



**CITY OF VAUGHAN
REPORT NO. 24 OF THE
COMMITTEE OF THE WHOLE**

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

The Committee of the Whole met at 1:01 p.m., on May 10, 2022.

Present:

Council Member	In-Person	Electronic Participation
Councillor Marilyn Iafrate, Chair	X	
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri		X
Regional Councillor Gino Rosati		X
Regional Councillor Linda Jackson		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-WIDE DEVELOPMENT CHARGES AND AREA SPECIFIC DEVELOPMENT CHARGES PUBLIC STATUTORY MEETING AND COMMUNITY BENEFITS CHARGE STRATEGY UPDATE**

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated May 10, 2022, be approved;**
- 2. That the comments of Andrew Mirabella, Hemson Consulting, St. Patrick Street, Toronto, and Communication C1., presentation material, dated May 10, 2022, be received; and**
- 3. That the following communications be received:**
 - C7. Aaron I. Platt, Davies Howe LLP, Adelaide Street West, Toronto, dated May 9, 2022;**

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- C9. Victoria Mortelliti, BILD, Upjohn Road, Toronto, dated May 10, 2022;**
- C10. Cam Milani, Milani Group, Dufferin Street, Maple, dated May 9, 2022; and**
- C11. Alireza Khosrowshahi, GB (Vaughan Seven) Limited Partnership, Reynolds Street, Oakville, dated May 9, 2022.**

Recommendations

- 1. That the following report be received; and
- 2. That a report be brought to the June 21, 2022 Committee of the Whole (2) meeting summarizing and addressing, as necessary, the deputations received at the May 10, 2022 public statutory meeting and to recommend the approval of the 2022 Development Charges Background Study and By-Laws and the CBC Strategy and By-Law.

2. 2021 YEAR END FISCAL HEALTH REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated May 10, 2022:

Recommendations

- 1. That the Fiscal Health Report as of December 31, 2021, be received.

3. 2022 ADOPTION OF TAX RATES AND ISSUANCE OF PROPERTY TAX NOTICES – ALL WARDS

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated May 10, 2022:

Recommendations

- 1. That a by-law be enacted to adopt Municipal, Regional and Education Property Tax Rates as submitted in Attachment 1; and
- 2. That staff be authorized to proceed with the issuance of final property tax bills for 2022.

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**4. 2109179 ONTARIO INC. ZONING BY-LAW AMENDMENT
(TEMPORARY USE) FILE Z.20.018 SITE DEVELOPMENT FILE
DA.20.029 - 3501 KING-VAUGHAN ROAD VICINITY OF KING-
VAUGHAN ROAD AND HIGHWAY 400**

The Committee of the Whole recommends:

- 1. That this matter be deferred to the Committee of the Whole meeting of June 7, 2022 for staff to report back on further conditions of approval;**
- 2. That the comments of Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, Robert Miller, Davies Howe LLP, Adelaide Street West, Toronto, and Christina Wright, BCX Environmental Consulting, Main Street South, Newmarket, on behalf of the applicant, be received;**
- 3. That the comments and communications of the following speakers be received:**
 - 1. Alexandra Ney, King-Vaughan Road, and Communication C13., presentation material;**
 - 2. Sherry Draisey, Weston Road, King City and Communication C5., dated May 9, 2022; and**
 - 3. Irene Ford, Irish Moss Court, Woodbridge, and Communication C6., dated May 9, 2022; and**
- 4. That the following communication be received:**
 - C3. Robert A. Kenedy, Mackenze Ridge Ratepayers' Association, dated May 8, 2022.**

Recommendations

- 1. THAT Zoning By-law Amendment File Z.20.018 (2109179 Ontario Inc.) BE APPROVED AS AMENDED to permit the continued use of one (1) concrete batching plant and accessory buildings as previously approved through Zoning By-law 082-2018 and the August 17, 2011 Certificate of Air by the Ministry of Environment, Conservation and Parks with a previous production capacity of up to 100,000 m³ per year with additional accessory concrete crushing (Environmental Compliance Approval for TACC Construction Limited dated February 22, 2018), as temporary uses for one year (until May 23, 2023), together with the site-specific zoning exceptions as identified in Table 1;**
- 2. THAT Zoning By-law Amendment File Z.20.018 (2109179 Ontario Inc.) BE REFUSED to amend Zoning By-law 1-88 to permit a second outdoor concrete batching plant and the increase in production capacity; and**

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3. THAT Site Development File DA.20.029 (2109179 Ontario Inc.) BE APPROVED AS REDLINED AND SUBJECT TO CONDITIONS as shown on Attachments 1 and 3, to only include the existing concrete batching plant, accessory buildings, and an outdoor storage area, as previously permitted through Zoning By-law 082-2018, as shown on Attachment 8 with the additional accessory concrete crushing.

5. 2021 DELIVERY REPORT – INFRASTRUCTURE DEVELOPMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 10, 2022:

Recommendations

1. That this report be received for information.

6. 2021 MUNICIPAL ASSUMPTIONS SUMMARY REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 10, 2022:

Recommendations

1. That this report be received for information.

7. LUMINATO FESTIVAL 2022 – VAUGHAN-BASED ACTIVATIONS

The Committee of the Whole recommends approval of the recommendations contained in the following report of the City Manager, dated May 10, 2022:

Recommendations

1. THAT staff continue to work with the Luminato Festival and other associated stakeholders to undertake tourism development activations; and
2. THAT the Office of Communications and Economic Development utilizes corporate communications resources and channels to promote the two activations in Vaughan.

8. UPDATE ON SUCCESS AND GROWTH OF THE CORTELLUCCI VAUGHAN HOSPITAL

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1. That the recommendation contained in the following report of the City Manager, dated May 10, 2022, be approved; and
2. That Communication C8., presentation material, dated May 10, 2022, be received.

Recommendations

1. THAT Council receive an update from Altaf Stationwala, CEO of Mackenzie Health, regarding key achievements at the Cortellucci Vaughan Hospital since opening and growth plans for future expansion of Mackenzie Health facilities and services in Vaughan.

9. BUSINESS LICENSING BY-LAW REVIEW AND CONSOLIDATION

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Community Services, dated May 10, 2022:

Recommendations

1. THAT Council approve the amendments to licensing regulations, outlined in Attachment 1, in a manner satisfactory to the City Solicitor;
2. THAT a new Business Licensing By-law, incorporating the amendments in Recommendation No. 1 be enacted by Council; and
3. THAT staff be authorized to undertake any administrative and operational actions required to give effect to the recommendations of this report.

10. U-TURN PROHIBITION REVIEW BALDWIN AVENUE, SOUTH OF HIGHWAY 7

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Public Works, dated May 10, 2022:

Recommendations

1. That the implementation of a U-turn prohibition on Baldwin Avenue south of Highway 7 to Hillside Avenue be approved;
2. That a By-law be enacted to amend By-law 284-94, the Consolidated Traffic By-law, to add a U-turn prohibition on Baldwin Avenue, from Highway 7 to Hillside Avenue; and

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3. That the City Clerk forward a copy of this report to the Region of York and York Regional Police.

11. PROCLAMATION REQUESTS - INTERNATIONAL ARCHIVES DAY, LONGEST DAY OF SMILES AND BIKE TO SCHOOL WEEK

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated May 10, 2022:

Recommendations

1. That June 9, 2022, be proclaimed as “International Archives Day”;
2. That June 19, 2022, be proclaimed as “Longest Day of SMILES”;
3. That May 30 to June 3, 2022, be proclaimed as “Bike to School Week”; and,
4. That the proclamations be posted on the City’s website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamations through the various corporate channels.

12. TRANSPORTATION & INFRASTRUCTURE TASK FORCE – FINDINGS REPORT (TRANSMITTAL REPORT)

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Transportation and Infrastructure Task Force, dated May 10, 2022, be approved in principle;
2. That staff report back in 2023 with an implementation plan; and
3. That the comments of Jillian Britto, Vaughan, and Guillermo Rybnik, Judith Avenue, Vaughan, and Communication C2., presentation material, dated May 10, 2022, be received.

Recommendations

The Transportation and Infrastructure Task Force forwards the following recommendation from its meeting of April 20, 2022 for consideration:

The Transportation and Infrastructure Task Force recommended that the following recommendations, were approved and be forwarded to Council for consideration:

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- 1) That the recommendation contained in the report Transportation and Infrastructure Task Force Sub-Committees, dated April 2022, be approved, as amended and subject to coordinating with the recommendations as outlined in Communication C1, presentation material, entitled "Findings and Recommendations Report", dated April 20, 2022, to read as follows:

That Council reaffirm its' support to:

1. Incentivize major employment developments within the City so that residents can live and work in Vaughan;
2. Implement the Rutherford Maple GO Mobility On-Request Pilot Project to reduce the number of transit users who drive and park at GO stations;
3. Implement the MoveSmart Mobility Management Strategy, specifically the Road Safety Program, the Sustainable Mobility Program, and the Active School Travel Pilot to encourage greater use of alternative modes;
4. Design streets for people of all ages and abilities consistent with the Pedestrian and Bicycle Master Plan, the upcoming Vaughan Complete Streets Guidelines, and the future update of the Engineering Design Criteria and Standard Drawings;
5. Implement recommendations of the Pedestrian and Bicycle Master Plan, including providing separated pedestrian and cycling facilities consistent with the Contextual Guidance for Selecting All Ages and Abilities Cycling Facilities;
6. Continue implementing the Transportation Demand Management Guidelines which encourage new developments to incentivize transit ridership, and provide bicycle parking and amenities; and

That Council direct staff to investigate and report at a future Committee of the Whole meeting to:

7. Implement a transportation pilot program which will test new forms and methods of offering non-auto travel to residents and businesses;
8. Encourage and promote development in intensification areas and corridors by reducing reliance on single-occupant vehicles through lowered mandatory parking requirements for residents, increasing transit frequency and affordability, and enhancing transit and active transportation coverage and safety;

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9. Improve safety at pedestrian crossings through the MoveSmart Mobility Management Strategy, including the consideration of improved pavement markings, providing pedestrian signals and/or countdown timers, incorporating leading pedestrian intervals at signalized intersections and implementing pedestrian "scramble" phases at appropriate locations;
10. Incorporate mixed-use or residential developments above and surrounding existing or new parking structures at transit hubs;
11. Design signalized intersections along the BRT corridors for all ages and abilities with adequate signal timing plans to manage conflicts between u-turning and right-turning vehicles;
12. Develop a set of guidelines for micro-mobility devices including where and how they are permitted to operate, park, and charge, and an appropriate licensing regime;
13. Incorporate charging facilities for electric vehicles at existing and new parking lots, and at all City facilities;
14. Reduce minimum parking requirements in identified intensification areas and corridors, major transit station areas, etc. as currently prescribed in the Vaughan Comprehensive Zoning By-Law No. 001-2021;
15. Collect and analyze additional sources of transportation data such as Open Data, GPS, Bluetooth, embedded sensors and commercially available datasets;
16. Incorporate data collection devices into all transportation construction projects;
17. Encourage more pedestrian-only streets within the City;

That Council request York Region:

18. Advance discussions with Metrolinx and neighbouring transit agencies with respect to fare integration, distance-based fares and minimizing additional fares across jurisdictional boundaries;

That Council direct staff to investigate and report at a future Committee of the Whole meeting to:

19. Explore innovative ways to improve congestion at major intersections in Vaughan;

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That Council request York Region:

20. Eliminate lane reductions on arterial roadways between signalized intersections;
 21. Investigate new or enhance existing non-fare transit revenue to fund future improvements.
- 2) That the revised Communication C1, be forwarded to the Committee of the Whole meeting of May 10, 2022, as Attachment 1 to the transmittal report.

13. CARRVILLE COMMUNITY CENTRE, LIBRARY, AND DISTRICT PARK – STORM WATER OUTFALL UPGRADES

The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 10, 2022, be approved;
2. That a presentation on Block Plan Agreements be added to the Committee of the Whole (Working Session) meeting of June 8, 2022; and
3. That the following communication be received:
C12. Cam Milani, Milani Group, Dufferin Street, Maple, dated May 9, 2022

Recommendations

1. That the City Clerk be authorized to sign the necessary agreements relating to an interim storm water upgrade, and the completion of an ultimate storm water management pond, in respect of the new Carrville Community Centre, Library and District Park.

14. GENERAL AND SITE SPECIFIC AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 001-2021 ZONING BY-LAW AMENDMENT FILE Z.21.052

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 10, 2022, be approved; and
2. That the following communication be received:
C4. Tanzeela Mahmood, Anthony Lane, Vaughan, dated May 7, 2022.

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Recommendations

1. THAT the City initiated Zoning By-law Amendment (File Z.21.052) respecting general and site-specific amendments to Comprehensive Zoning By-law 001-2021 BE APPROVED in the manner set out in Attachments 2 and 3 to this report;
2. THAT Council authorize the Deputy City Manager, Planning and Growth Management to make any stylistic and technical changes to the amendments set out in Attachments 2 and 3, as may be required, before introducing the necessary by-law(s) for enactment; and
3. THAT all necessary by-law(s) be enacted.

15. CEREMONIAL PRESENTATION – CITY OF VAUGHAN 2021 UNITED WAY CAMPAIGN – VIRTUAL CHEQUE PRESENTATION

A cheque in the amount of \$36,902 was presented to Mr. Daniele Zanotti, President and CEO, United Way of Greater Toronto, by Mayor Maurizio Bevilacqua and Amy Roots, 2021 United Way Campaign Chair.

16. OTHER MATTERS CONSIDERED BY THE COMMITTEE

16.1 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends that the following Ad-Hoc Committee reports be received:

1. **Older Adult Task Force Meeting of April 25, 2022 (Report No. 4)**
2. **Accessibility Advisory Committee Meeting of April 25, 2022 (Report No. 3)**
3. **Audit Committee meeting of April 25, 2022 (Report No. 2)**
4. **Transportation and Infrastructure Task Force meeting of April 20, 2022 (Report No. 3)**

16.2 STAFF COMMUNICATIONS

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

- SC1. **Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor and Acting Director of Procurement Services.**

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**17. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
MAY 10, 2022**

The following resolution was passed to enable the Committee of the Whole (Closed Session) to resolve into closed session for the purpose of discussing the following:

1. CIVIC HERO AWARD 2022 - WARD 3
(personal matters about an identifiable individual)
2. PROPERTY MATTER
LICENSE AGREEMENT
SCHMUEL ZAHAVY CHEDER CHABAD SCHOOL HEFHILL PARK
(acquisition or disposition of land)
3. PROPERTY MATTER
LEASE RENEWAL
CONCORD SENIORS CLUB 7575 KEELE STREET, UNIT
(acquisition or disposition of land)
4. PROPERTY MATTER
ACQUISITION OF LANDS
OVERSIZE COMPONENTS OF THE WEST SPINE ROADS
VAUGHAN METROPOLITAN CENTRE 1000050107 ONTARIO INC.
FIRST VAUGHAN INVESTMENTS LIMITED SMARTVMC WEST INC.
(acquisition or disposition of land)
5. ONTARIO LAND TRIBUNAL APPEALS
OLT CASE NO. OLT-21-001045
VELMAR CENTRE PROPERTY LIMITED
4101 RUTHERFORD ROAD OP.19.003, Z.19.008 AND DA.19.042
(litigation or potential litigation)
6. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO(S). PL130753
AND PL11184 OZNER CORPORATION (SOUTH) SITE SPECIFIC
APPEALS OP.11.011, Z.11.042 AND DA.11.113
VOP 2010 APPEAL #17
(litigation or potential litigation)
7. ONTARIO LAND TRIBUNAL CASE NO. PL141138 & OLT-21-001787
COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.
10390 PINE VALLEY DRIVE, SKANDATUT LANDS (BLOCK 40/47)
OFFICIAL PLAN AMENDMENT 744 AND
VAUGHAN OFFICIAL PLAN 2010 APPEAL #166
(litigation or potential litigation)
8. ONTARIO LAND TRIBUNAL CASE NO. OLT-21-001787
VAUGHAN OFFICIAL PLAN 2010
YONGE STEELES CORRIDOR SECONDARY PLAN APPEALS
(litigation or potential litigation)

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9. **PARTNERSHIP OPPORTUNITY AT NORTH MAPLE REGIONAL PARK
MAY 2022 UPDATE**
(a position, plan, procedure, criteria or instruction
to be applied to any negotiations carried on or to be carried
on by or on behalf of the municipality or local board)
10. **MINISTER'S ZONING ORDER O. REG. 170/21
7777 KEELE STREET AND 2220 HIGHWAY 7**
(solicitor/client privilege)
11. **FERRARO V. THE CORPORATION OF THE CITY OF VAUGHAN**
(litigation or potential litigation)
12. **5000 KING VAUGHAN ROAD**
(litigation or potential litigation)
13. **PERFORMANCE PLANNING FOR SENIOR LEADERSHIP**
(personal matters about an identifiable individual)

The meeting adjourned at 4:40 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair