

**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**

Tuesday, December 15, 2020

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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

Pages

1. CONFIRMATION OF AGENDA

2. DISCLOSURE OF INTEREST

3. CEREMONIAL PRESENTATIONS

1. Recognizing Vaughan's Summer Company Student Entrepreneurs
2. Six Marcom Awards - Presentation by Corporate and Strategic Communications Department

4. ADOPTION OF MINUTES

Minutes of the Council meeting of November 17, 2020.

5. COMMUNICATIONS

6. DEPUTATION REQUIRING STATUTORY PUBLIC HEARING

7. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

- | | | |
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| 2. | FRANCESCO SORBARA, MP, VAUGHAN-WOODBRIDGE AND PARLIAMENTARY SECRETARY TO THE MINISTER OF NATIONAL REVENUE | |
| 3. | HON. JEAN AUGUSTINE, FORMER MINISTER OF STATE FOR MULTICULTURALISM AND ONTARIO'S FIRST FAIRNESS COMMISSIONER | |
| 4. | NISHA HAJI, DIRECTOR - PUBLIC ENGAGEMENT, EDUCATION & STRATEGIC COMMUNICATIONS, ANTI-RACISM DIRECTORATE, MINISTRY OF THE SOLICITOR GENERAL | |
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| 2. | COMMITTEE OF THE WHOLE REPORT NO. 57 | 23 |
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| 3. | OFFICIAL PLAN AMENDMENT FILE OP.18.021 ZONING BY-LAW AMENDMENT FILE Z.17.018 SITE DEVELOPMENT FILE DA.17.042 PORTSIDE DEVELOPEMTS (KLEINBURG) INC.10568 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD | |
| 4. | ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.025 SITE DEVELOPMENT FILE DA.18.065 8811 HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD | |

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HUNTINGTON ROAD
 6. ANATOLIA INVESTMENTS CORP. ZONING BY-LAW
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HUNTINGTON ROAD AND RUTHERFORD ROAD
 7. ALLOCATION OF SERVICING CAPACITY ANNUAL
DISTRIBUTION AND UPDATE
 8. FENCE BY-LAW AMENDMENTS RELATED TO SWIMMING
POOL ENCLOSURES
(By-law Number 188-2020 and By-law Number 189-2020)
 9. MENORAH LIGHTING
 10. CEREMONIAL PRESENTATION – FIRE STATION 7- 4 AND 7-
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 1. CONSIDERATION OF AD-HOC COMMITTEE
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 2. STAFF COMMUNICATIONS
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17. COMMITTEE OF THE WHOLE (CLOSED SESSION)
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1. PROPERTY MATTER LEASE RENEWAL SONOMA SENIORS CLUB ONE SONOMA BOULEVARD UNITS 5, 6, 7, 8, BUILDING B
(By-law Number 178-2020)
2. ACQUISITION OF LANDS FOR FURTHER NEIGHBOURHOOD PARK SITE NORTHWEST CORNER OF STEELES AVENUE AND KEELE STREET
(By-law Number 179-2020)
3. WARD 1 CIVIC HERO AWARD 2020
4. CITY OF VAUGHAN ET AL. ATS. FRANK MIELE
5. LOCAL PLANNING APPEAL TRIBUNAL APPEALS LPAT CASE NOS. PL190339 & PL190340 FRIENDS TO CONSERVE KLEINBURG INC. COMPLAINT OPA 47 & OPA 48

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 176-2020
(Council, November 19, 2019, Item 10, Committee of the Whole, Report No. 34)

A By-law to amend By-law 403-87 as amended by By-law 146-2016, a by-law to designate the George Munshaw House, in the City of Vaughan, Regional Municipality of York, as being of architectural and historical value under Section 29 of the Ontario Heritage Act, R.S.O.1990.

2. BY-LAW NUMBER 177-2020
(Council, November 17, 2020, Item 2, Committee of the Whole, Report No. 51)

A By law to regulate backflow prevention and cross connections in the City of Vaughan in order to protect the City's drinking water system from contamination, and to repeal and replace By-law 004-2018.

3. BY-LAW NUMBER 178-2020
(Item 1, Committee of the Whole (Closed Session), Report No. 62)

A By-law to authorize a lease renewal with Bethridge Developments Inc. for recreation space at One Sonoma Boulevard, Units 5, 6, 7 and 8, Building B.
4. BY-LAW NUMBER 179-2020
(Item 2, Committee of the Whole (Closed Session), Report No. 62)

A By-law to amend By-law Number 098-2015 being a By-law to authorize the acquisition of lands for road widening and parkland, and the execution of an Agreement of Purchase and Sale by the Mayor and City Clerk.
5. BY-LAW NUMBER 180-2020
(Item 1, Committee of the Whole, Report No. 57)

A By-law to amend City of Vaughan By-law 1-88. (Z.19.024, Related Files: OP.19.009, 19T-19V004, DA.19.075, GB (Vaughan Seven) Limited Partnership, located on the south side of Highway 7 between Maplecrete Road and Creditstone Road, within the Vaughan Metropolitan Centre, and are municipally known as 2851 Regional Road 7, in Part of Lot 5, Concession 4, City of Vaughan.)
6. BY-LAW NUMBER 181-2020
(Item 1, Committee of the Whole, Report No. 57)

A By-law to adopt Amendment Number 59 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.19.009, Related Files: Z.19.024, 19T-19V004, DA.19.075, GB (Vaughan Seven) Limited Partnership, located immediately on the south side of Highway 7, between Maplecrete Road and Creditstone Road, within the Vaughan Metropolitan Centre, and are municipally known as 2851 Regional Road 7, in Part of Lot 5, Concession 4, City of Vaughan.)
7. BY-LAW NUMBER 182-2020
(LPAT, September 17, 2018, Case No. PL110420)

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 033-2019. (Z.18.023, Related File: DA.18.047, Dulcina Investments Inc., municipally known as 9000 Jane Street and are located on the west side of Jane Street, south of Rutherford Road in part of Lots 14 and 15, Concession 5, City of Vaughan.)

8. BY-LAW NUMBER 183-2020
(Item 8, Committee of the Whole, Report No. 61)

A By-law to amend City of Vaughan By-law 1-88. (Z.18.025, Related Files: 19T-18V009, DA.18.065, Anatolia Capital Corp., located east of Huntington Road, between Rutherford Road and Langstaff Road and are municipally known as 8811 Huntington Road, City of Vaughan.)
9. BY-LAW NUMBER 184-2020
(Item 9, Committee of the Whole, Report No. 61)

A By-law to amend City of Vaughan By-law 1-88. (Z.18.026, Related Files: 19T-18V010, DA.18.066, Part of Lot 11, Concession 9, Anatolia Capital Corp., located east of Huntington Road and north of Langstaff Road and are municipally known as 6560 Langstaff Road, City of Vaughan.)
10. BY-LAW NUMBER 185-2020
(Item 10, Committee of the Whole, Report No. 61)

A By-law to amend City of Vaughan By-law 1-88. (Z.18.027, Related Files: 19T-18V011, DA.18.067, Part of Lot 15, Concession 9, Anatolia Investments Corp., located east of Huntington Road and south of Rutherford Road and are municipally known as 9151 Huntington Road, City of Vaughan.)
11. BY-LAW NUMBER 186-2020
(Item 3, Committee of the Whole, Report No. 61)

A By-law to authorize the Mayor and City Clerk to execute an amendment to the Shared Services Agreement between The Corporation of the City of Vaughan and Alectra Services Corporation.
12. BY-LAW NUMBER 187-2020
(Item 6, Committee of the Whole, Report No. 61)

A By-law of the Corporation of the City of Vaughan to amend Licensing By-law 315-2005, as amended.
13. BY-LAW NUMBER 188-2020
(Item 8, Committee of the Whole, Report No. 57)

A By-law of the Corporation of the City of Vaughan to amend the Administrative Monetary Penalties By-law 063-2019, as amended, to include the Fence By-law.

14. BY-LAW NUMBER 189-2020
(Item 8, Committee of the Whole, Report No. 57)

A By-law to regulate Fences in the City of Vaughan, such as the Height, permitted materials and standards for Fences and Swimming Pool Enclosures, and to repeal the Fence By-law 80-90, and its amending by-laws, 240-99, 162-2004, 203-2006, 208-2007 and 29-2014.

15. BY-LAW NUMBER 190-2020
(Item 1, Committee of the Whole, Report No. 61)

A By-law of the Corporation of the City of Vaughan to amend By-law 7-2011 (Procedure By-law), as amended, which governs the proceedings of Council and Committees of Council.

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
NOVEMBER 17, 2020**

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CITY OF VAUGHAN
COUNCIL MEETING
TUESDAY, NOVEMBER 17, 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, 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

173. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Ferri
seconded by Councillor Iafrate

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

That the following addendums be added to the agenda:

1. **PROCLAMATION REQUEST - NATIONAL DAY OF REMEMBRANCE
AND ACTION ON VIOLENCE AGAINST WOMEN**

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

COUNCIL MEETING MINUTES – NOVEMBER 17, 2020

2. BY-LAW NUMBER 174-2020
(Delegation By-law 005-2018)

A By-law to exempt parts of Plan M-1116 from the provisions of Part Lot Control. (PLC.16.011, Pine Valley Enclave II Ltd., located south of Langstaff Road on the west side of Pine Valley Drive, being Part of Lots 21, 22 and 23, M-1116, save and except Parts 25 and 26, 65R-39154; City of Vaughan.)

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

174. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

175. CEREMONIAL PRESENTATIONS

1. Mayor and Members of Council received the presentation to celebrate the unveiling of Vaughan's first temporary Public Art installation at the Vaughan Metropolitan Centre and received Communication C2, presentation material.

176. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Shefman
seconded by Councillor Carella

THAT the minutes of the Council meeting of October 21, 2020 and the Special Council Meeting of October 29, 2020, be adopted as presented.

CARRIED

177. COMMUNICATIONS

MOVED by Regional Councillor Rosati
seconded by Regional Councillor Mario Ferri

THAT Communications C1 to C42 inclusive be received and referred to their respective items on the agenda.

CARRIED

COUNCIL MEETING MINUTES – NOVEMBER 17, 2020

178. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Addendum Items

Items 1 and 2

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 1 of the Committee of the Whole (Public Meeting) Report No. 50, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 11 of the Committee of the Whole Report No. 51, BE APPROVED and the recommendations therein be adopted;

THAT Item 1 of the Committee of the Whole (Public Meeting) Report No. 52, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Working Session) Report No. 53, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 14 of the Committee of the Whole Report No. 54, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Closed Session) Report No. 55, BE APPROVED and the recommendations therein be adopted; and

CARRIED

Addendum Items

179. PROCLAMATION REQUEST – NATIONAL DAY OF REMEMBRANCE AND ACTION ON VIOLENCE AGAINST WOMEN

(Addendum No. 1)

MOVED by Councillor Yeung Racco
seconded by Councillor De Francesca

That the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor dated November 17, 2020 be approved:

CARRIED

Report of the Deputy City Manager, Administrative Services and City Solicitor dated November 17, 2020

COUNCIL MEETING MINUTES – NOVEMBER 17, 2020

Purpose

To seek Council approval to proclaim December 6, 2020 as the National Day of Remembrance and Action on Violence Against Women, and that the proclamation be posted on the City's website.

Report Highlights

- Respond to the proclamation request received from the Executive Director of Yellow Brick House
- Proclamation requested for December 6, 2020

Recommendations

1. That December 6, 2020 be proclaimed "National Day of Remembrance and Action on Violence Against Women; and,
2. That the proclamation be posted on the City Website

Background

Correspondence was received from the Executive Director of Yellow Brick House on November 6, 2020 making the request for proclamation.

The National Day of Remembrance and Action on Violence Against Women honours the 14 women who lost their lives and those that were injured as a result of the gender-based violence that took place on December 6, 1989 at l'Ecole Polytechnique de Montreal. Yellow Brick House provides life-saving services and prevention programs to individuals, families and communities impacted by violence; providing support to over 6,200 women and children annually.

Previous Reports/Authority

The flag raising/half-masting policy (AD-014) includes the requirement that flags be lowered on December 6:

"2) Flags at the City of Vaughan Civic Centre and all its associated facilities, including Fire Stations, shall be flown at half-mast to commemorate the following special days in accordance with the protocol established by the government of Canada:

- April 28, National Day of Mourning for Workers Killed or Injured on the Job.
- November 11, Remembrance Day.
- December 6, National Day of Remembrance and Action on Violence Against Women."

Yellow Brick House has requested the proclamation, in conjunction with the Purple Flag being raised at Vaughan City Hall.

Analysis and Options

The proclamation request meets the requirements of the City's Proclamation Policy, as follows:

COUNCIL MEETING MINUTES – NOVEMBER 17, 2020

“That upon request, the City of Vaughan issue Proclamations for events, campaigns, or other similar matters:

- (i) Which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act.”

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

Staff is recommending that December 6, 2020 be proclaimed as National Day of Remembrance and Action on Violence Against Women, and that the proclamation be posted on the City's website.

For more information, please contact: Todd Coles, City Clerk, x8281

Attachments

1. Correspondence from Executive Director, Yellow Brick House, received November 6, 2020.

Prepared by

Shari Gouzvaris, Supervisor, City Clerk's Administrative Services, x8280

(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.)

180. BY-LAWS

MOVED by Regional Councillor Ferri
seconded by Councillor Shefman

That the following be approved in accordance with Communication C41 from the Deputy City Manager, Infrastructure Development, dated November 17, 2020, regarding By-law 156-2020:

1. That By-law 092-2020 be amended by deleting Section ki) xviii) of Exception 9 (1500), to be replaced with the following:
“Section 37
The maximum Gross Floor Area of 181,014.60 m² shall be conditional until such time as the Owner pays to the City a Section 37 contribution in the amount of \$1,093,781.00 prior to the issuance of the first Building Permit for any below grade structure(s) to the satisfaction of the City and in accordance with the executed Section 37 agreement between the City and the Owner dated June 25, 2020.”

COUNCIL MEETING MINUTES – NOVEMBER 17, 2020

CARRIED

MOVED by Regional Councillor Ferri
seconded by Councillor Shefman

THAT the following by-laws, including Addendum By-Law 156-2020, be enacted:

- BY-LAW NUMBER 154-2020 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 25th day of March 2020 in LPAT Case File No. PL150822. (LPAT File No. PL150822, Z.07.002, Part of Lot 25 Concession 6, 2097500 Ontario Limited). (LPAT, March 25, 2020, Case No. PL150822)
- BY-LAW NUMBER 155-2020 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 041-2019. (Z.17.031, Related Files: OP.17.011, 19T-17V011, Gemini Urban Design (W) Corp., located on the south side of Rutherford Road, west of Regional Road 27, and are municipally known as 6061 and 6079 Rutherford Road and 134 and 140 Simmons Street, being Part of the East Half of Lot 15, Concession 9, City of Vaughan.) (Council, January 29, 2019, Item 1, Committee of the Whole, Report No. 4)
- BY-LAW NUMBER 156-2020 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 092-2020. (Council, June 29, 2020, Item 1, Committee of the Whole, Report No. 22)
- BY-LAW NUMBER 157-2020 A By-law to dedicate certain lands as part of the public highway. (Applewood Crescent, Part 6 on Reference Plan 65R-38936 and Portage Parkway, Part 8 on Reference Plan 65R-38936 and Block 19 on Registered Plan 65M-3606) (Delegation By-law 005-2018)
- BY-LAW NUMBER 158-2020 A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 168-2018. (Z.18.003, Related Files: OP.18.002, DA.18.025, Labourers' International Union of North America (LiUNA Local 183), Part of Lots 11 and 12, Concession 10, 8500 Huntington Road) (Council, September 27, 2018, Item 4, Committee of the Whole, Report No. 27)

COUNCIL MEETING MINUTES – NOVEMBER 17, 2020

BY-LAW NUMBER 159-2020	A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 054-2019. (Z.18.002, Arbor Memorial Inc., Part of Lot 4, Concession 9, located south of Regional Road 7 and east of Regional Road 50, and are municipally known as 7541 Highway 50, City of Vaughan.) (Council, March 19, 2019, Item 7, Committee of the Whole, Report No. 11)
BY-LAW NUMBER 160-2020	A By-law to authorize a lease renewal with Rogers Communications Inc. (“Rogers”) for lands associated with a telecommunication tower and equipment located at the City owned Maple Nature Reserve site (“MNR”). (Item 2, Committee of the Whole (Closed Session), Report No. 55)
BY-LAW NUMBER 161-2020	A By-law of The Corporation of the City of Vaughan to amend Administrative Monetary Penalties By-law 063-2019, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 162-2020	A By-law of The Corporation of the City of Vaughan to amend Animal Control By-law 066-2020, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 163-2020	A By-law of The Corporation of the City of Vaughan to repeal City Boulevards By-law 202-2006, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 164-2020	A By-law of The Corporation of the City of Vaughan to amend COVID-19 Emergency Measures By-law 037-2020. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 165-2020	A By-law of The Corporation of the City of Vaughan to amend Dumping By-law 103-2020, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 166-2020	A By-law of The Corporation of the City of Vaughan to amend Encroachment By-law 034-2017, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)

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BY-LAW NUMBER 167-2020	A By-law of the Corporation of the City of Vaughan to amend Fence By-law 80-90, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 168-2020	A By-law to provide for the issuing, revoking, and/or suspending of permits and for regulating and inspecting filming events within the City of Vaughan, and to repeal Filming Event By-law 371-2004, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 169-2020	A By-law to provide for the administration, issuance and enforcement of permits for commercial photography on City lands. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 170-2020	A By-law of The Corporation of the City of Vaughan to amend Special Events By-law 045-2018, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 171-2020	A By-law of The Corporation of the City of Vaughan to amend Tree Protection By-law 052-2018, as amended. (Council, October 21, 2020, Item 6, Committee of the Whole, Report No. 44)
BY-LAW NUMBER 172-2020	A By-law to exempt parts of Plan 65M-4670 from the provisions of Part Lot Control. (PLC.20.010, Nashville Developments (North) Inc., located on the east side of Huntington Road and north of East's Corner Boulevard, specifically Lots 2, 3, and 5 to 10 inclusive, and Block 36 on Registered Plan 65M-4670, in Part of Lot 24, Concession 9, City of Vaughan.) (Delegation By-law 005-2018)
BY-LAW NUMBER 173-2020	A By-law to exempt parts of Plan 65M-3950, 65M-3952 and 65M-4661 from the provisions of Part Lot Control. (PLC.20.012, St. Magnus Developments, located on the west side of Weston Road north of Rutherford Road, being Blocks 15 and 21 on Registered Plan 65M-3950, Blocks 5 and 6 on Registered Plan 65M-3952 and Blocks 1 to 5, inclusive, on Registered Plan 65M-4661, municipally known as 9516, 9520, 9524, 9528, 9532, 9536, 9540, 9544,

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9548, 9552, 9556, 9560, 9564, and 9568 Weston Road, 63, 64, 65, 66, 67, 69 and 71 Laval Street and 68 and 72 Neuchatel Avenue, in Part of Lots 17 and 18, Concession 6, City of Vaughan.) (Delegation By-law 005-2018)

BY-LAW NUMBER 174-2020

A By-law to exempt parts of Plan M-1116 from the provisions of Part Lot Control. (PLC.16.011, Pine Valley Enclave II Ltd., located south of Langstaff Road on the west side of Pine Valley Drive, being Part of Lots 21, 22 and 23, M-1116, save and except Parts 25 and 26, 65R-39154; City of Vaughan.) (Delegation By-law 005-2018)

CARRIED

181. **CONFIRMING BY-LAW**

MOVED by Councillor Iafrate
seconded by Councillor Carella

THAT By-law Number 175-2020, being a by-law to confirm the proceedings of Council at its meeting on November 17, 2020, be enacted.

CARRIED

182. **ADJOURNMENT**

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

THAT the meeting adjourn at 1:28 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**CITY OF VAUGHAN
REPORT NO. 56 OF THE
SPECIAL COMMITTEE OF THE WHOLE**

*For consideration by the Council
of the City of Vaughan
on December 15, 2020*

The Special Committee of the Whole met at 1:01 p.m., on November 25, 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 D. 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. CITY OF VAUGHAN DIVERSITY AND INCLUSION INITIATIVES

The Committee of the Whole recommends:

- 1) That the presentation by the City Manager and C1, presentation material titled “*Corporate Update: Diversity, Inclusion & Accessibility Initiatives*” be received; and**
- 2) That comments from the following speakers be received:**
 - 1. Ms. Gayle Nathanson, Bathurst Street, North York, representing the Centre for Israel and Jewish Affairs (CIJA); and**
 - 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.**

**REPORT NO. 56 OF THE SPECIAL COMMITTEE OF THE WHOLE FOR
CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

**2. FRANCESCO SORBARA, MP, VAUGHAN-WOODBRIDGE AND
PARLIAMENTARY SECRETARY TO THE MINISTER OF NATIONAL
REVENUE**

The Committee of the Whole recommends:

- 1) That the presentation by Francesco Sorbara, MP, Vaughan-Woodbridge and Parliamentary Secretary to the Minister of National Revenue be received.

**3. HON. JEAN AUGUSTINE, FORMER MINISTER OF STATE FOR
MULTICULTURALISM AND ONTARIO'S FIRST FAIRNESS
COMMISSIONER**

The Committee of the Whole recommends:

- 1) That the presentation by Hon. Jean Augustine, former Minister of State for Multiculturalism and Ontario's First Fairness Commissioner be received.

**4. NISHA HAJI, DIRECTOR - PUBLIC ENGAGEMENT, EDUCATION &
STRATEGIC COMMUNICATIONS, ANTI-RACISM DIRECTORATE,
MINISTRY OF THE SOLICITOR GENERAL**

The Committee of the Whole recommends:

- 1) That the presentation by Ms. Nisha Haji, Director - Public Engagement, Education & Strategic Communications, Anti-Racism Directorate, Ministry of the Solicitor General, and C2, presentation material titled: "*We Are The ARD - Anti-Racism Directorate – A Conversation with the Special Committee of the Whole*" be received.

The meeting adjourned at 2:55 p.m.

Respectfully submitted,

Mayor Maurizio Bevilacqua, Chair

CITY OF VAUGHAN
REPORT NO. 57 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on December 15, 2020*

The Committee of the Whole met at 1:02 p.m., on December 1, 2020.

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

The following items were dealt with:

1. **GB (SEVEN VAUGHAN) LIMITED PARTNERSHIP (MELROSE) OPA FILE OP.19.009 ZBA FILE Z.19.024 DRAFT PLAN OF SUBDIVISION FILE 19T-V004 SITE PLAN FILE DA.19.075 2851 HWY 7 VICINITY OF MAPLECRETE ROAD AND HWY 7**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020, be approved, subject to the following amendments, in accordance with Communication C1, memorandum from the Deputy City Manager, Infrastructure Development, dated November 27, 2020, as follows:**
 1. **That Recommendation #1 d) with respect to the tower floor plate size permissions, be deleted and replaced with the following:**
 - d) **An increase to the maximum permitted tower floor plate size from 750 m2 as follows:**
 - i. **Tower A: 972 m2 on level 6 only and 815 m2 on levels 7 to 34 and;**

**REPORT NO. 57 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

- ii. **Tower B: 852 m² on levels 4 to 8, and 810 m² on levels 9 to 24.**
- 2. **THAT Recommendation #2 b) regarding Section 37 contribution requirements, be deleted and replaced with the following:**
 - b) **permit the bonusing for increased building height and density for the proposed development on Block 1 as shown on Attachments 5 to 16 in return for the following provision of off-site community benefits totaling \$1,414,135.00 pursuant to 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. **\$1,000,000.00 related to enhancements to the Edgeley Park and Pond located in the vicinity of Jane Street and Highway 7;**
 - ii. **\$414,135.00 towards a reserve for a future cultural/community hub located within the VMC; and**
- 2) **That the coloured elevations submitted by the applicant be received.**

Recommendations

- 1. **THAT the Official Plan Amendment File OP.19.009 BE APPROVED; to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (VMCSPP), to add a new Site-Specific Policy Area on Schedule 'K' to permit the following:**
 - a) **Further to the permissions outlined in Policy 8.7.12, an increase to the maximum permitted building height of Tower B from 23 to 27-storeys, whereas Tower A is permitted a maximum building height of 37-storeys, subject to the registration of a Section 37 Agreement and payment of the Section 37 contribution**
 - b) **An increase to the maximum permitted density (Floor Space Index (FSI)) from 5.0 times the area of the lot to an FSI of 5.41 for Block 1 (Area 1) and reserve a base FSI of 2.5 for Block 3 (Area 2) respectively; subject to the registration of a Section 37 Agreement and payment of the Section 37 contribution. Any increase in density above the permitted 2.5 base FSI for Block 3 will require an amendment to this Plan,**

**REPORT NO. 57 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

subject to the appropriate studies and plan submitted as part of a complete application for Area 2 demonstrating that the proposed increase in density is appropriate, to the satisfaction of the City

- c) Conversion of the tenure of the north-south street from public to private with a public access easement
 - d) An increase to the maximum permitted tower floor plate size from 750 m² as follows:
 - i. Tower A: 966 m² on level 6 only and 810 m² on levels 7 to 34 and;
 - ii. Tower B: 847 m² on levels 4 to 8, and 805 m² on levels 9 to 24.
2. THAT Zoning By-law Amendment File Z.19.024 BE APPROVED to:
- a) amend By-Law 1-88, as amended, to rezone Block 1 from “EM1 Prestige Employment Area”, subject to Exception 9(620), to “C9 Corporate Centre Zone” on Block 1 lands, generally in the manner shown on Attachment 5, together with the site-specific zoning exceptions as generally identified in Table 1 of this report, and Block 3 to “C9 Corporate Centre Zone” with a Holding Symbol “(H)”; and
 - b) permit the bonusing for increased building height and density for the proposed development on Block 1 as shown on Attachments 5 to 16 in return for the following provision of off-site community benefits totaling \$1,399,000.00 pursuant to 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. \$1,000,000.00 related to enhancements to the Edgeley Park and Pond located in the vicinity of Jane Street and Highway 7;
 - ii. \$399,000.00 towards a reserve for a future cultural/community hub located within the VMC.
3. THAT the Holding Symbol “(H)” shall not be removed from the Block 3 lands, or any portion thereof, until the following conditions are fulfilled:
- a) Conditional approval of a future Site Development Application which would allow for a viable development on the lands, subject to the policies of the VMCSPP and to the

**REPORT NO. 57 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

satisfaction of the City; or a future Site Development Application which would include acquisition of lands to the south, subject to the policies of the VM CSP and to the satisfaction of the City;

- b) Adequate municipal downstream servicing (water, sanitary, and storm) has been constructed on the adjacent lands to the west, to the satisfaction of the City; and
 - c) Plans and reports are submitted and approved for the ultimate water, sanitary, and storm service as well as sanitary and storm tributary areas, to the satisfaction of the City.
- 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 Agreement, pursuant to Section 37 of the Planning Act, for the implementation of the community benefits identified in Recommendation 2 b). 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 the Planning Applications, prior to the execution of the Section 37 Agreement.
 - 5. 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.
 - 6. THAT staff be authorized to issue the notice of draft approval for Draft Plan of Subdivision File 19T-19V004 for the creation of a mixed-use development block, a private north-south street with a public access easement (Block 1), a public east-west local road (Block 2), a future development block (Block 3) and a 0.3 metre reserve (Block 4), subject to the Conditions of Draft Approval set out in Attachment 1.
 - 7. THAT Site Development File DA.19.075 BE DRAFT-APPROVED subject to the conditions set out in Attachment 2 and 2a.
 - 8. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“THAT Site Development Application DA.19.075 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 769 residential apartment units (1,699 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

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FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

Policy if the development does not proceed to registration
and/or building permit issuance within 36 months.”

- 2. HATPIN DEVELOPMENTS INC. DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-20V004 10242 TO 10294 KEELE STREET, 2 TO 18 MCNAUGHTON ROAD AND 2 TO 78 SEACOASTS CIRCLE VICINITY OF KEELE STREET AND MCNAUGHTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-20V004 (Hatpin Developments Inc.) BE DRAFT APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval set out in Attachment 1.

3. OFFICIAL PLAN AMENDMENT FILE OP.18.021 ZONING BY-LAW AMENDMENT FILE Z.17.018 SITE DEVELOPMENT FILE DA.17.042 PORTSIDE DEVELOPEMTS (KLEINBURG) INC.10568 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

The Committee of the Whole recommends:

- 1) The Committee of the Whole recommends that further consideration of this matter be deferred to a Committee of the Whole meeting in January 2021 to allow staff to report back on the issues raised;
- 2) That the presentation by Mr. Mark McConville, Humphries Planning Group Inc., Pippin Road, Vaughan, on behalf of the applicant, be received;
- 3) That the comments and Communications by the following, be received:
 1. Mr. Chris Adamkowski, Lester B. Pearson Street, Kleinburg and Communication C5, dated November 27, 2020; and
 2. Ms. Laura De Faveri, Lester B. Pearson Street, Kleinburg and Communication C3, dated November 27, 2020; and
- 4) That the following Communications be received:
 - C2. Mr. Mark Inglis, Main Street, Kleinburg, dated November 27, 2020;
 - C6. Peter and Carol Gould, Islington Avenue, Vaughan, dated November 28, 2020;

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- C7. Ms. Kathryn Angus, Kleinburg & Area Ratepayers Association, dated November 30, 2020; and**
C9. Mr. Michael Mravyan, dated November 30, 2020.

Recommendations

1. THAT Official Plan Amendment File OP.18.021 (Portside Developments (Kleinburg) Inc.), BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Area Specific Exception 12.4 - Kleinburg Core to permit the following:
 - a. a maximum building height of 12 m (three-storeys), as shown on Attachments 6 and 7, whereas VOP 2010 permits a maximum building height of 9.5 m (2.5-storeys);
 - b. a residential use (apartment dwelling units) on the third floor, whereas VOP 2010 permits a residential use only on the second floor;
 - c. parking located at the side (along the east property line) of the principal building, as shown on Attachment 4, whereas VOP 2010 requires parking to be located at the rear of the principal building; and
 - d. amend Volume 1, Schedule and 14C and Volume 2, Map 12.4.A: Kleinburg Core to make the necessary mapping changes to implement the proposed development.
2. THAT Zoning By-law Amendment File Z.17.018 (Portside Developments (Kleinburg) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from "R1 Residential Zone" to "C11 Mainstreet Commercial Zone" in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment 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, if required.
4. THAT Site Development File DA.17.042 (Portside Developments (Kleinburg) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a three-storey (12 m) mixed-use building consisting of 558.44 m² of gross floor area ('GFA') at-grade commercial uses and a total of 16 rental

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residential units on the second and third floors, as shown on Attachments 4 to 8.

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

“THAT Site Plan Development Application DA.17.042 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 16 residential apartment units (31 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

1. THAT Site Development File DA.17.042 (Portside Developments (Kleinburg) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a three-storey (12 m) mixed-use building consisting of 558.44 m² of gross floor area (‘GFA’) at-grade commercial uses and a total of 16 rental residential units on the second and third floors, as shown on Attachments 4 to 8.

4. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.025 SITE DEVELOPMENT FILE DA.18.065 8811 HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

The Committee of the Whole recommendation and report was referred to the Committee of the Whole meeting of December 8, 2020 for consideration. Refer to Report No. 61, Item 8.

5. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.026 SITE DEVELOPMENT FILE DA.18.066 6560 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD

The Committee of the Whole recommendation and report was referred to the Committee of the Whole meeting of December 8, 2020 for consideration. Refer to Report No. 61, Item 9.

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FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

**6. ANATOLIA INVESTMENTS CORP. ZONING BY-LAW AMENDMENT
FILE Z.18.027 SITE DEVELOPMENT FILE DA.18.067 9151
HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND
RUTHERFORD ROAD**

The Committee of the Whole recommendation and report was referred to the Committee of the Whole meeting of December 8, 2020 for consideration. Refer to Report No. 61, Item 10.

**7. ALLOCATION OF SERVICING CAPACITY ANNUAL DISTRIBUTION
AND UPDATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. "THAT the Allocation of Servicing Capacity Policy (included in Attachment No. 1) be included for information purposes only;
2. "THAT development application File Numbers 19T-17V007, DA.18.107, DA.19.011, DA.19.016, B024/19 and B005/20 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 158 persons equivalent. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Distribution Policy if the development does not proceed to registration and/or building permit issuance within 36 months";
3. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System as noted below:
 - a. 15,075 persons equivalent for distribution to active development applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area);
 - b. 10,000 persons equivalent (approximately 5,000 apartment units) for distribution to active development applications in Regional Centres/Corridors including the Vaughan Metropolitan Centre;
 - c. 2,000 persons equivalent (approximately 1,000 apartment units) for distribution to active development applications at the discretion of Council (Council's Reserve); and
 - d. 2,482 persons equivalent for distribution to active development applications within the Kleinburg Water Resource Recovery Facility service area.

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FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

4. THAT an annual review of the City's available servicing capacity and related Policy be undertaken by staff and brought forward annually to a Committee of the Whole meeting; and
5. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

8. FENCE BY-LAW AMENDMENTS RELATED TO SWIMMING POOL ENCLOSURES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Community Services, dated December 1, 2020:

Recommendations

1. THAT the amendments to the Fence By-law and Fees and Charges By-law, as substantially provided in Attachment 1 of this report, be approved; and
2. THAT staff be authorized to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other by-laws.

9. MENORAH LIGHTING

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Regional Councillor Jackson, dated December 1, 2020.

Member's Resolution

Submitted by Regional Councillor Linda Jackson

Whereas, the City of Vaughan recognizes the celebration of Hanukkah through a Menorah lighting ceremony; and

Whereas, the first lighting of the Menorah will take place at nightfall on December 10th and consecutively be lit for the eight-day Jewish celebration known as Hanukkah or Chanukah commemorating the rededication during the second century B.C. of the Second Temple in Jerusalem, to symbolize the miracle; and

Whereas, many members of the Chabad Jewish Centre of Woodbridge have requested that the Menorah be displayed to provide a social distanced visual symbolism and celebration for the community; and

**REPORT NO. 57 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

It is therefore recommended:

1. That the Menorah Lighting Ceremony as organized by Chabad Jewish Centre of Woodbridge be held on from nightfall on December 10th – nightfall on December 18th; and
2. That the Menorah structure be placed and lit at Vellore Hall Park, with the appropriate support of City of Vaughan staff to assist with the set-up of the Menorah if required.

**10. CEREMONIAL PRESENTATION – FIRE STATION 7- 4 AND 7-10:
GOLD CERTIFICATION FOR ACCESSIBILITY**

The Mayor and Members of Council congratulated staff for Fire Station 7-4 and 7-10 receiving GOLD Certification for Accessibility. This is the 1st Fire Station in Canada to be awarded Gold Certification from the Rick Hansen Foundation.

**11. PRESENTATION - MR. ALEX XIA - SEEKING TO RAISE AWARENESS
ABOUT MARKER RECYCLING**

The Committee of the Whole recommends that the presentation by Mr. Alex Xia, and Communication C4, dated November 27, 2020, be received.

**12. PRESENTATION - MR. LITO ROMANO - REQUESTING THAT
COUNCIL REVIEW BYLAW 066-2020 SECT 17.0(1) WHICH
PROHIBITS THE CUSTODY OF HENS ON RESIDENTIALLY ZONED
PROPERTIES**

The Committee of the Whole recommends:

- 1) That the presentation by Mr. Lito Romano and Communication C10, dated December 1, 2020, be received and referred to staff to report back regarding amending the Animal Control By-Law with respect to keeping of hens on residential properties; and
- 2) That pending the review and reporting back by staff, that the allowance of two (2) hens per residential property be permitted temporarily, providing they are kept clean and with no public health risks.

13. OTHER MATTERS CONSIDERED BY THE COMMITTEE

1. CONSIDERATION OF AD-HOC COMMITTEE REPORT

The Committee of the Whole recommends:

That the following Ad-Hoc Committee report be received:

**REPORT NO. 57 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

- 1. VMC Sub-Committee meeting of November 10, 2020
(Report No. 2).**
-

The meeting adjourned at 2:57 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Chair

**CITY OF VAUGHAN
REPORT NO. 58 OF THE
COMMITTEE OF THE WHOLE (PUBLIC MEETING)**

***For consideration by the Council
of the City of Vaughan
on December 15, 2020***

The Committee of the Whole (Public Meeting) met at 7:02 p.m., on December 1, 2020.

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

Prior to the commencement of the Committee of the Whole (Public Meeting), the following presentations were made:

1. Martha Bell was awarded the 2019 Civic Hero Award, Ward 1, for her outstanding commitment and contribution to community building initiatives and environmental sustainability.
2. Noor Din was awarded the 2020 Civic Hero Award, Ward 3, for making a positive difference in the lives of thousands of individuals through his non-profit community organization.

The following items were dealt with:

1. **OFFICIAL PLAN AMENDMENT FILE OP.20.009 ZONING BY-LAW
AMENDMENT FILE Z.20.022 - 2485097 ONTARIO INC. 7896
HUNTINGTON ROAD VICINITY OF HIGHWAY 7 AND HUNTINGTON
ROAD**

The Committee of the Whole (Public Meeting) recommends:

**REPORT NO. 58 OF THE COMMITTEE OF THE WHOLE (PUBLIC MEETING)
FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020, be approved; and
- 2) That the comments by the following, representing the applicant, and communication, be received:
 1. Grant Uyeyama, KLM Planning Partners Inc., Jardin Drive, Concord, and communication C1.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.009 and Z.20.022 (2485097 Ontario 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. **G. FARRUGGIO ET AL. ZONING BY-LAW AMENDMENT FILE Z.17.007 DRAFT PLAN OF SUBDIVISION FILE 19T-17V002 - 5315 KIRBY ROAD VICINITY OF KIRBY ROAD & KIPLING AVENUE**

The Committee of the Whole (Public Meeting) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020, be approved;
- 2) That the comments by the following, representing the applicant, and communication, be received:
 1. Claudio Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan, and communication C2; and
- 3) That the comments by the following, be received:
 1. Sridhar Nimmagadda, First Nations Trail, Kleinburg.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.17.007 and Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to a future Committee of the Whole meeting.

The meeting adjourned at 7:53 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Chair

**CITY OF VAUGHAN
REPORT NO. 59 OF THE
COMMITTEE OF THE WHOLE (WORKING SESSION)**

***For consideration by the Council
of the City of Vaughan
on December 15, 2020***

The Committee of the Whole (Working Session) met at 9:32 a.m., on December 2, 2020.

Council Member	In-Person	Electronic Participation
Regional Councillor Linda Jackson, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		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. PARKLAND DEDICATION GUIDELINE DOCUMENT

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 2, be approved;**
- 2) That the presentation and Communication C1, presentation material entitled, “Parkland Dedication Guideline Document”, be received; and**
- 3) That Communication C2 from Ms. Jennifer Jaruczek, BILD, Upjohn Road, North York, dated November 27, 2020, be received.**

Recommendations

- 1. That the presentation and presentation material prepared by The Planning Partnership for the Parkland Dedication Guideline, dated December 2, 2020 be received.**

2. CONSIDERATION OF INTERNET VOTING FOR THE 2022 MUNICIPAL ELECTION

The Committee of the Whole (Working Session) recommends

- 1) That the recommendations contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor, dated December 2, 2020, be approved; subject to amending Recommendation 1, by adding “in principal” after the word Election, to read as follows:**
 - 1. That internet voting be authorized for the Advance Vote period for the 2022 Municipal Election, in principal, subject to the successful completion of testing and remediation of the City’s internet voting solution;**
 - 2. That the City Clerk / Returning Officer report back in 2021 on the outcome of the testing and remediation of the internet voting solution; and**
- 2) That correspondence is sent to the Government of Ontario to advise of the urgency of providing a more accurate Voters’ List for the 2022 Election.**

Recommendations

1. That internet voting be authorized for the Advance Vote period for the 2022 Municipal Election, subject to the successful completion of testing and remediation of the City’s internet voting solution.
2. That the City Clerk / Returning Officer report back in 2021 on the outcome of the testing and remediation of the internet voting solution.

The meeting adjourned at 12:47 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Chair

**CITY OF VAUGHAN
REPORT NO. 60 OF THE
SPECIAL COMMITTEE OF THE WHOLE (BUDGET)**

*For consideration by the Council
of the City of Vaughan
on December 15, 2020*

The Special Committee of the Whole met at 7:01 p.m., on December 2, 2020.

Council Member	In-Person	Electronic Participation
Regional Councillor Linda D. Jackson, Chair	X	
Mayor Maurizio Bevilacqua		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		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. DRAFT 2021 BUDGET AND 2022 FINANCIAL PLAN

The Special Committee of the Whole (Budget) recommends:

- 1) That the report of the Deputy City Manager, Corporate Services and Chief Financial Officer dated December 2, 2020 be referred to the December 8, 2020 Special Committee of the Whole (Budget) meeting at 7:00 p.m. to continue deliberations;**
- 2) That the presentation by the Deputy City Manager, Corporate Services and Chief Financial Officer, and C1, presentation material titled “*Proposed 2021 Budget and 2022 Financial Plan*”, be received;**
- 3) That appropriate staff be directed to bring forward within the present budgetary cycle a report on how the City might acquire original works of art:**

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- i. currently available for purchase in the art marketplace (i.e., not already within the public domain, as in the McMichael Canadian Collection); and
- ii. the subjects of which are the natural and built environments within the Township of Vaughan and the Village of Woodbridge, the Town of Vaughan and the City of Vaughan; and

Such report to include:

1. How many items meeting the above criteria exhibit genuine artistic value;
2. What the individual and collective purchase price might be; and
3. Where the said artwork might best be exhibited;
- 4) That staff investigate ways and means of funding the repair / replacement of the skating rink at the Sports Village in order to include such repair / replacement in the 2022 Budget, and that a report come back in Q1 of 2021; and
- 5) That comments from the following speakers be received:
 1. Mr. Kevin Hanit, Queensbridge Drive, Concord;
 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
 3. Mr. Hiten Patel, Thornhill Woods Drive, Thornhill.

Recommendations

1. That the consolidated City of Vaughan's proposed 2021 Budget and 2022 Financial Plan as attached in volumes 1, 2 and 3 be received and approved, including:
 - a. Tax supported 2021 operating budget with gross expenditures of \$317.9 million;
 - b. Rate-supported water, wastewater and stormwater 2021 operating budget of \$170.9 million;
 - c. 2021 capital budget, including 396 projects of \$290.8 million;
2. That the fee schedules as outlined in volume 3 be approved and be effective as of January 1, 2021;
3. That the 2021 water and wastewater rates come into effect from April 1, 2021;
4. That all necessary by-laws be enacted; and

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5. That the Chief Financial Officer and City Treasurer be authorized to make any necessary in-year adjustments within the total approved 2021 operating and capital budgets, with no tax-levy impacts, to reflect organizational changes, reallocation of costs and capital project adjustments.

**2. CEREMONIAL PRESENTATION – GFOA DISTINGUISHED BUDGET
PRESENTATION AWARD**

The Mayor and Members of Council congratulated staff for receiving the 2020 GFOA Distinguished Budget Presentation Award for the fiscal year beginning January 1, 2020. This is the twelfth consecutive year the City has received this prestigious recognition, which is a testament to our sound approach to public finances, and a commitment to open, accountable and transparent governance.

The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair

CITY OF VAUGHAN
REPORT NO. 61 OF THE
COMMITTEE OF THE WHOLE (2)

*For consideration by the Council
of the City of Vaughan
on December 15, 2020*

The Committee of the Whole met at 1:05 p.m., on December 8, 2020.

Council Member	In-Person	Electronic Participation
Regional Councillor Linda D. Jackson, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		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. AUDIT COMMITTEE TERMS OF REFERENCE AND AMENDED
PROCEDURE BY-LAW AND AUDIT COMMITTEE CHARTER**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Director of Internal Audit dated December 8, 2020, be approved;**
- 2) That the following four (4) Members of Council be appointed to the Audit Committee:**
 - 1. Regional Councillor Gino Rosati;**
 - 2. Councillor Sandra Yeung Racco;**
 - 3. Councillor Rosanna DeFrancesca; and**
 - 4. Councillor Alan Shefman; and**

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR
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3) That the following be approved in accordance with Communication C11, Memorandum from the City Clerk dated December 8, 2020:

1. That amendments to the Procedure By-law 7-2011, as amended, to facilitate the establishment of an Audit Committee, be approved.

Recommendations

1. That the Audit Committee Terms of Reference, substantially in the form in Attachment 1, be approved; and,
2. That the amended Committee of the Whole Charter for Audit Related Matters, substantially in the form in Attachment 2, be approved and be renamed as the Audit Committee Charter.

2. VAUGHAN'S FAIR WAGE POLICY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services and Chief Financial Officer dated December 8, 2020:

Recommendations

1. THAT Council consider this Report in providing direction for next steps in the development of the Fair Wage Policy;
2. THAT to develop Fair Wage Schedules council direct staff to implement the identified actions under Option 3;
3. THAT the 2021 Budget be amended to include costs associated with the approved option to develop the Fair Wage Schedules; and
4. That the City's Fees and Charges by-law (171-2013) be updated to reflect the Fair Wage Investigation Fee of \$5,000 for 2021

3. SHARED SERVICES AGREEMENT – CITY OF VAUGHAN AND ALECTRA UTILITIES CORPORATION

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 December 8, 2020:

Recommendation

1. That a By-law be enacted to authorize the Mayor and City Clerk to execute an amendment to extend the Shared Services Agreement between the City of Vaughan and Alectra in a form satisfactory to

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the Deputy City Manager Corporate Services, City treasurer and
Chief Financial Officer and the Deputy City Manager, Administrative
Services & City Solicitor

**4. CITY PARK (WOODBIDGE GATES NORTH) INC. OFFICIAL PLAN
AMENDMENT FILE OP.17.015 ZONING BY-LAW AMENDMENT FILE
Z.17.041 SITE DEVELOPMENT FILE DA.17.108 - 248, 252, 256, and
260 WOODBRIDGE AVENUE VICINITY OF KIPLING AVENUE AND
WOODBIDGE AVENUE**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of
the Deputy City Manager, Infrastructure Development dated
December 8, 2020 be approved;**
- 2) That comments from the following speakers be received:**
 - 1. Ms. Maria Verna, Woodbridge Avenue, Woodbridge,
representing the Village of Woodbridge Ratepayers
Association;**
 - 2. Ms. Gina Pietrangelo, James Street, Woodbridge,
representing the Village of Woodbridge Ratepayers
Association;**
 - 3. Mr. Edward Uchimaru, James Street, Woodbridge,
representing the Village of Woodbridge Ratepayers
Association;**
 - 4. Ms. Pina Sacco, Amos Maynard Circle, Woodbridge;**
 - 5. Mr. Jamie Maynard, William Street, Woodbridge;**
 - 6. Mr. Chris Andrews, Kipling Avenue, Woodbridge;**
 - 7. Ms. Doreen Smith, Wallace Street, Woodbridge;**
 - 8. Mr. Leo Longo, Aird & Berlis LLP, Bay Street, Toronto,
on behalf of the applicant; and**
 - 9. Mr. Alfredo Zelaya, William Street, Woodbridge;**
- 3) That Communication C6 from Kate Duncan, Woodbridge
Avenue, Woodbridge, dated December 6, 2020, be received;
and**
- 4) That the coloured renderings provided by the applicant be
received.**

*Councillor Carella did not declare an interest with respect to the foregoing,
however, he recused himself from participating in the discussion and did
not vote on the matter.*

Recommendations

- 1. THAT Official Plan Amendment File OP.17.015 (City Park
(Woodbridge Gates North) Inc.) BE APPROVED, to amend City of**

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Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan as follows:

- a. Redesignate the Subject Lands from “Low-Rise Mixed Use” to “Mid-Rise Residential” to permit a residential apartment building, with no at-grade commercial component;
 - b. Amend Sections 4.2.2.3 a), d) and e) to:
 - i. increase the maximum permitted Floor Space Index from 2.0 to 2.51 times the area of the lot
 - ii. increase the maximum permitted building height from 6-storeys (19m) to 7-storeys (23.9 m to top of roof)
 - iii. increase the permitted lot coverage from 50% to 65%
2. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a monetary contribution of \$210,000 pursuant to Section 37 of the Planning Act towards the following potential community benefits to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted building height and density for the development to the satisfaction of the City:
 - a. Fitness equipment – potential locations Veterans Park and Nort Johnson District Park
 - b. Woodbridge Library - improvement works
 - c. Pollinator Gardens for either Old Fire Hall and Fred Armstrong Parkettes or Veterans Park within the Woodbridge Core Area
3. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonusing Agreement with the City of Vaughan to secure the contribution(s) identified in this report and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications.
4. THAT Zoning By-law Amendment File Z.17.041 (City Park (Woodbridge Gates North) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R3 Residential Zone” to “RA3 Apartment Residential Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the

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implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

6. THAT Site Development File DA.17.108 (City Park (Woodbridge Gates North) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a 7-storey residential apartment building containing 93 units as shown on Attachments 3 to 6.

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

“THAT Site Development File DA.17.108 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 93 residential apartment units (206 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

**5. HUNTINGTON IV LIMITED SITE DEVELOPMENT FILE DA.18.092
PHASE 2 - 6675 LANGSTAFF ROAD VICINITY OF LANGSTAFF AND
HUNTINGTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 8, 2020:

Recommendation

1. THAT Site Development File DA.18.092 Phase 2 (Huntington IV Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed on Attachment 1 to the satisfaction of the Development Planning Department, to permit the development of a one-storey multi-unit employment building with accessory office uses (Building 2C), as shown on Attachments 4 to 6.

6. TOW TRUCK REVIEW

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Acting Deputy City Manager, Community Services, dated December 8, 2020:

Recommendations

1. That the technical amendments to Licensing By-law 315-2005, as amended, in relation to Tow Trucks regulations, as provided in Attachment 1 of this report, be approved; and

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2. That staff be authorized to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other by-laws.

7. CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM MAY 1, 2020 TO OCTOBER 31, 2020

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Bevilacqua, dated December 8, 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

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

It is therefore recommended that Council receive the attached list of recipient organizations that have received, for the period from May 1, 2020 to October 31, 2020, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

8. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.025 SITE DEVELOPMENT FILE DA.18.065 - 8811 HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD (REFERRED)

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and

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2) That the following Communications be received:

- C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;**
- C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;**
- C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020;**
- C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and**
- C8. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.**

Recommendations

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 4, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Report and Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

- 1. THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, 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, (Anatolia Capital Corp.), enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external municipal services including municipal storm sewers and stormwater outlet to Rainbow Creek (via future John Lawrie Street as shown on Attachment 6) complete with appropriate easements to facilitate the development of the Subject Lands, all to the satisfaction of the City and the Toronto and Region

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Conservation Authority. This agreement shall be executed prior to enactment of the Zoning By-law unless alternative arrangements are made to the satisfaction of the City.

3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
 - a) Draft Plan of Subdivision File 19T- 18V009 is approved by Vaughan Council;
 - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 8;
 - c) For the lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” and EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required for the portion of each lot located on the abutting property to the south;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
5. THAT Site Development File DA.18.065 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit one employment building on the Subject Lands, identified as “Building 1” on Attachments 3 to 5.

9. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.026 SITE DEVELOPMENT FILE DA.18.066 - 6560 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD (REFERRED)

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:
 - C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;

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- C3. Mr. J.A. (Jim) Bacchus, Vice President, The Municipal Infrastructure Group Ltd. (TMIG), Dufferin Street, Vaughan, dated November 30, 2020**
- C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;**
- C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020; and**
- C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and**
- C9. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.**

Recommendations

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 5, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Report and Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.026 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, 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, (Anatolia Capital Corp.) enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external municipal services including the construction of the stormwater pond on external lands and external watermain and associated works, and commit to enter into agreements with the external landowners and the City to facilitate the development of the Subject Lands, all to the satisfaction of the City and York Region. This agreement shall be executed prior to enactment of the

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Zoning By-law unless alternative arrangements are made to the satisfaction of the City.

3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
 - a) Draft Plan of Subdivision File 19T-18V010 is approved by Vaughan Council; and
 - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 9.
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
5. THAT Site Development File DA.18.066 BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit two employment buildings on the Subject Lands, as identified as “Building 1” and “Building 2” on Attachments 3 to 6.

**10. ANATOLIA INVESTMENTS CORP. ZONING BY-LAW AMENDMENT
FILE Z.18.027 SITE DEVELOPMENT FILE DA.18.067 - 9151
HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND
RUTHERFORD ROAD (REFERRED)**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:
 - C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;
 - C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;
 - C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020; and
 - C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and

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C10. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.

Recommendations

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 6, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Report and Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.027 (Anatolia Investments Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone" with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone", in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
 - a. Draft Plan of Subdivision File 19T-18V011 is approved by Vaughan Council; and
 - b. All remaining Block 59 conditions of Block Plan approval as shown on Attachment 8.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Site Development File DA.18.067 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit one employment building on the Subject Lands, identified as "Building 1" on Attachments 3 to 5

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**11. RENOVATION AND ADDITION – SINGLE DETACHED DWELLING
REAR AND SIDE ADDITION WITH GARAGE LOCATED AT 8227
KIPLING AVENUE, WOODBRIDGE HERITAGE CONSERVATION
DISTRICT (TRANSMITTAL REPORT)**

**The Committee of the Whole recommends approval of the
recommendation contained in the following report from the Heritage
Vaughan Committee, dated December 8, 2020:**

Recommendation

The Heritage Vaughan Committee forwards the following recommendation
from its meeting of November 30, (Item 2, Report No. 8), for consideration:

- 1) That the recommendation contained in the report of the Deputy City
Manager, Infrastructure Development, dated November 30, 2020,
be approved.

**Recommendation of the Deputy City Manager, Infrastructure
Development, dated November 30, 2020:**

1. THAT Heritage Vaughan Committee recommend Council approve
the proposal to renovate the existing dwelling with attached garage
and build a rear two-storey addition located at 8227 Kipling 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.

**12. LOT SEVERANCES AT 737 AND 739 NASHVILLE ROAD, AS PART OF
A LARGER ADJACENT DEVELOPMENT IN THE KLEINBURG-
NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL
REPORT)**

REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE FOR CONSIDERATION BY COUNCIL, DECEMBER 15, 2020

The Committee of the Whole recommends approval of the recommendation contained in the following report from the Heritage Vaughan Committee, dated December 8, 2020:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of November 30, 2020 (Item 1, Report No. 8), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated November 30, 2020, be approved.

Recommendation of the Deputy City Manager, Infrastructure Development, dated November 30, 2020:

- 1) THAT Heritage Vaughan Committee recommend Council instruction to Heritage staff for issuance of a Heritage Permit as clearance of Condition #65 of Council approved Draft Plan of Subdivision 19T-17V008 approved by Vaughan Council on June 19, 2018. The Draft Plan of Subdivision would facilitate new construction on Lots 1 to 7 inclusive, as a result of the proposed lot severance of the properties located at 737 and 739 Nashville Road located within the boundary of the Kleinburg-Nashville Heritage Conservation District ('KNHCD'), as part of the larger adjacent Block 61 West Nashville Heights low-rise residential community, 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 Acting Deputy City Manager, Planning and Growth Management.
 - b) 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.

13. BILL 229 – SCHEDULE 6, AMENDMENTS TO THE CONSERVATION AUTHORITIES ACT

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020;

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- 2) That staff provide an update on this matter and how it affects the City of Vaughan; and
- 3) That staff be directed to work with the Ward 1 Councillor to draft an appropriate resolution for Council's consideration.

Member's Resolution

Submitted by Councillor Iafrate

Whereas, on November 5, 2020, the Province of Ontario introduced Bill 229, Protect, Support and Recover from COVID-19 Act (Budget Measures), which proposes amendments to the Conservation Authorities Act and Planning Act through Schedule 6; and

Whereas, Bill 229 was carried on division at its 3rd reading on December 8, 2020: and

Whereas, the amendments identified in Schedule 6 to Bill 229 will diminish TRCA's ability to serve its municipal partners and other watershed stakeholders in the protection from natural hazards and conserving natural resources, primarily in the areas of planning, permitting and enforcement; and

Whereas, local residents groups, environmental groups, Associations of Municipalities of Ontario ("AMO"), Ontario Big City Mayors, David Suzuki Foundation, Environmental Defence, Ontario Nature, various Ontario municipalities and notably, Canadian Environmental Law Association, oppose the changes made by the Province in Schedule 6 of Bill 229; and

Whereas, conservation authorities will no longer be deemed a "Public Body" under the Planning Act in some instances which impacts the ability of conservation authorities to participate in most appeals to the Local Planning Appeal Tribunal ("LPAT") of development applications; and

Whereas, new appeal procedures have been created to allow for applicants to go directly to LPAT or the Minister to receive approval of a permit when it has been denied by a conservation authority; and

Whereas, demoting the role and authority of conservation authorities at this time is not in the public interest and does not provide the protection and assurance that the public relies upon.

It Is therefore recommended that:

1. The City of Vaughan request that the Government of Ontario remove proposed amendments to the Conservation Authorities Act and Planning Act in Bill 229 relating to planning, permitting and enforcement and include strengthened provisions related to enforcement including powers to require the restoration of lands including taxation abilities involving our local municipalities if they

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have been subjected to illegal activities, including enforcement powers that are on par with other Provincial Officers in order to support a balanced approach to development, enable conservation authorities to mitigate natural hazards and protect natural heritage, and to prevent any downloading of enforcement costs to municipalities;

2. The City of Vaughan requests that the Government of Ontario allow for further discussions to take place regarding the amendments to the Conservations Authorities Act and the Planning Act set out in Schedule 6 to Bill 229 before proclaiming them to come into effect; and
3. That this resolution be distributed by the Clerk to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, the Minister of Natural Resources and Forestry, the Minister of Municipal Affairs and Housing, the Minister of Finance, MPPs in the City of Vaughan, the Region of York, and the Toronto and Region Conservation Authority.

14. **PRESENTATION – KLEINBURG TENNIS CLUB**

The Committee of the Whole recommends:

- 1) That the presentation by Mr. Rick Bertozzi, Kleinburg Tennis Club and C1, presentation material titled “*Meeting with City of Vaughan – Club Requirements*”, be received and referred to staff;
- 2) That staff work with the presenter on assessing the various options for relocating the Kleinburg Tennis Club; and
- 3) That staff bring back a report by the end of Quarter 1 of 2021 with an appropriate proposal.

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

15.1 **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 October 28, 2020 (Report No. 6);
2. Diversity and Inclusion Task Force meeting of November 19, 2020 (Report No. 1);

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3. Economic Prosperity Task Force meeting of November 24, 2020 (Report No. 3);
4. Accessibility Advisory Committee meeting of November 24, 2020 (Report No. 5);
5. Effective Governance and Oversight Task Force meeting of November 25, 2020 (Report No. 7); and
6. Heritage Vaughan Committee meeting of November 30, 2020 (Report No. 8).

15.2 STAFF COMMUNICATIONS

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

- SC1 Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and CFO dated November 23, 2020;
- SC2 Memorandum from the City Clerk dated December 8, 2020; and
- SC3 Memorandum from the Deputy City Manager, Administrative Services & City Solicitor dated December 3, 2020.

16. NEW BUSINESS – SUPPLEMENTARY TAX BILLS

The Committee of the Whole recommends that staff bring forward a report to the December 15, 2020 Council meeting on options available for residents to make payments of supplementary tax bills received by them.

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

**17. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
DECEMBER 8, 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 LEASE RENEWAL SONOMA SENIORS CLUB ONE SONOMA BOULEVARD UNITS 5, 6, 7, 8, BUILDING B**
(acquisition or disposition of land)

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2. **ACQUISITION OF LANDS FOR FURTHER NEIGHBOURHOOD
PARK SITE NORTHWEST CORNER OF STEELES AVENUE
AND KEELE STREET**
(acquisition or disposition of land)
3. **WARD 1 CIVIC HERO AWARD 2020**
(personal matters about identifiable individuals)
4. **CITY OF VAUGHAN ET AL. ATS. FRANK MIELE**
(litigation or potential litigation)
5. **LOCAL PLANNING APPEAL TRIBUNAL APPEALS LPAT CASE
NOS. PL190339 & PL190340 FRIENDS TO CONSERVE
KLEINBURG INC. COMPLAINT OPA 47 & OPA 48**
(litigation or potential litigation)

Regional Councillor Rosati declared an interest with respect to Item # 5 as his daughter owns property backing up to the subject property and did not take part in the discussion or vote on the matter.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair

CITY OF VAUGHAN
REPORT NO. 62 OF THE
COMMITTEE OF THE WHOLE (CLOSED SESSION)

*For consideration by the Council
of the City of Vaughan
on December 15, 2020*

The Committee of the Whole (Closed Session) met at 4:51 p.m., on December 8, 2020.

Council Member	In-Person	Electronic Participation
Regional Councillor Linda D. Jackson, Chair	X	
Mayor Maurizio Bevilacqua		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		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. PROPERTY MATTER LEASE RENEWAL SONOMA SENIORS CLUB
ONE SONOMA BOULEVARD UNITS 5, 6, 7, 8, BUILDING B**

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

**2. ACQUISITION OF LANDS FOR FURTHER NEIGHBOURHOOD PARK
SITE NORTHWEST CORNER OF STEELES AVENUE AND KEELE
STREET**

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

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3. WARD 1 CIVIC HERO AWARD 2020

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

4. CITY OF VAUGHAN ET AL. ATS. FRANK MIELE

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

5. LOCAL PLANNING APPEAL TRIBUNAL APPEALS LPAT CASE NOS. PL190339 & PL190340 FRIENDS TO CONSERVE KLEINBURG INC. COMPLAINT OPA 47 & OPA 48

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

Regional Councillor Rosati declared an interest with respect to the foregoing matter as his daughter's property abuts the subject property and was not present nor did he take part in the discussion or vote on the matter.

The meeting adjourned at 6:09 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair