



**CITY OF VAUGHAN  
REPORT NO. 21 OF THE  
COMMITTEE OF THE WHOLE**

***For consideration by the Council  
of the City of Vaughan  
on May 17, 2022***

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The Committee of the Whole met at 1:01 p.m., on May 3, 2022.

Present:

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

The following items were dealt with:

**1. SUSTAINABILITY METRICS PROGRAM UPDATE FILE 22.24.3**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated May 3, 2022, be approved; and**
- 2) That staff provide information to introduce a protocol in the site plan approval process to request applicants to consider the use of solar panels in all future developments.**

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**Recommendations**

1. That the minimum updated Sustainability Metrics threshold scores be endorsed as a requirement for all new private developments;
  2. That the Sustainability Metric IB-18 Bird-Safe Design standards, implemented through the Vaughan Official Plan and site plan application approval process, be endorsed as a requirement for all new private and City-owned developments;
  3. That staff be directed to review and update the bird-safe design standards as needed to address new best practices;
  4. That staff be directed to retrofit existing City-owned buildings with bird-safe design treatments subject to assessing budgetary requirements and need; and
  5. That staff be directed to prepare an education and outreach program to encourage the retrofit of existing private buildings in the community to increase sustainability performance, including bird-safe design treatments.
- 2. 2225703 ONTARIO LIMITED – ZONING BY-LAW AMENDMENT FILE Z.15.029, DRAFT PLAN OF SUBDIVISION FILE 19T-15V010, SITE DEVELOPMENT FILE DA.15.071: 10316 KEELE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated May 3, 2022, be approved;**
- 2) That the comments from Mr. Maurizio Rogato, Blackthorn Development Corp., Kleinburg on behalf of the applicant, be received; and**
- 3) That the coloured elevations submitted by the applicant be received.**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.15.029 (2225703 Ontario Limited) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 4, together with site-specific exceptions in Table 1 of this report;
2. 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

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

3. THAT Draft Plan of Subdivision File 19T-15V010 (2225703 Ontario Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to create one residential development block (Block 1) and one block to be conveyed to York Region for road widening and sight triangle purposes (Block 4) with 0.3 m reserves (Blocks 2 and 3), as shown on Attachment 4;
4. THAT Site Development File DA.15.071 (2225703 Ontario Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit the development of 20, three-storey freehold townhouse units, as shown on Attachments 5 to 8; and
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.15.071 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 20 residential units (61 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.”

**3. 300 ATKINSON INC. – ZONING BY-LAW AMENDMENT FILE Z.19.028, SITE DEVELOPMENT FILE DA.19.081: 300 ATKINSON AVENUE, VICINITY OF ATKINSON AVENUE AND CENTRE STREET**

**The Committee of the Whole recommends:**

- 1) **That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated May 3, 2022, be approved; and**
- 2) **That the comments from Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan on behalf of the applicant, be received.**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.19.028 (300 Atkinson Inc.) BE APPROVED, to amend Zoning By-law 1-88 and 01-2021 to rezone the subject lands from “R3 Residential Zone” and “RM2 Residential Multiple Zone” subject to Site-Specific Exception

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9(1526) by Zoning By-law 1-88 and “I1 Institutional Zone” by Zoning By-law 001-2021 to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 and 2 of this report;

2. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law(s) for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law(s);
3. THAT Site Development File DA.19.081 (300 Atkinson Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department to permit one block of townhouses containing 4 units at the southeast corner of the subject lands, as shown on Attachments 3 to 5; and
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“THAT Site Plan Development Application DA.19.081 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 4 residential townhouse units (12 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.”

**4. PROPOSED NAME FOR NEW MUNICIPAL STREET – SITE DEVELOPMENT FILE DA.21.018, RELATED FILE Z.21.015: CAPLINK LIMITED, SOUTHEAST OF LANGSTAFF ROAD AND HIGHWAY 50**

**The Committee of the Whole recommends:**

- 1) **That this matter be deferred to the Council meeting on May 17, 2022, and that staff provide a more appropriate street name in consultation with Regional Councillor Jackson and the local Ward Councillor; and**
- 2) **That the report of the Deputy City Manager, Planning and Growth Management dated May 3, 2022, be received.**

**Recommendation**

1. That the following street name for the proposed street located within the lands identified by Draft Approved Site Development File DA.21.018, as shown on Attachment 1, BE APPROVED:

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Proposed Name  
Teamwork Way

**5. PROPOSED NAME FOR NEW MUNICIPAL STREET – SITE DEVELOPMENT FILE 19T-16V001, RELATED FILE Z.16.016, DUFFERIN VISTAS LTD. (PHASE 2), VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated May 3, 2022.**

*Deputy Mayor and Regional Councillor Mario Ferri declared an interest with respect to the foregoing matter, as one of his children may provide services to the applicant in the future and did not take part in the discussion or vote on the matter.*

**Recommendation**

1. That the following street name for the proposed street located within Phase Two of the lands identified by Draft Approved Plan of Subdivision File 19T-16V001, as shown on Attachment 1, BE APPROVED:

Proposed Name  
Rumi Court

**6. TEMPORARY ROAD CLOSURE OF VALLEY VISTA DRIVE, BLOCK 11**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Infrastructure Development dated May 3, 2022:**

**Recommendations**

1. That the temporary road closure of Valley Vista Drive, between Thomas Cook Avenue and Big Rock Drive/ Chaya Sara Gardens, to facilitate the timely and efficient construction of municipal infrastructure be approved; and
2. That the necessary by-law be enacted authorizing the temporary road closure of Valley Vista Drive for the period from July 4, 2022, to July 15, 2022.

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**7. ANIMAL CONTROL BY-LAW AMENDMENTS**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Community Services dated May 3, 2022:**

**Recommendation**

1. That amendments to the Animal Control By-law and the Parks By-law, in accordance with Attachment 1 of this Report, be approved in a form satisfactory to the City Solicitor.

**8. FIREWORKS AND PYROTECHNICS BY-LAW REVIEW**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services dated May 3, 2022:**

**Recommendations**

1. THAT the City's Licensing By-law 315-2005 be amended by adding more regulatory requirements, satisfactory to the Chief Licensing Officer, to the fireworks brochure that is provided by the vendors of consumer fireworks with every sale of consumer fireworks;
2. THAT the City's Fireworks and Pyrotechnics By-law 142-2006 be amended to prohibit fireworks and firecrackers from being discharged from any window, doorway, balcony, terrace or deck in a multi-residential property, as well as from any common area of such property;
3. THAT the City's Fireworks and Pyrotechnics By-law 142-2006 be amended to expressly authorize the Fire Chief, where warranted, to impose terms and conditions through a permit that may be more restrictive than the standards or requirements prescribed by the By-law;
4. THAT the City's Fireworks and Pyrotechnics By-law 142-2006 be amended to strengthen enforcement provisions by adding the By-law as a designated by-law under the Administrative Monetary Penalties By-law and that non-compliance under the By-law be liable to a monetary penalty of \$200 for every offence; and
5. THAT the City's Fireworks and Pyrotechnics By-law 142-2006 be amended to reflect the consolidated by-law format, with no other material changes to the By-law in a manner satisfactory to the City Solicitor.

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**9. PARK NAMING IN MEMORY OF MARTIN TAVARES**

**The Committee of the Whole recommends approval of the recommendations contained in the resolution of Regional Councillor Linda Jackson dated May 3, 2022:**

**Member's Resolution**

Submitted by Regional Councillor Linda Jackson

**Whereas**, Martin Tavares worked with the City of Vaughan for over 20 years and most recently as the Manager of Parks and Open Space Planning in the Parks Infrastructure Planning and Development department.

**Whereas**, Martin Tavares was a passionate, dedicated and caring employee who was well respected by his peers and outside agencies as well.

**Whereas**, Martin Tavares integral to the planning of numerous parks within the City of Vaughan.

**It is therefore recommended:**

1. That the City of Vaughan name a park in the memory of Martin Tavares.
2. That staff determine the location of the park.
3. That staff report back to Council in June 2022 with a location.
4. That staff coordinate a date with the family of Martin Tavares for the dedication ceremony.

**10. PRESENTATION – MR. BOBBY BHOOLA: REGARDING 5000 KING-VAUGHAN ROAD**

**The Committee of the Whole recommends:**

- 1) That the presentation by Mr. Bobby Bhoola and Communication C1, dated April 18, 2022, be received and referred to staff for a report.

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

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

**The Committee of the Whole recommends:**

- 1) That the following Ad-Hoc Committee reports be received:

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1. **Smart City Task Force meeting of April 12, 2022 (Report No. 2); and**
  2. **Diversity and Inclusion Task Force Meeting of April 21, 2022 (Report No. 4).**
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The meeting adjourned at 1:28 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair