

**CITY OF VAUGHAN
COUNCIL MEETING
AGENDA**

**This is an Electronic Meeting. The Council Chamber will not be open to the public.
Public comments can be submitted by email to clerks@vaughan.ca**

Monday, June 29, 2020

2:00 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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2. DISCLOSURE OF INTEREST	
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5. COMMUNICATIONS	
6. DEPUTATION REQUIRING STATUTORY PUBLIC HEARING	

7. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1. COMMITTEE OF THE WHOLE REPORT NO. 22

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1. 2748355 CANADA INC.(QUADREAL BLOCK 3N) OFFICIAL PLAN AMENDMENT FILE OP.19.006 ZONING BY-LAW AMENDMENT FILE Z.19.017 SITE DEVELOPMENT FILE DA.18.075 3301 HIGHWAY 7 VICINITY OF REGIONAL ROAD 7 AND INTERCHANGE WAY MOBILIO DEVELOPMENTS LTD. FILE Z.19.018
(By-law Numbers 091-2020, 092-2020 and 093-2020)
2. PROPOSED STREET NAME DRAFT PLAN OF SUBDIVISION FILE 19T-16V002 NORTHCLIFFE DEVELOPMENT MANAGEMENT ON BEHALF OF CENTRA DEVELOPMENTS WARD 3 - NORTH-EAST CORNER OF MAJOR MACKENZIE DRIVE AND MILLWOOD PARKWAY
3. CHABAD LUBAVITCH SITE DEVELOPMENT FILE DA.19.059 770 CHABAD GATE VICINITY OF BATHURST STREET AND CHABAD GATE
4. CONSEIL SCOLAIRE CATHOLIQUE MONAVENIR SITE DEVELOPMENT FILE DA.20.005 200 ABERDEEN AVENUE VICINITY OF LANGSTAFF ROAD AND PINE VALLEY DRIVE
5. KLEINDOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE Z.18.033 DRAFT PLAN OF SUBDIVISION FILE 19T-18V003 VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27
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7. AUTHORITY TO EXECUTE A WATER AND WASTEWATER ASSET OWNERSHIP AGREEMENT WITH YORK REGION
8. KIPLING AVENUE - KIRBY ROAD TO 500M SOUTH OF TESTON ROAD SPEED REVIEW
(By-law Number 078-2020)
9. MELVILLE AVENUE TRAFFIC OPERATIONS REVIEW
10. WOODLOT NAMING PROPOSAL

11. COMMUNITY SAFETY AND SAFEGUARDING NATURAL WILDLIFE
12. INDIGENOUS HISTORY MONTH AND NATIONAL INDIGENOUS PEOPLES DAY IN THE CITY OF VAUGHAN
13. UN WORLD ENVIRONMENT DAY IN VAUGHAN
14. PRIDE MONTH IN THE CITY OF VAUGHAN
15. NEW BUSINESS – CLOSING OF DISERA DRIVE
16. OTHER MATTERS CONSIDERED BY THE COMMITTEE
 1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS
 2. STAFF COMMUNICATION

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2. INTERNAL AUDIT REPORT – 2019 ANNUAL REPORT
3. 2019 ANNUAL INVESTMENT REPORT
4. 2019 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT
5. DEVELOPMENT CHARGE DEFERRAL – REQUEST FOR SPECIAL CONSIDERATION RELATING TO SITE PLAN DA.19.072 (CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.)
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8. PETER EDREY ZONING BY-LAW AMENDMENT FILE
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STREET VICINITY OF CENTRE STREET AND YONGE
STREET
9. DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-
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AND 110 EAGLE ROCK WAY VICINITY OF EAGLE ROCK
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12. SOVEREIGNTY GARDENS PILOT PROGRAM
13. VMC PAY-AND-DISPLAY ON-STREET PARKING PILOT
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 1. CITY OF VAUGHAN ZONING BY-LAW AMENDMENT FILE Z.20.017 TEMPORARY USE BY-LAW TO PERMIT TEMPORARY OUTDOOR PATIOS FOR EATING ESTABLISHMENTS AND BANQUET HALLS
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 3. OTHER MATTERS CONSIDERED BY THE COMMITTEE
 1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS
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 075-2020
(Item 26, Committee of the Whole, Report No. 25)

A By-law to authorize the Deputy City Manager, Community Services to execute a Memorandum of Understanding on the City's behalf with York Region to provide emergency social services.
2. BY-LAW NUMBER 076-2020
(Item 1, Committee of the Whole (Closed Session), Report No. 26)

A By-law to authorize the acquisition of environmental lands, being approximately 20.87 acres (51.56 acres) in size and located on lands municipally known as 11724 Dufferin Street, in the City of Vaughan, gratuitously donated by Clearmeadow Vaughan Inc.
3. BY-LAW NUMBER 077-2020
(Item 6, Committee of the Whole, Report No. 25)

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 2020 and to provide for the issuance of tax bills requiring payment of taxes for the year 2020.
4. BY-LAW NUMBER 078-2020
(Item 8, Committee of the Whole, Report No. 22)

A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan.
5. BY-LAW NUMBER 079-2020
(LPAT, May 29, 2020, Case No. PL171046)

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 in its' decision dated the 29th day of May 2020 in LPAT Case File No. PL171046. (LPAT File No. PL171046, Z.17.013, Related File OP.17.005, Part of Lot 20, Concession 6, Valley Major Developments Limited)
6. BY-LAW NUMBER 080-2020
(LPAT, January 18, 2019, Case No. PL171117)

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 in its' decision dated the 18th day of January 2019 in LPAT Case File No. PL171117. (LPAT File No. PL171117, Z.16.049, 19T-16V009, Part of Lots 6 & 7, Concession 3, 1834375 ONTARIO INC.)

7. BY-LAW NUMBER 081-2020
(LPAT, January 3, 2020, Case No. PL180665)

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 in its' decision dated the 3rd day of January 2020 in LPAT Case File No. PL180665. (LPAT File No. PL180665, Z.17.026, Related Files: OP.17.010, 19T-17V009, Part of Lot 26, Concession 3, Teston Sands Inc.)
8. BY-LAW NUMBER 082-2020
(LPAT, January 3, 2020, Case No. PL180665)

A By-law to adopt Amendment Number 28 to the Vaughan Official Plan 2010 for the Vaughan Planning Area, as effected by the Local Planning Appeal Tribunal. (LPAT File No. 180665, OP.17.010, Related Files: Z.17.026, 19T-17V009, Part of Lot 26, Concession 3, Teston Sands Inc.)
9. BY-LAW NUMBER 083-2020
(Council, July 16, 2015, Item 11, Special Committee of the Whole, Report No. 29)

A By-law to amend City of Vaughan By-law 1-88, as amended, by By-law 67-2018. (Z.19.020, Related Files: Z.03.024 and 19T-03V05, Prima Vista Estates Inc. and 840999 Ontario Ltd., located on the east side of Pine Valley Drive and south of Teston Road, being Part of Lots 24 and 25, Concession 6, City of Vaughan.)
10. BY-LAW NUMBER 084-2020
(Council, October 2, 2019, Item 4, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 1-88. (Z.16.043, Related File: 19T-17V004, Centra (Major Mack East) Inc., located north of Major Mackenzie Drive and west of Weston Road, in Part Lot 21, Concession 6, City of Vaughan.)
11. BY-LAW NUMBER 085-2020
(Council, March 11, 2020, Item 2, Committee of the Whole, Report No. 9)

A By-law to amend City of Vaughan By-law 1-88. (Z.19.012, Related File: OP.19.004, Playacor Holdings Ltd., located on the north side of Chrislea Road and east of Weston Road, and are municipally known as 156 Chrislea Road, being Part of Lot 6, Concession 5, in the City of Vaughan.)

12. BY-LAW NUMBER 086-2020
(Council, March 11, 2020, Item 2, Committee of the Whole, Report No. 9)

A By-law to adopt Official Plan Amendment No. 56 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.19.004, Related File: Z.19.012, Playacor Holdings Ltd., located on the north side of Chrislea Road and east of Weston Road, and are municipally known as 156 Chrislea Road, being Part of Lot 6, Concession 5, in the City of Vaughan.)
13. BY-LAW NUMBER 087-2020
(Council, September 27, 2018, Item 2, Committee of the Whole, Report No. 27)

A By-law to amend City of Vaughan By-law 1-88. (Z.11.009, Related Files: OP.11.003 and DA.15.072, 77 Woodstream Inc., located on the east side of Martin Grove Road, south of Regional Road 7, and are municipally known as 77 Woodstream Boulevard, being in Part of Lot 5, Concession 8, City of Vaughan.)
14. BY-LAW NUMBER 088-2020
(Council, September 27, 2018, Item 2, Committee of the Whole, Report No. 27)

A By-law to adopt Amendment Number 31 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.11.003, Related Files: Z.11.009, DA.15.072, 77 WOODSTREAM INC., municipally known as 77 Woodstream Boulevard, and are located east of Martin Grove Road, south of Regional Road 7, being Part of Lot 5, Concession 8, City of Vaughan.)
15. BY-LAW NUMBER 089-2020
(Delegation By-law 005-2018)

A By-law to exempt parts of Plan 65M-4636 from the provisions of Part Lot Control. (PLC.20.005, Wycliffe Clark Limited, located west of Bathurst Street on the south side of Clark Avenue West, being Block 1, municipally known as 839-911 Clark Avenue West and 1-279 Smallwood Circle (Part of Lot 3, Concession 2, City of Vaughan.)
16. BY-LAW NUMBER 090-2020
(Delegation By-law 005-2018)

A By-law to exempt parts of Plan 65M-3992 from the provisions of Part Lot Control and repeal By-law 025-2020. (PLC.20.001, Conair Consumer Products, located east of Regional Road 50, between Langstaff Road and Regional Road 7, being Block 2 on Registered Plan 65M-3992 (Part of Lots 8 and 9, Concession 9, City of Vaughan.)

17. BY-LAW NUMBER 091-2020
(Item 1, Committee of the Whole, Report No. 22)
- A By-law to amend City of Vaughan By-law 1-88. (Z.19.018, Related Files: Z.18.021, Z.19.011 and DA.18.056, Mobilio Developments Limited, located on the south side of Interchange Way and west of Jane Street, in Part of Lot 4, Concession 5, municipally addressed as 250 Interchange Way within the Vaughan Metropolitan Centre, in the City of Vaughan.
18. BY-LAW NUMBER 092-2020
(Item 1, Committee of the Whole, Report No. 22)
- A By-law to amend City of Vaughan By-law 1-88. (Z.19.017, Related File: OP.19.006 and DA.18.075, 2748355 Canada Inc., located on the south side of Highway 7 between Commerce Street and Interchange Way, in Part of Lot 5, Concession 5 and are municipally known as 3301 Highway 7 in the Vaughan Metropolitan Centre, City of Vaughan.
19. BY-LAW NUMBER 093-2020
(Item 1, Committee of the Whole, Report No. 22)
- A By-law to adopt Amendment Number 57 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.19.006, Related File: Z.19.017, DA.18.075, 2748355 Canada Inc., located immediately on the south side of Highway 7, between Commerce Street and Interchange Way and municipally known as 3301 Highway 7 in the Vaughan Metropolitan Centre ("VMC"), (Part of Lot 5, Concession 5, City of Vaughan.)
20. BY-LAW NUMBER 094-2020
(Item 1, Committee of the Whole, Report No. 30)
- A By-law to authorize the temporary use of land, buildings or structures within the City of Vaughan to accommodate outdoor distancing measures with respect to the COVID-19 Pandemic.
21. BY-LAW NUMBER 095-2020
(Item 1, Committee of the Whole, Report No. 30)
- A By-law to amend By-law 123-2013, the City of Vaughan's Site Plan Control By-law, to exempt temporary outdoor patios accessory to Eating Establishments and Banquet Halls from Site Plan Control.

22. BY-LAW NUMBER 096-2020
(Council May 27, 2020, Item 30, Committee of the Whole, Report No. 20)

A By-law to provide eligibility criteria, performance standards and other requirements for the establishment of outdoor patios or the expansion of existing outdoor patios that are ancillary to municipally licensed eating establishments and banquet halls, during the declared COVID-19 Emergency.
23. BY-LAW NUMBER 097-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Administrative Monetary Penalties By-law 063-2019, as amended.
24. BY-LAW NUMBER 098-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Licensing By-law 315-2005, as amended.
25. BY-LAW NUMBER 099-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Parking By-law 064-2019, as amended.
26. BY-LAW NUMBER 100-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Idling By-law 170-2004, as amended.
27. BY-LAW NUMBER 101-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Fees and Charges By-law 171-2013, as amended.
28. BY-LAW NUMBER 102-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Filming By-law 371-2004.

29. BY-LAW NUMBER 103-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law to prohibit dumping of waste on public and private property, require owners of private property to maintain such property free of waste, and to repeal by-laws 263-2001 and 3-2004 and their corresponding amendments.

30. BY-LAW NUMBER 104-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Tree Protection By-law 052-2018, as amended.

31. BY-LAW NUMBER 105-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Noise By-law 062-2018, as amended.

32. BY-LAW NUMBER 106-2020
(Council, May 27, 2020, Item 24, Committee of the Whole, Report No. 20)

A By-law of the Corporation of the City of Vaughan to amend Nuisance By-law 195-2000, as amended.

33. BY-LAW NUMBER 107-2020
(Item 21, Committee of the Whole, Report No. 25)

A By-law to authorize the amendment of the Agreement dated November 11, 2016, as amended, between Rizmi Holdings Limited and the City of Vaughan, in relation to the Kirby Road Extension between Dufferin Street and Bathurst Street Class Environmental Assessment Study.

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 (Agendas, Minutes and Live Council Broadcast)

**CITY OF VAUGHAN
COUNCIL MINUTES
MAY 27, 2020**

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CITY OF VAUGHAN

COUNCIL MEETING

WEDNESDAY, MAY 27, 2020

MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 2:07 p.m.

The following members were present:

Council Member	In-Person	Electronic Participation
Hon. Maurizio Bevilacqua, Mayor	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate		X
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

76. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Jackson
seconded by Councillor Shefman

THAT the agenda be confirmed.

CARRIED

77. DISCLOSURE OF INTEREST

Councillor Carella declared an interest with respect to Item 10, Committee of the Whole Report No. 21, REQUEST FOR COMMENTS: YORK REGION EVALUATION OF EMPLOYMENT LAND CONVERSION REQUESTS, as he is a corporate secretary of a not-for-profit corporation that owns lands abutting one of the subject properties.

COUNCIL MEETING MINUTES – MAY 27, 2020

78. ADOPTION OR CORRECTION OF MINUTES

MOVED by Regional Councillor Ferri
seconded by Councillor Carella

THAT the minutes of the Council meeting of April 21, 2020 be adopted as presented.

CARRIED

79. COMMUNICATIONS

MOVED by Councillor Iafrate
seconded by Regional Councillor Rosati

THAT Communications C1 to C20 inclusive be received and referred to their respective items on the agenda.

CARRIED

80. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole Report No. 20

Items 10, 17 and 30

Committee of the Whole (Closed Session) Report No. 21

Items 3, 4 and 5

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 1 of the Committee of the Whole (Working Session) Report No. 19, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 32 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; and

THAT Items 1 to 6 of the Committee of the Whole (Closed Session) Report No. 21, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted.

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2020

81. 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 - 10 REQUEST FOR COMMENTS: YORK REGION EVALUATION OF EMPLOYMENT LAND CONVERSION REQUESTS

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Rosati

THAT Item 10, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By approving the following request for conversion:

ID #	ADDRESS
7	Lots 26 to 35, Vaughan Concession 5 & Lot 1, King Concession 5 (3440 Kirby Road and 11720 Jane Street)

By receiving the following communications:

- C11 Mr. Richard Lorello, dated May 21, 2020;
- C12 Mr. Rob Lavecchia, KLM Planning Partners, Jardin Drive, Concord, dated May 20, 2020;
- C13 Mr. Tony Volpentesta, Bousfields Inc., Church Street, Toronto, dated May 20, 2020;
- C14 Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated May 22, 2020;
- C18 Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated May 26, 2020; and
- C20 Acting Deputy City Manager, Planning and Growth Management, dated May 26, 2020.

Voting upon the main motion, as amended, was split as follows:

Upon the question of the amendment related to the conversion:

CARRIED UPON A RECORDED VOTE

YEAS

NAYS

Councillor Yeung Racco	Councillor Shefman
Regional Councillor Jackson	Councillor Iafrate
Mayor Bevilacqua	

COUNCIL MEETING MINUTES – MAY 27, 2020

Regional Councillor Ferri	
Regional Councillor Rosati	
Councillor DeFrancesca	

Upon the question of the Committee recommendation and the communications:

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

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

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

ITEM - 17 INDEMNIFICATION BY-LAW AMENDMENTS (REFERRED)

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT Item 17, Committee of the Whole Report No. 20 be adopted and amended, as follows:

By receiving the following communications:

- C1 Mr. Roman Ostrovsky, dated May 19, 2020;
- C2 Ms. Jane Manolakos, dated May 19, 2020;
- C3 Ms. Mary Mauti, dated May 20, 2020;
- C4 Ms. Elvira Caria, Vellore Woods Ratepayers Association, dated May 20, 2020
- C5 Ms. Carrie Liddy, dated May 20, 2020;
- C6 Mr. Robert A. Kennedy, MacKenzie Ridge Ratepayers Association, dated May 20, 2020;
- C7 Mr. Victor Lacaria, Weston Downs Ratepayers Association, dated May 20, 2020;
- C8 Mr. Richard Lorello, dated May 20, 2020;
- C9 Mr. Hiten Patel, dated May 20, 2020;
- C10 Mr. Thomas Santoro, dated May 20, 2020;
- C15 Rose and Frank Troina, Kilmuir Gate, Woodbridge, dated May 26, 2020;

COUNCIL MEETING MINUTES – MAY 27, 2020

- C16 Mary and Ferdinando Torrieri, Kilmuir Gate, Woodbridge, dated May 25, 2020; and
C17 Ms. Vilma Casola, dated May 25, 2020.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

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

ITEM - 30 NEW BUSINESS – RESTAURANT PATIO EXPANSION

MOVED by Regional Councillor Rosati
seconded by Councillor Shefman

THAT Item 30, Committee of the Whole (Closed Session) Report No. 20 be adopted and amended, as follows:

By approving the following in accordance with communication C19, from the Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services, dated May 27, 2020:

That Council adopt staff's recommendations and direct staff to:

1. Schedule a Public Hearing to receive comments from the Public and the Committee of the Whole on a City-wide Zoning By-law amendment to permit temporary Outdoor Patios and the expansion of existing outdoor patios, accessory to existing Eating Establishment Uses for a temporary period during the declared emergency.
2. Prepare a Temporary Use (Zoning) Patio By-law, to amend the City's Zoning By-law, in a manner acceptable to the City Solicitor.
3. Prepare a Temporary Outdoor Patio By-law that will prescribe the eligibility criteria and establish standards of operation in conjunction with the Temporary Use (Zoning) By-law, in a manner acceptable to City Solicitor.

COUNCIL MEETING MINUTES – MAY 27, 2020

4. Undertake any other subsequent technical amendments required, including any amendments as may be required to the City's Site Plan Control By-law 123-2013 to bring effect to Recommendations 1, 2 and 3.

CARRIED

82. **RESOLUTION TO RESOLVE INTO CLOSED SESSION**

MOVED by Councillor Shefman
seconded by Regional Councillor Ferri

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

1. KIRBY ROAD ENVIRONMENTAL ASSESSMENT (DUFFERIN STREET TO BATHURST STREET) AGREEMENT WITH RIZMI HOLDINGS LIMITED
(Committee of the Whole (Closed Session) Report 21, Item 3, May 20, 2020)

(a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board)

2. HUMAN RESOURCES MATTER REGARDING SENIOR STAFF
(Committee of the Whole (Closed Session) Report 21, Item 5, May 20, 2020)

(personal matters about an identifiable individual)

3. HUMAN RESOURCES MATTER REGARDING SENIOR STAFF
(Committee of the Whole (Closed Session) Report 21, Item 6, May 20, 2020)

(personal matters about an identifiable individual)

CARRIED

Council recessed at 2:39 p.m.

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT Council reconvene at 5:04 p.m.

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2020

Council reconvened at 5:04 p.m. with all members present.

83. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 21

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

ITEM - 3 KIRBY ROAD ENVIRONMENTAL ASSESSMENT (DUFFERIN STREET TO BATHURST STREET) AGREEMENT WITH RIZMI HOLDINGS LIMITED

MOVED by Councillor DeFrancesca
seconded by Councillor Carella

THAT Item 3, Committee of the Whole (Closed Session) Report No. 21 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of May 27, 2020.

CARRIED UPON A RECORDED VOTE

YEAS

NAYS

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

ITEM - 5 HUMAN RESOURCES MATTER REGARDING SENIOR STAFF

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 5, Committee of the Whole (Closed Session) Report No. 21 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of May 27, 2020.

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2020

ITEM - 6 HUMAN RESOURCES MATTER REGARDING SENIOR STAFF

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

THAT Item 6, Committee of the Whole (Closed Session) Report No. 21 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of May 27, 2020.

CARRIED

84. BY-LAWS

MOVED by Councillor Shefman
seconded by Regional Councillor Jackson

THAT the following by-laws be enacted:

- | | |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BY-LAW NUMBER 057-2020 | A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 122-2017. (Z.20.009, Related File: Z.15.040, Nashville Developments (North) Inc., located east of Huntington Road, south of Nashville Road, being Lots 1-30 inclusive on 19T-15V006, in Part of Lot 24, Concession 9, City of Vaughan.) (Council, March 21, 2017, Item 4, Committee of the Whole, Report No. 10) |
| BY-LAW NUMBER 058-2020 | A By-law to assume Municipal Services in Langstaff Park Estates (partial), 19T-75117, Registered Plan M-1801. (Delegation By-law 005-2018) |
| BY-LAW NUMBER 059-2020 | A By-law to assume Municipal Services in Milescove Subdivision Phase 1, 19T-01V01, Registered Plan 65M-3940. (Delegation By-law 005-2018) |
| BY-LAW NUMBER 060-2020 | 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 in its' decision dated the 14th day of May 2020 in LPAT Case File No. PL150868. (LPAT File No. |

COUNCIL MEETING MINUTES – MAY 27, 2020

	PL150868, Z.03.024, Related File: 19T-03V05, Part of Lots 24 and 25, Concession 6, Prima Vista Estates Inc. & 840999 Ontario Ltd.) (LPAT, May 14, 2020, Case No. PL150868)
BY-LAW NUMBER 061-2020	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 in its' decision dated the 14th day of May 2020 in LPAT Case File No. PL150868. (LPAT File No. PL150868, Z.03.024, Related Files: 19T-03V05 & DA.19.001, Part of Lots 24 and 25, Concession 6, Prima Vista Estates Inc. & 840999 Ontario Ltd.) (LPAT, May 14, 2020, Case No. PL150868)
BY-LAW NUMBER 062-2020	A By-law to authorize the acquisition of land from Western Point Builders Inc. for the future Fire Station #7-11 and to authorize the Mayor and Clerk to execute the necessary documents. (Item 2, Committee of the Whole (Closed Session), Report No. 21)
BY-LAW NUMBER 063-2020	A By-law of the Corporation of the City of Vaughan to amend the Fees and Charges By-law 171-2013, as amended. (Council, April 21, 2020, Item 5, Committee of the Whole, Report No. 17)
BY-LAW NUMBER 064-2020	A By-law of the Corporation of the City of Vaughan to amend the Licensing By-law 315-2005, as amended. (Council, April 21, 2020, Item 5, Committee of the Whole, Report No. 17)
BY-LAW NUMBER 065-2020	A By-law of the Corporation of the City of Vaughan to amend the Parks By-law 134-95, as amended. (Council, April 21, 2020, Item 5, Committee of the Whole, Report No. 17)
BY-LAW NUMBER 066-2020	A By-law to regulate the keeping of animals in the City of Vaughan, including provisions for animal identification. (Council, April 21, 2020, Item 5, Committee of the Whole, Report No. 17)

COUNCIL MEETING MINUTES – MAY 27, 2020

BY-LAW NUMBER 067-2020

A By-law to provide for the indemnity and defence of members of council, members of local boards, and employees of the Corporation against loss or liability incurred while acting on behalf of the Corporation, and to repeal By-law 91-2011, as amended. (Item 17, Committee of the Whole, Report No. 20)

BY-LAW NUMBER 068-2020

A By-law to pass an amended Code of Ethical Conduct for Members of Council and Local Boards and an amended Complaint Protocol. (Item 17, Committee of the Whole, Report No. 20)

BY-LAW NUMBER 069-2020

A By-law to amend By-law 7-2011 (Procedure By-law) which governs the proceedings of Council and Committees of Council. (Item 28, Committee of the Whole, Report No. 20)

CARRIED

85. **CONFIRMING BY-LAW**

MOVED by Councillor Yeung Racco
seconded by Councillor Shefman

THAT By-law Number 070-2020, being a by-law to confirm the proceedings of Council at its meeting on May 27, 2020, be enacted.

CARRIED

COUNCIL MEETING MINUTES – MAY 27, 2020

86. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

THAT the meeting adjourn at 5:10 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
JUNE 9, 2020**

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CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
TUESDAY, JUNE 9, 2020
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 5:30 p.m.

The following members were present:

Council Member	In-Person	Electronic Participation
Hon. Maurizio Bevilacqua, Mayor	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate		X
Councillor Tony Carella	X	
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

87. CONFIRMATION OF AGENDA

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

THAT the agenda be confirmed.

CARRIED

88. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

89. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

MOVED by Councillor Iafrate
seconded by Councillor Carella

THAT Items 1 and 2 of the Special Committee of the Whole (Closed Session)
Report No. 23, BE APPROVED and the recommendations therein be adopted.

CARRIED

SPECIAL COUNCIL MEETING MINUTES – JUNE 9, 2020

90. CONFIRMING BY-LAW

MOVED by Regional Councillor Ferri
seconded by Councillor Yeung Racco

THAT By-law Number 071-2020, being a by-law to confirm the proceedings of Council at its meeting on June 9, 2020, be enacted.

CARRIED

91. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Jackson

THAT the meeting adjourn at 5:32 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
JUNE 11, 2020**

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CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
THURSDAY, JUNE 11, 2020
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 5:21 p.m.

The following members were present:

Council Member	In-Person	Electronic Participation
Hon. Maurizio Bevilacqua, Mayor	X	
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate		X
Councillor Tony Carella		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

92. CONFIRMATION OF AGENDA

MOVED by Councillor Iafrate
seconded by Councillor Yeung Racco

THAT the agenda be confirmed.

CARRIED

93. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

94. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT Item 1 of the Special Committee of the Whole (Closed Session) Report No. 24, BE APPROVED and the recommendations therein be adopted.

CARRIED

SPECIAL COUNCIL MEETING MINUTES – JUNE 11, 2020

95. CONFIRMING BY-LAW

MOVED by Councillor Iafrate
seconded by Councillor Yeung Racco

THAT By-law Number 072-2020, being a by-law to confirm the proceedings of Council at its meeting on June 11, 2020, be enacted.

CARRIED

96. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Jackson

THAT the meeting adjourn at 5:23 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
JUNE 16, 2020**

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CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
TUESDAY, JUNE 16, 2020
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 5:37 p.m.

The following members were present:

Council Member	In-Person	Electronic Participation
Hon. Maurizio Bevilacqua, Mayor	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella	X	
Councillor Rosanna DeFrancesca	X	
Councillor Sandra Yeung Racco	X	
Councillor Alan Shefman		X

97. CONFIRMATION OF AGENDA

MOVED by Councillor Carella
seconded by Councillor Yeung Racco

THAT the agenda be confirmed.

CARRIED

98. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

99. DEVELOPMENT CHARGE DEFERRAL – REQUEST FOR SPECIAL CONSIDERATION RELATING TO SITE PLAN DA.19.072 (CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.)

(Item 5, Committee of the Whole Report No. 25, June 16, 2020)

MOVED by Councillor Yeung Racco
seconded by Councillor Carella

SPECIAL COUNCIL MEETING MINUTES – JUNE 16, 2020

That the following recommendation of the Committee of the Whole meeting of June 16, 2020, be approved:

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020.

CARRIED

Report of the Deputy City Manager, Community Services and the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020.

Purpose

To request special consideration for a development charge (DC) deferral outside of the current DC deferral policies as it relates to Site Plan DA.19.072 for the development of a 70,308 m² distribution centre.

Report Highlights

- Developer proposing to construct a large scale highly automated distribution centre of approximately 70,000 square metres, creating approximately 2,000 jobs.
- Development Charges (DCs) for the entire project are approximately \$21 million, consisting of \$8.1 million for the City's portion.
- Applicant is requesting a DC deferral from the City and York Region to spread out the payment of the DC, which normally are collected at building permit issuance as per the current DC By-law.
- Current City DC deferral policies are only applicable for office developments and community use space.

Recommendations

1. That the application from Conmar Developments Inc. & Fenlands Vaughan Inc. for deferral of Development Charges (DC) be dealt with as an exception to the City-Wide Development Charges Deferral Policy, and the DC Deferral Policies for Office development;
2. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer (CFO) be delegated the authority to execute a DC Deferral Agreement with Conmar Developments Inc. and Fenlands Vaughan Inc. to defer City of Vaughan Development Charges in a form satisfactory to the Deputy City Manager, Administrative Services and City Solicitor; and
3. That a copy of this report and Council decision be forwarded to the Regional Municipality of York for consideration.

Background

A request for deferral of DCs was received from the Owner, who is proposing to construct a one storey 70,308 m² industrial building in multiple phases. The lands are municipally known as 11110 Jane Street, extend from Highway 400 to Jane Street, located north of Teston Road and form part of Draft Plan of Subdivision file 19T-19V002 and Site Development file DA.19.072. The applicant has indicated that the building will be approximately 28 metres tall consisting of warehousing activities.

Under the City's DC By-law, our standard collection process requires that 100 per cent of the DCs are paid at the prevailing rate at the time of permit issuance. The foundation permit is the normal trigger for the collection and payment process. This process can be waived if under Section 27 of the DC Act, 1997, the applicant enters into an agreement with the City to pay the DCs at an earlier or later date than the permit issuance date. The DC By-law also has an industrial expansion credit provision that allows industrial developments to receive a DC credit on the expansion or addition up to 50 per cent of the original gross floor area.

Originally, the changes to the Development Charges Act approved through the passage (on June 6, 2019) of Bill 108, the More Homes, More Choice Act, 2019, mandated that DCs for industrial developments (in addition to commercial and other development types) as of January 1, 2020 be payable through six installment over a five-year period beginning at occupancy. The passage of Bill 138 (on December 10, 2019), the Plan to Build Ontario Together Act, repealed that change, such that only rental housing and institutional developments remain in the category that mandates the payment of DCs in 6 installments.

The City currently has DC deferral policies in place that pertain to city wide office development, office development along the Hwy 7 Regional corridor and city-wide deferrals for community use space provided by not for profit organizations. This request would fall outside of these deferrals and is being requested due to the size of 70,308 m², \$500 million in economic benefits, number of new jobs and technology involved or that would result from this development.

Previous Reports/Authority

[CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC. ZONING BY-LAW AMENDMENT FILE Z.19.007 DRAFT PLAN OF SUBDIVISION FILE 19T-19V002 SITE DEVELOPMENT FILE DA.19.072 11110 JANE STREET](#)

Analysis and Options

Strong global brand commitment over long term

Conmar's tenant, Walmart is a global player in the retail marketplace. Walmart has been in Canada since 1994 with 20 distribution centres and more than 400 stores nationwide. Their automated distribution centre in Vaughan will serve a network of stores in the Ontario market as well as support an e-commerce platform.

Walmart will be committing to a 30-year lease with Conmar, with an option for an additional 20 years, ensuring that the investment made has a lasting economic impact.

Capital investment of \$500 million in land, buildings, automation and employee training is significant

Conmar proposes to build the project in two phases. In Phase 1, the base building is approximately 51,469 square metres (554,000 SF) and Phase 2 would add another 18,839 square metres (202,000 SF) of space. Beyond this footprint, the building is proposed to be 28 m in height, approximately 3x the volume of the typical distribution centre. Anticipated building delivery is August 31, 2022 with a further two years for automation fit-outs. Conmar estimates that Phase 2 will occur within five to seven years from project commencement.

Walmart has partnered with Vanderlande, a global market leader in process automation solutions based out of the Netherlands. Vanderlande offers value-added and scalable logistics process automation for warehouse distribution centres that include intelligent software and lifecycle services.

Combined investment in land, building construction, automation systems and employee training is estimated to be in excess of \$500 million. Additional accrued benefits to Vaughan may include indirect and induced spending from ongoing operations and related uses.

Job creation for Vaughan is expected to exceed all other comparable operations

Vaughan currently has many large-scale developments that have been built in the last few years, specifically Sobeys, FedEx, Home Depot and Costco, that are similar in gross floor area to the current proposed development that is seeking the deferral. The main difference between this new development and existing industrial warehouse developments is the height of the structure at 28 m, hi-tech nature of the development and the creation of skilled labour. This proposed development is anticipated to create 2,000 new jobs compared to 300 to 500 new jobs created by existing large-scale industrial warehousing developments.

SPECIAL COUNCIL MEETING MINUTES – JUNE 16, 2020

In addition to the jobs in the operation of the distribution centre, Conmar estimates that there will be 500 construction jobs over the course of the project.

Request for DC deferral would be subject to a defined term with applicable interest charges and annualized payments.

Previous industrial warehouse developments have paid their respective development charges in accordance with the DC by-laws of the City, Region and Boards of Education at the prevailing rates on the date of permit issuance.

The total amount of development charges payable on the proposed development is approximately \$21.4 million for all 3 jurisdictions. The City's portion would be \$8.1 million, \$12.7 million for the Region and \$630,000 for the School Boards, based on current rates.

Staff are seeking Council's approval to negotiate and enter into a City DC deferral agreement to allow for an annualized payment process with a term between 3 to 5 years and an interest component similar to existing City DC deferral policies. Proceeding with a DC deferral for this type of development may set a precedent for future industrial warehouse developments of similar size and scope to seek the same treatment, potentially impacting future DC cashflows.

Financial Impact

City Wide DCs, at the current rate, would equal approximately \$8.1 million as illustrated in the chart below. This incorporates the 50 per cent industrial expansion credit as allowed in the current City DC By-law.

Original	GFA (sq m)	DC Rate		Total City DC
Ph1	51,469	156.53		8,056,442.57
Ph2	18,839	156.53		-
Total				8,056,442.57

Phasing of the City DCs, would extend the payments over several years and have the potential to generate \$400 to \$900 thousand in interest payments to the City, depending on the length of term and the applicable interest rate.

Broader Regional Impacts/Considerations

The developer has requested that the Region of York also look at a deferral of DCs. The Region is waiting to see how the City proceeds with this request, as this has a more significant impact on precedent within the Region and the cashflow impact to their DC collections. Education DCs would continue to be

SPECIAL COUNCIL MEETING MINUTES – JUNE 16, 2020

paid at the current rate at the time of building permit issuance as the Education Act does not allow for a deferral or phasing of DCs.

Conclusion

The applicant has received Council approval to proceed with the planning and development of a large-scale industrial warehouse, that will bring a significant amount of jobs into the City and Region along with \$500 million in economic development. Due to the significant amount of DCs on this project, the applicant is requesting that the City provide a DC deferral or phasing of DCs. Staff are seeking Council's approval to negotiate and enter into a City DC deferral agreement to allow for an annualized payment process with a term between 3 to 5 years and an interest component similar to existing City DC deferral policies.

For more information, please contact Nelson Pereira, Manager Development Finance at extension 8393.

Attachments

N/A

Prepared by

Nelson Pereira, Manager, Development Finance, ext. 8939

100. CONFIRMING BY-LAW

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT By-law Number 073-2020, being a by-law to confirm the proceedings of Council at its meeting on June 16, 2020, be enacted.

CARRIED

SPECIAL COUNCIL MEETING MINUTES – JUNE 16, 2020

101. ADJOURNMENT

MOVED by Councillor Carella
seconded by Councillor Iafrate

THAT the meeting adjourn at 5:40 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

CITY OF VAUGHAN
REPORT NO. 22 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 29, 2020*

The Committee of the Whole met at 2:07 p.m., on June 9, 2020.

Council Member	In-Person	Electronic Participation
Councillor Tony Carella, Chair	X	
Mayor Maurizio Bevilacqua	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

The following items were dealt with:

1. **2748355 CANADA INC. (QUADREAL BLOCK 3N) OFFICIAL PLAN AMENDMENT FILE OP.19.006 ZONING BY-LAW AMENDMENT FILE Z.19.017 SITE DEVELOPMENT FILE DA.18.075 3301 HIGHWAY 7 VICINITY OF REGIONAL ROAD 7 AND INTERCHANGE WAY MOBILIO DEVELOPMENTS LTD. FILE Z.19.018**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 9, 2020, be approved; and**
- 2) **That the deputation of Stephen Albanese, IBI Group, St. Clair Avenue W, Toronto, on behalf of the applicant, be received.**

Recommendations

1. THAT Official Plan Amendment File OP.19.006 (2748355 Canada Inc.) BE APPROVED; to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (VMCSP), to add a new Site-

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Specific Policy Area on Schedule 'K' to permit the following:

- a. An increase to the maximum permitted building height from 30-storeys to a maximum building envelope not exceeding 59-storeys in height, in which each individual tower shall be limited to and not exceed the maximum geodetic height permissions prescribed in the Zoning By-law.
 - b. No minimum building heights apply for stand-alone commercial and accessory buildings and/or structures.
 - c. An increase to the maximum permitted density (Floor Space Index (FSI)) from 5.0 times the area of the lot to an FSI of 7.8 times the area of the lot.
 - d. An increase to the maximum permitted tower floor plate size from 750 m² to 820 m².
2. THAT Zoning By-law Amendment File Z.19.017 (2748355 Canada Inc.) and Zoning By-law Amendment File Z.19.018 (Mobilio Developments Ltd.) BE APPROVED; to amend By-law 1-88, as amended, as shown on Attachment 1 to permit:
- a. the transfer of 55,741.82 m² of unused Gross Floor Area from the Donor Site to the Receiver Site.
 - b. a maximum permitted Gross Floor Area of 105,177.48 m² on the Donor Site.
3. THAT Zoning By-law Amendment File Z.19.017 BE APPROVED to:
- a. amend By-law 1-88, as amended, in the manner shown on Attachment 2, together with the site-specific zoning exceptions as generally identified in Table 1 of this report.
 - b. permit the bonusing for increased building height and density for the proposed development shown on Attachments 2 to 18 in return for the following provision of off-site community benefits totaling \$1,093,781.00, pursuant to the Planning Act, the policies of VOP 2010 and the VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act:
 - i. \$377,000.00 related to enhancements to the Millway Avenue Linear Park between Interchange Way and Exchange Avenue; and
 - ii. \$716,781.00 towards a reserve for a future cultural / community hub located south of the Subject Lands.

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4. THAT prior to the enactment of the implementing Zoning By-law, the Mayor and the City Clerk be authorized to execute the Section 37 Density Bonusing Agreement, pursuant to Section 37 of the Planning Act, for the implementation of the community benefits identified in Recommendations 3b. The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 191-2019 for Planning Applications, prior to the execution of the Section 37 Agreement.
5. THAT prior to the enactment of the implementing Zoning By-law, the Owner submit all outstanding and applicable planning fees to the satisfaction of the VMC Program.
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law comes into effect to permit adjustments to the implementing Zoning By-law.
7. THAT Site Development File DA.18.075, BE DRAFT-APPROVED SUBJECT TO THE CONDITIONS identified on Attachment 20, to the satisfaction of the VMC Program to permit the proposed development.
8. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:
 - a. “THAT Site Plan Development Application DA.18.075 (Phase 1) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,295 residential apartment units (2,862 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy in the event that the development does not proceed to registration and/or building permit issuance within 36 months.”
 - b. “THAT Site Plan Development Application DA.18.075 (Phase 2) be reserved servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,175 residential apartment units (2,597 persons equivalent). At the discretion of the City, this reservation shall automatically be revoked after a period of twelve (12) months in accordance with the City’s Allocation of Servicing Capacity Policy.”

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2. PROPOSED STREET NAME DRAFT PLAN OF SUBDIVISION FILE 19T-16V002 NORTHCLIFFE DEVELOPMENT MANAGEMENT ON BEHALF OF CENTRA DEVELOPMENTS WARD 3 - NORTH-EAST CORNER OF MAJOR MACKENZIE DRIVE AND MILLWOOD PARKWAY

The Committee of the Whole recommends:

- 1) That the street name “Deanna Court” for the proposed street in approved Draft Plan of Subdivision File 19T-16V002, as shown on Attachment 1, be approved; and
- 2) That the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 9, 2020, be received.

Recommendations

The Acting Deputy City Manager, Planning and Growth Management recommends:

1. THAT Council be advised the street name “Deanna Court” for the proposed street in approved Draft Plan of Subdivision File 19T-16V002, as shown on Attachment 1, is not consistent with the City of Vaughan Street Naming Policy approved by Vaughan Council on December 10, 2013 and therefore, should NOT BE APPROVED.

3. CHABAD LUBAVITCH SITE DEVELOPMENT FILE DA.19.059 770 CHABAD GATE VICINITY OF BATHURST STREET AND CHABAD GATE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 9, 2020, be approved; and
- 2) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Site Development File DA.19.059 (Chabad Lubavitch) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a 3-storey religious facility building as shown on Attachments 3 to 5.

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**4. **CONSEIL SCOLAIRE CATHOLIQUE MONAVENIR SITE
DEVELOPMENT FILE DA.20.005 200 ABERDEEN AVENUE VICINITY
OF LANGSTAFF ROAD AND PINE VALLEY DRIVE****

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report the Acting Deputy City Manager, Planning and Growth Management, dated June 9, 2020, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Site Development File DA.20.005 (Conseil Scolaire Catholique MonAvenir) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to facilitate the development of a two-storey, 6,852 m² secondary school with a day nursery and associated play areas.

**5. **KLEINDOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT
FILE Z.18.033 DRAFT PLAN OF SUBDIVISION FILE 19T-18V003
VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27****

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 June 9, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.033 (Kleindor Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1313) 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 the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or 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 came into effect, to permit minor adjustments to the implementing Zoning By-law.
3. THAT Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of 27 lots for detached dwellings and three (3) blocks, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.

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4. 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-18V003 (Kleindor Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28.5 residential units (88 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.”

**6. NASHVILLE DEVELOPMENTS (SOUTH) INC. ZONING BY-LAW
AMENDMENT FILE Z.19.015 SITE DEVELOPMENT FILE DA.19.063
VICINITY OF HUNTINGTON ROAD AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 9, 2020, be approved;**
- 2) That the following deputations be received:**
 - 1) Ms. Natalie Lam, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant;**
 - 2) Mr. Jagdeep Singh, Beaconsfield Drive, Kleinburg;**
 - 3) Mr. Mark-André Simard, Hunt Design Associates Inc., Woodbine Avenue, Markham, on behalf of the applicant; and**
- 3) That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Zoning By-law Amendment File Z.19.015 (Nashville Developments (South) Inc.) BE APPROVED to amend the “RVM2(H) Residential Urban Village Zone” with the Holding Symbol “(H)” of Zoning By-law 1-88, subject to site-specific Exception 9(1376), to rezone a portion of the subject lands from “OS2 Open Space Park Zone” to “RVM2(H) Residential Urban Village Zone” with the Holding Symbol “(H)”, and permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.19.063 (Nashville Developments (South) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS identified on Attachment 1, to the satisfaction of the Development Planning Department, to facilitate the development of 32 townhouse and 40 back-to-back townhouse units accessed by a private common element condominium road.

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3. THAT Site Development File DA.19.063 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 72 residential units (220 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.

7. AUTHORITY TO EXECUTE A WATER AND WASTEWATER ASSET OWNERSHIP AGREEMENT WITH YORK REGION

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, Infrastructure Development, dated June 9, 2020:

Recommendations

1. That the Director of Environmental Services, be authorized to execute the attached Water and Wastewater infrastructure Asset Ownership Agreement with York Region on behalf of the City.

8. KIPLING AVENUE - KIRBY ROAD TO 500M SOUTH OF TESTON ROAD SPEED REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 9, 2020:

Recommendations

1. That Council approve the implementation of a speed limit reduction on Kipling Avenue from Kirby Road to 500m south of Teston Road, from 80km/h to 60 km/h; and
2. That a By-law be enacted to amend Schedule "E" Part 3 of the Traffic By-law 284-94, as amended, to add a speed limit reduction from 80 km/h to 60 km/h on Kipling Avenue from Kirby Road to 500m south of Teston Road; and
3. That a By-law be enacted to amend Schedule "E" Part 3 of the Traffic By-law 284-94, as amended, to add a speed limit of 60 km/h on Teston Road from Pine Valley Drive to Stegman's Mill Road; and
4. That the City Clerk forward a copy of this report to the York Regional Police and Region of York.

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9. MELVILLE AVENUE TRAFFIC OPERATIONS REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated June 9, 2020:

Recommendations

1. That this report be received.

10. WOODLOT NAMING PROPOSAL

The Committee of the Whole recommends:

- 1) That recommendation 1 contained in the following report of the Deputy City Manager, Public Works, dated June 9, 2020, be deferred to Council to allow staff to provide information requested regarding the woodlot specific names and the terms “woodlot and/or woods”;
- 2) That the recommendations 2 and 3 contained in the following report of the Deputy City Manager, Public Works, dated June 9, 2020, be approved; and
- 3) That Communication C1, memorandum from the Deputy City Manager, Public Works and the Director of Parks, Forestry and Horticulture Operations, dated June 8, 2020, be received.

Recommendations

1. The Woodlot Naming Proposal, as presented in this report, be approved.
2. The installation of signage be considered in the 2021 capital budget.
3. This report be forwarded to York Region Police and Emergency Medical Services.

11. COMMUNITY SAFETY AND SAFEGUARDING NATURAL WILDLIFE

The Committee of the Whole recommends:

- 1) That recommendation 1 contained in the following resolution of Councillor Shefman, dated June 9, 2020, be amended to read as follows:
 1. That Vaughan Animal Services give consideration to hiring a staff person on a temporary basis (of up to 24 months) to be assigned to intensifying the City’s strategies relating to coyotes in residential areas;
- 2 That the recommendations 2 through 8 contained in the following resolution of Councillor Shefman, dated June 9, 2020, be approved.

REPORT NO. 22 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020

Member's Resolution

Submitted by Councillor Shefman

Whereas, the City of Vaughan is aware of reports of coyotes in Thornhill and is taking action to address this situation. The City understands that some people in the community are intimidated by the presence of these animals on local streets;

Whereas, the City continues to intensify its activities to do everything possible in line with best industry standards to deal with this wildlife issue;

Whereas, the activities of the City are supported by the Ministry of Natural Resources and Forestry, which guides the City's actions related to wildlife as defined by the Ontario Fish and Wildlife Conservation Act;

Whereas, the City is committed to ensuring local streets, properties and neighbourhoods are unpleasant to coyotes;

Whereas, the City's prime focus is to create an environment that is uninviting to coyotes, encouraging them to exhibit more innate behaviours – including avoiding people – and retreating to more natural areas that people frequent less often;

Whereas, the possibility of relocating these animals is a potential strategy. While trapping and relocating is allowed under current provincial legislation, it has been determined that relocation is not an effective option as the animals can only be removed to a short distance of 1 kilometer from where they are captured as prescribed by the Ministry of Natural Resources and Forestry. Coyotes will return to their home territory in a short period of time if displaced. Additionally, removal of coyotes often has the opposite of the intended effect and actually results in an increase in the coyote populations and expansion of their territories;

Whereas, trapping in urban areas, is a safety hazard for the community posing a danger for household pets, other wildlife and people. Trapping is generally contraindicated in residential areas for these reasons;

Whereas, there are coyote populations in all municipalities bordering Vaughan as well as natural areas such as in the Don River valley area east of Dufferin Street which is a natural habitat for these animals, making any consideration of eradication of the coyote population unrealistic and ineffective;

Whereas, there are a variety of activities that the City is currently pursuing to create a less attractive environment for coyotes, including, with the cooperation of local residents, attempting to limit sources of food – including our garbage – that attract them and working with York Region Transit to ensure trash cans at bus stops are cleared on a more frequent basis. As well the City is urging residents to only put their waste out on their collection day, rather than leaving it on the street overnight;

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Whereas, the City has also initiated a collaboration with Coyote Watch Canada – experts in this field – which has assigned a Canid Response and Outreach Team Representative to conduct an assessment in Thornhill with Vaughan Animal Services to advance our coyote strategy. We believe their assistance will result in intensifying our current efforts;

Whereas, we continue to liaise with the Ontario Ministry of Natural Resources and Forestry on the application of the Provincial legislation;

Whereas, the City By-law and Compliance, Licensing and Permit Services department has entered into discussions with the University of Toronto Biology and Urban Studies Faculties to explore the possibility of partnering to conduct a data based and scientific analysis of coyotes in Vaughan;

Whereas, residents have an important role to play by making changes that will result in a less attractive environment for coyotes including:

- Removing food sources such as household garbage and bird feeders that attract rodents and vermin – which coyotes search for to eat.
- Placing waste out only on the collection day.
- Properly disposing of pet waste.
- Not feeding wildlife.
- Supervising pets – they should not be left unattended in the yard and dogs should be on a leash when on a walk.
- Carrying a bell, whistle or other noisemaker to contribute to hazing efforts, when on a walk in the neighbourhood. Make noise and then back away if a coyote is spotted – do not run.

Whereas, Vaughan Animal Services has continued to intensify its patrols in the affected area of Thornhill where coyote activity has taken place;

Whereas, Vaughan Animal Services is on call 24/7 to respond to residents concerns relating to the an imminent threat or emergencies involving coyotes in the Thornhill area;

Whereas, it is important for the public to remember that coyote sightings in urban residential areas is common and should not be cause for alarm. However, if a coyote poses an immediate threat or danger to public safety, people are advised to call 911 immediately;

Whereas, Thornhill Member of Provincial Parliament (MPP) Gila Martow has, in a media release (June 2, 2020), stated that “The City of Vaughan has been offered the full backing of the Ministry of Natural Resources and Forestry to do whatever needs to be done to ensure public safety from coyotes.”

REPORT NO. 22 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020

Whereas, in fact The Minister confirmed in his letter to the City (May 28, 2020), that the information provided within the letter is to assist the City “in making decisions and/or taking action with respect to protection of property related to coyote conflicts”

Whereas the City’s actions, even with the statements quoted above, must be in compliance with the Provincial wildlife legislation which, for example, restricts removal to only one kilometer from the capture site.

It is therefore recommended:

1. **That** Vaughan Animal Services immediately hire a staff person on a temporary basis (of up to 24 months) to be assigned to intensifying the City’s strategies relating to coyotes in residential areas.
 2. **That** the City post signs in the area urging people not to feed and to raise general coyote awareness.
 3. **That** the City of Vaughan By-law and Compliance Department continue its actions in the affected area to identify inviting conditions for coyotes that may be contributing to this presence. That the Officers observing property standards violations, uncovered garbage/compost, inappropriate food sources, littering in parks, long grass and unsupervised pets – all of which attract coyotes initiate strict enforcement to ensure properties are maintained in a manner that is less inviting to wildlife.
 4. **That** the City of Vaughan write to the Minister of Natural Resources and Forestry, requesting that the current legislation regarding wildlife be amended by adding a special section pertaining to managing conflicts between residents and wildlife in urban areas.
 5. **That** it be noted in the request to the Minister the difficulties and dangers of trapping and removal in an urban area.
 6. **That** the area MPP, Gila Martow be asked to lead the effort to update the legislation including bringing forward a private member’s bill as soon as possible.
 7. **That** the City of Vaughan, recognizing the special relationship that the aboriginal community has with wildlife, reach out to the local Aboriginal community to ask for advice and assistance in dealing with the current coyote issues
 8. **That** this Council Member’s Resolution be circulated to Vaughan’s MPPs, the Minister of Natural Resources and Forestry and the Parliamentary Assistant to the Minister of Natural Resources and Forestry.
12. **INDIGENOUS HISTORY MONTH AND NATIONAL INDIGENOUS PEOPLES DAY IN THE CITY OF VAUGHAN**

REPORT NO. 22 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 9, 2020.

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, the Government of Canada acknowledges June as National Indigenous History Month and National Indigenous Peoples Day on June 21 as a way to honour the history, heritage and diversity of Indigenous peoples in Canada as well as recognize the strength of present-day Indigenous communities;

Whereas, our city sits on the traditional territory of the Mississaugas of the New Credit First Nation, the Anishinaabe of the Williams Treaty First Nation, the Huron-Wendat and the Métis Nation with a history dating back centuries;

Whereas, each Council meeting begins with a land acknowledgement, so we may continue to foster a city with strong social cohesion and a clear sense of its culture and heritage;

Whereas, there are strong historical and cultural ties between the City of Vaughan and the Huron-Wendat Nation. The final resting place of many of their ancestors is located within our community and we are honoured to act as guardians to these sacred grounds;

Whereas, Vaughan is home to a site containing the remains of Huron-Wendat Nation ancestors, as well as a 500-year old village believed to have once been home to as many as 2,000 Indigenous Peoples, and we continue to demonstrate leadership in safeguarding the sanctity of historically significant sites;

Whereas, Indigenous History Month represents an opportunity to demonstrate and pay tribute to the strong Indigenous heritage that exists in our city and across all of Canada;

It is therefore recommended that:

1. The Mayor proclaim June as Indigenous History Month in Vaughan;
2. The Mayor proclaim June 21 as National Indigenous Peoples Day in Vaughan;
3. The proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

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13. UN WORLD ENVIRONMENT DAY IN VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 9, 2020.

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, World Environment Day was first recognized in 1974 by the United Nations to encourage worldwide awareness and action to protect our environment, and has subsequently been recognized by more than 100 countries, including Canada;

Whereas, the City of Vaughan is dedicated to championing a healthier and greener environment that will continue to elevate the quality of life for all residents, businesses and visitors;

Whereas, in December 2019, Council adopted the new 2019 Green Directions Vaughan, the City's environmental sustainability plan that serves to guide all our city-building efforts toward initiatives that reinforce our commitment to environmental stewardship. This includes goals to reduce greenhouse gas emissions, as well as enhance stormwater management, water conservation systems and waste reduction;

Whereas, Vaughan's commitment to environmental sustainability is woven into every aspect of city-building — from North Maple Regional Park, Vaughan's most ambitious park development with 900-acres of beautiful green space — to Edgeley Pond and Park, one of the city's state-of-the-art initiatives that will be the largest open space in the Vaughan Metropolitan Centre, the city's emerging downtown;

Whereas, the City of Vaughan remains committed to environmental initiatives that will continue to reduce our carbon footprint as well as strengthen our commitment to the environment, including our annual Earth Hour event, 20-minute Makeover, Community Garden Initiative, Electric Vehicle Workplace Charging Policy and Earth Day, among other initiatives;

It is therefore recommended that:

1. The Mayor proclaim June 5 as World Environment Day in Vaughan;
2. That the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

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FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

14. PRIDE MONTH IN THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 9, 2020.

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, Pride Month is recognized in June to commemorate the Stonewall riots, which occurred at the end of June 1969. The year 2020 marks the 51st anniversary of the Stonewall Uprising, a backlash to police harassment at a prominent gay bar in New York that is credited with sparking the modern LGBTQ2+ rights movement;

Whereas, Since 2003, the City of Vaughan has proclaimed Pride Week every year; since 2006, flown the rainbow flag during each Pride Week; and since 2016, has hosted an official flag-raising ceremony;

Whereas; the City of Vaughan remains committed to celebrating Pride Month by paying tribute to those in our community who have fought to achieve equality and acceptance – and those who continue that effort today;

Whereas, Pride Month is an opportunity to celebrate our vibrant and proud LGBTQ2+ community and the countless contributions and progress made towards building a more inclusive society. It is a meaningful way to honour the pioneers, trailblazers and all Canadians who work tirelessly to raise awareness about the rich culture and history of LGBTQ2+ rights;

Whereas, Vaughan is one of Canada's fastest growing and most diverse communities and embraces all dimensions of diversity and recently adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, which is a community initiative to create a fair and equal environment for all;

It is therefore recommended that:

1. The Mayor proclaim June as Pride Month in Vaughan;
2. That the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

**REPORT NO. 22 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

15. NEW BUSINESS – CLOSING OF DISERA DRIVE

The Committee of the Whole recommends that:

Whereas the COVID-19 pandemic has been a stressful time for the residents of the City of Vaughan, and

Whereas the daily trends relating to new cases has been declining over the last few weeks and days in the province and in the City, and

Whereas a result of the declining cases the reopening of all sectors of our society has started to occur, and

Whereas providing pleasant and interesting places for people to enjoy will be supportive of community mental health, and

Whereas the Thornhill City Centre area is a high-density community with most people living in condominium apartments,

It is therefore recommended:

That staff, in cooperation with local merchants and Smart Centres, develop a plan to close Disera Drive, making it a pedestrian only area at set times (weekends) as determined through consultation with the impacted parties.

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

16. OTHER MATTERS CONSIDERED BY THE COMMITTEE

16.1 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1. Heritage Vaughan Committee Meeting of May 25, 2020 (Report No. 3);
2. Accessibility Advisory Committee Meeting of May 28, 2020 (Report No. 2); and
3. VMC Sub-Committee Meeting of May 27, 2020 (Report No. 1).

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FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

16.2 STAFF COMMUNICATION

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

- SC1. Memorandum from the Acting Deputy City Manager, Planning & Growth Management, dated, June 3, 2020, subject "Update - Bartley Smith Greenway Pedestrian Underpass Partnership with Metrolinx";**
- SC2. Memorandum from the City Clerk, dated June 3, 2020, subject "List of Appointments – Economic Prosperity Task Force and Older Adult Task Force".**

The meeting adjourned at 3:23 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

**CITY OF VAUGHAN
REPORT NO. 25 OF THE
COMMITTEE OF THE WHOLE (2)**

*For consideration by the Council
of the City of Vaughan
on June 29, 2020*

The Committee of the Whole met at 2:00 p.m., on June 16, 2020.

Council Member	In-Person	Electronic Participation
Councillor Tony Carella, Chair	X	
Mayor Maurizio Bevilacqua	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Rosanna DeFrancesca	X	
Councillor Sandra Yeung Racco	X	
Councillor Alan Shefman		X

The following items were dealt with:

1. INTERNAL AUDIT POLICY & COMMITTEE CHARTER FOR AUDIT RELATED MATTERS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Internal Audit dated June 16, 2020 be approved; and**
- 2) That the benefits of establishing an Audit Committee be referred to the Effective Governance and Oversight Task Force for review.**

Recommendations

- 1. That the revised Internal Audit Policy, substantially in the form in Attachment 1, be approved; and**

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FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

2. That the Committee of the Whole Charter for Audit Related Matters, substantially in the form in Attachment 3, be approved.

2. INTERNAL AUDIT REPORT – 2019 ANNUAL REPORT

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Internal Audit dated June 16, 2020 be approved; and
- 2) That the deputation by Mr. Richard Lorello, Treelawn Boulevard, Kleinburg, be received.

Recommendations

1. That the attached report, Internal Audit Department 2019 Annual Report be received.

3. 2019 ANNUAL INVESTMENT REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020:

Recommendation

1. That the 2019 Annual Investment report be received for information.

4. 2019 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020:

Recommendations

1. That the 2019 Development Charges Reserve Fund and Special Fund Statement be received for information purposes; and
2. That the 2019 Development Charges Reserve Fund and Special Fund Statement be made available to the public and that a copy be forwarded to the Ministry of Municipal Affairs and Housing on request.

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5. DEVELOPMENT CHARGE DEFERRAL – REQUEST FOR SPECIAL CONSIDERATION RELATING TO SITE PLAN DA.19.072 (CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.)

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of June 16, 2020, under Minute No. 99.

Recommendations

1. That the application from Conmar Developments Inc. & Fenlands Vaughan Inc. for deferral of Development Charges (DC) be dealt with as an exception to the City-Wide Development Charges Deferral Policy, and the DC Deferral Policies for Office development;
2. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer (CFO) be delegated the authority to execute a DC Deferral Agreement with Conmar Developments Inc. and Fenlands Vaughan Inc. to defer City of Vaughan Development Charges in a form satisfactory to the Deputy City Manager, Administrative Services and City Solicitor; and
3. That a copy of this report and Council decision be forwarded to the Regional Municipality of York for consideration.

6. 2020 ADOPTION OF TAX RATES AND ISSUANCE OF PROPERTY TAX NOTICES – ALL WARDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 16, 2020:

Recommendation

1. That a By-law be enacted for the adoption of Municipal, Regional and Education property tax rates, as submitted in Attachment 1. Such By-law permits staff to proceed with the issuance of final property tax bills.

7. ROYBRIDGE HOLDINGS LTD. SITE DEVELOPMENT FILE DA.18.080 - 6200 HIGHWAY 7 - VICINITY OF HIGHWAY 7 AND HIGHWAY 27

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management dated June 16, 2020 be approved; and

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- 2) That the coloured elevations provided by the applicant be received.

Recommendation

1. THAT Site Development File DA.18.080 (Roybridge Holdings Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed in Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a 7-storey, 8,751m² hotel consisting of 148 suites served by 148 surface parking spaces, as shown on Attachments 3 to 6.

8. PETER EDREY ZONING BY-LAW AMENDMENT FILE Z.17.021 SITE DEVELOPMENT FILE DA.17.046 39 CENTRE STREET VICINITY OF CENTRE STREET AND YONGE STREET

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management dated June 16, 2020 be approved;
- 2) That a fence be erected on the south side of the property in the area where a hedge is currently located; and
- 3) That the following deputations and Communication be received:
1. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, on behalf of the owner; and
2. Ms. Michelle Kendall, Elizabeth Street, Thornhill, and C4 from Steven Klupt and Michelle Kendall dated June 14, 2020.

Recommendations

1. THAT Zoning By-law Amendment File Z.17.021 (Peter Edrey) BE APPROVED, to rezone the subject lands from "R1V Old Village Residential Zone", subject to site-specific Exception 9(662) to "C1 Restricted Commercial Zone", as shown on Attachment 3, to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House) together with the site-specific exceptions contained in Table 1 of this report.
2. THAT prior to the enactment of the Zoning By-law, the Owner shall pay to the City the applicable Development Charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws in effect at time of payment.

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3. THAT Site Development File DA.17.046 (Peter Edrey) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS in Attachment 1, to the satisfaction of the Development Planning Department, to maintain the existing building and associated parking lot on the subject lands as shown on Attachment 3.

**9. DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-20V003
CHELSEA MAPLE RESIDENCES (PHASE II) INC. 100 AND 110 EAGLE
ROCK WAY VICINITY OF EAGLE ROCK WAY AND TROON AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-20V003 (Chelsea Maple Residences (Phase II) Inc.) BE APPROVED, as shown on Attachments 4 to 7, subject to the Conditions of Draft Approval set out in Attachment 1.

**10. APPLICATION FOR BLOCK PLAN APPROVAL FILE BL.59.2014 -
BLOCK 59 LANDOWNERS GROUP INC.**

The Committee of the Whole recommends:

- 1) That the following be approved in accordance with Communication C14, Memorandum from the Acting Deputy City Manager, Planning and Growth Management and Deputy City Manager, Infrastructure Development dated June 15, 2020:
 1. THAT Attachment #3 and #4 to the June 16, 2020 staff report be replaced with the Attachment #3 and #4 respectively included as part of this Communication; and
 2. THAT Condition #1 included in Attachment #1 be revised to reflect the date of June 3, 2020;
- 2) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management dated June 16, 2020 be approved;
- 3) That the deputation by Mr. Nikola (Nik) Mracic, Cole Engineering Group Ltd., Valleywood Drive, Markham, on behalf of the applicant be received; and
- 4) That the following Communications be received:

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C7. Mr. J.A. (Jim) Bacchus, Vice President, The Municipal Infrastructure Group (TMIG) Ltd., Dufferin Street, Vaughan dated June 15, 2020; and

C15. Ms. Susan Rosenthal, Davies Howe LLP, Adelaide Street West, Toronto dated June 16, 2020, submitted by Cr. Carella at the meeting.

Recommendations

1. THAT the Block 59 Block Plan, dated December 10, 2019 and forming Attachment #3 to this report, BE APPROVED, subject to the fulfillment of the conditions contained in Attachment #1 to this report;
2. THAT the Block Plan forming Attachment #3 to this report, as modified through the resolution of the conditions identified herein, be the basis for review and consideration of the implementing Zoning By-law Amendment, Draft Plan(s) of Subdivision or Site Development applications for the Block 59 area;
3. THAT the technical submissions and supporting studies submitted as part of the Block 59 Block Plan application be updated in response to changes resulting from the fulfillment of the prescribed conditions to the satisfaction of the affected agencies, and that such changes be made prior to any future draft approval of a Zoning By-law Amendment Draft Plan(s) of Subdivision or Site Development following the date of this report;
4. THAT the Block 59 Landowners Group Inc. be required to execute an agreement(s) with the City of Vaughan to facilitate the design and construction of infrastructure in support of providing services to the subject lands;
5. THAT the Block 59 Landowners Group Inc. be required to pay for all costs resulting from additional operations and maintenance, and decommissioning costs of the measures identified to provide water and sanitary servicing and roads to support the future development of the subject lands, as discussed in the comments provided by the Development Engineering department;
6. THAT the minor collector road shown conceptually as Street "K" be reviewed through a subsequent development application to determine its viability and to ensure its consideration to the satisfaction of the required internal and external agencies;
7. THAT as part of any future development application or Environmental Assessment which considers the extension of Di Poce Way to Rutherford Road and Street G, shown on Attachments #3 and #5, the applicant(s) shall submit all required technical studies to determine the final alignment of the roads, to the satisfaction of the City and Toronto and Region Conservation Authority. The studies must

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confirm the technical feasibility of the alignment, as well as demonstrate how negative impacts will be minimized in accordance with the policies of Chapter 3 of Vaughan Official Plan 2010;

8. THAT as part of any future development application or Environmental Assessment which considers the construction of Street F on property 4 and 6, shown on Attachments #3 and #5, the applicant(s) shall submit all required technical studies to further assess all impacts to the wetland feature located within the Hydro Corridor Easement, to the satisfaction of the City and Toronto and Region Conservation Authority. The studies must demonstrate how all negative impacts will be minimized and mitigation measures shall be identified in accordance with the policies of Chapter 3 of Vaughan Official Plan 2020; and
9. THAT concurrent with the required draft Plans of Subdivision applications for the Block 59 area, Environmental Assessments (EA) studies for all collector roads that meet the requirements for an EA established in the Municipal Class Environmental Assessment (October 2000) shall be conducted, unless justified otherwise through a formal/legal letter to the satisfaction of the City.

11. REQUEST TO CAPITALIZE A HOME ENERGY RETROFIT PROJECT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

1. That Council support a contribution amount of 20% of the total program costs, up to \$2 million based on initial program estimates, to capitalize the home energy retrofit program; and
2. That Staff provide a report to Council with a specific amount to be requested from debentures, to be coordinated by York Region, or from City reserves, to fulfill this contribution amount upon a successful award from the Green Municipal Funds through the Community Efficiency Financing initiative.

12. SOVEREIGNTY GARDENS PILOT PROGRAM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

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Recommendations

1. That the Sovereignty Gardens Pilot Program, as described in Attachment 1, be endorsed;
2. That Staff be directed to initiate the Sovereignty Gardens Pilot Program, in collaboration with the Transformation Initiative, subject to Staff's ongoing review of legal and risk ramifications;
3. That the Sovereignty Gardens Pilot Program be promoted through the various corporate channels; and
4. That Staff report back on the outcome of the five-month Pilot Program with consideration of the viability and sustainability of the program going forward.

13. VMC PAY-AND-DISPLAY ON-STREET PARKING PILOT PROJECT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of the VMC Sub-Committee, forwards the following recommendations from its meeting of May 27, 2020 (Item 3, Report No. 1) for consideration:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management dated May 27, 2020, was approved;
- 2) That the following was approved in accordance with Communication C2, Memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated May 26, 2020:

That the following recommendation be added:

3. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Budget Amendment is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002; and
- 3) That the presentation by Jennifer Cappola-Logullo, Manager, Development Engineering (VMC) and Musa Deo, VMC Transportation Project Manager, and C5, presentation material titled "*VMC Parking Pilot Project Pay-And-Display On-Street Parking*", was received.

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Recommendations and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 27, 2020:

1. That staff be directed to implement a two-year pilot project for on-street paid public parking in the VMC Mobility Hub area; and
2. That staff be directed to create a new capital project in the amount of \$350,000.00, funded from the DC Engineering Reserve, to allow for the implementation and operation of the pay-and-display parking meter pilot project.

14. DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A SINGLE DETACHED DWELLING WITH ATTACHED GARAGE 31 NAPIER STREET KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 5, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of a free standing three (3) car garage and construction of a single detached dwelling with an attached garage at 31 Napier Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

1. 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 Acting Deputy City Manager, Planning and Growth Management.
2. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any development application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.

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3. That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

15. RENOVATION AND ADDITION – SINGLE DETACHED DWELLING REAR AND SIDE ADDITION WITH GARAGE LOCATED AT 32 ABELL AVENUE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 7, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposal to demolish the existing detached garage and renovate the existing dwelling including a rear and side two-storey addition with attached garage located at 32 Abell Avenue 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, to be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- 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 Chief Building Official.

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16. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 645 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 2, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved, subject to the following amendments, in accordance with Communication C2, memorandum from the Acting Deputy City Manager, Planning and Growth Management, dated May 20, 2020, as follows:

That the following recommendation be added to the staff report dated May 25, 2020:

- d) Council's approval of new construction shall be contingent upon the approval of Site Development File DA.19.067 (Jason Polsinelli) and any required minor variances to be approved by the Committee of Adjustment.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:

That Heritage Vaughan Committee recommend That Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 645 Nashville Road 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 Acting Deputy City Manager, Planning & Growth Management;
- 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; and

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- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

17. DEMOLITION AND NEW CONSTRUCTION – SINGLE DETACHED DWELLING AND DETACHED GARAGE LOCATED AT 705 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT(REFERRED)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 1, Report No. 3), for consideration:

1. That the recommendation contained in the report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020, be approved;
2. That the report of the Deputy City Manager Planning and Growth Management, dated May 25, 2020, be received; and
3. That Communication C1 from the Deputy City Manager Planning and Growth Management, dated March 25, 2020, be received.

Recommendation of the Deputy City Manager Planning and Growth Management, dated May 25, 2020

Heritage Vaughan, at its meeting February 19, 2020, recommended adopted the following (Item 2, Report No. 2):

1. That consideration of this matter be deferred to the Heritage Vaughan meeting of March 25, 2020, to allow staff and the applicant to review the architectural expression of the proposed building and report back; and
2. That the deputation of Mr. Mario Sanci, Mapes Avenue, Woodbridge, applicant, was received.

Report of the Deputy City Manager Planning and Growth Management, dated February 19, 2020

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing dwelling, detached garage and new construction of a detached two-storey dwelling located at 705 Nashville

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Road 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 Deputy City Manager, Planning & Growth Management;
- 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; and
- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

18. DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO STOREY SINGLE-FAMILY DWELLING, ATTACHED GARAGE AND TWO ACCESSORY BUILDINGS 79 VALLEYVIEW COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 6, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing structures and construction of a two-storey single detached dwelling, attached garage, cabana and gazebo located at 79 Valleyview Court under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

1. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be

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determined at the discretion of the Acting Deputy City Manager, Planning and Growth Management.

2. 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.
3. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department.

19. **DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 89 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 3, Report No. 3), for consideration:

1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building and new construction of an architectural replica two-storey building located at 89 Nashville Road 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 Acting Deputy City Manager, Planning & Growth Management.
- 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.

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- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

20. DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF IDENTICAL REPLICA BUILDING AT 99 NASHVILLE ROAD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of May 25, 2020 (Item 4, Report No. 3), for consideration:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 25, 2020, be approved.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated May 25, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building and new construction of an architectural replica two-storey building located at 99 Nashville Road 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 Acting Deputy City Manager, Planning & Growth Management.
- 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 Chief Building Official.

21. KIRBY ROAD EXTENSION BETWEEN BATHURST STREET AND DUFFERIN STREET CLASS ENVIRONMENTAL ASSESSMENT STUDY - COST REVIEW AND CAPITAL BUDGET AMENDMENT

The Committee of the Whole recommends:

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- 1) That staff be directed to request Rizmi Holdings Limited (RHL) to provide clarity of the costs they incurred to undertake the Kirby Road Extension Class Environmental Assessment Study, and that such information be provided at the June 29, 2020 Council meeting;
- 2) That the report of the third-party peer review be made public;
- 3) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development dated June 16, 2020 be approved;
- 4) That the following deputations and Communication be received:
 1. Mr. Robert A. Kenedy, President, MacKenzie Ridge Ratepayers Association, Giorgia Crescent, Maple, and C2 dated June 14, 2020; and
 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
- 5) That the following Communications be received:
 - C1. Mr. John De Luca, Maple, dated June 10, 2020;
 - C3. Ms. Susan Sigrist, dated June 14, 2020;
 - C6. Iveta Koskina, dated June 15, 2020;
 - C8. Nat Pietrangelo, Briar Group Inc., dated June 15, 2020;
 - C9. Ippoliti Family, dated June 15, 2020;
 - C10. Mr. Roland Gatti, Kleinburg, dated June 15, 2020;
 - C11. Dr. Mary Nadalina, dated June 15, 2020;
 - C12. Mr. Tony Di Giuseppe, dated June 15, 2020; and
 - C13. Mr. Perry Bender, dated June 15, 2020.

Recommendations

1. That Council approve a mid-year Capital Budget amendment of an incremental amount of \$875,000 to Capital Budget DT 7112-14 with funding from City-Wide Development Charges (Engineering);
2. That the Mayor and the City Clerk be authorized to enter into an amending agreement with Rizmi Holdings Limited on behalf of the City, in accordance with the terms and conditions as outlined within this report from the Deputy City Manager, Infrastructure Development, in a form satisfactory to Legal Services;
3. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the Capital Budget DT 7112-14 is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-020 as amended; and
4. That all necessary by-laws be enacted.

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22. TRANSFER OF PART III PROSECUTIONS FROM PROVINCE TO YORK REGION

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 June 16, 2020:

Recommendations

1. That Council adopt the resolution attached hereto as “Attachment 1”, delegating the authority to York Region to enter into amending agreements with the Province to amend the Memorandum of Understanding and Local Side Agreement, so long as these agreements are in a form satisfactory to Vaughan’s City Solicitor.

23. FORMAL CODE OF CONDUCT COMPLAINT INVESTIGATION REPORT 101619

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Integrity Commissioner and Lobbyist Registrar dated June 16, 2020 be approved; and
- 2) That the deputation by Mr. Richard Lorello, Treelawn Boulevard, Kleinburg be received.

Recommendations

1. That no penalty be imposed on the Member insofar as there was no evidence to support that the Member attempted to influence the actions of staff; and
2. That the information in respect of the senior staff person presented in the formal Code of Conduct Complaint Investigation Report 101619 be received.

24. PROCLAMATION REQUESTS: FRANCO-ONTARIAN DAY AND WORLD SICKLE CELL DAY

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 June 16, 2020:

Recommendations

1. That September 25, 2020 be proclaimed as “Franco-Ontarian Day”;

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2. That June 19, 2020 be proclaimed as “World Sickle Cell Day”; and
3. That the proclamations be posted on the City’s website and that the Corporate and Strategic Communications department be directed to promote the proclamations through the various corporate channels.

25. 2019 VAUGHAN FIRE AND RESCUE SERVICE ANNUAL REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 16, 2020:

Recommendation

1. That the 2019 Vaughan Fire and Rescue Service Annual Report be received for information.

26. MEMORANDUM OF UNDERSTANDING WITH YORK REGION FOR EMERGENCY SOCIAL SERVICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 16, 2020:

Recommendation

1. That a bylaw be enacted to authorize the Deputy City Manager, Community Services to execute the Memorandum of Understanding on the City’s behalf with York Region to provide emergency social services, in a form satisfactory to Legal Services.

27. ROYAL 7 DEVELOPMENTS LTD – EXPO 3 & 4 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE: 19CDM-19V008 VICINITY OF MAPLECRETE ROAD AND HIGHWAY 7 - 2908 & 2916 HIGHWAY 7

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendation

1. THAT Draft Plan of Condominium Standard File 19CDM-19V008 (Royal 7 Developments Ltd) BE DRAFT APPROVED, as shown on Attachments 5 to 13, subject to the Conditions of Draft Approval in Attachment 1.

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28. RECONSTRUCTION OF MAJOR MACKENZIE DRIVE - TEMPORARY CLOSURE OF COASTER WAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated June 16, 2020:

Recommendation

1. That the necessary by-law be enacted authorizing the temporary road closure of Coaster Way for the period from August 1, 2020 through to April 30, 2021, between Amusement Drive and Wellness Way.

29. TWO-STOREY ADDITION TO THE EXISTING HERITAGE HOUSE LOCATED AT 10 RICHARD LOVAT COURT, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

Recommendations

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of June 10, 2020 (Item 2, Report No. 4), for consideration:

1. That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020, be approved.

Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020:

THAT Heritage Vaughan Committee recommend Council approve the proposal to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court 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, to be determined at the discretion of the Manager of Urban Design/Cultural Services;
- 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;

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- c. That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

30. HERITAGE VAUGHAN COMMITTEE RECOMMENDATION TO COUNCIL – BENJAMIN VAUGHAN DAY

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 June 16, 2020:

Recommendation

The City Clerk provides the following recommendation on behalf of the Heritage Vaughan Committee:

1. That the Heritage Committee recommend to Council to re-examine the decision to use the August Civic Holiday to commemorate the life of black slave owner and anti-abolitionist Benjamin Vaughan and to engage with local communities on how best to commemorate our rich heritage.

31. CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM NOVEMBER 1, 2019 TO APRIL 30, 2020

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020:

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, the City of Vaughan is committed to fostering an inclusive society; and

Whereas, the May 3, 2011 Council resolution authorized that recipients include, but not be limited to:

- Vaughan Based Charities;
- Not-for-profit Organizations; and
- Community Groups; and

Whereas, the use of the net proceeds was communicated to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles; and

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Whereas, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests; and

It is therefore recommended that Council receive the attached list of recipient organizations that have received, for the period from November 1, 2019 to April 30, 2020, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

32. **REQUEST FROM BLOCK 41 LANDOWNERS GROUP FOR A MINISTER'S ZONING ORDER FOR THE ZONING OF THE LANDS FORMING THE BLOCK 41 SECONDARY PLAN AREA**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020 be approved;
- 2) That the deputation by Mr. Chris Barnett, Osler, Hoskin Harcourt LPP, King St. W., Toronto, on behalf of TransCanada PipeLines Limited be received; and
- 3) That Communication C5 from Terri Steeves, Vice President, Canada Gas Operations, TC Energy, Calgary, Alberta dated June 15, 2020 be received.

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, Vaughan Council received a communication from the Block 41 Landowners' Group dated May 21, 2020 [Attachment 1] respecting a request of the Minister of Municipal Affairs and Housing, the Honourable Steve Clark, to enact a Minister's Zoning Order to allow for the development of Block 41 in accordance with the City of Vaughan Official Plan Amendment No. 50 (the "Block 41 Secondary Plan"); and

Whereas, the lands within the Block 41 Secondary Plan were designated in 2009 by York Region as one of two New Community Areas in the City of Vaughan to provide growth to the year 2031; and

Whereas, the York Region Official Plan 2010 (the "YROP") guides economic, environmental and community building decisions across York Region. Through Regional Official Plan Amendment No. 2 to the YROP, the Region designated the subject lands Urban Area on the YROP Map 1 "Regional Structure" in order to accommodate future urban residential growth in Vaughan; and

Whereas, through its Growth Plan Conformity exercise, Vaughan Official Plan 2010, the City designated the lands within the Block 41 Secondary Plan as a New Community Area; and

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Whereas, the City of Vaughan initiated the formal Block 41 Secondary Plan process in 2015; and

Whereas, the City adopted the Block 41 Secondary Plan on October 9, 2019, and the Region made minor modifications thereto and approved same on January 30, 2020; and

Whereas, the land use designations provided within the Block 41 Secondary Plan, including New Community Area, Natural Areas and Agricultural are consistent with the policies of the Provincial Policy Statement 2020 and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019; and

Whereas, the Block 41 Secondary Plan makes more efficient use of existing and planned infrastructure by locating a residential neighbourhood in a designated New Community Area; and

Whereas, TransCanada Pipeline Limited ("TCPL") appealed the Block 41 Secondary Plan to the Local Planning Appeal Tribunal ("LPAT") on February 21, 2020 and TCPL is the sole appellant; and

Whereas, no dates have been scheduled by the LPAT with respect to the appeal of the Block 41 Secondary Plan and any hearing with respect to the appeal will be delayed as a result of the COVID-19 global pandemic owing to the LPAT's closure of its facilities as of March 16, 2020 and the cancellation of all in-person hearing events. The LPAT has not yet rescheduled those cancelled events and has communicated that they will not begin to schedule new matters until after June 30, 2020; and

Whereas, the construction of the New Community Area within the Block 41 Secondary Plan will result in substantial economic benefits to the City, the Region and the Province, including the following estimates: \$412 million in development charges and \$16 million in building permit fees; 10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry; \$2.2 billion in gross output and \$1.1 billion in GDP; 470 permanent jobs from the retail, education and recreation uses; an increase of \$3.6 billion in property assessment values; \$25.1 million in additional annual property tax revenues; \$450 million in HST, including \$290 million for the federal government (GST) and \$241 million for the provincial government (PST); \$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT); \$201.4 million in retail spending on local goods and services; and the utilization of approximately \$1.074 billion in existing roads, utility, water and sanitary sewer infrastructure; and

Whereas, the Minister and the council of a municipality shall have regard to, among other matters, matters of provincial interest enumerated within section 2 of the Planning Act when carrying out their responsibilities under the Planning Act which include, but are not limited to: the protection of ecological systems, including natural areas, features and functions; the

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orderly development of safe and healthy communities; the protection of the financial and economic well-being of the Province and its municipalities; the resolution of planning conflicts involving public and private interests; and, the protection of public health and safety; and

Whereas, the City of Vaughan in adopting the Block 41 Secondary Plan included policies requiring that a number of studies be submitted as part of the City's Block Plan approval process, in order to define the ultimate development limits and confirm the land use designations and built form of the Block 41 lands; and

Whereas, the Minister of Municipal Affairs and Housing has the power to enact a Zoning Order on any land in Ontario, in accordance with Section 47 of the Planning Act and the development of the Block 41 Lands are of significant importance to the City of Vaughan, the Regional Municipality of York, and the Province of Ontario.

It is therefore recommended:

1. That Council supports the Minister's use of a Minister's Zoning Order for Block 41 and will request that the Minister of Municipal Affairs and Housing enact one; and
2. That Council direct staff to work with the Block 41 Landowners Group and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is in conformity with the Block 41 Secondary Plan (OPA 50); and
3. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests, and be copied to the Regional Municipality of York, Toronto and Region Conservation Authority, and Ministry of Natural Resources and Forestry.

33. EMANCIPATION DAY IN THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020:

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, the British Parliament abolished slavery in the British Empire as of August 1, 1834;

Whereas abolitionists and others who struggled against slavery, including those who arrived in Ontario by the underground railroad, have celebrated August 1 as Emancipation Day in the past;

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Whereas, the years 2015 to 2024 have been designated by the United Nations as the International Decade for People of African Descent and in 2018, Vaughan Council endorsed this proclamation;

Whereas, the International Decade for People of African Descent provides a unique opportunity to highlight the important contributions that people of African descent have made to Canadian society, and also provides a platform for engaging in the fight against anti-Black racism, discrimination and the inequalities that Canadians of African descent continue to face;

Whereas, it is important to recognize the heritage of Canada's Black communities and the contributions they have made and continue to make to the City of Vaughan and all of Canada;

Whereas, each February, the City of Vaughan celebrates Black History Month and honours the men and women who have made lasting contributions to city-building and nation-building;

Whereas, the Province of Ontario proclaimed Emancipation Day in 2008;

Whereas, it is appropriate to recognize August 1 formally as Emancipation Day and to observe it as a meaningful reminder of an abhorrent period in Canada's history in order to allow Vaughan residents and all Canadians to reflect upon the imperative to continue to commit to eliminate discrimination in all its forms;

It is therefore recommended that:

1. The Mayor proclaim August 1 Emancipation Day in Vaughan;
2. That the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

34. RENAMING BENJAMIN VAUGHAN DAY

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020:

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, Council continues working closely with residents, as well as community organizations, special interest groups and other levels of government to address the issue of anti-Black racism.

Whereas, the City of Vaughan places a great deal of importance on diversity, inclusion and the condemnation of racism in all its forms. We continue to forge connections and pursue opportunities that demonstrate

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our commitment to foster a community that is inclusive and truly appreciative of the diversity that enriches us.

Whereas, the City continues to champion a positive culture of diversity and inclusion through community gatherings such as our Black History Month celebration every February at Vaughan City Hall. This observance is recognized across the country as a result of a motion from the Hon. Jean Augustine, the first African Canadian woman elected to the House of Commons.

Whereas, our annual Culture Days festivities throughout September also honour and acknowledge the many cultures that thrive in Vaughan, including the rich traditions of the African and Caribbean communities in our city.

Whereas, in 2018, Vaughan Council endorsed the United Nations' proclamation to designate the years 2015 to 2024 as the International Decade for People of African Descent.

Whereas, with a continued focus on supporting an inclusive community, in March 2019, Vaughan became the first municipality in Canada to endorse the Leadership Accord on Gender Diversity. Developed by Electricity Human Resources Canada, the Accord is a public commitment by organizations to promote the values of diversity, equality and inclusion. The values set out in the Accord present an important opportunity to guide the City's efforts throughout the 2018 to 2022 Term of Council and beyond. Of note, the Accord sets out a series of guiding principles on policy and governance, education and workplace readiness, and recruitment and retention practices.

Whereas, to further the City's commitment to advancing a culture of co-operation, earlier this year, we endorsed and adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, which is a community initiative to create a fair and equal environment for all. To ensure we achieve this, Council appointed a Diversity and Citizen Engagement Task Force.

Whereas, that same month, Council supported Mayor Maurizio Bevilacqua's Member's Resolution to proclaim January 21 as Lincoln Alexander Day in Vaughan as a meaningful way to recognize this formidable individual who was the first Black Canadian to be elected as Member of Parliament in the House of Commons, to be appointed as a Cabinet Minister and, later, as Lieutenant Governor of Ontario.

Whereas, our dedicated staff continuously work to develop an Inclusion and Diversity Framework. The City of Vaughan's Staff Inclusion Charter Committee was established and consists of a diverse group of City staff to develop this framework that will inform the Diversity and Citizen Engagement Task Force. The mandate of the Diversity and Citizen Engagement Task Force will be to provide guidance in policy development

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that promotes awareness of diversity matters with an emphasis on improving equality and fostering greater inclusion of all citizen and stakeholder groups.

Whereas, while we have done much, we recognize there is still more work to be done.

It is therefore recommended:

1. That Benjamin Vaughan Day, which marks the annual August Civic Holiday, be renamed in honour of John Graves Simcoe, the first Lieutenant-Governor of Upper Canada and a leading proponent of the Act Against Slavery.
2. That any other City-owned facilities named for Benjamin Vaughan be renamed and that City staff report back in accordance with corporate policies and any other operational matters.

35. OTHER MATTERS CONSIDERED BY THE COMMITTEE

35.1 MATTER FORWARDED FOR ADOPTION TO THE SPECIAL COUNCIL MEETING OF JUNE 16, 2020

DEVELOPMENT CHARGE DEFERRAL – REQUEST FOR SPECIAL CONSIDERATION RELATING TO SITE PLAN DA.19.072 (CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.)

(Item 5, Committee of the Whole June 16, 2020, Report No. 25)

The following Committee of the Whole recommendation and report was forwarded to the Special Council meeting of June 16, 2020 for consideration. Refer to Minute No. 99, Special Council, June 16, 2020.

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services and the Deputy City Manager, Corporate Services and Chief Financial Officer:

Recommendations

1. That the application from Conmar Developments Inc. & Fenlands Vaughan Inc. for deferral of Development Charges (DC) be dealt with as an exception to the City-Wide Development Charges Deferral Policy, and the DC Deferral Policies for Office development;
2. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer (CFO) be delegated the authority to execute a DC Deferral Agreement with Conmar Developments Inc. and Fenlands Vaughan Inc. to defer City of

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Vaughan Development Charges in a form satisfactory to the Deputy City Manager, Administrative Services and City Solicitor; and

3. That a copy of this report and Council decision be forwarded to the Regional Municipality of York for consideration.

Background

A request for deferral of DCs was received from the Owner, who is proposing to construct a one storey 70,308 m² industrial building in multiple phases. The lands are municipally known as 11110 Jane Street, extend from Highway 400 to Jane Street, located north of Teston Road and form part of Draft Plan of Subdivision file 19T-19V002 and Site Development file DA.19.072. The applicant has indicated that the building will be approximately 28 metres tall consisting of warehousing activities.

Under the City's DC By-law, our standard collection process requires that 100 per cent of the DCs are paid at the prevailing rate at the time of permit issuance. The foundation permit is the normal trigger for the collection and payment process. This process can be waived if under Section 27 of the DC Act, 1997, the applicant enters into an agreement with the City to pay the DCs at an earlier or later date than the permit issuance date. The DC By-law also has an industrial expansion credit provision that allows industrial developments to receive a DC credit on the expansion or addition up to 50 per cent of the original gross floor area.

Originally, the changes to the Development Charges Act approved through the passage (on June 6, 2019) of Bill 108, the More Homes, More Choice Act, 2019, mandated that DCs for industrial developments (in addition to commercial and other development types) as of January 1, 2020 be payable through six installment over a five-year period beginning at occupancy. The passage of Bill 138 (on December 10, 2019), the Plan to Build Ontario Together Act, repealed that change, such that only rental housing and institutional developments remain in the category that mandates the payment of DCs in 6 installments.

The City currently has DC deferral policies in place that pertain to city wide office development, office development along the Hwy 7 Regional corridor and city-wide deferrals for community use space provided by not for profit organizations. This request would fall outside of these deferrals and is being requested due to the size of 70,308 m², \$500 million in economic benefits, number of new jobs and technology involved or that would result from this development.

Previous Reports/Authority

REPORT NO. 25 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020

CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.
ZONING BY-LAW AMENDMENT FILE Z.19.007 DRAFT PLAN OF
SUBDIVISION FILE 19T-19V002 SITE DEVELOPMENT FILE
DA.19.072 11110 JANE STREET

CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.
ZONING BY-LAW AMENDMENT FILE Z.19.007 DRAFT PLAN OF
SUBDIVISION FILE 19T-19V002 SITE DEVELOPMENT FILE
DA.19.072 11110 JANE STREET

Previous Reports/Authority

CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.
ZONING BY-LAW AMENDMENT FILE Z.19.007 DRAFT PLAN OF
SUBDIVISION FILE 19T-19V002 SITE DEVELOPMENT FILE
DA.19.072 11110 JANE STREET

Analysis and Options

Strong global brand commitment over long term

Conmar's tenant, Walmart is a global player in the retail marketplace. Walmart has been in Canada since 1994 with 20 distribution centres and more than 400 stores nationwide. Their automated distribution centre in Vaughan will serve a network of stores in the Ontario market as well as support an e-commerce platform.

Walmart will be committing to a 30-year lease with Conmar, with an option for an additional 20 years, ensuring that the investment made has a lasting economic impact.

Capital investment of \$500 million in land, buildings, automation and employee training is significant

Conmar proposes to build the project in two phases. In Phase 1, the base building is approximately 51,469 square metres (554,000 SF) and Phase 2 would add another 18,839 square metres (202,000 SF) of space. Beyond this footprint, the building is proposed to be 28 m in height, approximately 3x the volume of the typical distribution centre. Anticipated building delivery is August 31, 2022 with a further two years for automation fit-outs. Conmar estimates that Phase 2 will occur within five to seven years from project commencement.

Walmart has partnered with Vanderlande, a global market leader in process automation solutions based out of the Netherlands. Vanderlande offers value-added and scalable logistics process automation for warehouse distribution centres that include intelligent software and lifecycle services.

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Combined investment in land, building construction, automation systems and employee training is estimated to be in excess of \$500 million. Additional accrued benefits to Vaughan may include indirect and induced spending from ongoing operations and related uses.

Job creation for Vaughan is expected to exceed all other comparable operations

Vaughan currently has many large-scale developments that have been built in the last few years, specifically Sobeys, FedEx, Home Depot and Costco, that are similar in gross floor area to the current proposed development that is seeking the deferral. The main difference between this new development and existing industrial warehouse developments is the height of the structure at 28 m, hi-tech nature of the development and the creation of skilled labour. This proposed development is anticipated to create 2,000 new jobs compared to 300 to 500 new jobs created by existing large-scale industrial warehousing developments.

In addition to the jobs in the operation of the distribution centre, Conmar estimates that there will be 500 construction jobs over the course of the project.

Request for DC deferral would be subject to a defined term with applicable interest charges and annualized payments.

Previous industrial warehouse developments have paid their respective development charges in accordance with the DC by-laws of the City, Region and Boards of Education at the prevailing rates on the date of permit issuance.

The total amount of development charges payable on the proposed development is approximately \$21.4 million for all 3 jurisdictions. The City's portion would be \$8.1 million, \$12.7 million for the Region and \$630,000 for the School Boards, based on current rates.

Staff are seeking Council's approval to negotiate and enter into a City DC deferral agreement to allow for an annualized payment process with a term between 3 to 5 years and an interest component similar to existing City DC deferral policies. Proceeding with a DC deferral for this type of development may set a precedent for future industrial warehouse developments of similar size and scope to seek the same treatment, potentially impacting future DC cashflows.

Financial Impact

City Wide DCs, at the current rate, would equal approximately \$8.1 million as illustrated in the chart below. This incorporates the 50 per cent industrial expansion credit as allowed in the current City DC By-law.

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Original	GFA (sq m)	DC Rate	Total City DC
Ph1	51,469	156.53	8,056,442.57
Ph2	18,839	156.53	-
Total			8,056,442.57

Phasing of the City DCs, would extend the payments over several years and have the potential to generate \$400 to \$900 thousand in interest payments to the City, depending on the length of term and the applicable interest rate.

Broader Regional Impacts/Considerations

The developer has requested that the Region of York also look at a deferral of DCs. The Region is waiting to see how the City proceeds with this request, as this has a more significant impact on precedent within the Region and the cashflow impact to their DC collections. Education DCs would continue to be paid at the current rate at the time of building permit issuance as the Education Act does not allow for a deferral or phasing of DCs.

Conclusion

The applicant has received Council approval to proceed with the planning and development of a large-scale industrial warehouse, that will bring a significant amount of jobs into the City and Region along with \$500 million in economic development. Due to the significant amount of DCs on this project, the applicant is requesting that the City provide a DC deferral or phasing of DCs. Staff are seeking Council's approval to negotiate and enter into a City DC deferral agreement to allow for an annualized payment process with a term between 3 to 5 years and an interest component similar to existing City DC deferral policies.

35.2 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

- 1. Effective Governance and Oversight Task Force meeting of February 25, 2020 (Report No. 2).**
- 2. Effective Governance and Oversight Task Force meeting of May 19, 2020 (Report No. 3).**
- 3. Transportation and Infrastructure Task Force meeting of June 3, 2020 (Report No. 2).**

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FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

35.3. STAFF COMMUNICATION

The Committee of the Whole received Staff Communication SC1, Memorandum from the Deputy City Manager, Infrastructure Development and the Director, Infrastructure Planning and Corporate Asset Management, dated June 12, 2020.

36. NEW BUSINESS – CHIEF DIVERSITY OFFICER

That staff bring forward a report, as soon as possible, with respect to creating the position of, and recruiting a Chief Diversity Officer for the City of Vaughan.

The foregoing matter was brought to the attention of the Committee by Mayor Bevilacqua.

37. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION JUNE 16, 2020

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. **PROPERTY MATTER GRATUITOUS DONATION OF ENVIRONMENTAL LANDS (WOODLANDS) 11724 DUFFERIN STREET**
(acquisition or disposition of land)
2. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 OVERIVER HOLDINGS LIMITED (APPEAL #98) WEST OF WALLACE STREET AND SOUTH OF HIGHWAY 7 CASE NO.: PL111184**
(litigation or potential litigation)
3. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 BLOCK 42 (APPEALS NO. 57 & NO. 151) CASE NO. PL111184**
(litigation or potential litigation)
4. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 TESTON VILLAS INC. (APPEAL NO. 152) 1136 TESTON ROAD CASE NO.: PL111184**
(litigation or potential litigation)

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- 5. 5550 LANGSTAFF ROAD, RAVINES OF RAINBOW CREEK
SUBDIVISION PHASES 1 AND 2, 1668135 ONTARIO INC.**
(litigation or potential litigation)
 - 6. LITIGATION UPDATE BLOCK 59 PARKLAND DISTRICT PARK
SITE**
(litigation or potential litigation)
 - 7. HUMAN RESOURCES MATTER REGARDING SENIOR STAFF**
(personal matters about an identifiable individual)
 - 8. LITIGATION UPDATE – HUMAN RIGHTS TRIBUNAL MATTER**
(litigation or potential litigation)
-

The meeting adjourned at 5:36 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

CITY OF VAUGHAN
REPORT NO. 26 OF THE
COMMITTEE OF THE WHOLE (CLOSED SESSION)

*For consideration by the Council
of the City of Vaughan
on June 29, 2020*

The Committee of the Whole (Closed Session) met at 6:04 p.m., on June 16, 2020.

Council Member	In-Person	Electronic Participation
Councillor Tony Carella, Chair	X	
Mayor Maurizio Bevilacqua	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Rosanna DeFrancesca	X	
Councillor Sandra Yeung Racco	X	
Councillor Alan Shefman		X

The following items were dealt with:

- PROPERTY MATTER GRATUITOUS DONATION OF ENVIRONMENTAL LANDS (WOODLANDS) 11724 DUFFERIN STREET**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.
- LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 OVERIVER HOLDINGS LIMITED (APPEAL #98) WEST OF WALLACE STREET AND SOUTH OF HIGHWAY 7 CASE NO.: PL111184**

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

REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020

3. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 BLOCK 42 (APPEALS NO. 57 & NO. 151) CASE NO. PL111184**

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

4. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS VAUGHAN OFFICIAL PLAN 2010 TESTON VILLAS INC. (APPEAL NO. 152) 1136 TESTON ROAD CASE NO.: PL111184**

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

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.

6. **LITIGATION UPDATE BLOCK 59 PARKLAND DISTRICT PARK SITE**

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

Councillor Carella declared an interest with respect to the foregoing matter as he is the corporate secretary of a not-for-profit corporation which owns lands abutting one of the subject properties and was not present nor did he take part in the discussion or vote on the matter.

7. **HUMAN RESOURCES MATTER REGARDING SENIOR STAFF**

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

8. **LITIGATION UPDATE - HUMAN RIGHTS TRIBUNAL MATTER**

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

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE (CLOSED
SESSION) FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

CITY OF VAUGHAN
REPORT NO. 27 OF THE
READY, RESILIENT AND RESOURCEFUL COMMITTEE

*For consideration by the Council
of the City of Vaughan
on June 29, 2020*

The Ready, Resilient and Resourceful Committee of the Whole met at 10:36 a.m., on June 23, 2020.

Council Member	In-Person	Electronic Participation
Mayor Maurizio Bevilacqua, Chair	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Tony Carella	X	
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco	X	
Councillor Alan Shefman		X

The following items were dealt with:

1. READY, RESILIENT AND RESOURCEFUL (RRR) COMMITTEE OF COUNCIL – TERMS OF REFERENCE

The Ready, Resilient and Resourceful Committee recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated June 23, 2020, be approved, subject to amending the Terms of Reference Mandate to read as follows:**

To address issues related to the City’s response to the global COVID-19 pandemic and in particular to identify those responses which shall be part of the new normal, “that will become standard practices”.

Recommendations

- 1. That the Terms of Reference for the Ready, Resilient and Resourceful (RRR) Committee of Council, as outlined in Attachment 1, be approved.**

**REPORT NO. 27 OF THE READY, RESILIENT AND RESOURCEFUL
COMMITTEE FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

**2. COVID-19 UPDATE – EMERGENCY OPERATIONS CENTRE
RESPONSE**

The Ready, Resilient and Resourceful Committee recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Community Services, dated June 23, 2020, be approved, subject to the following amendments, in accordance with Communication C1 from the Fire Chief, dated June 19, 2020, as follows:
 1. That the following report COVID-19 Interim Report Warning Phase and First 30 Days of the Response Phase (1) be added as Attachment 1 to Item No. 2, COVID-19 UPDATE – EMERGENCY OPERATIONS CENTRE RESPONSE, attached hereto; and
 - 2) That the presentation by Fire Chief Rizzi, and Communication C3, presentation material entitled, “*COVID-19 Update – Emergency Operations Centre Response Presentation*”, be received.

Recommendations

1. That this Report be received.

3. UPDATE ON CITY’S RESPONSE TO COVID-19

The Ready, Resilient and Resourceful Committee recommends:

- 1) That the recommendation contained in the following report of the Acting City Manager, dated June 23, 2020, be approved; and
- 2) That the presentation by the Acting City Manager and Communication C4, presentation material entitled, “*Update on City’s Response to COVID-19*”, be received.

Recommendations

1. That the Update on the City’s Response to COVID-19 report be received.

4. FINANCIAL UPDATE - COVID-19 RESPONSE AND RECOVERY

The Ready, Resilient and Resourceful Committee recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer, dated June 23, 2020, be approved; and

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COMMITTEE FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

- 2) That the presentation by the Deputy City Manager, Corporate Services and Chief Financial Officer and Communication C5, presentation material entitled, ***“COVID-19 Pandemic - Financial Update”***, be received.

Recommendations

1. That the City of Vaughan continue to participate in efforts with other municipalities seeking financial support from senior levels of government to help offset the financial impact of the COVID-19 pandemic; and
2. That the City Clerk forward this Report to local MPs and MPPs, the Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario (AMO).

5. VAUGHAN BUSINESS RESILIENCE PLAN

The Ready, Resilient and Resourceful Committee recommends approval of the recommendation contained in the following report of the Acting City Manager, dated June 23, 2020:

Recommendations

1. THAT the Vaughan Business Resilience Plan (attachment 1) be received as an addendum to the Economic and Cultural Development Business Plan, 2020-23.

6. PRESENTATION – DR. KARIM KURJI, YORK REGION MEDICAL OFFICER OF HEALTH

The Ready, Resilient and Resourceful Committee recommends that the presentation by Dr, Karim Kurji, York Region Medical Officer of Health, be received.

(As per Item 1 - PRESENTATIONS AND DEPUTATIONS)

7. PRESENTATION – YORK REGIONAL POLICE

The Ready, Resilient and Resourceful Committee recommends that the presentation by Chief MacSween, York Regional Police and Communication C2, presentation material entitled, “York Regional Police COVID-19 Response”, be received.

(As per Item 2 - PRESENTATIONS AND DEPUTATIONS)

**REPORT NO. 27 OF THE READY, RESILIENT AND RESOURCEFUL
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**8. PRESENTATION – ONTARIO AND VAUGHAN CHAMBER OF
COMMERCE**

The Ready, Resilient and Resourceful Committee recommends that the presentation by Brian Shifman, Vaughan Chamber of Commerce and Rocco Rossi, Ontario Chamber of Commerce, be received.

(As per Item 3 - PRESENTATIONS AND DEPUTATIONS)

9. NEW BUSINESS – KEY TO CITY TO JEAN AUGUSTINE

Mayor Bevilacqua advised that he will be presenting the key to the City to Jean Augustine. Further information will follow.

The foregoing matter was brought to the attention of the Committee by Mayor Bevilacqua.

The meeting adjourned at 1:06 p.m.

Respectfully submitted,

Mayor Maurizio Bevilacqua, Chair

**CITY OF VAUGHAN
REPORT NO. 28 OF THE
COMMITTEE OF THE WHOLE (PUBLIC HEARING)**

*For consideration by the Council
of the City of Vaughan
on June 29, 2020*

The Committee of the Whole (Public Hearing) met at 7:02 p.m., on June 23, 2020.

Council Member	In-Person	Electronic Participation
Councillor Tony Carella, Chair	X	
Mayor Maurizio Bevilacqua		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco	X	
Councillor Alan Shefman		X

The following items were dealt with:

**1. TDC MEDICAL PROPERTIES INC. ZONING BY-LAW AMENDMENT
FILE Z.20.012 400 BRADWICK DRIVE VICINITY OF HIGHWAY 7 AND
BRADWICK DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 23, 2020, be approved; and**
- 2) That the following deputation and communication be received:**
 - 1. Ms. Rosemarie Humphries, Humphries Planning Group, representing the applicant and communication C3, presentation material.**

Recommendations

**REPORT NO. 28 OF THE COMMITTEE OF THE WHOLE (PUBLIC HEARING)
FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.012 (TDC Medical 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. VECTOR (STEELES WEST) PROPERTIES LIMITED ZONING BY-LAW AMENDMENT FILE Z.13.013 4190 AND 4220 STEELES AVENUE WEST AND 31 GAUDAUR ROAD VICINITY OF STEELES AVENUE WEST AND PINE VALLEY DRIVE

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 23, 2020, be approved; and
- 2) That the deputation of Mr. Ryan Guetter, Weston Consulting, representing the applicant, be received.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.13.013 (Vector (Steeles West) Properties 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.

3. 1954294 ONTARIO LTD. ZONING BY-LAW AMENDMENT FILE Z.15.029 DRAFT PLAN OF SUBDIVISION FILE 19T-15V010 10316 KEELE STREET VICINITY OF KEELE STREET AND MCNAUGHTON ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 23, 2020, be approved; and
- 2) That the deputation of Mr. Maurizio Rogato, Blackthorn Development Group, representing the applicant, be received.

Regional Councillor Ferri declared an interest with respect to this matter as his daughter in law is an employee of a company that submitted a letter raising concerns about the proposed development and did not take part in the discussion or vote on the matter.

Recommendations

**REPORT NO. 28 OF THE COMMITTEE OF THE WHOLE (PUBLIC HEARING)
FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.15.029 and 19T-15V010 (1954294 Ontario Ltd.) 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. CARLO & MARY AMMENDOLIA ZONING BY-LAW AMENDMENT FILE
Z.20.006 2291 MAJOR MACKENZIE DRIVE WEST VICINITY OF
MAJOR MACKENZIE DRIVE WEST AND JACKSON STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 23, 2020, be approved;
- 2) That the following deputations and communication be received:
 1. Mr. Claudio Brutto, Brutto Consulting, Edgeley Blvd, Vaughan, representing the applicant; and
 2. Dr. Angela Mailis, Major Mackenzie Drive, Vaughan, and communication C2, dated June 18, 2020; and
- 3) That the following communications be received:
 - C1 Ms. Serenella Del Peschio, dated June 10, 2020; and
 - C4 Mr. Gerard Borean, Parente Borean, Barristers and Solicitors, Highway 7, Woodbridge, dated June 22, 2020, be received.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.006 (Carlo & Mary Ammendolia.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

The meeting adjourned at 8:09 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

CITY OF VAUGHAN
REPORT NO. 29 OF THE
COMMITTEE OF THE WHOLE (PUBLIC HEARING)

*For consideration by the Council
of the City of Vaughan
on June 29, 2020*

The Committee of the Whole (Public Hearing) met at 7:00 p.m., on June 25, 2020.

Council Member	In-Person	Electronic Participation
Councillor Tony Carella, Chair	X	
Mayor Maurizio Bevilacqua		X
Regional Councillor Mario Ferri		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate		X
Councillor Rosanna DeFrancesca		X
Councillor Sandra Yeung Racco		X
Councillor Alan Shefman		X

The following items were dealt with:

**1. CITY OF VAUGHAN ZONING BY-LAW AMENDMENT FILE Z.20.017
TEMPORARY USE BY-LAW TO PERMIT TEMPORARY OUTDOOR
PATIOS FOR EATING ESTABLISHMENTS AND BANQUET HALLS**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 25, 2020, be approved; and**
- 2) That communication C1 from Ms. Lori Perciballi, dated June 2, 2020, be received.**

Recommendations

- 1. THAT the Public Hearing report for Zoning By-law Amendment Z.20.017 (City of Vaughan) BE RECEIVED; and any issues**

**REPORT NO. 29 OF THE COMMITTEE OF THE WHOLE (PUBLIC HEARING)
FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

identified be addressed by the Development Planning Department
in a comprehensive report to the Committee of the Whole.

The meeting adjourned at 7:06 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

CITY OF VAUGHAN
REPORT NO. 30 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 29, 2020*

The Committee of the Whole met at 1:00 p.m., on June 29, 2020.

Council Member	In-Person	Electronic Participation
Councillor Tony Carella, Chair	X	
Mayor Maurizio Bevilacqua	X	
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda D. Jackson		X
Councillor Marilyn Iafrate	X	
Councillor Rosanna DeFrancesca	X	
Councillor Sandra Yeung Racco	X	
Councillor Alan Shefman		X

The following items were dealt with:

- CITY OF VAUGHAN ZONING BY-LAW AMENDMENT FILE Z.20.017
TEMPORARY USE BY-LAW TO PERMIT TEMPORARY OUTDOOR
PATIOS FOR EATING ESTABLISHMENTS AND BANQUET HALLS
AMENDMENT TO SITE PLAN CONTROL BY-LAW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 29, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.20.017 (City of Vaughan) BE APPROVED, to enact a temporary use By-law to permit temporary outdoor patios and the temporary expansion of existing outdoor patios, both accessory to existing Eating Establishments and Banquet Halls; and
2. THAT the City's Site Plan Control By-law 123-2013 be amended to exempt temporary outdoor patios and the temporary expansion of

**REPORT NO. 30 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

existing outdoor patios, both accessory to existing Eating Establishments and Banquet Halls from Site Plan Control.

**2. THE LIFTING OF THE TEMPORARY SUSPENSION OF TIMELINES TO
MAKE DECISIONS WITHIN THE PLANNING ACT**

A vote was taken and failed to carry on the following resolution from Councillor Shefman, dated June 29, 2020:

It is therefore recommended:

- 1 A request is made of the Minister of Municipal Affairs and Housing to exercise his authority under the Planning Act to amend Ontario Regulation 149/20 to extend the timelines for making decisions during the COVID-19 emergency on applications made under the Planning Act for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision before an appeal can be filed to the Local Planning Appeal Tribunal for non-decision;
2. The extension should align with the timelines as they existed under the Planning Act as of September 2, 2019 resulting in timelines of 210 days for Official Plan Amendment, 150 days for Zoning by-law Amendments, and 180 days for Draft Plan of Subdivision (except where the applications are submitted together wherein the timelines should align with the timeline afforded to an application for Official Plan Amendment (210 days);
3. The extension in timelines should apply to all development applications which received the benefit of the suspension in timelines within O. Reg 149/20, prior to the O. Reg 278/20 amendment. As an example, if an Official Plan Amendment was 60 days into the 120-day timeframe as of March 17, 2020, the municipality would have 150 days after June 22, 2020 to make a decision (the remaining 60 days plus an additional 90 days to align with pre-Bill 108 timelines); and,
4. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's position on the lifting of the temporary suspension of the Planning Act timelines, and be copied to the Regional Municipality of York.
5. That this resolution also be forwarded to the Association of Municipalities of Ontario and all GTA municipalities requesting their support for this request.

This matter was forwarded to Council with no recommendation.

REPORT NO. 30 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020

Member's Resolution

Submitted by Councillor Shefman

Whereas, the Province of Ontario enacted the Coronavirus (COVID-19) Support and Protection Act, 2020 (the "COVID-19 Act") on April 14, 2020. The COVID-19 Act, among other things, amended the Planning Act to give the Ministry of Municipal Affairs and Housing the power to make regulations in relation to the various time periods in the Planning Act during the provincially declared emergency; and

Whereas, this authority was used to file Ontario Regulation 149/20: Special Rules Relating to Declared Emergency ("O. Reg 149/20"). O. Reg 149/20 came into effect on April 15 and suspended some of the timelines provided for within the Planning Act retroactively to the start of the provincially declared emergency on March 17; and

Whereas, O. Reg 149/20 was amended by Ontario Regulation 278/20 on June 15 to end the suspension of the timelines provided within the Planning Act as of June 22, resulting in the end of the 97-day suspension for certain timelines identified within the Planning Act; and

Whereas, the timelines for those matters that were deemed suspended retroactively to March 17 recommenced as of June 22 with no consultation or lead time for municipalities to prepare; and

Whereas, during the period of the suspension of timelines, efforts were made to continue with business as usual notwithstanding COVID-19 so as to lessen the negative effects of the pandemic on the economy and to continue with City building, and that notwithstanding these efforts, a number of development applications still need to be brought forward for statutory public meeting; and

Whereas, the City of Vaughan has one of the most active development environments in the province with a large number of significant buildings of all types being proposed; and

Whereas, the City has attempted, during the suspension of timelines, to hold statutory electronic public hearings, but received a storm of criticism from ratepayer associations and residents who argued that their right to comment on proposed developments would be compromised through their inability to comment in person on the proposals; and

Whereas, the City has continued to find an approach that would allow full public participation in public hearings by spending considerable time responding to the concerns from the public with respect to electronic public meetings to allow for education and training regarding public participation in same; Even so there is still significant resistance among ratepayer groups and the general public to participate electronically; and

REPORT NO. 30 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020

Whereas, the City held the first ever electronic-participation Committee of the Whole (Public Hearing) meeting on June 23 to receive development applications, and hear comments from the public with respect to the proposed development applications as part of the statutory public meeting requirements of the Planning Act. The applications heard at the meeting were selectively included in the agenda based on an analysis relating to their level of public interest; and

Whereas, the additional 97 days granted to municipalities to process development applications (which benefited from the suspension of timelines) is not enough to allow for the City to meet the timelines within the Planning Act owing to the impact of the COVID-19 pandemic; and

Whereas, prior to the proclamation of certain Bill 108 amendments to the Planning Act as of September 3, 2019 the timelines afforded to municipalities to make decisions on Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision were 210, 150, and 180 days respectively, and now, since the September 3, 2019 proclamation of the Bill 108 amendments the timelines are 120, 90 and 120 respectively; and

Whereas, Vaughan Council is committed to ensuring that notwithstanding COVID-19 that city-building not only continues but thrives, and believes that additional time to make decisions during this time would benefit all stakeholders and result in less appeals to the LPAT; and

Whereas, Vaughan Council deems it appropriate to request an extension of the timelines within the Planning Act to make decisions during the period of the global pandemic to the pre-Bill 108 timelines.

It is therefore recommended:

1. A request is made of the Minister of Municipal Affairs and Housing to exercise his authority under the Planning Act to amend Ontario Regulation 149/20 to extend the timelines for making decisions during the COVID-19 emergency on applications made under the Planning Act for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision before an appeal can be filed to the Local Planning Appeal Tribunal for non-decision;
2. The extension should align with the timelines as they existed under the Planning Act as of September 2, 2019 resulting in timelines of 210 days for Official Plan Amendment, 150 days for Zoning by-law Amendments, and 180 days for Draft Plan of Subdivision (except where the applications are submitted together wherein the timelines should align with the timeline afforded to an application for Official Plan Amendment (210 days);
3. The extension in timelines should apply to all development applications which received the benefit of the suspension in timelines within O. Reg 149/20, prior to the O. Reg 278/20

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FOR CONSIDERATION BY COUNCIL, JUNE 29, 2020**

amendment. As an example, if an Official Plan Amendment was 60 days into the 120-day timeframe as of March 17, 2020, the municipality would have 150 days after June 22, 2020 to make a decision (the remaining 60 days plus an additional 90 days to align with pre-Bill 108 timelines); and,

4. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's position on the lifting of the temporary suspension of the Planning Act timelines, and be copied to the Regional Municipality of York.
5. That this resolution also be forwarded to the Association of Municipalities of Ontario and all GTA municipalities requesting their support for this request.

3. OTHER MATTERS CONSIDERED BY THE COMMITTEE

3.1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad-Hoc Committee reports be received:

1. **Heritage Vaughan Committee Meeting of June 10, 2020 (Report No. 4).**
-

The meeting adjourned at 1:55 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair