

**CITY OF VAUGHAN
COUNCIL MINUTES
OCTOBER 21, 2020**

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CITY OF VAUGHAN

COUNCIL MEETING

WEDNESDAY, OCTOBER 21, 2020

MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:01 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

148. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Jackson

THAT the agenda be confirmed.

AMENDMENT

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

That the following addendums be added to the agenda:

1. DIVERSITY AND INCLUSION TASK FORCE – APPOINTMENT OF MEMBER

Report of the Deputy City Manager, Administrative Services and City Solicitor with respect to the above.

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2. EXTENSION OF THE TEMPORARY OUTDOOR PATIO PERMISSIONS

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

3. REQUEST FROM CORTEL GROUP ON BEHALF OF RUTHERFORD LAND DEVELOPMENT CORPORATION AND CALDARI LAND DEVELOPMENT CORPORATION FOR A MINISTER'S ZONING ORDER TO ZONE 2901 RUTHERFORD ROAD et al

Resolution of Mayor Bevilacqua with respect to the above.

4. REQUESTS FROM BRACOR LIMITED AND CRINKLEWOOD DEVELOPMENT INC. FOR A MINISTER'S ZONING ORDER FOR LANDS LOCATED ON THE NORTH SIDE OF HIGHWAY 7 BETWEEN KEELE STREET AND BOWES ROAD

Resolution of Mayor Bevilacqua with respect to the above.

5. REQUEST FROM JANE STREET NOMINEE INC. AND 1406979 ONTARIO LIMITED FOR A MINISTER'S ZONING ORDER FOR LANDS IN BLOCK 34 EAST MUNICIPALLY KNOWN AS 11260 & 11424 JANE STREET

Resolution of Mayor Bevilacqua with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

149. DISCLOSURE OF INTEREST

Councillor Iafrate declared an interest with respect to Addendum 3 as a member of her family, as defined in the Municipal Conflict of Interest Act, has purchased a unit within the identified boundary indicated in the Member's Resolution.

Councillor Yeung Racco declared an interest with respect to Addendum 1, as her daughter has applied to be considered for appointment as a member on the Task Force.

150. CEREMONIAL PRESENTATIONS

1. Award for Planning Excellence 2020 bestowed to the City of Vaughan for the City-Wide Urban Design Guidelines project by the Canadian Institute of Planners.

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2. Award of the 2017 and 2018 World Council on City Data ISO 37120 Platinum Certification bestowed to the City of Vaughan.

151. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Carella
seconded by Regional Councillor Jackson

THAT the minutes of the Council meeting of September 29, 2020 be adopted as presented.

CARRIED

152. COMMUNICATIONS

MOVED by Regional Councillor Ferri
seconded by Councillor DeFrancesca

THAT Communications C1 to C23 inclusive be received and referred to their respective items on the agenda.

CARRIED

153. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Committee of the Whole (Public Meeting) Report No. 45

Item 5

Addendum Items

Items 1, 2, 3, 4, and 5

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT Items 1 to 10 of the Committee of the Whole Report No. 44, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Public Meeting) Report No. 45, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

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THAT Item 1 of the Committee of the Whole (Working Session) Report No. 46, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 21 of the Committee of the Whole Report No. 47, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 4 of the Committee of the Whole (Closed Session) Report No. 48, BE APPROVED and the recommendations therein be adopted.

CARRIED

154. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (PUBLIC MEETING) REPORT NO. 45

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

ITEM - 5 MAJOR WESTON CENTRES LIMITED OFFICIAL PLAN
AMENDMENT FILE OP.20.008 ZONING BY-LAW
AMENDMENT FILE Z.20.016 - 3600 MAJOR MACKENZIE
DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE
WEST AND WESTON ROAD

MOVED by Councillor DeFrancesca
seconded by Regional Councillor Ferri

THAT Item 5, Committee of the Whole Report No. 45 be adopted and amended, as follows:

By approving the following in accordance with communication C23, from the Acting Director, Policy Planning and Environmental Sustainability, dated October 16, 2020:

1. That Council direct staff to further explore the options for possible land use studies to guide development in the Vellore Centre as a Local Centre in the Vaughan Official Plan 2010;

By receiving the following communications:

- C3 Sarmad Abo Al-Soof and Youliya Younan, Doe Trail, Woodbridge, dated October 6, 2020;
- C4 Liviu Serbu, Redfinch Crescent, Woodbridge, dated October 5, 2020;
- C5 Vera Torgovnikov, dated October 6, 2020;
- C7 Sadhendra Jaiswal, dated October 6, 2020;
- C8 Massimo and Mary Sturino;
- C9 Kiran Qureshi, dated September 29, 2020;

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- C10 Carla Kijurina, Dolce Crescent, Woodbridge, dated September 29, 2020;
- C11 Anne Ferrante, dated September 27, 2020;
- C12 Paul, dated September 30, 2020;
- C13 Mike Molnar, Wheatfield Drive, Woodbridge, dated October 4, 2020;
- C14 Mati, dated September 30, 2020;
- C15 Mohammad Kia, Dated September 29, 2020;
- C16 Nina Chnek, Dolce Crescent, Woodbridge, dated September 28, 2020;
- C17 Iryna Kryvtsun, dated October 7, 2020;
- C19 Douglas Irwin, dated October 9, 2020;
- C20 Ruth Schachter, dated October 13, 2020; and
- C21 Elle Volanis, dated October 15, 2020.

CARRIED

Addendum Items

155. EXTENSION OF THE TEMPORARY OUTDOOR PATIO PERMISSIONS (Addendum No. 2)

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

That the recommendation contained in the following report of the Acting Deputy City Manager, Community Services dated October 21, 2020 be approved:

CARRIED

Report of the Acting Deputy City Manager, Community Services dated October 21, 2020

Purpose

Staff are seeking approval from Council to extend the temporary outdoor patio permissions granted by Council by various by-laws on June 29, 2020, from the original expiry of November 2, 2020 to a day that is 14 days after the emergency declared in response to the COVID-19 global pandemic has been terminated by the Head of Council.

Report Highlights

- On May 27, 2020, City Council approved a regulatory framework allowing temporary outdoor patios for eating establishments and banquet halls.
- Subsequently, three by-laws were adopted by Council on June 29, 2020, and the permissions contained within same are set to expire on November 2, 2020.
- The initiative was intended to provide relief to businesses in Vaughan in light of the COVID-19 emergency measures imposed by the Province.
- Staff are recommending that the initiative be extended beyond its original November 2nd expiry to allow for qualified eating establishments and banquet halls to continue to operate.

Recommendations

1. THAT an amendment to By-Law 094-2020, being the temporary use by-law to permit Temporary Outdoor Patios, be approved to facilitate an extension of the permissions in accordance with Attachment 1, and other minor amendments;
2. THAT an amendment to By-law 123-2013 as amended by By-law 095-2020, be approved, to continue the exempt Temporary Outdoor Patios from Site Plan Control in accordance with Attachment 2, and other minor amendments;
3. THAT an amendment to By-law 096-2020, being the 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, be approved to facilitate an extension of the permissions in accordance with Attachment 3, and other minor amendments; and
4. THAT Staff be authorized to undertake any other actions required to implement the recommendations of this report.

Background

At its meeting of May 20, 2020, Committee of the Whole (“Committee”) directed staff to bring forward a report, if possible, to the May 27, 2020, Council meeting exploring the possibility of relaxing City By-laws and Building Standards to enable the expansion of outdoor patios when bars and restaurants are allowed to reopen in the City, including locating them in parking lots if permitted by their landlords, to offer relief for restaurant owners to recover financial losses faced due to the COVID-19 pandemic restrictions.

The City of Vaughan continues to implement new measures and programs to support local businesses, entrepreneurs, and consumers while continuing to ensure the wellbeing of all citizens during the global COVID-19 pandemic. Through the direction of Council, staff implemented the necessary processes thereby permitting temporary outdoor patios and the expansion of existing outdoor patios, accessory to eating establishments including restaurants and

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banquet halls across the City to enable a safe option of allowing additional outdoor seating capacity. Similarly, a number of other major municipalities in the GTA implemented same or similar initiatives, including the City of Toronto, Markham and other municipalities across York Region.

In Vaughan, there are currently approximately 430 Liquor Licenses issued to eating establishments, of which just over 130 currently include outdoor patios permitted to serve alcohol. There are approximately 1,000 eating establishments (about 960 restaurants and 40 banquet halls) holding a valid Vaughan Eating Establishment Business License within the City. Since the inception of the temporary outdoor patio program, nearly 100 businesses have added or expanded outdoor patios.

Previous Reports/Authority

(Council June 29, 2020, [Item 1, Committee of the Whole, Report No. 30](#))

(Council May 27, 2020, [Item 30, Committee of the Whole, Report No. 20](#))

Analysis and Options

Despite the cooler weather, businesses continue to take advantage of the relief provided by the temporary regulations. As a second wave of the pandemic settles throughout the region, staff anticipate that the same or similar restrictions imposed on the current 'hot spots' such as Toronto, Peel and Ottawa, may be imposed on York Region. Such restrictions could mean the elimination of indoor dining options for restaurants, resulting in great economic challenges for these businesses. As a result, staff believe that the continuance of this initiative is desirable and provides a safer alternative and option for businesses as they attempt to sustain a measure of their business operations.

Staff are proposing to extend the temporary patio initiative to a date of no later than 14 days after the declaration of emergency by the Head of Council is terminated. Staff propose to make this amendment to By-law 096-2020, which sets out eligibility and regulatory requirements, By-law 094-2020, which amended the City's Zoning By-law 1-88 by introducing the temporary use for temporary outdoor patios, and By-law 095-2020 which exempts temporary outdoor patios accessory to Eating Establishments and Banquet Halls from Site Plan Control. Under O. Reg. 345/20, as continued under the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*, S.O. 2020, c. 17, process and timelines relating to zoning amendments for outdoor patios are currently exempt from sections 39 and subsections 34 (12) to (14.3), (14.5) to (15) and (19) of the *Planning Act R.S.O., 1990*, c. P. 13, and paragraphs 4 and 5 of subsection 6 (9) of Ontario Regulation 545/06 under that Act. As such, Council's decision with respect to the temporary use is not subject to the typical notice requirements for zoning by-laws, and any further amendment to By-law 094-2020 is final and not subject to appeal to the Local Planning Appeal Tribunal.

At the same time, staff will heighten enforcement attention through increased monitoring and compliance-related activities to ensure that eating establishments and banquet halls that avail themselves of the regulatory relief respect the regulatory requirements that relate both to COVID measures and municipal

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operating requirements to mitigate health, safety and nuisance issues. To this last point, staff are including some technical amendments to By-law 096-2020 to strengthen the language in the by-law with respect to owner obligations and by making it an explicit offence to not comply with an Order from the Chief Licensing Officer.

This report was prepared in consultation with Development Planning, Building Standards, Fire and Rescue Services, Economic and Cultural Development, and Legal Services.

Financial Impact

There are no anticipated financial impacts to the City as a result of the recommendations of this report.

Broader Regional Impacts/Considerations

The recommendations in this report do not have a direct impact on other municipalities, the Region or any of its agencies. However, City staff will continue to work with the City's municipal, regional and agency partners in ensuring the most consistent approach to pandemic-related measures and relief.

Conclusion

As the severity of the pandemic imposes greater challenges for local businesses, staff continue to explore ways to responsibly, and with the greater interest of the public in mind, provide measured relief to local businesses. Staff are of the opinion that the continuance of these temporary regulations will demonstrably achieve both desired outcomes, while still establishing reasonable controls and regulations that support the greater public wellbeing, health and interests. Upon a decision of Council, By-law & Compliance, Licensing & Permit Services will work directly with Corporate and Strategic Communications and all other staff to ensure a timely release of any related communications on the continuance of this initiative, including ensuring that your offices are provided with necessary communications support material to share and promote the decision of Council.

For more information, please contact: Gus Michaels, Director of By-law and Compliance, Licensing and Permit Services, ext. 8735.

Attachments

1. Amendment to By-law 094-2020, being the 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.
2. Amendment to By-law 123-2013 as amended by By-law 095-2020, to continue to exempt Temporary Outdoor Patios from Site Plan Control.
3. Amendment to By-law 096-2020, being the 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.

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Prepared by

Rudi Czekalla-Martinez, Manager, Policy & Business Planning, ext. 8782

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

156. REQUEST FROM CORTEL GROUP ON BEHALF OF RUTHERFORD LAND DEVELOPMENT CORPORATION AND CALDARI LAND DEVELOPMENT CORPORATION FOR A MINISTER'S ZONING ORDER TO ZONE 2901 RUTHERFORD ROAD et al

(Addendum No. 3)

MOVED by Councillor Shefman
seconded by Councillor Yeung Racco

That the recommendation contained in following resolution of Mayor Bevilacqua, dated October 21, 2020 be approved, subject to the recommendations contained in the following:

1. Whereas the City of Vaughan is committed to providing affordable housing;

Therefore, that the affordable housing component of this project be incorporated into the earlier phases of the project.
2. Whereas the City of Vaughan has a significant interest in preserving natural areas such as the waterway identified in this resolution,

Therefore, that the applicant must commit to support a program to preserve and enhance this natural feature in cooperation with the City and the TRCA.
3. Therefore, in response to the support for the Minister's Zoning Order by Council the applicant withdraws all appeals to LPAT.
4. That should any recommendation of Council not be included in the Minister's Zoning Order, then the City Manager may enter into any agreement(s), as may be required, on behalf of The Corporation of the City of Vaughan, with Rutherford Land Development Corporation and/or Caldari Land Development Corporation and such other persons as appropriate, to implement and enforce the recommendation(s), in a form satisfactory to the City Solicitor.

CARRIED

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Resolution of Mayor Bevilacqua, dated October 21, 2020.

Whereas Vaughan Council received a communication from the Cortel Group on behalf of Rutherford Land Development Corporation ('RLDC') and Caldari Land Development Corporation ('CLDC') (collectively, the 'Owners') dated October 13, 2020 [Attachment 1] respecting a request to the Minister of Municipal Affairs and Housing, the Honourable Steve Clark, to enact a Minister's Zoning Order for the rezoning of certain lands at 2901 Rutherford Road and Part of Lot 15, Concession 4 (VGN), designated as Parts 3, 4, 9 and 10, Plan 65R-34051 (collectively, the 'Subject Lands'), located at the southeast corner of Jane Street and Rutherford Road, to allow for the Subject Lands to be developed with High Density Mixed Uses with affordable housing; and

Whereas the proposed mixed-use development provides a strategic opportunity to achieve high density development including affordable housing at a key intersection to the Vaughan Mills Primary Centre consistent with the policies of the Provincial Policy Statement 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended; and

Whereas on May 2, 2019 Bill 108, the *More Homes, More Choice Act* was introduced by the Minister of Municipal Affairs and Housing and received Royal Assent on June 6, 2019. Bill 108 reflects the Province's desire to increase the supply of housing and make housing more affordable; and

Whereas on July 8, 2020 the Province released Bill 197 the *COVID-19 Economic Recovery Act* providing policy direction to increase housing supply and stimulate the economy; and

Whereas "Affordable" housing as per the Provincial Policy Statement, 2020 means housing for which the purchase price results in annual accommodation costs which do not exceed 30% of the gross annual household income for low and moderate income households, or housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area; and

Whereas the Owner has committed to providing a minimum of 10% of the total number of residential units as affordable housing units and for the purposes of the Zoning Order has confirmed affordable housing units shall mean housing for which the purchase price in annual accommodation costs which do not exceed 30 percent of the gross annual household income for low and moderate income households in the City of Vaughan, which is consistent with the Provincial Policy Statement, 2020; and

Whereas the York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as "Urban Area" on the YROP Map 1 "Regional Structure"; and

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Whereas the Jane Street is identified as a “Regional Rapid Transit Corridor” and Rutherford Road is identified as a “Regional Transit Priority Network” on Map 11 “Transit Network” of the YROP; and

Whereas the Subject Lands are located along planned high order transit corridors (Jane Street and Rutherford Road), in proximity to the York Region Transit (‘YRT’) Vaughan Mills Terminal and with existing transit connections to the VMC hub including an existing subway station, transit terminal and bus rapid transit; and

Whereas the development of the Subject Lands for a high-density mixed-use community would leverage public investments in existing and planned transit, road and servicing infrastructure; and

Whereas the majority of the Subject Lands form part of the Vaughan Mills Centre Secondary Plan by Vaughan Official Plan 2010 (‘VOP 2010’) and are designated “High-Rise Mixed-Use”, “Neighbourhood Park”, and “Green Buffer Area”. The Vaughan Mills Centre Secondary Plan reflects a new direction in city building and land use development for the area. The Secondary Plan moves towards the goal of creating a healthy and unique complete community environment that provides a mix of uses, promotes diversity, encourages walkability and accessibility, and builds community identity; and

Whereas the Subject Lands represent an opportunity for redevelopment of underutilized lands within an urbanized area and thereby reducing the need for future settlement expansions; and

Whereas RLDC appealed the Vaughan Mills Centre Secondary Plan to the Ontario Municipal Board (now Local Planning Appeal Tribunal), as it pertains to, in part, the northern portion of the Subject Lands; and

Whereas RLDC’s appeal of the Vaughan Mills Centre Secondary Plan as it applies to the portion of the Subject Lands, remains outstanding; and

Whereas the RLDC lands within the Subject Lands are designated as a “Intensification Area - Primary Centre” in Schedule 1 - Urban Structure of the VOP 2010; and

Whereas the lands of CLDC, being the south portion of the Subject Lands, are designated as “Employment Areas” in Schedule 1 - Urban Structure of the VOP 2010 and as “General Employment” in Schedule 13 - Land Use of the VOP 2010; and

Whereas CLDC has appealed Schedule 2 - Natural Heritage Network of VOP 2010 as it applies to the south portion of the Subject Lands and its appeal remains outstanding; and

Whereas the requested Minister’s Zoning Order seeks to rezone the Subject Lands that are currently zoned “EM1 Prestige Employment Area Zone” and “EM2 General Employment Area Zone” subject to site-specific exceptions 9(1170) and

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9(1032), to a site-specific “RA3 Apartment Residential Zone” to provide immediate permissions to allow for intensification in the form of mixed-use high-density development to proceed; and

Whereas Council has identified the majority of the Subject Lands as Class 4 pursuant to the Ministry of Environment and Climate Change “Environmental Noise Guidelines: Stationary and Transportation Sources - Approval and Planning - Publication NPC 300” in a resolution dated December 11, 2017. The balance of the Subject Lands will require identification as Class 4 and development on the Subject Lands will comply with the NPC 300 Guidelines; and

Whereas prior to or concurrent with the submission of any development application(s), the Owners will be required to submit the necessary studies, materials and information to the satisfaction of the City as determined through the Pre-Application Consultation and development application processes; and

Whereas the Vaughan Mills Centre Secondary Plan identifies a Neighbourhood Park and Green Buffer Area on the Subject Lands; and

Whereas the Vaughan Mills Centre Secondary Plan identifies a woodlot on the Subject Lands and the function and extent of the woodland has been assessed by the Owners through field investigations and technical reports by a qualified professional; and

Whereas, the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the *Planning Act* and the development of the Subject lands are of significant importance to the City of Vaughan, the Regional Municipality of York and the Province of Ontario as they will provide much needed affordable housing in the area; and

Whereas in the absence of a Zoning Order, the ability to proceed with the redevelopment of the Subject Lands would be delayed until the disposition of the outstanding CLDC VOP 2010 appeal and RLDC Vaughan Mills Centre Secondary Plan appeal, and the need for affordable housing is immediate.

It is therefore recommended:

- 1. That Council supports and has no objection to the Minister of Municipal Affairs and Housing enacting a Minister's Zoning Order for the Subject Lands which would permit the lands to be developed for a complete community with the requirement that a minimum of 10% of all residential units represent affordable housing units; and*
- 2. The portions of the Subject Lands that do not currently have a Class 4 designation pursuant to Environmental Noise Guidelines: Stationary and Transportation Sources – Approval and Planning – Publication NPC 300, be designated as Class 4 and development will comply with the requirements of the NPC 300 Guideline; and*

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3. *That the Owners finalize the environmental impact study and other studies filed with the City with respect to the woodlot, including compensation, as may be appropriate, and finalize the location of a park within the Subject Lands as required in the Vaughan Mills Centre Secondary Plan, and/or cash-in-lieu of parkland, all to the satisfaction of the City; and*
4. *That Council direct staff to work with the Owners and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order with appropriate conditions that is consistent with these recommendations; and*
5. *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 and the Toronto and Region Conservation Authority.*

Attachments

1. Cortel Group's Minister's Zoning Order request letter to the City of Vaughan dated October 13, 2020 and accompanying map

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

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

157. REQUESTS FROM BRACOR LIMITED AND CRINKLEWOOD DEVELOPMENT INC. FOR A MINISTER'S ZONING ORDER FOR LANDS LOCATED ON THE NORTH SIDE OF HIGHWAY 7 BETWEEN KEELE STREET AND BOWES ROAD (Addendum No. 4)

MOVED by Councillor Shefman
seconded by Councillor Yeung Racco

- 1) That the following recommendations be approved:
 1. Whereas the City of Vaughan is committed to providing affordable housing;

Therefore, that the affordable housing component of this project be incorporated into the earlier phases of the project.
 2. Whereas the City of Vaughan has a significant interest in preserving natural areas such as the waterway identified in this resolution,

Therefore, that the applicant must commit to support a program to preserve and enhance this natural feature in cooperation with the

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City and the TRCA.

3. Therefore, in response to the support for the Minister's Zoning Order by Council the applicant withdraws all appeals to LPAT.

CARRIED

MOVED by Councillor Iafrate
seconded by Councillor Yeung Racco

That consideration of this matter be referred to a Special Committee of the Whole meeting, including the following motion:

1. Whereas the City of Vaughan is committed to providing affordable housing;

Therefore, that the affordable housing component of this project be incorporated into the earlier phases of the project.
2. Whereas the City of Vaughan has a significant interest in preserving natural areas such as the waterway identified in this resolution,

Therefore, that the applicant must commit to support a program to preserve and enhance this natural feature in cooperation with the City and the TRCA.
3. Therefore, in response to the support for the Minister's Zoning Order by Council the applicant withdraws all appeals to LPAT.

CARRIED

Resolution of Mayor Bevilacqua, dated October 21, 2020.

Whereas Vaughan Council received communications from Malone Given Parsons Ltd. on behalf of Bracor Limited ('Bracor') dated October 13, 2020 [Attachment 1] and Weston Consulting Inc. on behalf of Crinklewood Development Inc. ('Crinklewood') dated September 9, 2020 [Attachment 2] which advise Council that a request will be made to the Province to enact a Minister's Zoning Order for lands municipally known as 1950, 1970, 2160, 2180, 2200 Highway 7 and 137, 163 and 175 Bowes Road ('Subject Lands') to permit high-density mixed-use developments including affordable housing units; and

Whereas Bill 108, *More Homes, More Choice Act, 2019* received Royal Assent on June 6, 2019 and was enacted to increase the supply of housing and make housing more affordable; and

Whereas Bill 197, *COVID-19 Economic Recovery Act, 2020* received Royal Assent on July 21, 2020 and was enacted to stimulate the economy and emphasizes the importance of transit-supported development; and

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Whereas the proposed high-density mixed-use developments provide a strategic opportunity to achieve development and affordable housing along or in close proximity to an existing transit corridor consistent with the policies of the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended; and

Whereas the York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as "Urban Area" on the YROP Map 1 "Regional Structure" and shown as a Strategic Employment Lands on YROP Figure 2; and

Whereas Council considered and recommended approval to the Regional Municipality of York (the 'Region') of requests to convert the Subject Lands from employment uses to non-employment uses on May 27, 2020 through the ongoing Municipal Comprehensive Review; and

Whereas in part, the conversion of the Subject Lands support the evolving urban structure propose through the Concord Go Secondary Plan; and

Whereas the Region's Committee of the Whole has recommended to Regional Council by way of resolution on October 15, 2020 that the Subject Lands be converted to non-employment uses; and

Whereas, the Subject Lands are located along an existing high order bus rapid transit corridor connecting directly to a major mobility hub including an existing subway station and transit terminal and is located in proximity to a planned future GO station immediately east of Bowes Road and a Major Transit Station Area ('MTSA') at Keele Street and Highway 7 thereby facilitating transit oriented development to deliver housing and jobs; and

Whereas the development of the Subject Lands for a high-density mixed-use community would leverage Provincial, Regional and municipal investments in existing and planned transit, road and servicing infrastructure; and

Whereas the Subject Lands have no environmental significance and do not contain any Areas of Natural and Scientific Interest, Provincially Significant Wetlands or Woodlots, or any other natural heritage features; and

Whereas the existing development on the Subject Lands and others along this stretch of Highway 7 primarily consists of older low density commercial buildings that do not make an efficient use of existing public investment in transit; and

Whereas the Subject Lands represent an opportunity for redevelopment of underutilized lands to achieve a complete community comprised of residential, commercial/retail, office and open space uses, create jobs, and provide affordable housing within an urbanized area and thereby reducing the need for future settlement expansions; and

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Whereas “Affordable” housing as per the Provincial Policy Statement, 2020 means housing for which the purchase price results in annual accommodation costs which do not exceed 30% of the gross annual household income for low and moderate income households, or housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area; and

Whereas the requestors have committed to providing a minimum of 10% of the total number of residential units as affordable housing units and for the purposes of the Zoning Order have confirmed affordable housing units shall mean housing for which the purchase price in annual accommodation costs do not exceed 30 percent of the gross annual household income for low and moderate income households in the City of Vaughan, which is consistent with the Provincial Policy Statement, 2020; and

Whereas prior to or concurrent with the submission of any development application(s), the applicants will be required to submit the necessary studies to establish compatibility and transition requirements with surrounding land uses including, but not limited to, noise, vibration and environmental emissions studies in accordance with Provincial guidelines, social services studies, urban design, transportation and servicing studies and, a full affordable housing implementation strategy to the satisfaction of the City of Vaughan as determined through the pre-application consultation and development application processes; and

Whereas the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the *Planning Act* and the development of the Subject Lands are of significant importance to City of Vaughan, the Regional Municipality of York and the Province of Ontario as they will provide much needed affordable housing in the area; and

Whereas in the absence of a Zoning Order, the ability to proceed with the redevelopment of the Subject Lands would likely be delayed to 2024 and the need for affordable housing in the City of Vaughan is immediate, as is the need to stimulate the economy;

It is therefore recommended:

1. That Council supports and has no objection to the Minister of Municipal Affairs and Housing enacting a Minister’s Zoning Order for the Subject Lands which would permit the lands to be developed for a complete community with the requirement that a minimum of 10% of all residential units represent affordable housing units; and
2. That Council direct staff to work with the owners and the Ministry of Municipal Affairs and Housing to prepare a Minister’s Zoning Order that is consistent with these recommendations; 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

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the Regional Municipality of York and the Toronto and Region Conservation Authority.

Attachments

1. Letter to Mayor and Members of Council from Malone Given Parsons on behalf of Bracor Limited dated October 13, 2020
2. Letter to Mayor and Members of Council from Weston Consulting Inc. on behalf of Crinklewood Developments Inc. dated September 9, 2020
3. Strategic Opportunity for Transit Supportive Development prepared by Malone Given Parsons September 2020
4. Weston Consulting Inc. Planning Rationale dated September 2020

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

158. REQUEST FROM JANE STREET NOMINEE INC. AND 1406979 ONTARIO LIMITED FOR A MINISTER'S ZONING ORDER FOR LANDS IN BLOCK 34 EAST MUNICIPALLY KNOWN AS 11260 & 11424 JANE STREET

(Addendum No. 5)

MOVED by Councillor Iafrate
seconded by Councillor Carella

That consideration of this matter be referred to a Special Committee of the Whole meeting.

CARRIED

Resolution of Mayor Bevilacqua, dated October 21, 2020.

Whereas Vaughan Council received a communication from the Cortel Group dated October 16, 2020 [Attachment 1] sent on behalf of Jane Street Nominee Inc. and 1406979 Ontario Limited (the 'Owners') which advises Council that the Owners will be requesting from the Province a Minister's Zoning Order to zone the lands located at 11260 & 11424 Jane Street (the 'Subject Lands') "EM1 - Prestige Employment Area Zone" and "OS5 - Open Space Environmental Protection Zone" within Block 34 East to permit employment uses, accessory office uses, and the long term protection of the environmental features; and

Whereas the proposed employment use is consistent with the policies of the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, by locating an employment use in a settlement area, in proximity to a major goods movement facility (Highway 400) and utilizes existing and planned infrastructure; and

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Whereas the York Region Official Plan 2010 (the ‘YROP’) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as “Urban Area” on the YROP Map 1 “Regional Structure” and shown as Strategic Employment Lands on YROP Figure 2; and

Whereas, the Subject Lands are located in the Block 34 East Planning Area known as the Highway 400 North Employment Lands Secondary Plan included as Section 11.4 of Volume 2 of the Vaughan Official Plan 2010 and designated as Prestige Areas, General Employment Area, Employment Area Activity Centre, Significant Interface Area, and Potential Valley and Stream Corridor; and

Whereas the Ministry of Natural Resources and Forestry (‘MNRF’) has identified wetlands located on the Subject Lands as part of the Provincially Significant East Humber River Wetland Complex and the site contains valley/stream features and a woodland; and

Whereas the Toronto and Region Conservation Authority (‘TRCA’) administers a “Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation”, approved by the MNRF and known as Ontario Regulation 166/06; and

Whereas in conformity with Ontario Regulation 166/06, the extent of any flood or erosion hazard be assessed/delineated by the Owner through site-specific investigations and technical reports by a qualified professional, in accordance with Provincial and TRCA standards, to the satisfaction of the TRCA; and

Whereas in conformity with Ontario Regulation 166/06 and the Vaughan Official Plan 2010, the function and extent of all wetland, valley/stream and woodland features located on the Subject Lands be assessed by the Owner through site-specific field investigations and technical reports by a qualified professional, in accordance with Provincial and TRCA standards, to the satisfaction of the TRCA and City; and

Whereas the proposed employment zone will facilitate significant economic investment for the City of Vaughan including quality employment opportunities and construction and permanent jobs; and

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

It is therefore recommended:

1. That Council supports and has no objection to the Minister of Municipal Affairs and Housing enacting a Minister’s Zoning Order for the Subject Lands which would permit the lands to be developed for employment uses and provide for

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- the protection of the environmental features; and
2. That the Owners work with the TRCA and the MRNF to undertake the appropriate studies to address the environmental considerations, including compensation, as may be appropriate; and
 3. That the Minister's Zoning Order be amended by the Owner through a future zoning amendment application, if necessary, to incorporate appropriate open space zone(s) to protect any environmental features as may be determined through the required technical reports; and
 4. That Council direct staff to work with the Owner and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is consistent with these recommendations; and
 5. 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, TRCA and the MNRF

Attachments

1. Cortel Letter to Mayor and Members of Council, dated October 19, 2020.

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

159. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

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

1. DIVERSITY AND INCLUSION TASK FORCE – APPOINTMENT OF MEMBERS

(personal matters about an identifiable individual)

CARRIED

Council recessed at 3:20 p.m.

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT Council reconvene at 4:05 p.m.

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CARRIED

Council reconvened at 4:05 p.m. with the following members 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 Alan Shefman		X

160. DIVERSITY AND INCLUSION TASK FORCE – APPOINTMENT OF MEMBERS (Addendum No. 1)

MOVED by Councillor Carella
seconded by Councillor Shefman

That consideration of this matter be referred to a Special Council meeting on October 29, 2020.

CARRIED

Report of the Deputy City Manager, Administrative Services and City Solicitor dated October 21, 2020

Purpose

To review and consider the applications received for the appointment of citizen members to the Diversity and Inclusion Task Force.

Report Highlights

- At the September 29, 2020 Council Meeting, Council approved the Terms of Reference for the Diversity and Inclusion Task Force. Appointment of citizen members to the task force was deferred to the October 21, 2020 Council Meeting.
- The City Clerk was directed to advertise the recruitment of the task force, which commenced on Thursday, October 1, 2020.
- Deadline for receipt of applications was Thursday, October 15, 2020.
- Applications received are contained in Confidential Attachment 1 of this report.

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Recommendations

1. That Council give consideration to applications received for the appointment of citizen members to the Diversity and Inclusion Task Force (Confidential Attachment 1) in addition to the applications received in September; and
2. That the names of the appointed citizens be made public upon adoption.

Background

At its meeting on September 29, 2020, Council adopted Item 11, Report No. 40, of the Committee of the Whole Meeting, titled “DIVERSITY AND INCLUSION TASK FORCE – APPROVAL OF TERMS OF REFERENCE AND APPOINTMENT OF MEMBERS”, approving the following recommendation:

- 1) That Councillor Carella be appointed Chair, and that Councillor Shefman be appointed Vice Chair of the Diversity and Inclusion Task Force;
- 2) That the Terms of Reference for the Diversity and Inclusion Task Force be approved;
- 3) That consideration of the appointment of citizen members to the Diversity and Inclusion Task Force be referred to the September 22, 2020 Committee of the Whole (Closed Session) meeting; and
- 4) That the report of the Deputy City Manager, Administrative Services and City Solicitor dated September 22, 2020, be received.

At the meeting, consideration of the appointment of citizen members was deferred to the October 21, 2020 Council Meeting. The City Clerk was directed to advertise the recruitment of the task force through Corporate Communication channels.

Previous Reports/Authority

[DIVERSITY AND INCLUSION TASK FORCE – APPROVAL OF TERMS OF REFERENCE AND APPOINTMENT OF MEMBERS](#)

Analysis and Options

Recruitment for citizen members is done through the City’s social media channels, website and Council eNews. The deadline for receipt of applications was noon on Thursday, October 15, 2020. Applications are included in Confidential Attachment 1 of this report. According to the Terms of Reference, Members shall include members of Council, citizens and stakeholders, as follows:

- Councillor Carella, Chair and Councillor Shefman, Vice Chair.
- A minimum of nine (9) and a maximum of nineteen (19) citizen-stakeholder
- members who will be chosen with the intention of having a membership that is
- reflective of Vaughan’s diversity: ethno-cultural, national, racial, religious, or
- other.

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- The Mayor will serve as an ex-officio member of the task force.

Financial Impact

There are no financial impact associated with this report.

Broader Regional Impacts/Considerations

There are no broader regional impact associated with this report.

Conclusion

It is appropriate that Council give consideration to the applications received for appointment of citizen members to the Diversity and Inclusion Task Force contained in Confidential Attachment 1 of this report, in addition to applications received in September 2020.

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

Attachments

1. Applications for the Diversity and Inclusion Task Force (Confidential Attachment for Mayor and Members of Council distributed after October 15, 2020)

Prepared by

Isabel Leung, Deputy City Clerk, extension 8190.

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

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

161. BY-LAWS

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Jackson

THAT the following by-laws be enacted:

- | | |
|------------------------|---|
| BY-LAW NUMBER 131-2020 | A By-law to dedicate certain lands as part of the public highway. (East's Corners Boulevard, Barons Street, Mactier Drive, 19T-10V004, 65M-4373 & 65M-4374). (Delegation By-law 005-2018) |
| BY-LAW NUMBER 132-2020 | A By-law to dedicate certain lands as part of the public highway. (Mactier Drive, 19T-10V004, Block 249 on Plan 65M-4489) (Delegation By-law 005-2018) |

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- BY-LAW NUMBER 133-2020 A By-law to dedicate certain lands as part of the public highway. (Barons Street and Cranbrook Crescent, 19T-10V004, 65M-4420 & 65M-4421) (Delegation By-law 005-2018)
- BY-LAW NUMBER 134-2020 A By-law to dedicate certain lands as part of the public highway. (Canard Drive, Ballefond Street, Barons Street, Ghent Drive, Silton Avenue, Balilty Street, Boone Street, Mactier Drive and Alistair Crescent, 19T-10V004, 65M-4556) (Delegation By-law 005-2018)
- BY-LAW NUMBER 135-2020 A By-law to dedicate certain lands as part of the public highway. (Barons Street, 19T-10V005, 65M-4500) (Delegation By-law 005-2018)
- BY-LAW NUMBER 136-2020 A By-law to dedicate certain lands as part of the public highway. (Mactier Drive, 19T-10V005, 65M-4564) (Delegation By-law 005-2018)
- BY-LAW NUMBER 137-2020 A By-law to dedicate certain lands as part of the public highway. (Mactier Drive, Ryerson Drive and Factor Street, 19T-15V006, 65M-4670) (Delegation By-law 005-2018)
- BY-LAW NUMBER 138-2020 A By-law to dedicate certain lands as part of the public highway. (Galen Crescent, Mactier Drive and Factor Street, 19T-16V010, 65M-4639) (Delegation By-law 005-2018)
- BY-LAW NUMBER 139-2020 A By-law to dedicate certain lands as part of the public highway. (Mactier Drive, Ryerson Drive and Factor Street, 19T-17V007, 65M-4672) (Delegation By-law 005-2018)
- BY-LAW NUMBER 140-2020 A By-law to assume Municipal Services in Teefy Developments Limited 19T- 13V002, Registered Plan 65M- 44820. (Teefy Developments Limited dated October 30th, 2015) (Delegation By-law 005-2018)
- BY-LAW NUMBER 141-2020 A By-law to amend City of Vaughan By-law 1-88. (Z.16.040, Related File DA.16.083, Part of Lot 21, Concession 10, 3942198 Canada Inc. C/O Amardeep Deol, lands municipally known as 7290 Major Mackenzie Drive and are located on the north side of Major Mackenzie Drive, City of Vaughan.) (Council, May 27, 2020, Item 5, Committee of the Whole, Report No. 20)

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- BY-LAW NUMBER 142-2020 A By-law to amend City of Vaughan By-law 1-88. (Z.19.001, Related File DA.19.008, Daniel and Raya Gluzberg, located at 1238 Centre Street on the north side of Centre Street west of Vaughan Boulevard, being Lot 87, Registered Plan 3541, in Lot 6, Concession 2, City of Vaughan.) (Council, September 29, 2020, Item 3, Committee of the Whole, Report No. 38)
- BY-LAW NUMBER 143-2020 A By-law to amend City of Vaughan By-law 1-88. (Z.19.037, Related File 19T-19V006, Part of Lot 25, Concession 7, Nick Oppedisano and Vincenzo Macri, located on the west side of Pine Valley, south of Teston Road, City of Vaughan.) (Council, September 29, 2020, Item 4, Committee of the Whole, Report No. 38)
- BY-LAW NUMBER 144-2020 A By-law to amend City of Vaughan By-law 1-88, as amended, by By-laws 60-2020 and 61-2020. (Z.20.021, 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.) (Council, July 16, 2015, Item 11, Special Committee of the Whole, Report No. 29)
- BY-LAW NUMBER 145-2020 A By-law to exempt parts of Plan 65M-4617 from the provisions of Part Lot Control. (PLC.20.009, Related Files Z.13.043 and 19T-13V010, Nine-Ten West Limited, located north of Rutherford Road on the east side of Grand Trunk Avenue, being Blocks 1-8 inclusive on Registered Plan 65M-4617, municipally known as 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111 and 113 Grand Trunk Avenue, 2, 6, 10, 14, 18, 22, 26, 30, 34, 38, 42, 46, 50, 54, 58, 62 and 66 Campobello Street, 1, 5, 9, 13, 17, 21, 25, 29, 33 and 37 Babington Gate, Part of Lot 16, Concession 3, City of Vaughan.) (Delegation By-law 005-2018)
- BY-LAW NUMBER 146-2020 A By-law to exempt parts of Plan 65M-4578 from the provisions of Part Lot Control. (PLC.20.011, 6675, 6685 Langstaff Road and 8405 Huntington Road, Huntington IV Limited, located south of Langstaff Road and east of Huntington Road, being Blocks 2, 3 and part of Block 4 on Registered Plan 65M-4578, in Part of

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Lots 10 and 11, Concession 9, City of Vaughan.)
(Delegation By-law 005-2018)

BY-LAW NUMBER 147-2020 A By-law to authorize the acquisition of 901 Nashville Road required to construct the Barons Street Extension, from the north terminus to Nashville Road. (Item 1, Committee of the Whole (Closed Session), Report No. 48, Council, October 21, 2020)

BY-LAW NUMBER 148-2020 A By-law to amend Temporary Use By-law 094-2020. (Addendum 2, dated October 21, 2020)

BY-LAW NUMBER 149-2020 A By-law to amend By-law 123-2013, the City of Vaughan's Site Plan Control By-law, as amended by By-law 095-2020, to continue to exempt temporary outdoor patios accessory to Eating Establishments and Banquet Halls from Site Plan Control. (Addendum 2, dated October 21, 2020)

BY-LAW NUMBER 150-2020 A By-law to amend Temporary Outdoor Patio By-law 096-2020. (Addendum 2, dated October 21, 2020)

CARRIED

162. CONFIRMING BY-LAW

MOVED by Councillor Iafrate
seconded by Regional Councillor Ferri

THAT By-law Number 151-2020, being a by-law to confirm the proceedings of Council at its meeting on October 21, 2020, be enacted.

CARRIED

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163. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

THAT the meeting adjourn at 4:07 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk