hearing report for File 19T-19V003 (Block 18 Properties 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. **DUFCEM CONSTRUCTION INC./MARYDEL HOMES OFFICIAL PLAN AMENDMENT FILE OP.17.013 ZONING BY-LAW AMENDMENT FILE Z.17.040 VICINITY OF DUFFERIN STREET AND CENTRE STREET**

**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 September 17, 2019, be approved; and
- 2) That the following deputations be received:
  1. Mr. Kevin Bechard, Weston Consulting, on behalf of the applicant; and
  2. Mr. Mario Racco, Brownridge Ratepayers Association, Checker Court, Thornhill.

**Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.17.013 and Z.17.040 (Dufcem Construction Inc./Marydel Homes) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
3. **NATIONAL CAPITAL FINANCIAL INC. ZONING BY-LAW AMENDMENT FILE Z.19.005 VICINITY OF KIPLING AVENUE AND WOODBRIDGE 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 September 17, 2019, be approved; and
- 2) That the deputation of Ms. Arlene Beaumont, W.E. Oughtred & Associates Inc., representing the applicant, be received.

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**Recommendations**

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.005 (National Capital Financial 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.
4. **SHORT-TERM RENTAL ACCOMMODATIONS, AMENDMENTS TO ZONING BY-LAW 1-88**

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 September 17, 2019, be approved;
- 2) That the following deputations and communication, be received:
  1. Ms. Lucia Cascioli, Greenock Drive, Maple;
  2. Mr. Robert Brown, Gilmore Crescent, Vaughan;
  3. Ms. Iuna Barone, Zinnia Place, Woodbridge, and communication C1, dated September 4, 2019;
  4. Ms. Josie Frano, Windrose Court, Woodbridge;
  5. Ms. Nadia Magarelli, Blackburn Crescent, Woodbridge;
  6. Mr. Rob Miller, Topper Court, Woodbridge;
  7. Josie C., resident of Maple;
  8. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
  9. Anthony Francis C., resident of Weston Downs;
  10. Ms. Flora Giancola, Blackburn Crescent, Woodbridge; and
  11. Mr. Bryan Haryott, Greenbrooke Drive, Woodbridge; and
- 3) That the following communications be received:
  - C5. Nadyne and Jeff Gazen, Peter Andrew Crescent, Thornhill, dated September 10, 2019; and
  - C11. David and Noreen Burton, dated September 14, 2019.

**Recommendations**

1. THAT the Public Hearing report for a city-wide Zoning By-law amendment for Short-Term Rental accommodations BE RECEIVED; and, that any issues identified be addressed by staff in a comprehensive report to the Committee of the Whole.

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**5. VELMAR CENTRE PROPERTY LIMITED OFFICIAL PLAN  
AMENDMENT FILE OP.19.003 ZONING BY-LAW AMENDMENT FILE  
Z.19.008 VICINITY SOUTHWEST CORNER OF RUTHERFORD ROAD  
AND VELMAR DRIVE**

**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 September 17, 2019, be approved;**
- 2) That approval be given to staff to attend community meetings as required;**
- 3) That the following deputations and communications be received:**
  - 1. Mr. Kregg Fordyce, KFA Architects and Planning, representing the applicant;**
  - 2. Mr. Tony Lorini, Greater Woodbridge Ratepayer's Association, Ayton Crescent, Woodbridge;**
  - 3. Mr. Tony DiPasquale, Siderno Crescent, Woodbridge;**
  - 4. Mr. Sam Florio, Kimber Crescent, Woodbridge;**
  - 5. Ms. Gurdeep Badwal, Velmar Drive, Woodbridge;**
  - 6. Mr. Anthony Scarpino, Pinemeadow Drive, Woodbridge;**
  - 7. Ms. Paola Farina, Muzich Place, Woodbridge;**
  - 8. Mr. Victor Lacaria, Weston Downs Ratepayers Association, Polo Crescent, Woodbridge and communications C15 and C16;**
  - 9. Mr. Giovanni Losiggio, Velmar Drive, Woodbridge and communication C17;**
  - 10. Ms. Mary Dalimonte, Velmar Drive, Woodbridge;**
  - 11. Mr. Rob Miller, Topper Court, Woodbridge;**
  - 12. Mr. John Ruberto, Village Green Drive, Woodbridge;**
  - 13. Ms. Nella Carnevale, Velmar Drive, Woodbridge;**
  - 14. Mr. Riccardo Stirpe, Novaview Crescent, Woodbridge;**
  - 15. Mr. Nick Ciappa, Pinemeadow Drive, Woodbridge, and communication C8, dated September 13, 2019;**
  - 16. Ms. Filise Chandra, St. James Avenue, Woodbridge;**
  - 17. Mr. Phil DiLuca, Deer Run Court, Woodbridge;**
  - 18. Ms. Cecilia DeFreitas;**
  - 19. Ms. Alexa Kinney, Ferrari Court, Woodbridge;**
  - 20. Ms. Nadia Magarelli, Weston Downs Ratepayers Association, Blackburn Boulevard, Woodbridge, and communication C6, dated September 12, 2019 and C18, correspondence to The Honourable Michael Tibollo, MPP, Vaughan – Woodbridge, from Mr. Steve Clark,**

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**Minister of Municipal Affairs and Housing, dated  
September 17, 2019;**

- 21. Mr. Kevin Doan, Polo Crescent, Vaughan;**
- 22. Mr. Michael Simone, Bayside Court, Vaughan;**
- 23. Ms. Grace Mancuso, Woolacott Road, Woodbridge;**
- 24. Ms. Flora Giancola, Weston Downs Ratepayers  
Association, Blackburn Boulevard, Woodbridge, and  
C19, dated September 17, 2019, and C20 petition;**
- 25. Mr. Richard Lorello, Treelawn Boulevard, Woodbridge;**
- 26. Ms. Rose Savage, Radley Street, Woodbridge, and  
communication C21;**
- 27. Mr. Frank Gasbarre, Dianawood Ridge, Vaughan;**
- 28. Mr. Tony Zingaro, Cartwright Boulevard, Vaughan; and**
- 29. Mr. Al Grossi, Kimber Crescent, Woodbridge; and**

**4) That the following communications be received:**

- C2. Mr. Frank Gasbarre, dated September 4, 2019;**
- C3. Mr. Larry Biancolin, dated August 28, 2019;**
- C4. Lisa C, dated September 10, 2019;**
- C7. Juan Du, dated September 13, 2019;**
- C10. Mr. Anthony Turrin, dated September 14, 2019;**
- C12. Mr. Jeff Hershberg, dated September 14, 2019;**
- C13. Mr. Paolo Petricca, dated September 16, 2019; and**
- C14. Ms. Judy Macedo, dated September 13, 2019.**

**Recommendations**

- 1. THAT the Public Hearing report for Files OP.19.003 and Z.19.008  
(Velmar Centre Property Limited) BE RECEIVED; and, that any  
issues identified be addressed by the Development Planning  
Department in a comprehensive technical report to the Committee  
of the Whole.**

---

The meeting adjourned at 11:17 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair



**CITY OF VAUGHAN  
REPORT NO. 27 OF THE  
COMMITTEE OF THE WHOLE (2)**

***For consideration by the Council  
of the City of Vaughan  
on October 2, 2019***

---

The Committee of the Whole (2) met at 1:01 p.m., on September 24, 2019.

Present:

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

The following items were dealt with:

**1. STRATEGIC BUSINESS PLAN FOR ECONOMIC AND CULTURAL DEVELOPMENT, 2020 - 2023**

**The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Interim City Manager, dated September 24, 2019:**

**Recommendations**

1. That, the Economic and Cultural Development Department's Strategic Business Plan 2020-2023 (Attachment 1) and other related attachments, be received.

**2. TOURISM VAUGHAN CORPORATION (TVC) – IMPLEMENTION REPORT**

**The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Interim City Manager, Deputy City Manager, Administrative Services and City Solicitor, and Deputy City Manager, Corporate Services and Chief Financial Officer, dated September 24, 2019:**

## **REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2) FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

### **Recommendations**

1. That, Tourism Vaughan Corporation Corporate By-law No. 1 (Attachment 1) be approved, as substantially presented in this report;
2. That, the following individuals be duly appointed to the Board of Directors of the Tourism Vaughan Corporation for the stated positions:
  - i. Tim Simmonds, Chair and President
  - ii. Regional Councillor Gino Rosati, Vice Chair
  - iii. Michael Coroneos, Treasurer
  - iv. Christine Vigneault, Secretary;
3. That, the Corporation of City of Vaughan Asset Transfer Policy 02.C.04 (Attachment 2) be approved, as substantially presented in this report;
4. That, the Mayor and City Clerk be authorized to execute a Memorandum of Agreement (Attachment 3), as substantially presented in this report, between The Corporation of the City of Vaughan and Tourism Vaughan Corporation, subject to the form and content of this agreement being satisfactory to the City Solicitor; and
5. That, the Mayor and City Clerk be authorized to execute operational agreements of mutual interest, as required, between The Corporation of the City of Vaughan and Tourism Vaughan Corporation, subject to the form and content of such agreements being satisfactory to the City Solicitor.

### **3. CULTURAL PARTNERSHIP WITH COSENZA, ITALY**

**The Committee of the Whole (2) recommends:**

- 1) **That the recommendation contained in the following report of Interim City Manager, dated September 24, 2019, be approved; and**
- 2) **That the deputation of Mr. Maurizio Rogato, Weaver Court, Kleinburg, be received.**

### **Recommendations**

1. That, in accordance with Corporate Policy 02.C.01, a Cultural Partnership between the City of Vaughan, and the Vaughan and Cosenza International Partnership Committee, and the City of Cosenza, Italy be approved; and



**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

2. That, the Mayor and City Clerk be authorized to sign a Cultural Partnership Agreement between the City of Vaughan, and the Vaughan and Cosenza International Partnership Committee, and the City of Cosenza, Italy, subject to the form of this Agreement being satisfactory to the City Solicitor (or designate) and its content satisfactory to the Interim City Manager (or designate).

**4. 2019 VAUGHAN CHAMBER OF COMMERCE BUSINESS MISSION TO ISRAEL**

**The Committee of the Whole (2) recommends:**

- 1) That Recommendations 1. and 3. contained in the following report of Interim City Manager, dated September 24, 2019, be approved; and
- 2) That Recommendation 2. be approved, subject to the following amendments:
  1. That the word “two (2)” be replaced with the words “up to four (4)”
  2. That the words “and Council” be removed.

**Recommendations**

1. That, in accordance with *Corporate Policy 02.C.02*, the City join the Vaughan Chamber of Commerce Business Mission to Israel (November 27-29) and supplement it with additional programming (November 23-26) to maximize the City’s presence in Israel, funded by the existing Council approved 2019 operating budget of the Economic and Cultural Development Department; and
2. That, two (2) Members of Council selected by the Mayor and Council, and two (2) staff selected by the Interim City Manager participate in the Mission; and
3. That, City staff submit a post-mission report to a future Committee of the Whole meeting highlighting outcomes of the business mission.

**5. MAPLE LIBRARY AND OFFICE SPACE RENOVATION**

**The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development and Deputy City Manager, Community Services, dated September 24, 2019:**

**Recommendations**

1. That a capital project for Maple Library and Office Space Renovation be approved with a budget of \$611,913 in 2019, inclusive of applicable taxes and administration recovery, fully

## **REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2) FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

funded by a transfer from the approved Capital Project 'BF-8621-18 Various Buildings - Office/Space Renovations'

2. That staff proceed with a competitive procurement for consultant services for the design phase of the project
3. That inclusion of this matter on a Public Committee or Council agenda with respect to approving the capital budget as identified above be deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, as amended

### **6. 2020 SCHEDULE OF MEETINGS**

**The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 24, 2019:**

#### **Recommendations**

1. That the 2020 Schedule of Meetings be adopted in accordance with the calendar set out in Attachment 1; and
2. That the City Clerk be authorized to amend the schedule by cancelling meetings that are not required, or changing the time and/or date of a scheduled meeting, subject to posting such amendments on the City's website in accordance with the Procedure By-law.

### **7. UPDATE ON JOINT AND SEVERAL LIABILITY**

**The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 24, 2019:**

#### **Recommendations**

1. That this report be received for information.

### **8. PROCLAMATION REQUEST WRONGFUL CONVICTION DAY**

**The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 24, 2019:**

#### **Recommendations**

1. That October 2, 2019 be proclaimed as "Wrongful Conviction Day"; and,
2. That the proclamation be posted on the City's website.

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**9. PROCLAMATION REQUEST SHOW YOUR LOCAL LOVE DAY**

The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 24, 2019:

**Recommendations**

1. That September 17, 2019 be proclaimed as “Show Your Local Love Day”; and,
2. That the proclamation be posted on the City’s website.

**10. PROCLAMATION REQUEST ISLAMIC HERITAGE MONTH**

The Committee of the Whole (2) recommends that consideration of this matter be deferred to the Council meeting of October 2, 2019.

1. That October 2019 be proclaimed as “Islamic Heritage Month”;
2. That the proclamation be posted on the City’s website; and,
3. For Council to provide direction on the group’s request to use the City’s electronic message boards to promote an event they will be hosting during Islamic Heritage Month in City space, on a date to be determined.

**11. PROCLAMATION AND FLAG RAISING REQUEST CHINESE NATIONAL DAY WEEK**

The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 24, 2019:

1. That October 1 – 7, 2019 be proclaimed as Chinese National Day Week;
2. That the City of Vaughan participate in a flag raising event to raise the People’s Republic of China flag on a date to be determined, with the flag remaining raised for the balance of that date; and,
3. That the proclamation be posted on the City’s website.

**12. PROCLAMATION REQUEST RAIL SAFETY WEEK**

The Committee of the Whole (2) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated September 24, 2019:

## REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2) FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019

---

### **Recommendations**

1. That September 23 – 29, 2019 be proclaimed as “Rail Safety Week”; and,
2. That the proclamation be posted on the City’s website.

### **13. APPROVAL OF TERMS OF REFERENCE AND APPOINTMENT OF CITIZEN MEMBERS TO TASK FORCES**

**The Committee of the Whole (2) recommends:**

1. That consideration of this matter be deferred to the Council meeting of October 2, 2019; and
2. That Communication C1, memorandum from the Interim City Manager, dated September 23, 2019, be received.

### **Recommendations**

1. That Council approve the Terms of Reference for the Effective Governance and Oversight Task Force, the Smart City Task Force, and the Transportation and Infrastructure Task Force (Attachment 1); and
2. That Council give consideration to applications received for the appointment of citizen members to the Effective Governance and Oversight Task Force, the Smart City Task Force, and the Transportation and Infrastructure Task Force (Confidential Attachment 2).

### **14. 2018-2022 TERM OF COUNCIL PRIORITY TASK FORCES**

**The Committee of the Whole (2) recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated September 24, 2019.**

### **Member's Resolution**

Submitted by Mayor Maurizio Bevilacqua

**Whereas**, the following priorities were identified during the 2018 inaugural address: diversity and citizen engagement; economic prosperity, investment and social capital; environmental leadership; governance; hospital precinct; older adult; Smart City; affordable housing and growth; and transportation and infrastructure.

**Whereas**, there is a commitment to establish task forces during this Term of Council to address these specific policy issues, which are in line with the 2018-2022 Term of Council Service Excellence Strategic Plan.

**Whereas**, the Mayor’s task forces will provide Council with evidence-informed and action-oriented recommendations that will further Council’s

## REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2) FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019

---

ongoing commitment to safeguard and elevate the quality of life for all citizens.

**Whereas**, the mandate of each task force will be established by a terms of reference and each task force will include a Member of Council as Chair and as Vice-Chair.

**Whereas**, the task forces will conduct their work over a maximum of an 18-month duration and provide a full report of findings and recommendations to a future Committee at the completion of the task force's mandate.

**Whereas**, task force representation will come from a cross-section of citizens, businesses, sector/industry experts and stakeholders.

**Whereas**, each task force will be provided with two senior staff in addition to one member of the Office of the City Clerk and one member of Corporate and Strategic Communications to support the work of the task force.

**Whereas**, each Chair will work with staff to complete detailed project plans and deliverables once the task forces are established.

**Whereas**, two of the task forces will begin their mandates in January 2020. These task forces include Economic Prosperity; and Diversity and Citizen Engagement.

***It is therefore recommended:***

1. That the following Members of Council be appointed to the following task forces:
  - (a) Economic Prosperity Task Force: Chair; Sandra Yeung Racco, Ward 4 Councillor; Vice Chair; Mario Ferri, Deputy Mayor, Local and Regional Councillor.
  - (b) Diversity and Citizen Engagement Task Force: Chair; Alan Shefman, Ward 5 Councillor, Vice Chair; Marilyn Iafrate, Ward 1 Councillor.
2. That the City Manager identify the appropriate staff representation for each task force and that staff meet with the Chair and Vice-Chair at their earliest convenience to commence work.
3. That the City Clerk be requested to work with each task force to prepare terms of reference and commence recruitment pursuant to the membership and selection criteria identified by the Chair and appropriate staff as part of the development of the terms of reference of the task force.

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**15. SNOW REMOVAL FOR QUALIFYING LOW-INCOME SENIORS PILOT PROJECT**

The Committee of the Whole (2) recommends:

- 1) That the recommendation contained in the following resolution from Deputy Mayor, Local and Regional Councillor Ferri, dated September 24, 2019, be approved, subject to the following amendments:
  1. That the resolution title be changed to “Snow Removal for Older Adults Project”
  2. That the word “approved” in Recommendation 1., be replaced with the word “endorsed”; and
- 2) That the deputations of Mr. Mark Lubberts and Ms. Gaynor McCredie, CHATS (Community and Home Assistance to Seniors), be received.

**Member's Resolution**

Submitted by Deputy Mayor, Local and Regional Councillor Mario Ferri

**Whereas**, older adults in the City of Vaughan require snow removal support to continue to live safely in their homes; and

**Whereas**, the proposed pilot project will provide and support referrals for snow removal service arrangement/coordination for older adults in the City of Vaughan; and

**Whereas**, CHATS being a not-for-profit charitable organization that provides programs and services to enhance the health, wellness, and independence of more than 8,300 older adults and caregivers each year; and

**Whereas**, CHATS will complete an intake assessment and arrange for snow removal services working through CHATS contracted Service Providers; and

**Whereas**, this pilot project will provide referral and intake support, on-going client support, monitoring/check-ins with Service Providers and post evaluation report to track pilot project success; and

**Whereas**, in the 2018-2019 fiscal year, CHATS provided 635 snow removal services to 133 clients in 22 areas in York Region and South Simcoe (135 clients in Bradford West Gwillimbury, 88 clients in Eat Gwillimbury, 255 clients in Georgina, 10 clients in Innisfil, 115 clients in Newmarket, 26 clients in New Tecumseth, and 6 clients in Stouffville); and

**Whereas**, the goal for November 15, 2019, to April 15, 2020, is that 50+ residents/clients will receive service arrangement/coordination support for snow removal, and

## REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2) FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019

---

**Whereas**, after numerous meetings with CHATS team and City staff a process was created to outline the Role of CHATS and the role of the City of Vaughan:

1. Resident referred by the City of Vaughan providing CHATS telephone number;
2. Potential clients from the City of Vaughan would call directly into CHATS dedicated SNOW extension;
3. CHATS would conduct mini intake to obtain internal database information;
4. CHATS will contact appropriate Service Provider to provide quote to resident;
5. Both CHATS and resident would receive quote information;
6. Resident billed directly through Service Provider not CHATS or City of Vaughan;
7. CHATS provide monthly services check-in with Resident;
8. CHATS provide feedback to Service Provider and tracks in database;
9. CHATS codes City of Vaughan Resident under Pilot project in database to pull feedback outcomes; and
10. Post resident evaluation survey; and

**Whereas**, the criteria for resident to qualify for referral is:

1. Age: 65 & up or with age-related conditions; and
2. Location: Within Vaughan city limits; and

**Whereas**, Pilot project will cost \$5000.00 for 50+ clients/residence, maximum 100 clients/residence.

***It is therefore recommended:***

1. that the Snow Removal for Low-Income Seniors Pilot Project be approved and tested for the 2019 – 2020 season; and
2. that Regional Councillor Ferri work with CHATS to raise the required funds to successfully execute this pilot project; and
3. that upon completion of the pilot, CHATS in co-operation with staff review the project and provide a report to Council Committee with consideration to the viability and sustainability of this project years to come.

**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**16. NEW COMMUNITY AREA – BLOCK 41 SECONDARY PLAN STUDY  
FILE 26.4.2**

**The Committee of the Whole (2) recommends:**

- 1) That consideration of this matter be deferred to the Committee of the Whole (1) meeting of October 7, 2019;**
- 2) That the following deputations and Communication be received:**
  - 1. Mr. Don Givens, Malone Given Parsons Ltd., Renfrew Drive, Markham, and Communication C2, dated September 24, 2019, received at the meeting; and**
  - 2. Mr. Chris Barnett, Osler Hoskin Harcourt LLP, First Canadian Place, Toronto, on behalf of TransCanada Pipelines; and**
- 3) That staff be directed to reach out to Landowners Group to participate in meeting(s) and report back to the Committee of the Whole (1) meeting of October 7, 2019.**

**Recommendations**

- 1. THAT the draft Official Plan Amendment to Vaughan Official Plan 2010 (Volume 1 and Volume 2), forming Attachment #4 to this report, BE APPROVED; and that it be submitted to Council for adoption, subject to any further direction resulting from the Committee of the Whole meeting; and**
- 2. THAT the Official Plan Amendment, as adopted by Council, be forwarded to York Region for Approval as an insertion into Volume 2 of Vaughan Official Plan 2010, being the incorporation of a new Section “11.14 New Community Area- Block 41 Secondary Plan” as one of the “Secondary Plans” identified on Schedule 14-A of Volume 1 of Vaughan Official Plan 2010.**

**17. NEW BUSINESS – SUBSIDIES LOW-INCOME SENIORS FOR  
HOUSEHOLD SERVICES**

**The Committee of the Whole (2) recommends that staff report back to a future Committee of the Whole meeting regarding potential subsidies for low income seniors for household services.**

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



**REPORT NO. 27 OF THE COMMITTEE OF THE WHOLE (2)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

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

**1. RECONSIDERATION**

The Committee of the Whole (2) passed a motion to reconsider the following item:

**10. PROCLAMATION REQUEST ISLAMIC HERITAGE MONTH**

**19. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
SEPTEMBER 24, 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:

- 1. RATIFICATION OF SETTLEMENT WITH CUPE LOCAL 905.22  
PART TIME CLERICAL AND TECHNICAL BARGAINING UNIT  
AND NON-UNION COMPENSATION UPDATE**

(labour relations)

- 2. PROPERTY MATTER COMMENCEMENT OF EXPROPRIATION  
PORTAGE PARKWAY WEST**

(acquisition or disposition of land)

- 3. LOCAL PLANNING APPEAL TRIBUNAL APPEAL PL #111184  
VAUGHAN OFFICIAL PLAN 2010 LANGVALLEY HOLDINGS  
INC. (APPEAL #77) 2180 LANGSTAFF ROAD**

(litigation or potential litigation)

- 4. GENERAL LITIGATION UPDATE**

(litigation or potential litigation)

- 5. 5550 LANGSTAFF ROAD RAVINES OF RAINBOW CREEK  
SUBDIVISION PHASES 1 AND 2 1668135 ONTARIO INC.**

(litigation or potential litigation)

- 6. CITY OF VAUGHAN ET AL. ATS. FRANK MIELE**

(litigation or potential litigation)

---

The meeting adjourned at 3:02 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair



**CITY OF VAUGHAN  
REPORT NO. 28 OF THE  
COMMITTEE OF THE WHOLE (CLOSED SESSION)**

*For consideration by the Council  
of the City of Vaughan  
on October 2, 2019*

---

The Committee of the Whole (Closed Session) met at 3:21 p.m., on September 24, 2019.

Present:

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

The following items were dealt with:

**1. RATIFICATION OF SETTLEMENT WITH CUPE LOCAL 905.22 PART TIME CLERICAL AND TECHNICAL BARGAINING UNIT AND NON-UNION COMPENSATION UPDATE**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

**2. PROPERTY MATTER COMMENCEMENT OF EXPROPRIATION PORTAGE PARKWAY WEST**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

**3. LOCAL PLANNING APPEAL TRIBUNAL APPEAL PL #111184 VAUGHAN OFFICIAL PLAN 2010 LANGVALLEY HOLDINGS INC. (APPEAL #77) 2180 LANGSTAFF ROAD**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

**REPORT NO. 28 OF THE COMMITTEE OF THE WHOLE  
(CLOSED SESSION)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

**4. GENERAL LITIGATION UPDATE**

**The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.**

*Mayor Bevilacqua declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

*Councillor Carella declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

*Councillor Yeung Racco declared an interest with respect to the foregoing matter and was not present nor did she take part in the discussion or vote on the matter.*

**5. 5550 LANGSTAFF ROAD RAVINES OF RAINBOW CREEK  
SUBDIVISION PHASES 1 AND 2 1668135 ONTARIO INC.**

**The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.**

*Mayor Bevilacqua declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

*Councillor Carella declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

**6. CITY OF VAUGHAN ET AL. ATS. FRANK MIELE**

This matter was forwarded to Council without recommendation due to loss of quorum resulting from declarations of interest.

*Mayor Bevilacqua declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

*Regional Councillor Ferri declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

*Regional Councillor Rosati declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

**REPORT NO. 28 OF THE COMMITTEE OF THE WHOLE  
(CLOSED SESSION)  
FOR CONSIDERATION BY COUNCIL, OCTOBER 2, 2019**

---

*Councillor Iafrate declared an interest with respect to the foregoing matter and was not present nor did she take part in the discussion or vote on the matter.*

*Councillor Carella declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

*Councillor DeFrancesca declared an interest with respect to the foregoing matter and was not present nor did she take part in the discussion or vote on the matter.*

*Councillor Yeung Racco declared an interest with respect to the foregoing matter and was not present nor did she take part in the discussion or vote on the matter.*

*Councillor Shefman declared an interest with respect to the foregoing matter and was not present nor did he take part in the discussion or vote on the matter.*

---

The meeting adjourned at 4:17 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair





**COUNCIL – OCTOBER 2, 2019**  
**STAFF COMMUNICATIONS**

**Distributed October 2, 2019**

SC1 Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, and the Director of Procurement Services, Procurement Activity Report, Quarter 2 – 2019, dated September 24, 2019

**Disclaimer Respecting External Communications**

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

**Please note there may be further Communications.**

**SC 1****COUNCIL - October 2/19**

**DATE:** September 24, 2019

**TO:** Mayor and Members of Council

**FROM:** Michael Coroneos, Deputy City Manager Corporate Services,  
City Treasurer and Chief Financial Officer  
Asad Chughtai, Director of Procurement Services

**RE:** **STAFF COMMUNICATION – October 2, 2019 / Council Meeting  
Procurement Activity Report, Quarter 2 - 2019**

---

## **1. Purpose**

The purpose of this Staff Communication is to provide Mayor and Council information regarding Procurement Activities undertaken in Q2 2019.

Under the City of Vaughan's *Corporate Procurement Policy PS-003, Reports to City Council Section 4.6.1*, "The Director of Procurement Services shall prepare a summary information report on all procurement awards, to be submitted to Council on a quarterly basis".

## **2. Analysis**

### **Background**

Previously, Quarterly Procurement Activity Reports were submitted through the Finance, Administration and Audit Committee, and were received for information purposes only. The quarterly reports were, on average, received two (2) months following the reporting quarter.

### **New Reporting Method**

Commencing with the Q2 2019 reporting period, the Quarterly Procurement Activity Reports will be issued to members of Council as a "Communication" item. The report contents will not change, providing Council with a summary report on all procurement awards for the reporting quarter.

The primary benefit for selecting the new communication method is to provide Council with more timely information, reducing the cycle time by one (1) month. Furthermore, reporting one (1) month following the reporting quarter will allow earlier opportunities at making timely business decisions.



## **87 procurement contracts worth \$20.9 million were processed in the second quarter**

Procurement Services processed 55 competitive bids valued at \$20.5 million and 32 non-competitive bids valued at \$0.4 million. Non-Competitive bids, expressed as a percentage of total approved award value, has slowly decreased over the last four (4) quarters, from 5.43 to 1.96 per cent. Conversely, the competitive percentage is showing favourable trends, gradually increasing from 94.57 to 98.04 per cent over the same period.

Procurement Services will continue to work with client departments to further improve the competitive procurement awards, while reducing the non-competitive spend.

## **Departments processed an additional \$1.8 million in Low Dollar Module (LDM) Purchase Orders**

The introduction of LDM Purchase Orders through JDE has provided a more robust reporting tool, allowing the distribution of monthly reports to departments with information on their LDM purchases. It also provides Procurement Services with the ability to review the types of procurements made, and engage in meaningful conversations with departments regarding spend patterns and alternate procurement methods that could be thoughtfully considered. This will help facilitate the departments' procurement needs while leveraging the City's buying capacity to obtain the best value for money spent.

During the second quarter, there were 1,817 LDM purchase orders issued, totaling \$1.8 million with an average of \$964 per transaction. Over 68 percent of the LDM procurements were for materials and supplies, vehicle maintenance and repairs and furniture and equipment purchases. The remaining 32 percent of purchases were for protective clothing/uniforms, small tools and equipment and training and development fees.

LDM purchases have been trending downward over the last four quarters, showing a decrease of \$0.4 million when compared to Q3 2018, or a reduction of 18.2 per cent over the same period. Some of the reduction is as a result of transitioning LDM purchases to competitive procurements through corporate contracts or Vendor of Record arrangements.

Procurement Services staff will continue to review and monitor these transactions with client departments to determine if alternative procurement methods could be considered.

## **Departments processed an additional \$1.4 million in Purchasing Card (PCard) transactions**

To provide City employees with the flexibility to conduct day-to-day business, departments have the authority to purchase low value goods and services using PCards. As of June 30, 2019, there were 274 approved PCard holders throughout the City of Vaughan and Vaughan Public Libraries.

All employees authorized to use a PCard must attend mandatory training and sign a Purchasing Card Agreement Form (setting out in writing their responsibilities and restrictions regarding the use of the PCard) before a card is issued. During the second quarter, 13 new PCard holders were trained over six (6) training sessions, while 36 existing cardholders attended mandatory refresher training. During the same quarter, five (5) PCards were deactivated.

Furthermore, prior to card issuance, individual transaction limits, monthly credit limits and merchant category restrictions are assigned to each cardholder based on the business requirements and within the delegated authority outlined in the Corporate Procurement Policy (PS-003) approved by Council.

Any employee authorized to use a PCard may purchase low-value goods/services within approved budgets, and in accordance with the rules and guidelines detailed in the Corporate Procurement Policy, Purchasing Card Policy and any policies that govern the reimbursement of employee expenses.

All cardholders are required to attach original invoices/receipts, in support of their transactions, to their monthly activity statement and forward the documentation to their department head for review and approval of all purchases charged under their area of responsibility.

The City of Vaughan implemented the PCard Program to transition from manual-intensive processes to a more efficient and cost-effective method of purchasing low value goods and services, reducing overall transaction time while improving transparency, visibility, monitoring and reporting.

During the second quarter, departments processed 3,718 transactions worth \$1.4 million, averaging \$380 per transaction. Analysis shows that 74 percent of transactions were primarily for low value operating supplies, advertising, professional memberships, training, seminars and travel-related services, while 21 percent of the transactions account for existing corporate contracts where the PCard can be utilized for payment.

As a result, the City continues to realize administrative and transactional savings through the significant reduction of cheque payments to multiple vendors, and to employees for reimbursement of out-of-pocket costs.

## **Conclusion**

This report has been prepared in compliance with the Procurement Policy approved by Council on April 1, 2017.

For more information contact, Mary DiGiovanni, Manager, Business Support and Supplier Relationship, ext. 8020.

## **Attachments**

**Attachment 1:** Procurement Activity – Procurements by Type, and by Delegated Authority, Awarded During the Second Quarter

**Attachment 2:** Procurement Activity – Procurements by Portfolio/Office, and by Procurement Type, Awarded During the Second Quarter

**Attachment 3:** Procurement Activity – Competitive and Non-Competitive Procurement Activity for the Second Quarter

**Attachment 4:** Other Procurement Activity – Second Quarter

**Attachment 1: Procurement Activity – Procurements by Type, and by Delegated Authority, Awarded During the Second Quarter**

Procurement Type	Council	City Manager	Deputy City Manager /Chief	Director	Manager	VPL Board	Total
Tender		12,813,849	2,461,170	323,690			15,598,709
		8	9	4			21
Request for Proposal		2,914,800	1,078,094	237,259			4,230,153
		6	5	4			15
Request for Quote			244,419	378,464	61,782		684,665
			2	10	7		19
Request for Pre-Qualification							
Request for Information							
Competitive		15,728,649	3,783,683	939,413	61,782		20,513,527
		14	16	18	7		55
Sole Source			56,296	111,063			167,359
			2	7			9
Single Source				212,993			212,993
				15			15
Emergency Purchase					25,932		25,932
					8		8
Non-Competitive		0	56,296	324,056	25,932		406,284
		0	2	22	8		32
Grand Total		15,728,649	3,839,979	1,263,469	87,714		20,919,811
		14	18	40	15		87

**Attachment 2: Procurement Activity – Procurements by Portfolio/Office, and by Procurement Type, Awarded During the Second Quarter**

Portfolio/Office		Tender	Request for Proposal	Request for Quote	Request for Pre-Qualification	Request for Information	Sole Source	Single Source	Emergency Purchases	Grand Total
City Manager	\$							25,000		25,000
	#							1		1
Public Works Portfolio	\$	12,708,703	3,423,894	215,100			142,159	48,002	25,932	16,563,790
	#	9	9	9			8	6	8	49
Planning & Growth Management Portfolio	\$	544,416	772,941	50,237			25,200	14,350		1,407,144
	#	2	2	2			1	1		8
Community Services Portfolio	\$	2,249,284	0	248,259				68,635		2,566,178
	#	9	3	3				4		19
Corporate Services Portfolio	\$	96,306		71,462				57,006		224,774
	#	1		2				3		6
City Solicitor	\$									
	#									
Office of the Chief Corporate Initiatives & Intergovernmental Relations	\$									
	#									
Office of the Chief Financial Officer & City Treasurer	\$									
	#									
Transformation & Strategy	\$									
	#									
Vaughan Public Libraries	\$		33,318	99,607						132,925
	#		1	3						4
Integrity Commissioner/Lobbyist Registrar	\$									
	#									
Grand Total	\$	15,598,709	4,230,153	684,665			167,359	212,993	25,932	20,919,811
	#	21	15	19			9	15	8	87

**Attachment 3: Procurement Activity – Competitive and Non-Competitive Procurement Activity for the Second Quarter**

Bid Type	Q2 2019	
	No. of Awards	Value (\$)
<b>Competitive</b>		
Tenders	21	15,598,709
RFPs	15	4,230,153
Quotes	19	684,665
RFPQ (VOR)	0	0
RFEOI	0	0
RFI	0	0
<b>Sub-Total Competitive</b>	<b>55</b>	<b>20,513,527</b>
<b>Non-Competitive</b>		
Sole Source	9	167,359
Single Source	15	212,993
Emergency Procurement	8	25,932
<b>Sub-Total Non-Competitive</b>	<b>32</b>	<b>406,284</b>
<b>Total</b>	<b>87</b>	<b>20,919,811</b>

**Attachment 4: Other Procurement Activity – Second Quarter**

Low Value Purchases	Q2 2019	
	#	Value (\$)
Low Dollar Module (LDM) Purchase Orders	1,817	1,751,708
Purchasing Card Transactions	3,718	1,415,833