

**CITY OF VAUGHAN  
COUNCIL MEETING  
AGENDA**

Tuesday, November 19, 2019

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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

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| <b>1. CONFIRMATION OF AGENDA</b>   |              |
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| 1. GTA 2020 Media Launch 7 Youth Recognition Public Heroes Awards                                    |              |
| <b>4. ADOPTION OF MINUTES</b>  | <b>11</b>    |
| Minutes of the Council meeting of October 23, 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 REPORT NO. 34  | <b>23</b>    |
| 1. SHORT-TERM RENTAL ACCOMMODATIONS,<br>AMENDMENTS TO ZONING BY-LAW 1-88<br>(By-law Number 152-2019) |              |

2. LAURIER HARBOUR (KEELE) INC. OFFICIAL PLAN AMENDMENT FILE OP.15.020 ZONING BY-LAW AMENDMENT FILE Z.15.019 DRAFT PLAN OF SUBDIVISION FILE 19T-15V007 SITE DEVELOPMENT FILE DA.17.068 VICINITY OF KEELE STREET AND BARRHILL ROAD
3. RUTHERFORD CONTWO INVESTMENTS LIMITED ZONING BY-LAW AMENDMENT FILE Z.15.031 SITE DEVELOPMENT FILE DA.15.074 VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD
4. PACE DEVELOPMENTS MAPLE INC. DRAFT PLAN OF CONDOMINIUM FILE 19CDM-19V005 VICINITY OF KEELE STREET AND BARRHILL ROAD
5. SQUIRE DOWN INVESTMENTS LTD. SITE DEVELOPMENT FILE DA.18.093 VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD
6. EXTENSION OF BASS PRO MILLS DRIVE FROM ROMINA DRIVE TO JANE STREET
7. METROLINX ACTIVITIES UPDATE – FALL 2019
8. UPDATE ON AUTOMATED SPEED ENFORCEMENT
9. NEW DEVELOPMENT – PROPOSED DEMOLITION OF TWO EXISTING SINGLE DETACHED DWELLINGS AND CONSTRUCTION OF 16 RESIDENTIAL UNITS COMPRISED OF 8 SEMI-DETACHED UNITS AND 8 TOWNHOUSE UNITS LOCATED AT 9785/9797 KEELE STREET, VICINITY OF KEELE STREET AND BARRHILL ROAD
10. RELOCATION OF ONE DESIGNATED PART IV HOUSE (58 FANNING CIRCLE) AND A LISTED HOUSE (39 KEATLEY DRIVE) TO 10090 BATHURST STREET, VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE WEST
11. REQUEST FOR STAFF TO ATTEND A COMMUNITY MEETING
12. OTHER MATTERS CONSIDERED BY THE COMMITTEE
  1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

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2. 2748355 CANADA INC. (BLOCK 3 DEVELOPMENT) OPA FILE OP.19.006 ZBL AMENDMENT FILE Z.19.017 VICINITY OF REGIONAL RD 7 & INTERCHANGE WAY / MOBILIO DEVELOPMENTS LTD. (DENSITY TRANSFER) ZBL AMENDMENT FILE Z.19.018 VICINITY OF REGIONAL RD 7 & INTERCHANGE WAY

3. COMMITTEE OF THE WHOLE REPORT NO. 36

1. INTERNAL AUDIT REPORT – FACILITY MANAGEMENT AUDIT
2. INTERNAL AUDIT REPORT – INFORMATION TECHNOLOGY RISK ASSESSMENT
3. LETTER OF CREDIT POLICY
4. CORPORATE POLICY - REVIEW OF ADVERTISING CONTENT ON CITY PROPERTY
5. PROPOSAL BY THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING TO TRANSFORM AND MODERNIZE THE DELIVERY OF BUILDING CODE SERVICES
6. STEGMAN'S MILL ROAD, TESTON ROAD AND KLEINBURG SUMMIT WAY - HEAVY TRUCK PROHIBITIONS (By-law Number 169-2019)
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  12. ANIMAL SERVICES CONTRACT – CITY OF RICHMOND HILL
  13. CONTRACT AWARD FOR CITY OF VAUGHAN OFFICIAL PLAN REVIEW
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    2. RECESS INTO CLOSED SESSION
  17. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION NOVEMBER 12, 2019
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4. COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 37 47
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    2. LOCAL PLANNING APPEAL TRIBUNAL APPEAL #PL111184 VAUGHAN OFFICIAL PLAN 2010 YONGE STEELES CORRIDOR SECONDARY PLAN APPEAL HAULOVER INVESTMENTS LTD. (APPEAL #7) 8100 YONGE STREET
    3. LOCAL PLANNING APPEAL TRIBUNAL 1529749 ONTARIO INC. ("TORGAN") 7700 BATHURST STREET OP.16.006 VOP 2010 APPEAL #47 CASE NOS. PL111184 & PL171353
    4. LOCAL PLANNING APPEAL TRIBUNAL DUFFERIN VISTAS LTD. 230 GRAND TRUNK Z.16.016, 19T-16V001 CASE NO. PL160978
    5. PINE VALLEY LITIGATION UPDATE
    6. 5550 LANGSTAFF
- 
8. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

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

**10. STAFF COMMUNICATIONS**

**11. BY LAWS / FORMAL RESOLUTIONS**

**1. BY-LAW NUMBER 148-2019**

(Council, February 21, 2018, Item 15, Committee of the Whole, Report No. 6)

A By-law to authorize the Mayor and Clerk to execute a development agreement and any other necessary agreements between The Corporation of the City of Vaughan and SmartCentres or Penguin-Calloway (Vaughan) Inc. associated with the planning, construction and delivery of the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road, Apple Mill Road from Edgeley Boulevard to Applewood Crescent and Buttermilk Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway from Jane Street to Highway 400.

**2. BY-LAW NUMBER 149-2019**

(LPAT, October 16, 2019, Case No. PL170836)

A By-law to adopt Amendment Number 52 to the Vaughan Official Plan 2010 for the Vaughan Planning Area, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL170836, Z.16.039, Part of Lots 18 and 19 Concession 8, Gatehollow Estates Inc.)

**3. BY-LAW NUMBER 150-2019**

(Delegation By-law 005-2018)

A By-law to dedicate certain lands as part of the public highway. (Appian Way, Part of Lot 15, Concession 7, designated as Blocks 117 and 134 on Plan 65M-2975 and being Blocks 8, 13 and 14 on Plan 65M-4260)

**4. BY-LAW NUMBER 151-2019**

(Delegation By-law 005-2018)

A By-law to dedicate certain lands as part of the public highway. (Trade Valley Drive, Part of Block 18, 65M-4150, designated as Parts 1 & 2 on Plan 65R-38644)

**5. BY-LAW NUMBER 152-2019**

(Item 1, Committee of the Whole, Report No. 34)

A By-law to amend City of Vaughan By-law 1-88. (Short-term rental accommodations within single detached dwellings)

6. BY-LAW NUMBER 153-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law to amend Fees and Charges By-law 171-2013, as amended, and to amend Special Events By-law 045-2018, as amended.
7. BY-LAW NUMBER 154-2019  
(Delegation By-law 005-2018)  
  
A By-law to dedicate certain lands as forming part of the public highway. Dedication of lands as part of public highways Apple Mill Road, Portage Parkway, Part of Lot 6, Concession 5, Parts 1 and 3 on Registered Plan 65R-37372, Part of Lot 7, Concession 5, Part 13 on Registered Plan 65R-37404 Penguin-Calloway (Vaughan) Inc.
8. BY-LAW NUMBER 155-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Administrative Monetary Penalties By-law 063-2019, as amended.
9. BY-LAW NUMBER 156-2019  
(Council, October 23, 2019, Item 10, Committee of the Whole, Report No. 29)  
  
A By-law of the Corporation of the City of Vaughan to amend the Parking By-law 064-2019 with respect to parking prohibitions.
10. BY-LAW NUMBER 157-2019  
(Council, May 14, 2019, Item 5, ~~Committee of the Whole~~ Finance, Administration and Audit Committee, Report No. 7)  
  
A By-law of the Corporation of the City of Vaughan to establish licensing fees for short-term rental brokerages and short-term rental owners that operate within the jurisdictional boundaries of the City of Vaughan.
11. BY-LAW NUMBER 158-2019  
(Council, May 14, 2019, Item 5, ~~Committee of the Whole~~ Finance, Administration and Audit Committee, Report No. 7)  
  
A By-law of the Corporation of the City of Vaughan to license short-term rental brokerages and owners and to regulate all related activity.

12. BY-LAW NUMBER 159-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to repeal the Geese By-law 256-99.
13. BY-LAW NUMBER 160-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Special Events By-law 045-2018, as amended.
14. BY-LAW NUMBER 161-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Discharge of Firearms By-law 123-2016 as amended.
15. BY-LAW NUMBER 162-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Encroachment By-law 034-2017, as amended.
16. BY-LAW NUMBER 163-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Anti-Graffiti By-law 046-2009, as amended.
17. BY-LAW NUMBER 164-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Fill By-law 186-96, as amended.
18. BY-LAW NUMBER 165-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Licensing By-law 315-2005, as amended.

19. BY-LAW NUMBER 166-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Parking By-law 064-2019, as amended.
20. BY-LAW NUMBER 167-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend the Tree Protection By-law 052-2018, as amended.
21. BY-LAW NUMBER 168-2019  
(Council, October 2, 2019, Item 11, Committee of the Whole, Report No. 24)  
  
A By-law of the Corporation of the City of Vaughan to amend Noise By-law 062-2018, as amended.
22. BY-LAW NUMBER 169-2019  
(Item 6, Committee of the Whole, Report No. 36)  
  
A By law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan.
23. BY-LAW NUMBER 170-2019  
(LPAT, October 24, 2019, Case No. PL171487)  
  
A By-law to approve an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL171487, Z.16.044, Part of Lots 22 and 23 Concession 4, Hatpin Developments Inc.)
24. BY-LAW NUMBER 171-2019  
(LPAT, October 31, 2019, Case No. PL160819)  
  
A By-law to approve an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL160819, Z.15.012, Part of Lot 5 Concession 3, Rexcon Construction Corp.)



25. BY-LAW NUMBER 172-2019

(LPAT, October 31, 2019, Case No. PL160819)

A By-law to approve Amendment Number 51 to the Vaughan Official Plan 2010 for the Vaughan Planning Area, as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL160819, Z.15.012, OP.15.004, being Part 1 Plan of Part of Lot 51 on Registered Plan 2468, 1257665 Ontario Inc. & Rex-Construxion Corp.)

26. BY-LAW NUMBER 173-2019

(Delegation By-law 005-2018)

A By-law to exempt parts of Plan 65M-4623 from the provisions of Part Lot Control. (PLC.19.011, Pace Development Maple Inc., located on the east side of Keele Street, south of Major Mackenzie Drive, being Block 1, Plan 65M-4623 (Part of Lot 19 and Part of West half of Lot 20, Concession 3)

27. BY-LAW NUMBER 174-2019

(Council, October 23, 2019, Item 2, Committee of the Whole, Report No. 29)

A By-law to amend City of Vaughan By-law 1-88, as amended by By-Law 180-2015. (Z.19.014, DA.19.011, Daniels Baif Thornhill Inc., located at the northwest corner of Bathurst Street and Beverley Glen Boulevard, being Part of Block 1 on Registered Plan 65M-2700, in Part of Lot 7, Concession 2)

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  
OCTOBER 23, 2019**

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**CITY OF VAUGHAN**

**COUNCIL MEETING**

**WEDNESDAY, OCTOBER 23, 2019**

**MINUTES**

**1:00 P.M.**

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:04 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 Marilyn Iafrate  
Councillor Alan Shefman

**148. CONFIRMATION OF AGENDA**

MOVED by Councillor Iafrate  
seconded by Regional Councillor Ferri

THAT the agenda be confirmed.

CARRIED

**149. DISCLOSURE OF INTEREST**

The following disclosures of interest were declared:

- Mayor Bevilacqua declared an interest with respect to Item 17, Committee of the Whole Report No. 29, DEPUTATION – MATTHEW BALDASSINI (GENTILE CIRCLE), as he is subject to litigation with respect to this project.
- Councillor Carella declared an interest with respect to Item 17, Committee of the Whole Report No. 29, DEPUTATION – MATTHEW BALDASSINI (GENTILE CIRCLE), as he is subject to litigation with respect to this project.

## **COUNCIL MEETING MINUTES – OCTOBER 23, 2019**

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

MOVED by Regional Councillor Ferri  
seconded by Councillor Iafrate

THAT the minutes of the Council meeting of October 2, 2019 and Special Council meeting of October 7, 2019, be adopted as presented.

CARRIED

### **151. COMMUNICATIONS**

MOVED by Regional Councillor Jackson  
seconded by Regional Councillor Rosati

THAT Communications C1 to C22 inclusive be received and referred to their respective items on the agenda.

CARRIED

### **152. TAX ADJUSTMENTS PURSUANT TO SECTIONS 354, 357, 358 AND 359 AND SECTION 356 OF THE MUNICIPAL ACT, S.O. 2001**

Deputations with respect to this matter were permitted pursuant to Sections 354, 357, 358 and 359 and Section 356 of the Municipal Act.

No one appeared either in support of or in opposition to this matter.

MOVED by Councillor Iafrate  
seconded by Regional Councillor Rosati

THAT the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated October 23, 2019, be approved.

CARRIED

Report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated October 23, 2019.

#### **Purpose**

To obtain Council's approval for the adjustment of property taxes as permitted under Sections 354, 357, 358 and 359 and approval for the apportionment of property taxes as permitted under Section 356 of the *Municipal Act, 2001*.

## COUNCIL MEETING MINUTES – OCTOBER 23, 2019

### **Report Highlights**

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

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

#### Section 356 – Division Into Parcels:

- Council approval of the recommendation under Section 356 will allow staff to bill the separate property owners their proportionate share of property tax and confirm their right to appeal the decision to the Assessment Review Board (ARB) as applicable. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.

### **Recommendations**

1. That the tax adjustments as outlined on the attached schedules be approved.

### **Background**

The City prepares these reports at least twice a year in accordance with legislation outlined in the *Municipal Act*. There are various reasons for tax adjustments under Section 354, 357, 358 and 359 such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

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

## COUNCIL MEETING MINUTES – OCTOBER 23, 2019

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### **Previous Reports/Authority**

N/A

### **Analysis and Options**

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

Forty-seven (47) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 354, 357, 358 and 359 of the *Municipal Act, 2001*, as amended.

The total cancellation, reduction or refund of taxes, as recommended is \$609,024. The City portion of this amount is approximately \$130,907 including the hospital portion, or approximately 21.5%.

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

Section 356 – Division Into Parcels:

One (1) application has been received to sever property that was returned on the roll as one parcel. The Municipal Property Assessment Corporation (MPAC) provided the City with a report outlining the apportioned value of each separate piece, and the outstanding tax balance on the single piece is then apportioned to the various parts in accordance with the assessment.

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

### **Financial Impact**

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

The City's share of these property tax adjustments is approximately \$130,907 including the hospital portion.

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

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

The Region of York's share of these property tax adjustments is approximately \$222,828 or approximately 36.6%.

### **Conclusion**

The *Municipal Act* allows staff to proceed with the property tax adjustments as applicable. Council approval also gives the applicant the right to appeal the decision to the Assessment Review Board if so desired.

## **COUNCIL MEETING MINUTES – OCTOBER 23, 2019**

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**For more information**, please contact:

Dean Ferraro, Director of Financial Services/Deputy Treasurer ext. 8272

Maureen Zabiuk, Manager Property Tax & Assessment ext. 8268

### **Attachments**

*Attachment 1 – Tax Appeal Report*

*Attachment 2 – Apportionment Report*

### **Prepared by:**

Maureen Zabiuk, A.I.M.A., CMRP

Manager, Property Tax & Assessment

Ext. 8268

(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.)

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

The following items were identified for separate discussion:

#### **Committee of the Whole Report No. 29**

Item 17

#### **Committee of the Whole Report No. 32**

Item 3

MOVED by Councillor Iafrate

seconded by Councillor Shefman

THAT Items 1 to 20 of the Committee of the Whole Report No. 29, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 4 of the Committee of the Whole (Public Hearing) Report No. 31, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 7 of the Committee of the Whole Report No. 32, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 2 of the Committee of the Whole (Closed Session) Report No. 33, BE APPROVED and the recommendations therein be adopted.



## COUNCIL MEETING MINUTES – OCTOBER 23, 2019

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CARRIED

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

*At this point in the meeting Mayor Bevilacqua relinquished the Chair to Regional Councillor Ferri.*

#### **COMMITTEE OF THE WHOLE REPORT NO. 29**

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

ITEM - 17 DEPUTATION – MATTHEW BALDASSINI (GENTILE  
CIRCLE)

MOVED by Councillor Shefman  
seconded by Regional Councillor Jackson

THAT Item 17, Committee of the Whole Report No. 29 be adopted without amendment.

CARRIED

Having previously declared an interest Mayor Bevilacqua did not take part in the discussion or vote on the foregoing matter.

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

*At this point in the meeting Mayor Bevilacqua reassumed the Chair.*

#### **COMMITTEE OF THE WHOLE REPORT NO. 32**

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

ITEM - 3 FISCAL HEALTH REPORT – FOR THE YEAR TO DATE  
PERIOD ENDING JUNE 30, 2019

MOVED by Councillor Iafrate  
seconded by Councillor Shefman

THAT Item 3, Committee of the Whole Report No. 32 be adopted and amended, as follows:

## COUNCIL MEETING MINUTES – OCTOBER 23, 2019

By approving the following in accordance with Communication C22, from the Deputy City Manager, Corporate Services and Chief Financial Officer, dated October 18, 2019:

- 1) That the following chart contained in the report of the Deputy City Manager, Corporate Services and Chief Financial Officer dated October 16, 2019, be replaced with the following:

### Operating Results – Year to Date Ending June 30, 2019

|                                       | <b>Budget</b><br>\$million | <b>Actual</b><br>\$million | <b>Variance</b><br>\$million |
|---------------------------------------|----------------------------|----------------------------|------------------------------|
| <b>Property Tax Based Budget</b>      |                            |                            |                              |
| Revenues                              | 227.9                      | 217.6                      | (10.3)                       |
| Expenditures                          | 167.3                      | 159.3                      | 8.0                          |
| <b>Net</b>                            | <b>\$60.6</b>              | <b>\$58.4</b>              | <b>(\$2.2)</b>               |
| <b>Water Rate Based Budget</b>        |                            |                            |                              |
| Revenues                              | 34.1                       | 31.3                       | (2.8)                        |
| Expenditures                          | 34.1                       | 31.3                       | 2.8                          |
| <b>Net</b>                            | <b>\$0.0</b>               | <b>\$0.0</b>               | <b>\$0.0</b>                 |
| <b>Wastewater Rate Based Budget</b>   |                            |                            |                              |
| Revenues                              | 39.5                       | 36.7                       | (2.8)                        |
| Expenditures                          | 39.5                       | 36.7                       | 2.8                          |
| <b>Net</b>                            | <b>\$0.0</b>               | <b>\$0.0</b>               | <b>\$0.0</b>                 |
| <b>Stormwater Charge Based Budget</b> |                            |                            |                              |
| Revenues                              | 10.3                       | 1.7                        | (8.6)                        |
| Expenditures                          | 10.3                       | 1.7                        | 8.6                          |
| <b>Net</b>                            | <b>\$0.0</b>               | <b>\$0.0</b>               | <b>\$0.0</b>                 |

Note – numbers may not add due to rounding

CARRIED

### 155. **BY-LAWS**

MOVED by Councillor Carella  
seconded by Regional Councillor Jackson

THAT the following by-laws be enacted:

|                        |  |
|------------------------|--|
| BY-LAW NUMBER 135-2019 | 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. PL170805, Z.15.032, Part of Lot 20 Concession 6, Countrywide Homes Woodend Place Inc.) (LPAT, August 28, 2019, Case No. PL170805) |
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## **COUNCIL MEETING MINUTES – OCTOBER 23, 2019**

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- BY-LAW NUMBER 136-2019      A By-law to adopt Amendment Number 19 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. as effected by the Local Planning Appeal Tribunal. (LPAT File No. PL170805, OPA# 19 & OP.16.003, Part of Lot 20 Concession 6, Countrywide Homes Woodend Place Inc.) (LPAT, August 28, 2019, Case No. PL170805)
- BY-LAW NUMBER 137-2019      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. PL160978, Z.16.016, 19T-16V001, Part of Lot 17 Concession 3, Dufferin Vistas Ltd.) (LPAT, September 25, 2019, Case No. PL160978)
- BY-LAW NUMBER 138-2019      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. PL170640, Z.15.034, Part of Lot 18 Concession 4, Laurier Harbour (Keele) Inc.) (LPAT, October 10, 2019, Case No. PL170640)
- BY-LAW NUMBER 139-2019      A By-law to assume Municipal Services in Majormack Residential Phase 1A Subdivision, 19T-07V06, Registered Plan 65M-4346. (1711479 Ontario Inc. dated May 14, 2012) (Delegation By-law 005-2018)
- BY-LAW NUMBER 140-2019      A By-law to partially assume Municipal Services in Bathurst Contwo Investments Limited Phase 2 Subdivision, 19T-98V11, Registered Plan 65M-3808. (Ner Israel – Joseph (J.T.) Tanenbaum Yeshivah College of Toronto dated December 6, 2004) (Delegation By-law 005-2018)
- BY-LAW NUMBER 141-2019      A By-law to exempt parts of Plan 65M-4491 from the provisions of Part Lot Control. (File PLC.19.009, Part of Lot 21 Concession 2, Perryville Properties Inc.) (Delegation By-law 005-2018)

## **COUNCIL MEETING MINUTES – OCTOBER 23, 2019**

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- BY-LAW NUMBER 142-2019      A By-law to amend City of Vaughan By-law 1-88. (Z.17.022, 19T-17V007, Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc., located on the east side of Huntington Road and south of Nashville Road, in Part of Lot 25, Concession 9.) (Council, June 19, 2018, Item 40, Committee of the Whole, Report No. 21)
- BY-LAW NUMBER 143-2019      A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 41-2009, By-law 206-2009, By-law 9-2012, By-law 98-2012 and By-law 162-2014. (Z.18.016, 19T-18V007, Cal-Crown Homes (Three) Inc., located north of Major Mackenzie Drive and west of Regional Road 27, being Block 203, Registered Plan 65M-4361, Part of Lot 22 Concession 9.) (Council, October 2, 2019, Item 3, Committee of the Whole, Report No. 24)
- BY-LAW NUMBER 144-2019      A By-law to amend City of Vaughan By-law 1-88. (Z.15.023, DA.15.022, Norstar Group of Companies, located on the northeast corner of Dufferin Street and Rutherford Road, in Part of Lot 16, Concession 2.) (Council, October 2, 2019, Item 7, Committee of the Whole, Report No. 24)
- BY-LAW NUMBER 145-2019      A By-law to amend City of Vaughan By-law 1-88. (Z.14.028, DA.18.081, Gabriele Tatangelo, Giuseppe Falletta and Ravinder Singh Minhas, located on the west side of Pine Valley Drive, south of Langstaff Road, on Registered Plan 65M-1776, in Part of Lot 10, Concession 7.) (Item 7, Committee of the Whole, Report No. 29)
- BY-LAW NUMBER 146-2019      A By-law to authorize the sale of lands and interests in lands and to authorize the Mayor and Clerk to execute Agreement(s) of Purchase and Sale between The Corporation of the City of Vaughan and The Regional Municipality of York. (Item 1, Committee of the Whole (Closed Session), Report No. 33)

CARRIED

## **COUNCIL MEETING MINUTES – OCTOBER 23, 2019**

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### **156. CONFIRMING BY-LAW**

MOVED by Regional Councillor Rosati  
seconded by Regional Councillor Ferri

THAT By-law Number 147-2019, being a by-law to confirm the proceedings of Council at its meeting on October 23, 2019, be enacted.

CARRIED

### **157. ADJOURNMENT**

MOVED by Councillor Carella  
seconded by Regional Councillor Rosati

THAT the meeting adjourn at 1:15 p.m.

CARRIED

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



**CITY OF VAUGHAN  
REPORT NO. 34 OF THE  
COMMITTEE OF THE WHOLE**

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

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The Committee of the Whole met at 3:03 p.m., on November 5, 2019.

Present: Councillor Rosanna DeFrancesca, Chair  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Councillor Marilyn Iafrate  
Councillor Tony Carella  
Councillor Alan Shefman

The following items were dealt with:

**1. SHORT-TERM RENTAL ACCOMMODATIONS, AMENDMENTS TO ZONING BY-LAW 1-88**

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

**Recommendations**

1. THAT the Committee of the Whole report for a city-wide Zoning By-law amendment for Short-Term Rental accommodations BE RECEIVED; and, that the Implementing Zoning By-law proceed to the next Council meeting for action.
2. **LAURIER HARBOUR (KEELE) INC. OFFICIAL PLAN AMENDMENT FILE OP.15.020 ZONING BY-LAW AMENDMENT FILE Z.15.019 DRAFT PLAN OF SUBDIVISION FILE 19T-15V007 SITE DEVELOPMENT FILE DA.17.068 VICINITY OF KEELE STREET AND BARRHILL ROAD**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of November 19, 2019; and

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FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

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- 2) That the deputation of Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received.**

**Recommendations**

That the Local Planning Appeal Tribunal be advised that City of Vaughan Council ENDORSES the following recommendations to permit the development of eight (8) semi-detached dwelling units and eight (8) townhouse dwelling units accessed by a private condominium road, as shown on Attachments 3 to 9:

1. THAT Official Plan Amendment File OP.15.020 (Laurier Harbour (Keele) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 2, specifically Section 9.1.2.3 respecting new development within an established "Community Area".
2. THAT Zoning By-law Amendment File Z.15.019 (Laurier Harbour (Keele) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "R1 Residential Zone" and "R2 Residential Zone" to "RT1(H) Residential Townhouse Zone" with the Holding Symbol "(H)" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands until the following matters have been addressed to the satisfaction of the City:
  - a. The design of the proposed shared access from Keele Street for the Subject Lands and 9773 Keele Street shall be approved by York Region;
  - b. Shared water, sanitary, and stormwater servicing connections for the Subject Lands and the lands to the south municipally known as 9773 Keele Street shall be approved by the City and York Region;
  - c. Registered reciprocal access and servicing easements between the owners of the Subject Lands and 9773 Keele Street for shared road access and services shall be obtained from the Vaughan Committee of Adjustment. The Committee of Adjustment's decision shall be final and binding and any conditions of approval imposed by the Committee shall be satisfied; and
  - d. The Owner of the lands municipally known as 9773 Keele Street shall successfully obtain approval from Vaughan Council of the Official Plan and Zoning By-law Amendment, Draft Plan of



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Subdivision and Site Development applications for 9773 Keele Street.

4. THAT Draft Plan of Subdivision File 19T-15V007 (Laurier Harbour (Keele) Inc.) BE APPROVED to create one residential development Block ("Block 1") and one block to be conveyed to York Region for road widening purposes ("Block 2"), as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
5. THAT should the Local Planning Appeal Tribunal approve Official Plan and Zoning By-law Amendment Files OP.15.020 and Z.15.019 (Laurier Harbour (Keele) Inc.), either in whole or in part, that the Local Planning Appeal Tribunal withhold its final Order until such time that the implementing Official Plan and Zoning By-law Amendments are prepared to the satisfaction of the City.
6. THAT should the Local Planning Appeal Tribunal approve Zoning By-law Amendment File Z.15.019, the Owner be permitted to apply for a Minor Variance application 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.
7. THAT City of Vaughan staff be directed to attend the Local Planning Appeal Tribunal Hearing in support of the Recommendations contained in this report.

That the City of Vaughan Council APPROVE the following recommendations:

1. THAT should the Local Planning Appeal Tribunal approve Official Plan Amendment File OP.15.020, Zoning By-law Amendment File Z.15.019 and Draft Plan of Subdivision File 19T-15V007, that Site Development File DA.17.068 (Laurier Harbour (Keele) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit the development of eight (8) semi-detached dwelling units and eight (8) townhouse dwelling units accessed by a private condominium road, as shown on Attachments 4 to 9:
  - 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 final landscape plan shall be designed in accordance with the Maple Streetscape and Urban Design Guidelines;

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- iii. the Development Engineering Department shall approve the final grading, erosion and sediment control, site servicing plans, functional servicing and stormwater management report, and construction management plan;
  - iv. the final implementing Zoning By-law for Zoning By-law Amendment File Z.15.019 shall be approved by the Local Planning Appeal Tribunal;
  - v. the final Draft Plan of Subdivision (File 19T-15V007) shall be registered;
  - vi. the Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018;
  - vii. the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division; and
  - viii. the Owner shall satisfy all requirements of York Region;
  - b. That the Site Plan Agreement shall include the conditions and warning clauses identified in this report, to the satisfaction of the City.
2. THAT Site Plan Development File DA.17.068 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 16 residential units (52 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.

**3. RUTHERFORD CONTWO INVESTMENTS LIMITED ZONING BY-LAW AMENDMENT FILE Z.15.031 SITE DEVELOPMENT FILE DA.15.074 VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

**The Committee of the Whole recommends:**

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

**Recommendations**

- 1. THAT Zoning By-law Amendment File Z.15.031 (Rutherford Contwo Investments Limited) BE APPROVED to amend Zoning By-law 1-88, to rezone the subject lands from "A Agricultural Zone" and

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“OS5 Open Space Environmental Protection Zone” to “RM2 Multiple Residential Zone” and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment 4, together with site-specific zoning exceptions identified in Table 1 of this report.

2. THAT the Owner be permitted to apply for a Zoning By-law Amendment and/or Minor Variance Application(s) from the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
3. THAT Site Development File DA.15.074 (Rutherford Contwo Investments Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included on Attachment 1, to the satisfaction of the Development Planning Department, to permit 219, 4-storey stacked townhouse dwelling units as shown on Attachment 4 to 8.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“THAT Site Development File DA.15.074 (Rutherford Contwo Investments Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 219 residential dwelling units (670 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.”

**4. PACE DEVELOPMENTS MAPLE INC. DRAFT PLAN OF  
CONDOMINIUM FILE 19CDM-19V005 VICINITY OF KEELE STREET  
AND BARRHILL ROAD**

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

**Recommendations**

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-19V005 (Pace Developments Maple Inc.) BE APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval in Attachment 1.

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FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

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**5. SQUIRE DOWN INVESTMENTS LTD. SITE DEVELOPMENT FILE  
DA.18.093 VICINITY OF LANGSTAFF ROAD AND HUNTINGTON  
ROAD**

**The Committee of the Whole recommends:**

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

**Recommendations**

- 1. THAT Site Development File DA.18.093 (Squire Down Investments Ltd.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of an employment building (warehouse) with accessory office uses, having a total Gross Floor Area of 9,780.42 m<sup>2</sup>, as shown on the Attachments 2 to 4:**
- 2. That prior to the execution of the Letter of Undertaking:**
  - i. the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, signage details and lighting plan;**
  - ii. the Development Engineering Department shall approve the final grading, erosion and sediment control and site servicing plans, the functional servicing and stormwater management report and traffic impact brief;**
  - iii. the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;**
  - iv. the Owner fulfill all the conditions imposed by the Committee of Adjustment for approved Minor Variance File A098/18;**
  - v. the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and**
  - vi. the Owner shall satisfy all requirements of the Ministry of Transportation.**

**6. EXTENSION OF BASS PRO MILLS DRIVE FROM ROMINA DRIVE TO  
JANE STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated November 5, 2019:**

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**Recommendations**

1. That a By-law be enacted to dedicate the required lands for Bass Pro Mills Drive extension from Romina Drive to Jane Street as public highway.
2. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law to designate Bass Pro Mills Drive from Edgeley Boulevard to Jane Street as a through street.
3. That a By-law be enacted to amend By-law 064-2019, the Consolidated Parking By-law to prohibit stopping on both sides of Bass Pro Mills Drive from Romina Drive to Jane Street.

**7. METROLINX ACTIVITIES UPDATE – FALL 2019**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated November 5, 2019:**

**Recommendations**

1. That Council receive this report for information.

**8. UPDATE ON AUTOMATED SPEED ENFORCEMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works and the Deputy City Manager, Community Services, dated November 5, 2019:**

**Recommendations**

1. That the Ministry of Transportation of Ontario consider the option of using an Administrative Monetary Penalty System (AMPS) for offences enforced using an ASE program to avoid burdening the Provincial Offences Act courts; and
2. That the City Clerk forward a copy of this report to York Region, the Ministry of Transportation of Ontario, the Ministry of the Attorney General, local municipalities in York Region, and the Ontario Traffic Council.

**9. NEW DEVELOPMENT – PROPOSED DEMOLITION OF TWO EXISTING SINGLE DETACHED DWELLINGS AND CONSTRUCTION OF 16 RESIDENTIAL UNITS COMPRISED OF 8 SEMI-DETACHED UNITS AND 8 TOWNHOUSE UNITS LOCATED AT 9785/9797 KEELE STREET, VICINITY OF KEELE STREET AND BARRHILL ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated November 5, 2019:**

## REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019

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### Recommendations

The Deputy City Manager, Administrative Services and City Solicitor, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of October 16, 2019 (Item 1, Report No. 4), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019, be approved.

### Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019:

1. THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of two existing single detached dwellings and new construction of 16 residential units comprised of 8 semi-detached units and 8 townhouse units at 9785 and 9797 Keele Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
  - a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
  - c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department;
  - d. The standard Archaeology Clauses apply:
    - i. *Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately.*
    - ii. *In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.*

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FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

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**10. RELOCATION OF ONE DESIGNATED PART IV HOUSE (58 FANNING CIRCLE) AND A LISTED HOUSE (39 KEATLEY DRIVE) TO 10090 BATHURST STREET, VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE WEST**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated November 5, 2019:**

**Recommendations**

The Deputy City Manager, Administrative Services and City Solicitor, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of October 16, 2019 (Item 3, Report No. 4), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019, be approved.

**Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated October 16, 2019:**

1. THAT Heritage Vaughan recommend Council approve the proposed relocation and restoration of the George Munshaw House located at 58 Fanning Mills Circle to 10090 Bathurst Street under Section 34 of *Ontario Heritage Act*, subject to the following conditions:
  - a. The Owner shall enter into a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the City of Vaughan for the preservation / conservation of cultural heritage value;
  - b. The Owner shall provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the George Munshaw House;
  - c. The Owner shall provide the City with an updated legal description of the new location to facilitate the amendment of the designation by-law;
  - d. The George Munshaw House shall be relocated, stabilized and footings, foundation and site services be installed prior to the relocation and restoration of the Bassingthwaite House;
  - e. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

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- f. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
  - g. The Owner shall submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.
- 2. THAT Heritage Vaughan recommend Council approve the proposed relocation of the Bassingthwaite House located at 39 Keatley Drive to 10090 Bathurst Street of *Ontario Heritage Act*, subject to the following conditions:
  - a. The Owner shall enter into a Heritage Easement Agreement under Section 37 of the OHA with the City of Vaughan for the preservation of the conservation of cultural heritage value;
  - b. That the Owner provide a Letter of Undertaking with financial securities calculated to the cost of relocation and restoration of the Bassingthwaite House;
  - c. The Owner shall provide the City with an updated Statement of Cultural Heritage Value in order to facilitate the inclusion of the Bassingthwaite House into the amendment of the designation by-law;
  - d. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - e. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
  - f. The Owner shall submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

**11. REQUEST FOR STAFF TO ATTEND A COMMUNITY MEETING**

**The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor lafrate and Regional Councillor Rosati, dated November 5, 2019:**



## REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019

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### **Member's Resolution**

Submitted by Councillor Iafrate and Regional Councillor Gino Rosati

**Whereas**, residents from Mackenzie Ridge subdivision have contacted our offices regarding recent home burglaries within their community and,

**Whereas**, the safety of our residents and communities are paramount and,

**Whereas**, the residents have requested that the Regional & Ward Councillors organize a community meeting to provide information on crime prevention as well as community safety, and,

**Whereas**, York Regional Police confirmed their attendance at the community meeting and,

**Whereas**, the meeting has been set for November 25<sup>th</sup>, 2019 at 7:00pm at Vaughan City Hall, (MPR),

**Now therefore be it resolved**, that the appropriate staff including Bylaw be allowed to attend the evening meeting to provide information as necessary regarding community safety and that Council ratify the action taken.

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

### **12.1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS**

**The Committee of the Whole recommends:**

**That the following Ad-Hoc Committee reports be received:**

- 1. Accessibility Advisory Committee Meeting of October 15, 2019 (Report No. 6).**
- 2. Heritage Vaughan Committee Meeting of October 16, 2019 (Report No. 4).**

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The meeting adjourned at 3:50 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair



**CITY OF VAUGHAN  
REPORT NO. 35 OF THE  
COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

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

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The Committee of the Whole (Public Hearing) met at 7:01 p.m., on November 5, 2019.

Present: Councillor Rosanna DeFrancesca, Chair  
Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Councillor Marilyn Iafrate  
Councillor Alan Shefman

Ceremonial Presentation

A presentation was made to the Ciociaro Boccia Fila Club to recognize them as the winners of the 2019 Canadian Club Championship Tournament.

The following items were dealt with:

**1. NASHVILLE DEVELOPMENTS (SOUTH) INC. ZONING BY-LAW  
AMENDMENT FILE Z.19.015 VICINITY OF MAJOR MACKENZIE DRIVE  
AND HUNTINGTON ROAD**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated December 5, 2019, be approved;**
- 2) That the deputation of Ms. Joan MacIntyre, Malone Given Parsons Ltd, Renfrew Drive, Markham, representing the applicant, be received; and**
- 3) That communication C1, from Lora P., dated October 17, 2019, be received.**

**Recommendations**

- 1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.015 (Nashville Developments (South) 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.**

**REPORT NO. 35 OF THE COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)  
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

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2. **2748355 CANADA INC. (BLOCK 3 DEVELOPMENT) OPA FILE  
OP.19.006 ZBL AMENDMENT FILE Z.19.017 VICINITY OF REGIONAL  
RD 7 & INTERCHANGE WAY / MOBILIO DEVELOPMENTS LTD.  
(DENSITY TRANSFER) ZBL AMENDMENT FILE Z.19.018 VICINITY OF  
REGIONAL RD 7 & INTERCHANGE WAY**

**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 November 5, 2019, be approved; and**
- 2) That the deputation of Mr. Stephen Albanese, IBI GROUP, St. Clair Avenue West, Toronto, representing the applicant, be received.**

**Recommendations**

1. That the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.006, Z.19.017 (2748355 Canada Inc.) and Z.19.018 (Mobilio Developments Ltd.) BE RECEIVED; and that any issues identified be addressed by the Planning and Growth Management Portfolio, VMC Program in a comprehensive report to the Committee of the Whole.

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The meeting adjourned at 7:08 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

**CITY OF VAUGHAN  
REPORT NO. 36 OF THE  
COMMITTEE OF THE WHOLE**

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

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The Committee of the Whole met at 1:05 p.m., on November 12, 2019

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

The following items were dealt with

**1. INTERNAL AUDIT REPORT – FACILITY MANAGEMENT AUDIT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director, Internal Audit, dated November 12, 2019:**

**Recommendations**

1. That the Internal Audit Report on the Audit of Facility Management be received.

**2. INTERNAL AUDIT REPORT – INFORMATION TECHNOLOGY RISK ASSESSMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director, Internal Audit, dated November 12, 2019:**

**Recommendations**

1. That the Internal Audit Report on the Information Technology Risk Assessment be received.

**3. LETTER OF CREDIT POLICY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City**

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**Manager, Corporate Services and Chief Financial Officer, dated November 12, 2019:**

**Recommendations**

1. That Council approve the Letter of Credit Policy as presented, including giving Staff the authority to release, reduce, or draw on a letter of credit or cash security as required.

**4. CORPORATE POLICY - REVIEW OF ADVERTISING CONTENT ON CITY PROPERTY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, dated November 12, 2019:**

**Recommendations**

1. That Corporate Policy No. 02.C.05, *Review of Advertising Content Displayed on City Property Policy*, be approved.

**5. PROPOSAL BY THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING TO TRANSFORM AND MODERNIZE THE DELIVERY OF BUILDING CODE SERVICES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated November 12, 2019:**

**Recommendations**

1. That this report be received for information.

**6. STEGMAN'S MILL ROAD, TESTON ROAD AND KLEINBURG SUMMIT WAY - HEAVY TRUCK PROHIBITIONS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Public Works, dated November 12, 2019, be approved;
- 2) That staff be directed to bring forward the associated By-laws to the Council meeting of November 19, 2019; and
- 3) That staff be directed to contact the York Regional Police to provide the appropriate enforcement blitz in the affected area.

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### **Recommendations**

1. That Council approve the implementation of heavy truck prohibitions on Stegman's Mill Road, Teston Road and Kleinburg Summit Way;
2. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add a heavy truck prohibition on Stegman's Mill Road from Teston Road to Islington Avenue;
3. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add a heavy truck prohibition on Teston Road from Stegman's Mill Road to Kipling Avenue;
4. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add a heavy truck prohibition on Kleinburg Summit Way from Kirby Road to Teston Road; and
5. That the City Clerk forward a copy of this report to York Regional Police, York Region, and Ontario Trucking Association.

### **7. USE OF CORPORATE RESOURCES FOR ELECTION PURPOSES POLICY**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor dated November 12, 2019, be approved; and
- 2) That the following be approved in accordance with Communication C3, Memorandum from the City Clerk, dated November 11, 2019:
  1. That the following definition be included in the **Use of Corporate Resources for Election Purposes Policy**:  
  
"Public Official: An elected office holder including a Member of Parliament, Member of Provincial Parliament, member of a municipal council or a school board trustee."

### **Recommendations**

1. That the Use of Corporate Resources for Election Purposes Policy (Attachment 1) be approved.
2. That the Permitting of City Facilities by Members of Council and Registered Candidates Policy CL-008 be repealed.
3. That Section 10 of the Council Member Expense Policy CL-012 be repealed.

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**8. PROCLAMATION AND FLAG RAISING/HALF-MASTING REQUEST  
NATIONAL DAY OF REMEMBRANCE AND ACTION ON VIOLENCE  
AGAINST WOMEN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated November 12, 2019:

**Recommendations**

1. That December 6, 2019 be proclaimed as National Day of Remembrance and Action on Violence Against Women;
2. That a purple flag be flown and half-masted at City Hall for the duration of December 6, 2019; and,
3. That the proclamation be posted on the City's website and the Corporate Communications department be directed to promote this proclamation through the corporate channels.

**9. RESIGNATION OF A MEMBER – ACCESSIBILITY ADVISORY  
COMMITTEE**

The Committee of the Whole recommends:

- 1) That recommendation 1) contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated November 12, 2019, be approved; and
- 2) That the following recommendation of the Committee of the Whole (Closed Session) meeting of November 12, 2019, be approved:
  1. That the City Clerk be requested to commence the recruitment process to fill the vacancy caused due to the resignation

**Recommendations**

1. That the resignation of Ms. Albina Zavaglia be received; and
2. That Council provide direction with respect to filling the vacancy.

**10. GTA WEST TRANSPORTATION CORRIDOR ROUTE PLANNING AND  
ENVIRONMENTAL ASSESSMENT (EA) STUDY RESUMPTION**

The Committee of the Whole recommends:

- 1) That the City of Vaughan supports only the northern (S 8-1) alternative identified within the Focused Analysis Area as a result of the impacts identified within the report of the Deputy City Manager, Infrastructure Development and the Deputy City



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Manager, Planning and Growth Management dated November 12, 2019, with the Technically Preferred Alternative, as this will reduce the overall impact to the City of Vaughan while ensuring alignment of the GTA West with the Official Plan Policies and land use;

- 2) That the Ministry of Transportation of Ontario (MTO) be requested to integrate the provision of at least one full interchange with Highway 400 to service the 400 North Employment Area Secondary Plan (OPA 637) area as previously adopted by Vaughan City Council at its meeting of June 28, 2011;
- 3) That the Ministry of Transportation of Ontario (MTO) be requested to reduce the Focus Analyses Area once the Technically Preferred Alternative has been finalized to allow these lands to be released in order to proceed to a future development approval process;
- 4) That the recommendations contained in the report of the Deputy City Manager, Infrastructure Development and the Deputy City Manager, Planning and Growth Management dated November 12, 2019, be approved;
- 5) That the presentation by Mr. Fahmi Choudhury, Senior Project Engineer, Ministry of Transportation of Ontario (MTO) and Mr. Jim Dowell, Consultant Project Manager, WSP Canada Group Limited, Oakville and C4, presentation material titled "GTA West Transportation Corridor Route Planning and EA Study – Stage 2", be received;
- 6) That the following deputations and Communication be received:
  1. Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham, and C2 dated November 8, 2019; and
  2. Mr. Gabriel DiMartino, Armland Group, Dufferin Street, Vaughan; and
- 7) That Communication C1 from Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association dated October 29, 2019, be received.

**Recommendations**

1. That the presentation from the Ministry of Transportation with respect to the GTA West Corridor Route Planning and Environmental Assessment Study be received;

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2. That the Ministry of Transportation be requested to work with the City of Vaughan in the confirmation of the preferred alternative, interchanges and ultimate alignment, and to address the issues identified in this report, while prioritizing the following key objectives:
  1. Minimize impacts to the developable residential and employment land base, agricultural viability and economic competitiveness
  2. Comprehensive mitigation of potential impacts on environmental and cultural heritage features
  3. Connectivity of the local transportation network to the highway network
  4. Connectivity of the local transportation network across the GTA West corridor
3. That the Ministry of Transportation be requested to provide a written response to the City of Vaughan's comments prior to confirming the Preferred Alternative; and
4. That a copy of this report be forwarded to the Province, the Ministry of Transportation, the City of Brampton, Town of Caledon, Township of King, Region of Peel and Region of York.

**11. AMENDMENTS TO THE PARKING BY-LAW – PROHIBITED STREETS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated November 12, 2019:**

**Recommendations**

1. THAT Parking By-law 064-2019, as amended, Schedule 1 - No Parking, be amended to include the following streets:

| Highway      | Side | From and To   | Prohibited Time of Day                 |
|--------------|------|---|--|
| Bruce Street | East | From the south limit of Highway 7 to the north limit of Helen Street                            | Anytime except where allowed by permit |
| Helen Street | Both | From the south limit of Highness Court to 255 metres south of the south limit of Highness Court | Anytime except where allowed by permit |

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**12. ANIMAL SERVICES CONTRACT – CITY OF RICHMOND HILL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated November 12, 2019:

**Recommendations**

1. That the City of Vaughan, By-law & Compliance, Licensing & Permit Services Department, Animal Services Unit be authorized to enter into an agreement with the City of Richmond Hill to provide animal services for a period of two years, with the option to extend for two additional two-year periods, beginning in December 2019, at the cost of \$450,000 for the first year, with three percent fee increases year over year for the remainder of the term;
2. That staff be authorized to hire the appropriate staff as identified within this report;
3. That the Deputy City Manager/Chief Financial Officer and Treasurer be authorized to amend the annual operating budgets to reflect the financial impacts identified within this report;
4. That the Mayor and City Clerk be authorized to sign the necessary agreements, satisfactory to the City Solicitor, to enter into an animal services agreement with the City of Richmond Hill.

**13. CONTRACT AWARD FOR CITY OF VAUGHAN OFFICIAL PLAN REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Interim City Manager, and the Deputy City Manager, Planning and Growth Management dated November 12, 2019:

**Recommendations**

1. THAT Council receive this report retaining WSP Canada, at a cost of \$2,682,815.52, excluding taxes, for the City of Vaughan's Official Plan Review.

**14. CEREMONIAL PRESENTATION – INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL (IEDC) EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS**

The City of Vaughan received:

1. a 2019 IEDC Silver Award in recognition of its Social Innovation Challenge in the Innovation Programs and Initiatives category;
2. a 2019 IEDC Silver Award in recognition of Vaughan Sector Profiles in the Print Brochure category; and

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3. a 2019 IEDC Bronze Award in recognition of the VMC Lure Book in the Print Brochure category.

**15. CEREMONIAL PRESENTATION – 2019 CITY MANAGER’S AWARDS**

The following 2019 City Manager’s Awards were presented:

**Ignite Awards:**

1. Kendall Marchetta, Quality Assurance Supervisor, Access Vaughan; and
2. Nolan Sherin, Water Operator II, Environmental Services;

**Great Leader Award:**

3. Jennifer Ormston, Manager, Partner Communications and Engagement, Corporate and Strategic Communications; and

**Innovation Awards:**

4. Transportation Planning Division, Infrastructure Planning and Corporate Asset Management; and
5. Vaughan Fire and Rescue Service.

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

**16.1 STAFF COMMUNICATION**

The Committee of the Whole received Staff Communication SC1, Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, and the Director of Procurement Services, dated November 8, 2019.

**16.2 RECESS INTO CLOSED SESSION**

The Committee of the Whole recessed into Closed Session at 2:40 p.m. for the purpose of considering the following matter:

9. **RESIGNATION OF A MEMBER – ACCESSIBILITY  
ADVISORY COMMITTEE**

(personal matters about identifiable individuals)

The Committee of the Whole reconvened into open session at 2:50 p.m. with the following members present:

Councillor Rosanna De Francesca, Chair  
Mayor Maurizio Bevilacqua  
Regional Councillor Mario Ferri  
Regional Councillor Linda D. Jackson  
Councillor Marilyn Iafrate  
Councillor Tony Carella  
Councillor Alan Shefman

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**17. COMMITTEE OF THE WHOLE (CLOSED SESSION)  
RESOLUTION NOVEMBER 12, 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. CIVIC HERO AWARD – WARD 3**  
(personal matters about an identifiable individual)
  - 2. LOCAL PLANNING APPEAL TRIBUNAL APPEAL #PL111184  
VAUGHAN OFFICIAL PLAN 2010 YONGE STEELES CORRIDOR  
SECONDARY PLAN APPEAL HAULOVER INVESTMENTS LTD.  
(APPEAL #7) 8100 YONGE STREET**  
(litigation or potential litigation)
  - 3. LOCAL PLANNING APPEAL TRIBUNAL 1529749 ONTARIO  
INC. (“TORGAN”) 7700 BATHURST STREET OP.16.006 VOP  
2010 APPEAL #47 CASE NOS. PL111184 & PL171353**  
(litigation or potential litigation)
  - 4. LOCAL PLANNING APPEAL TRIBUNAL DUFFERIN VISTAS  
LTD. 230 GRAND TRUNK Z.16.016, 19T-16V001 CASE NO.  
PL160978**  
(litigation or potential litigation)
  - 5. PINE VALLEY LITIGATION UPDATE**  
(litigation or potential litigation)
  - 6. 5550 LANGSTAFF**  
(litigation or potential litigation)
- 

The meeting adjourned at 2:53 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair



**CITY OF VAUGHAN  
REPORT NO. 37 OF THE  
COMMITTEE OF THE WHOLE (CLOSED SESSION)**

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

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The Committee of the Whole (Closed Session) met at 3:08 p.m., on Tuesday, November 12, 2019.

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

The following items were dealt with:

**1. CIVIC HERO AWARD – WARD 3**

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

**2. LOCAL PLANNING APPEAL TRIBUNAL APPEAL #PL111184  
VAUGHAN OFFICIAL PLAN 2010 YONGE STEELES CORRIDOR  
SECONDARY PLAN APPEAL HAULOVER INVESTMENTS LTD.  
(APPEAL #7) 8100 YONGE STREET**

**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 1529749 ONTARIO INC.  
("TORGAN") 7700 BATHURST STREET OP.16.006 VOP 2010 APPEAL  
#47 CASE NOS. PL111184 & PL171353**

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

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(CLOSED SESSION)  
FOR CONSIDERATION BY COUNCIL, NOVEMBER 19, 2019**

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**4.     LOCAL PLANNING APPEAL TRIBUNAL DUFFERIN VISTAS LTD. 230  
GRAND TRUNK Z.16.016, 19T-16V001 CASE NO. PL160978**

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

**5.     PINE VALLEY LITIGATION UPDATE**

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

**6.     5550 LANGSTAFF**

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

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The meeting adjourned at 3:51 p.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair