

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

*For consideration by the Council
of the City of Vaughan
on June 28, 2022*

The Committee of the Whole met at 1:01 p.m., on June 21, 2022.

Present:

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. 2021 ANNUAL INVESTMENT REPORT

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 21, 2022:

Recommendation

1. That this report be received for information.

**2. 2022 CITY-WIDE AND AREA SPECIFIC DEVELOPMENT CHARGES
BACKGROUND STUDY AND BY-LAWS UPDATE**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 21, 2022, be approved;

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- 2) That the following be approved in accordance with Communication C31, memorandum from the Deputy City Manager of Corporate Services and City Treasurer, dated June 21, 2022:

That recommendation # 2 of Item # 2 be replaced with the following recommendation:

2. THAT Committee approve the City-Wide Development Charges By-Law (Attachment #2) and all Area Specific Development Charges By-Laws (Attachments #3 - #14) and that the City-Wide Development Charges By-law come into force on June 1, 2023, and the Area Specific Development Charges By-laws come into force on July 1, 2022, and that staff be authorized to make minor amendments as required, and be directed to bring forward a final version of the By-law for enactment at the June 28, 2022, Council meeting;
- 3) That the comments from Mr. Gabe Di Martino, Co-Chair, BILD, York Chapter, Upjohn Road., Toronto, be received; and
- 4) That the following communications be received:
- C2. Cam Milani, dated June 16, 2022;
- C21. Victoria Mortelliti, BILD, Upjohn Road, Toronto, dated June 20, 2022; and
- C24. Stephen Albanese, IBI Group, St. Clair Avenue West, Toronto, dated June 17, 2022.

Recommendations

1. THAT the 2022 Development Charges Background Study (Attachment #1) dated June 21, 2022 be approved;
2. THAT Council enact the City-Wide Development Charges By-Law (Attachment #2) and all Area Specific Development Charges By-Laws (Attachments #3 - #14) and that the City-Wide Development Charges By-law come into force on June 1, 2023 and the Area Specific Development Charges By-laws come into force on July 1, 2022;
3. THAT the 10-year growth-related capital forecast for general services and the growth-related capital forecast to 2031 for engineered services included in the Background Study, subject to maintenance of service levels, the availability of funding, and Council policies, be adopted;
4. THAT staff be authorized to close the Area Specific Development Charge reserve that has been deemed to be substantially completed, as outlined in this report, and that any remaining balance

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within the reserve that are not required for further developer reimbursement be transferred to the City-Wide Engineering Development Charge reserve;

5. THAT the proposed transition measure as outlined in this report, be adopted;
6. THAT Council commit to funding the future operating costs associated with the growth-related capital forecast contained in the Development Charge Background Study, which is estimated to reach \$61.2 million for general services and \$8.3 million for City-Wide Engineering Services by 2031;
7. THAT Council commit to funding the full life-cycle costs associated with the growth-related capital forecast contained in the Development Charge Background Study, which are estimated to reach \$18.3 million by 2032 for general services, \$22.5 million by 2032 for city-wide engineering services, and \$2.5 million for related assets covered by the Area-Specific Development Charges;
8. THAT Council commit to funding the capital costs that require funding from non-development charge sources associated with the growth-related capital forecast contained in the Development Charge Background Study, which is estimated to be a total of \$34.6 million over the next ten years;
9. THAT Council confirm that no further public meetings pursuant to the *Development Charges Act, 1997* are required prior to the enactment of the new Development Charge by-laws;
10. THAT notice of adoption of the by-laws be given as required under the *Development Charges Act, 1997*; and,
11. THAT City staff be authorized to attend the Ontario Land Tribunal or the courts, as appropriate, to defend the City's position if any of the by-laws are appealed.

3. **COMMUNITY BENEFITS CHARGE STRATEGY AND BY-LAW**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 21, 2022, be approved;
- 2) That the following be approved in accordance with Communication C32, memorandum from the Deputy City Manager of Corporate Services and City Treasurer, dated June 21, 2022:

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That recommendation #1 of Item #3 be replaced with the following recommendation:

1. THAT Council receive and approve the CBC Strategy (Attachment #1) dated June 21, 2022, and associated draft By-Law (Attachment #2), and that staff be authorized to make minor amendments as required; and
- 3) That Communication C3 from Cam Milani, dated June 16, 2022, be received.

Recommendations

1. THAT Council receive and approve the CBC Strategy (Attachment #1) dated June 21, 2022 and associated draft By-Law (Attachment #2);
2. THAT Council directs staff to schedule a Special Council meeting in September 2022 and that the CBC By-law be forwarded to that meeting for approval;
3. THAT Council recognizes that there are operating costs associated with the implementation of the capital program outlined within the CBC Strategy;
4. THAT Council direct staff to establish a CBC Special Reserve Fund as required by the *Planning Act* and that any unspent or unallocated portions of the existing funds in the legacy Section 37 bonus zoning reserve less any prior commitments will be transferred to the new CBC Special Reserve Fund;
5. THAT Council confirm that the consultations to date regarding the CBC Strategy satisfies the consultation requirement in the *Planning Act* and that no further public meetings are required prior to approval of the CBC Strategy or the enactment of the CBC By-law;
6. THAT notice of passage of the CBC By-law be given as required under the *Planning Act*; and
7. That City staff be authorized to attend the Ontario Land Tribunal or the courts, as appropriate, to defend the City's position if the CBC By-law is appealed.

4. PROJECT SEARCH – EMPLOYMENT FOR PERSONS WITH DIFFERENT ABILITIES

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 21, 2022:

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Recommendation

1. THAT the City Manager be authorized to execute a collaboration agreement with the York Catholic School Board and Community Living York South for the Project SEARCH pilot on behalf of the City, in a form satisfactory to Legal Services.

5. UPDATED ACCESSIBILITY POLICY

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 21, 2022:

Recommendations

1. It is recommended that Council approve the updated Accessibility Policy as contained in Attachment 1 to this report.
2. It is recommended that updates to the Accessibility Policy are communicated to all staff.
3. It is recommended that the updated Accessibility Policy is posted to the City's external website and made available in accessible formats upon request.

6. RESPECTFUL WORKPLACE POLICY AND WORKPLACE VIOLENCE POLICY UPDATES

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 21, 2022:

Recommendations

1. That the revised Respectful Workplace Policy (Human Rights and Anti-Discrimination/Harassment), as substantially set out in Attachment 1 be approved.
2. That the revised Workplace Violence Policy, as substantially set out in Attachment 2 be approved.
3. That the new policy statement for members of the public, *The City of Vaughan's Commitment to Human Rights, Equal Access to City Services and a Respectful Environment*, set out in Attachment 3 be approved.

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7. VMC YMCA CENTRE OF COMMUNITY AND LIBRARY FINANCING AGREEMENT AMENDMENT

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 21, 2022:

Recommendations

1. That Council direct Staff to continue to work with the YMCA of Greater Toronto and Infrastructure Ontario to complete the financing of the additional construction budget as identified in the report;
2. That Council delegates authority to the Mayor and City Clerk to enter into a revised Guarantor Agreement and related documents as required, in a form satisfactory to the City's Legal Services and with content satisfactory to the Chief Financial Officer, with the YMCA of Greater Toronto and Infrastructure Ontario.

8. 2640174 ONTARIO LIMITED SITE DEVELOPMENT FILE DA.19.070 - 2057 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE AND PETER RUPERT AVENUE

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to a future Committee of the Whole meeting until the applicant has held public consultation with the community; and
- 2) That ii) 1x) in Communication C33, memorandum from the Deputy City Manager, Infrastructure Development, dated June 21, 2022, be revised to read:

"1x) That 2640174 Ontario Limited develop block 64 on Plan 65M-4190 in conjunction with their abutting lands. The City shall not issue a building permit for the development until the lands are combined to the satisfaction of the City."

Recommendations

1. THAT Site Development File DA.19.070 BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of 62 stacked and stacked back-to-back townhouses and a semi-detached dwelling within the original portion of the heritage dwelling (Joshua Oliver House), which is to be reconstructed, and served by a private common element road as shown on Attachments 3 to 6.

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2. THAT the Owner be permitted to apply for a Minor Variance Applications(s) from the Committee of Adjustment, if required, to permit minor adjustments to the in-effect Vaughan Zoning By-law before the second anniversary of the day which the implementing Zoning By-law for the Subject Lands comes into effect.
 3. THAT Site Plan Development Application DA.19.070 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 64 residential units (194 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.
9. **3911 TESTON ROAD INC. OFFICIAL PLAN AMENDMENT FILE OP.21.005 ZONING BY-LAW AMENDMENT FILE Z.21.008 DRAFT PLAN OF SUBDIVISION 19T-21V002 - 3911 TESTON ROAD VICINITY OF TESTON ROAD AND WESTON ROAD**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the September 13, 2022, Committee of the Whole meeting; and
- 2) That Communication C12, from Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated June 20, 2022, be received.

Recommendations

1. THAT Official Plan Amendment File OP.21.005 (3911 Teston Road Inc.) BE APPROVED to amend Vaughan Official Plan 2010 and Official Plan Amendment 600 for the Subject Lands shown on Attachment 2, to permit the development within the "Low-Density Residential" designation, together with the site-specific exceptions identified in Table 1, SUBJECT TO THE FOLLOWING MODIFICATIONS:
 - a. Back-to-Back Townhouse Blocks 7 and 8 as shown on Attachment 5, are removed to accommodate a centralized parkette, and;
 - b. The gross density be revised from 5 to 11.3 units per hectare rather than 5 to 11.41 units per hectare to account for the net loss of 20 dwelling units due to the above noted modification.
2. THAT Zoning By-law Amendment Z.21.008 (3911 Teston Road Inc.) BE APPROVED IN PRINCIPLE to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" and "OS1 Open Space Conservation Zone" in Zoning By-law 1-88 to "RT1

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Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “A Agricultural Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2, SUBJECT TO THE FOLLOWING MODIFICATIONS as shown on Attachments 5 and 6:

- a. replace Back-to-Back Townhouse Blocks 7 and 8, as shown on Attachment 5, to accommodate a centralized parkette;
 - b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
 - c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road, to the satisfaction of York Region, and;
 - d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.
3. THAT prior to the enactment of the implementing Zoning By-law Amendment for File Z.21.008, the related Site Development Application (File DA.21.069) shall be approved and address the following to the satisfaction of the City:
 - a. replace Back-to-Back Townhouse Blocks 7 and 8, as shown on Attachment 5 to accommodate a centralized parkette;
 - b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
 - c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road to the satisfaction of York Region, and;
 - d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.
4. 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 implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law;
5. THAT Draft Plan of Subdivision File 19T-21V002 (3911 Teston Road Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified in Attachment 1, to

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permit one (1) residential block (Block “1”), one (1) 10 m open space buffer block (Block “2”) and a one (1) block to be retained by the Owner for future development purposes (Block “3”), with the portions proposed to be rezoned to “OS1 Open Space Conservation Zone,” to be conveyed to the TRCA.

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

“THAT Draft Plan of Subdivision File 19T-21V002 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 125 residential units (383 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 Section if the development does not proceed to registration and/or building permit issuance within 36 months”.

10. 9465 WESTON LIMITED OFFICIAL PLAN AMENDMENT FILE OP.21.011 ZONING BY-LAW AMENDMENT FILE Z.21.018 DRAFT PLAN OF SUBDIVISION FILE 19T-21V004 - 9465 WESTON ROAD 2, 6, 10, 14, 18, 22 AND 26 COMDEL BOULEVARD 11, 12, 15 AND 19 LICHEN COURT - VICINITY OF WESTON

The Committee of the Whole recommends:

- 1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022, be approved; and**
- 2. That a Restoration Plan Committee be formed that is made up of the local Ward Councillor, staff and the Vellore Woods Ratepayers’ Association executive, to ensure that all monies identified in the woodlot compensation strategy be placed into Block 32 West Vellore Woods community, and that a plan be created, executed and completed within 5 years from today.**

Recommendations

1. THAT Official Plan Amendment File OP.21.011 (9465 Weston Limited) BE APPROVED, to amend the City of Vaughan Official Plan 2010 to redesignate a portion of the subject lands from “Natural Areas” to “Low-Rise Residential”, as shown on Attachment 3, to permit a row of townhouses to contain at least 3, but no more than 7, attached residential units, to permit back-to-back and dual frontage townhouse built forms in the Low-Rise Residential designation, and to permit a minimum vegetation protection zone of 3 m;

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2. THAT Zoning By-law Amendment File Z.21.018 (9465 Weston Limited) BE APPROVED, to amend Zoning By-law 1-88 to rezone a portion of the subject lands from the “A - Agricultural Zone” and “OS4 Open Space Woodlot Zone” to “RT1 Residential Townhouse Zone”, “OS4 Open Space Woodlot Zone” and “RV4(W) Residential Urban Village Zone”, as shown on Attachment 4, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report;
3. 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 implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law;
4. THAT Draft Plan of Subdivision File 19T-21V004 (9465 Weston Limited) BE DRAFT APPROVED, to permit a residential plan of subdivision consisting of one (1) block to facilitate 155 townhouse units fronting onto condominium common element roads and 15 lots for single-detached dwellings fronting onto Comdel Boulevard and Lichen Court, as shown on Attachment 5, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1;
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-21V004 (9465 Weston Limited) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 170 residential units (528 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.”

11. AMENDMENTS TO CITY OF VAUGHAN SITE PLAN CONTROL BY-LAW 123-2103 TO ADDRESS CHANGES MADE TO THE PLANNING ACT BY BILL 109, MORE HOMES FOR EVERYONE ACT, 2022

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendation

1. THAT Site Plan Control By-law 123-2013 as amended, be further amended to address changes to the Planning Act made through Bill 109, and that authority with respect to site plan applications submitted

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on or after July 1, 2022 be delegated to the Deputy City Manager of Planning and Growth Management or designate.

**12. APPLICATION FOR BLOCK PLAN APPROVAL FILE BL.34E.2014 –
BLOCK 34 EAST LANDOWNERS GROUP INC.**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated June 21, 2022, be approved; and**
- 2) That the comments from Ms. Irene Ford, Irish Moss Court, Woodbridge, be received.**

Recommendations

1. THAT the Block 34 East Block Plan, dated June 3, 2022 and forming Attachment #2 to this report, BE APPROVED, subject to any minor amendments required resulting from the fulfillment of conditions of draft plan approval;
2. THAT the Block 34 East Block Plan forming Attachment #2 to this report, as modified through the resolution of recommendation #1, be the basis of the implementing Zoning By-law Amendment, Draft Plan(s) of Subdivision and/or Site Development applications for the corresponding lands in Block 34 East;
3. THAT the technical submissions and supporting studies submitted as part of the Block 34 East Block Plan application be updated as required in response to changes resulting from any site-specific development applications;
4. THAT the Block 34 East Landowners Group Inc. be required to execute an agreement(s) with the City of Vaughan to facilitate the design and construction of infrastructure in support of providing services to the subject lands; and,
5. THAT matters of archaeological interest shall continue to be addressed by individual landowners through the development application processes in consultation with the City and affected Indigenous Communities.

**13. FIRST VAUGHAN INVESTMENTS LIMITED OFFICIAL PLAN
AMENDMENT FILE OP.20.015 ZONING BY-LAW AMENDMENT FILE
Z.20.042 VICINITY OF HIGHWAY 7 AND COMMERCE STREET**

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The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. THAT Official Plan Amendment OP.20.015 BE APPROVED; to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the VMCSPP, to:
 - a. Modify Schedule "K", Site-Specific Policy Areas, to:
 - i. Identify the Subject Lands located at the north-east corner of Commerce Street and Highway 7 as Area "S"
 - ii. Permit the proposed maximum building heights of 48 (Tower A) and 56-storeys (Tower B) for the residential towers with a maximum density of 8.43 times the area of the lot (Floor Space Index – 'FSI'), whereas a maximum building height of 30-storeys and density of 5.0 FSI is permitted
 - iii. Permit a minimum podium height ranging between 2 and 3-storeys; whereas, a minimum of 6-storeys is required
 - iv. Permit an increase to the maximum tower floor plate size from 750 m² to 815 m² as follows:

Tower A (48-storeys)

 - 761 m² to 799 m² (Between Levels 4 to 7)
 - 802.5 m² (Between Levels 8 to 42)
 - 747 m² to 700.5 m² (Between Levels 43 to 48)

Tower B (56-storeys)

 - 770 m² to 807 m² (Between Levels 4 to 8)
 - 812 m² (Between Levels 9 to 50)
 - 746 m² to 810 m² (Between Levels 51 to 56)
2. THAT Zoning By-law Amendment File Z.20.042 BE APPROVED to:
 - a. Amend By-law 1-88, as amended, to rezone the Subject Lands from the "C7 Service Commercial Zone" to the "C9Corporate Centre Zone")" generally in the manner shown on Attachment 3, together with site-specific exceptions generally identified in Table 1 of this report;

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- b. Permit the bonusing for increased height and density for the proposed Development as shown on Attachments 2 to 7 in return for the provision of community benefits totaling a cash contribution of \$8,276,082.00 pursuant to the policies of VOP 2010 and VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act* for off-site urban park enhancements in the northwest quadrant of the VMC;
 3. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37 for the community benefits identified in Recommendation 2b), which will be implemented through the Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The \$8,276,082.00 towards urban park enhancements within the northwest quadrant of the VMC shall be provided as a cash contribution prior to the enactment of the Official Plan and Zoning By-law Amendments. The Owner shall pay to the City the Section 37 Agreement Surcharge Fee, in accordance with the Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement;
 4. THAT prior to the enactment of the implementing Zoning By-law, the Mayor and City Clerk be authorized to execute the Section 37 Density Bonusing Agreement, pursuant to the Section 37 of the *Planning Act*, for the implementation of the community benefits identified in Recommendation 3;
 5. THAT the implementing Official Plan Amendment be forwarded to York Region for approval;
 6. THAT the implementing Zoning By-law Amendment be brought forward to a future Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*; and,
 7. 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.
14. **FLEUR DE CAP DEVELOPMENT INC. & CUENCA DEVELOPMENT INC.
ZONING BY-LAW AMENDMENT FILE Z.20.032 DRAFT PLAN OF
SUBDIVISION FILE 19T-20V005 - 10980 JANE STREET VICINITY OF
JANE STREET AND TESTON ROAD**

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The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. THAT Zoning By-law Amendment File Z.20.032 (Fleur de Cap Development Inc. & Cuenca Development Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" and "A Agricultural Zone" subject to site-specific Exception 9(53) as shown on Attachment 2, to "EM1 Prestige Employment Area Zone", "EM2 General Employment Area Zone", "C4 Neighbourhood Commercial Zone", "C7 Service Commercial Zone" 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, and the recommendations in this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
3. THAT Draft Plan of Subdivision File 19T-20V005 (Fleur de Cap Development Inc. & Cuenca Development Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL set out in Attachment 1, to facilitate the Draft Plan of Subdivision as shown on Attachment 3.

15. LORWOOD HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.20.033 DRAFT PLAN OF SUBDIVISION FILE 19T-20V006 - 3180 TESTON ROAD VICINITY OF JANE STREET AND TESTON ROAD

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. THAT Zoning By-law Amendment File Z.20.033 (Lorwood Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" subject to site-specific Exception 9(593) to "EM2 General Employment Area Zone", "C4 Neighbourhood Commercial Zone", "C7 Service Commercial Zone" 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, and the recommendations in this report.

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2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
3. THAT Draft Plan of Subdivision File 19T-20V006 (Lorwood Holdings Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the Draft Plan of Subdivision as shown on Attachment 3.

16. METRUS (TERRA) PROPERTIES INC. DRAFT PLAN OF SUBDIVISION 19T-20V002 OFFICIAL PLAN AMENDMENT OP.20.003 ZONING BY-LAW AMENDMENT Z.20.008 SITE DEVELOPMENT FILE DA.20.041 - 7800 JANE STREET VICINITY OF HIGHWAY 7 AND JANE STREET

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. THAT Official Plan Amendment OP.20.003 BE APPROVED; to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the VMCSPP, to:
 - a) Modify Schedules "A" to "J" to delete the planned east-west local street on the Subject Lands
 - b) Modify Schedule "K", Site Specific Policy Areas, to:
 - i. Identify the Subject Lands located at the southwest corner of Jane Street and Apple Mill Road as Area "P"
 - ii. Notwithstanding Policies 5.6.4 through 5.6.10 as it applies for impacted properties along the Black Creek Renewal Corridor and bring in force the "Station Precinct" designation on the Subject Lands
 - iii. Permit the proposed maximum building heights of 50 and 60-storeys for the residential towers with a maximum density of 9.45 times the area of the lot (Floor Space Index – 'FSI'), subject to the acquisition of lands abutting the Apple Mill Road frontage, subject to the application of Policy 8.1.1, for a deduction of 10,000 m² of office uses from the calculation of density, whereas a maximum building height of 30-storeys and density of 5.0 FSI is permitted

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- iv. Permit an increase to the maximum tower floor plate size from 750 m² as follows:

Tower A (60-storeys)

- 735 m² at Level 7
- 850 m² – between Levels 8 to 52
- 8 m² to 825.4 m² between Levels 53 to 55
- 6 m² to 718 m² – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 750 m² at Level 7
- 850 m² – between Levels 8 to 42
- 8 m² to 825.4 m² between Levels 43 to 45
- 6 m² to 718 m² – between Levels 46 to 52 (mechanical)

2. THAT Zoning By-law Amendment File Z.20.008 BE APPROVED to:

- a) Amend By-law 1-88, as amended, to rezone the Subject Lands from the “C7 Service Commercial Zone” to the “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)” generally in the manner shown on Attachment 5, together with site-specific exceptions generally identified in Table 1 of this report;
- b) Permit the bonusing for increased height and density for the proposed Development as shown on Attachments 5 to 12 in return for the following provision of community benefits totaling \$11,349,470.00 pursuant to the policies of VOP 2010 and VMCSP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*:
- i. On-site contributions including the following:
1. \$2,185,000.00 towards public art, including a gateway installation at Highway 7 and Jane Street, in accordance with the VMC Culture and Public Art Framework and City-wide Public Art Program
 2. \$315,000.00 towards streetscape enhancements above the City’s service levels to support the creation of high-quality pedestrian

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urban environment and the vision of a green
avenue

- ii. Off-Site contributions including the following:
 - 1. \$8,849,470.00 towards park enhancements to the North Urban Park and to the Edgeley Park and Pond, including the pedestrian bridge, located in the vicinity of Jane Street and Highway 7
- 3. THAT prior to enactment of the Zoning By-law, the following condition must be fulfilled:
 - a) The Owner shall provide to the City a written confirmation of the transfer in ownership of the Apple Mill Road frontage from the adjacent Owner to be incorporated into the Subject Lands to provide legal access to the development. The Owner shall submit legal registered documents to the satisfaction of the VMC Program. This shall include an application for Consent and approval from the Vaughan Committee of Adjustment to facilitate the transfer of the lands to the Owner's ownership. The Committee's decision regarding the Consent Application shall be final and binding, and all conditions of approval imposed by the Committee shall be satisfied;
- 4. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following conditions are fulfilled:
 - a) Prior to final approval of Site Development File DA.20.041, the Owner shall submit final legal registered documents to the satisfaction of the VMC Program confirming the transfer in ownership of the Apple Mill Road frontage to be incorporated into the Subject Lands to provide legal access to the Development;
 - b) The Owner shall enter into a Strata Framework Agreement with the City. The Strata Framework Agreement, and subsequent Strata Title Arrangement Agreement, , shall be provided to the City for review and approval for the Strata Road, which shall be finalized and details respecting, but not limited to, access, ownership, operation, maintenance, liability, cross section details, and financial responsibilities (among others) of the parties which shall form the basis of the Stratified Title Arrangement Agreement shall have been agreed upon by the Owner and the necessary agreement(s) shall be executed prior to final approval of the related Draft Plan of Subdivision 19T-20V002, to the satisfaction of the City;

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- c) Prior to occupancy, the Subject Lands shall be removed from the floodplain subject to clearance from the Toronto and Region Conservation Authority ('TRCA'). Removal from the floodplain will allow safe access to the Subject Lands. The Owner shall provide documentation including, but not limited to TRCA approved floodplain mapping and modelling and written confirmation from the TRCA and the City that the Edgeley Pond and Park ('EPP') and Highway 7 culvert improvements are completed or substantially advanced to the satisfaction of the TRCA and the City;
- 5. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37 for the community benefits identified in Recommendation 2b), which will be implemented through the Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The \$11,349,470.00 Section 37 Contribution shall be provided through a combination of off-site and on-site community benefits. The on-site benefits include \$2,185,000.00 for public art and \$315,000.00 for streetscape enhancements on Jane Street which shall be provided in the form of a Letter of Credit prior to the issuance of the first above-grade Building Permit, subject to indexing from the date of registration of the Section 37 Agreement. The off-site benefits totaling \$8,849,470.00 towards park enhancements to the North Urban Park and Edgeley Pond and Park, including the pedestrian bridge, shall be provided in the form of a cash contribution, prior to the issuance of the first above-grade Building Permit, subject to indexing from the date of registration of the Section 37 Agreement. The Owner shall pay to the City the Section 37 Agreement Surcharge Fee, and any Public Art Agreement Fee in accordance with the Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement;
- 6. THAT prior to the enactment of the implementing Zoning By-law, the Mayor and City Clerk be authorized to execute the Section 37 Density Bonusing Agreement, pursuant to the Section 37 of the *Planning Act*, for the implementation of the community benefits identified in Recommendation 2b) and 4;
- 7. THAT prior to the issuance of the first above-grade Building Permit, the Owner and the City shall execute a Public Art Agreement, which will detail the commissioning process and installation of on-site public art, including a gateway installation at the corner of Jane Street and Highway 7, as a public art contribution in the amount of \$2,185,000.00, secured through the Letter of Credit identified in and provided through the Section 37 Density Bonusing Agreement, consistent with the principles of Site 5 Jane Street Green Spine

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and/or Site 6 Gateways as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City. The Public Art Agreement shall detail the following, but not limited to, public art contribution options; public art contributor triggers/timing, public art program requirements; the Owner and City responsibilities; accounting requirements; and copyright and maintenance. The Owner shall develop a Public Art Program that follows the approved process outlined in the City-wide Public Art Program, to the satisfaction of the City. The Owner shall own and maintain the public art;

8. THAT the implementing Official Plan Amendment be forwarded to York Region for approval;
9. THAT the implementing Zoning By-law Amendment be brought forward to a future Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*;
10. 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;
11. THAT Draft Plan of Subdivision File 19T-20V002 BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1 and 1a to facilitate a Draft Plan of Subdivision on the Subject Lands consisting of a residential development block (Block 1), creation of a new north-south local street (Street 1-proportionate half only), reserves (Blocks 2 and 3), road widenings (Block 5) and strata block (Street 1) as shown on Attachment 6, which shall be approved to the satisfaction of the City, and York Region, respectively. The Owner shall submit to the City for approval a revised Draft Plan of Subdivision to include the lands abutting the subject lands to the north, along the Apple Mill Road Frontage, to be consolidated within the Subject Lands and ultimately included within the limits of the Draft Plan. The revised Draft Plan shall be final and binding prior to final approval;
12. THAT Site Development File DA.20.041, BE DRAFT APPROVED subject to the conditions set out in Attachment 2;
13. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“THAT Site Development Application DA.20.041 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 1,177 residential apartment units (2,601 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the

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City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months."

17. NASHVILLE MAJOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE Z.20.024 DRAFT PLAN OF SUBDIVISION FILE 19T-20V004 VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. THAT Zoning By-law Amendment File Z.20.024 (Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 and Zoning By-law 001-2021:
 - From "RD4(H) Residential Detached Zone Four" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88 to "RD4(H) Residential Detached Zone Four", "RS1(H) Residential Semi-Detached Zone One" and "RT1(H) Residential Townhouse Zone" all with the addition of the Holding Symbol "(H)", and "OS2 Open Space Park Zone" by Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report; and
 - From "R4(H)-1006 Fourth Density Residential Zone" with the Holding Symbol "(H)" subject to site-specific Exception 1006, "OS1-950 Public Open Space Zone" subject to site-specific Exception 950 and "EP Environmental Protection Zone" in Zoning By-law 001-2021 to "R4(H)-1006 Fourth Density Residential Zone and "RT1(H)-1006 Townhouse Residential Zone" both with the addition of the Holding Symbol "(H)", subject to site-specific Exception 1006, and "OS1 Public Open Space Zone" in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the subject lands or any portion thereof, until the Owner submits a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents for the subject lands to the satisfaction of the Development Engineering Department.

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3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.
4. THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (269 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project Agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan."
6. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment 5 BE APPROVED

18. PRIMONT (ISLINGTON) INC. SITE DEVELOPMENT FILES DA.20.007 AND DA.18.015 - 7082 ISLINGTON AVENUE VICINTY OF ISLINGTON AVENUE AND STEELES AVENUE WEST

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. THAT Site Development File DA.20.007 (Primont (Islington) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit two high-rise residential towers of 32 and 22-storeys with 547 units;
2. THAT Site Development File DA.18.015 (Primont (Islington) Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 2, to the satisfaction of the Development Planning Department, to permit 103 townhouse units

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over 11 residential blocks, fronting onto a private condominium road;
and

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity (DA.20.007):

“THAT Site Development Application DA.20.007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 547 residential apartment units (1,209 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.”

19. PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 - 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD

The Committee of the Whole recommends:

1. That consideration of this matter be deferred to the Council meeting of June 28, 2022; and
2. That comments from the following speakers and Communication, be received:
 1. Mr. John Spano, Riverside Drive, Vaughan;
 2. Ms. Franca Porretta, Birch Hill Road, Woodbridge;
 3. Mr. Anthony Guglielmi, Riverside Drive, Vaughan;
 4. Mr. Stephen Tsui, Islington Avenue, Woodbridge;
 5. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, and Communication C18 dated June 20, 2022; and
 6. Mr. Brendan Ruddick, Loopstra Nixon LLP, Queen’s Plate Drive, Toronto.

Recommendations

1. THAT Official Plan Amendment File OP.20.004 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend the City of Vaughan Official Plan 2010, specifically the Woodbridge Centre Secondary Plan, to redesignate the subject lands from Low-Rise Residential (2) to Low-Rise Residential (3), as shown on Attachment 2, to permit a maximum permitted building height of 6-storeys and Floor Space Index of 2.42 times the area of the lot, and to permit a building setback of 3 m from Islington Avenue;

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2. THAT Zoning By-law Amendment File Z.20.011 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from the “R2 Residential Zone” to the “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)”, as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;
3. THAT the Holding Symbol “(H)” shown on Attachment 3 shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are satisfied:
 - a. Water and sanitary servicing capacity shall be identified and allocated by Vaughan Council for the Development;
 - b. The Owner shall obtain an access easement with the abutting lands to the south to utilize the existing access onto Islington Avenue for the Development;
 - c. The Owner shall address all comments to the satisfaction of the Toronto and Region Conservation Authority (the “TRCA”);
 - d. The Owner shall submit and obtain approval of a Site Development Application to facilitate the Development, which shall also address all outstanding comments provided through Official Plan Amendment File OP.20.004 and Zoning By-law Amendment File Z.20.011; and
 - e. The Owner shall address all Noise Feasibility Study comments to the Satisfaction of the Development Engineering Department.
4. THAT the implementing Zoning By-law Amendment include the provision for a monetary contribution of \$144,000 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 height and Floor Space Index, to the satisfaction of the City:
 - a. Public improvements within 1 km of the subject lands (e.g. Public Parks, Community Facilities);
 - b. Woodbridge Library improvements; and
 - c. Contributions towards Hospice Vaughan.
5. 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 to secure the contribution and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications; and

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6. 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 implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

**20. PROMENADE CENTRE SECONDARY PLAN FILE NO. 26.7 VICINITY –
SOUTHWEST CORNER OF CENTRE STREET AND BATHURST
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 June 21, 2022, be approved;
- 2) That reference to approximate residential units contained in Part A The Preamble 5.0 Policy Context of the Promenade Centre Secondary Plan be removed;
- 3) That a policy that provides for the consideration of additional heights and densities based on supporting studies submitted through the Development Application process be included in the Secondary Plan;
- 4) That the portion of the park located in the northwest quadrant of the Plan adjacent to the Transit Hub Precinct, south of the East-West Collector Road, be transferred and added to the proposed park fronting Bathurst Street, and reflected on Schedules B, C and D of the Secondary Plan;
- 5) That Staff be directed to make any necessary administrative and/or minor technical revisions to the Secondary Plan; and
- 6) That comments from the following speakers and Communications be received:
 1. Ms. Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto and C 30, dated June 20, 2022;
 2. Mr. Joe Hoffman, Goodmans LLP, Bay Street, Toronto and C 14, dated June 20, 2022; and
 3. Mr. Mario G. Racco, Brownridge Ratepayers' Association, Thornhill.

Recommendations

1. THAT the draft Official Plan Amendment to the Vaughan Official Plan 2010 (Volume 1 and Volume 2), forming Attachment #4 to this report, BE APPROVED; and that it be submitted to Council for

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adoption, subject to any further direction resulting from the Committee of the Whole meeting; and

2. THAT the Official Plan Amendment, as adopted by Council, be forwarded to York Region for Approval and inserted into Volume 2 of the Vaughan Official Plan 2010, as Section “11.16 Promenade Centre Secondary Plan”, and identified on Schedule 14-A of Volume 1 of Vaughan Official Plan 2010.

21. RP B3S HOLDINGS INC. (BLOCK 3S) OFFICIAL PLAN AMENDMENT FILE OP.21.016 ZONING BY-LAW AMENDMENT FILE Z.21.027 SOUTH SIDE OF CELEBRATION DRIVE, BETWEEN COMMERCE STREET & INTERCHANGE WAY VICINITY OF INTERCHANGE WAY AND COMMERCE 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 June 21, 2022, be approved; and
- 2) That comments from the following speakers and communication be received:
 1. Ms. Elizabeth Crowe, Chair, York Catholic District School Board, Bloomington Road West, Aurora; and
 2. Mr. Allan Tam, Chair, York Region District School Board, Wellington Street West, Aurora and C13, dated June 17, 2022.

Recommendations

1. THAT Official Plan Amendment File OP.21.016 BE APPROVED; to amend Vaughan Official Plan 2010 (‘VOP 2010’) and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (VMCSP), to add a new Site-Specific Policy Area on Schedule ‘K’ to:
 - a) Identify the Subject Lands located south of Celebration Avenue, north of Doughton Road, east of Commerce Street and west of Interchange Way as Area “R”
 - b) Permit an increase to the maximum permitted building height from 25-storeys to a maximum building envelope not exceeding 50-storeys in height, in which each individual tower shall be limited to, and not exceed, the maximum geodetic height permissions prescribed in the Zoning By-law
 - c) Permit a 1-storey (6.5 m) stand-alone retail building

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- d) Permit an increase to the maximum permitted density (Floor Space Index ('FSI')) from 4.5 times the area of the lot to 6.8 times the area of the lot
 - e) Permit an increase to the maximum tower floor plate size from 750 m² to 778 m²
 - f) Permit the publicly accessible pedestrian mews to have a minimum width of 15 m, except at localized pinch points where the minimum width may be reduced to 12 m
 - g) Permit a minimum height of 3.05 m for the first storey of a residential building for residential and residential-related uses
2. THAT Zoning By-law Amendment File Z.21.027 BE APPROVED to:
- a) Amend Zoning By-law 1-88, as amended, to rezone the Subject Lands from "C9 Corporate Centre Zone" subject to site-specific exception 9(957) to "C9 Corporate Centre Zone" together with site-specific exceptions identified in Table 1 of this Report, generally in the manner as shown on Attachment 5
 - b) Permit the bonusing for increased height and density for the proposed Development, in return for the provision of community benefits in the form of a cash contribution of \$8,426,657.98 pursuant to the policies of VOP 2010 and VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act towards off-site future urban park enhancements in the southwest quadrant, including potential public art and community/cultural space
3. THAT the implementing Official Plan and Zoning By-law Amendment instruments include the provision for a contribution, pursuant to Section 37 for the community benefits identified in Recommendation 2b), which will be implemented through the Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The \$8,426,657.98 Section 37 contribution shall be provided through off-site community benefits towards future urban park enhancements in the southwest quadrant, including potential public art and community/cultural space, which shall be provided in the form of cash contribution prior to the issuance of the first Building Permit, subject to indexing. The Owner shall pay to the City the Section 37 Agreement Surcharge Fee in accordance with the Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement

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4. THAT the implementing Official Plan Amendment be forwarded to York Region for approval
5. THAT the implementing Zoning By-law Amendment be brought forward to a future Vaughan Council meeting in accordance with Section 24(2) of the Planning Act
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law comes into effect to permit adjustments to the implementing Zoning By-law

**22. SHAREWELL INVESTMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.20.016 ZONING BY-LAW AMENDMENT FILE Z.20.043 - 9929
KEELE STREET VICINITY OF KEELE STREET AND MAJOR
MACKENZIE DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022, be approved; and
- 2) That Communication C26 from Ryan Guetter, Executive Vice President and Sandra K. Patano, Vice President, Weston Consulting, Millway Avenue, Vaughan, dated June 20, 2022, be received.

Recommendations

1. THAT Official Plan Amendment File OP.20.016 (Sharewell Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachment 1, to increase the maximum permitted building height from 3 to 4-storeys and the maximum permitted Floor Space Index from 1.25 to 1.4 times the area of the lot;
2. THAT Zoning Amendment File Z.20.043 (Sharewell Development Inc) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from "C1 Restricted Commercial Zone" subject to site-specific Exception 9(157), to "RA2(H) Apartment Residential Zone", subject of the "(H)" Holding Symbol, as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report. including a provision for as red-lined on Attachment 2;
3. THAT the implementing Zoning By-law Amendment include the following provisions:

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- a) Site-specific parking requirements for Restaurant use shall be 6 spaces/100 m² GFA;
 - b) Site-specific parking requirement for Visitor Parking shall be 0.2 space/unit; and,
 - c) The canopy overhang for the main building entrance to encroach a maximum of 2 m into the front yard setback.
4. THAT the implementing Zoning By-law Amendment include the provision for a monetary contribution of \$200,000.00 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 Floor Space Index, to the satisfaction of the City for:
- i. recreational improvements for the Maple Community Centre to contribute to the provision of equipment to provide for an outdoor synthetic ice surface in the area of the existing tennis courts; and
 - ii. the remaining unused portion of the above noted contribution shall be placed into the account identified for Public Art Reserve for a future art, design and sculpture for future public art within the identified areas of the Maple Core
5. 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 to secure the contribution and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications;
6. THAT the implementing Zoning By-law Amendment include the Holding Symbol “(H)” which shall not be removed from the subject lands, or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
- i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Protocol assigning capacity;
 - ii. the Owner shall submit and obtain approval of a Site Development Plan Application to facilitate the development, addressing all the comments provided through Official Plan and Zoning By-law Amendment Files OP.20.016 and Z.20.043 of the subject lands and satisfy all requirements of York Region;
 - iii. the Owner shall submit a Noise Report for the development;

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7. 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 came into effect, to permit minor adjustments to the implementing Zoning By-law.

**23. TESTON SANDS INC. ZONING BY-LAW AMENDMENT FILE Z.21.046
DRAFT PLAN OF SUBDIVISION FILE 19T-17V009 - 1600 TESTON
ROAD VICINITY OF DUFFERIN STREET AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022, be approved;
- 2) That staff undertake full consideration of the development / construction of a park or parkette to include a complete playground located on the stormwater management tank, and that staff report back to a Committee of the Whole meeting by year end; and
- 3) That comments from the following speakers and Communication be received:
 1. Mr. Glenn Lucas, Principal, Lucas and Associates, White Oaks Drive, Barrie, planning consultant for the applicant;
 2. Mr. Matthew Di Vona, Di Vona Law Professional Corporation, Bloor Street West, Toronto, Legal Counsel for Teston Sands Inc., owner of lands at 1600 Teston Road, and C 27 dated June 20, 2022; and
 3. Mr. Robert Kenedy, President, MacKenzie Ridge Ratepayers' Association, Georgia Crescent, Vaughan.

Recommendations

1. THAT Zoning By-law Amendment File Z.21.046 (Teston Sands Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands from "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three", "RD3(H) Residential Detached Zone Three" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone", "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection Zone", with site specific exceptions as approved by the Ontario Land Tribunal File PL180665, dated January 3, 2020, to "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three", "RD3(H) Residential Detached Zone Three" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone", "OS1(H) Open Space Conservation Zone" with the Holding Symbol

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“(H)”, and “OS5 Open Space Environmental Protection 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 lands zoned “RD3(H) Detached Residential Zone Three” with the Holding Symbol “(H)” as shown on Attachment 3, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
 - i) For Lots 1 to 9 and Lots 48 to 56 and the “OS1 Open Space Conservation Zone” with the Holding Symbol “(H)” as shown on Attachment 2,
 - a. until the design of Teston Road has been completed and approved by York Region;
 - b. until Toronto and Region Conservation Authority confirms that Lots 46 through 48 inclusive are setback 10 m from the Long-Term Stable Slope Line.
3. THAT Prior to the enactment of the implementing Zoning By-law, the Owner shall update the Draft Plan of Subdivision, Landscaping Plans and Engineering Plans to reflect the redline revisions to the Draft Plan of Subdivision with corresponding lot and block numbers and updated Draft Plan of Subdivision statistics and revision numbers shown on Attachments 3 and 4, to the satisfaction of the Development Planning and Engineering Departments.
4. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) 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.
5. THAT Draft Approval for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the red-lined Draft Plan of Subdivision as shown on Attachment 3.

24. ARTIFICIAL TURF FIELD AT VAUGHAN GROVE SPORTS PARK

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022:

Recommendations

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1. That \$852,266 from Capital Project PK-6498-17 (with funding from Community Services Development Charges Reserve) and \$258,534 from Capital Project PD-9585-22 (with funding from Parks Infrastructure Reserve) be reallocated to Capital Project PK-6589-18 Artificial Turf Field at Vaughan Grove Sports Park with the balance of project funding referred to the 2023 Budget process;
2. That a \$100,000 financial contribution from the Woodbridge Soccer Club for this project be received and allocated to Capital Project PK-6589-18;
3. That Centaur Sport Contracting be approved as the City's preferred Vendor of Record for a period of 5 years to ensure quality standard and operational consistency for turf field projects city-wide;
4. That staff be authorized to negotiate a contract with Centaur Sport Contracting to project manage, design and install a new artificial turf field and supporting site works at Vaughan Grove Sports Park in 2023 with a deposit for the purchase and supply of materials provided in 2022; and
5. That inclusion of this matter on Public Committee or Council agenda with respect to amending the capital budgets be endorsed as meeting the requirements for sufficient notice pursuant to Section 2(1) (c) of By-Law 394-2002 as amended.

25. BLOCK 61 WEST TRAFFIC REVIEW

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022, be approved;**
- 2) **That the following traffic calming measures be implemented:**
 1. **All-way stop control at the intersection of Mactier Drive and Galen Crescent;**
 2. **All-way stop control at the intersection of Mactier Drive and Tremblant Crescent;**
 3. **All-way stop control at the intersection of Barons Street and Algoma Drive;**
 4. **Bicycle lanes from Barons Street to Tremblant Crescent; and**
 5. **Pedestrian crossing at the intersection of Pelee Avenue and Richler Avenue;**

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- 3) That the enacting By-laws for implementing the traffic calming measures as contained in recommendation 2 above be brought forward for Council approval at its meeting on June 28, 2022;
- 4) That the temporary all-way stop controls be installed after June 28, 2022;
- 5) That the comments of Ms. Amanda Solomita, Pelee Avenue Vaughan, be received; and
- 6) That the following Communications be received:
 - C5. Rachel N., dated June 16, 2022;
 - C6. Sohil Kalra, dated June 16, 2022;
 - C22. Nick Manna, Barons Street, Vaughan, dated June 19, 2022;
 - C23. Carina Da Silva and Luis Santos, Barons Street, Vaughan, dated June 19, 2022;
 - C25. Sim Badwal, Barons Street, Vaughan, dated June 20, 2022;
 - C28. Amreet Sidhu, Barons Street, Vaughan, dated June 20, 2022; and
 - C29. Mike, dated June 16 and 19, 2022.

Recommendations

1. That this report be received for information.

26. REQUEST FOR DIRECTION ON THE KLEINBURG COMMUNITY CENTRE AND LIBRARY (BLOCK 55/62)

The Committee of the Whole recommends:

- 1) That Scenario 2 in Attachment 2 – Scenario Analysis, of the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022, be approved;
- 2) That the comments from Mr. Adriano Volpentesta, Woodbridge, be received;
- 3) That the following Communications be received:
 - C7. Sohil Kalra, dated June 16, 2022;
 - C10. Paul Turco, Port Royal Avenue, Kleinburg, dated June 17, 2022;
 - C11. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association, dated June 18, 2022; and
 - C16. Carolyn Smith, Kleinburg, dated June 19, 2022;

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- 4) That the Report of the Deputy City Manager, Infrastructure Development dated June 21, 2022, be received; and
- 5) That Communication C1, Confidential memorandum from the Deputy City Manager, Infrastructure Development, dated June 21, 2022, be received.

Recommendations

1. That Council approve recommendations contained within this report to inform the 2023 update of Active Together Master Plan (the “ATMP”); and
2. That Council receive the Real Estate Department report regarding property options for the Kleinburg-Nashville Community Centre.

27. PARK NAMING IN MEMORY OF MARTIN TAVARES

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022.

Recommendations

1. That the Block 18 District Park (UV2-D1) be named “Martin Tavares Park”.

28. PARK RENAMING REQUEST BLOCK 40 MUNICIPAL PARK

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022:

Recommendations

1. That the approved name of the Block 40 Municipal Park be amended from “Cipriano Park” to “Peter Cipriano Park”.

29. PICKLEBALL PROJECT UPDATE

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022, be approved; and
- 2) That Communication C8 from R. Charles (Chuck) Allen, Toronto, dated June 16, 2022, be received.

Recommendations

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1. THAT one (1) existing tennis court at Le Parc Park be converted to two (2) dedicated pickleball courts with funding for design and construction to be included in the 2023 capital budget submission;
2. THAT consideration of additional pickleball court locations for retrofit and new development be included in the scope of work of the Tennis and Racket Sports Court Strategy planned by staff to be undertaken in 2023;
3. THAT development of dedicated pickleball courts at the new Carrville Community Centre, Library and District Park be considered and that staff negotiate a project change order to facilitate this work to be funded within approved capital budgets; and
4. THAT staff continue to explore the potential of developing a public-private partnership for pickleball with the Corte Group and report back to Council in Q1 2023.

**30. ROAD CLOSURE - PART OF HUNTINGTON ROAD, EAST OF
HIGHWAY 50**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022:

Recommendations

1. That Council, pursuant to Disposal of Property By-Law No. 121-95:
 - a. Declare as surplus to its municipal needs and requirements, a portion of Huntington Road located east of Highway #50, legally described as Part of Lot 4, Concession 10 (geographic Township of Vaughan), designated as Part 3 on Reference Plan 65R-6990 being of all PIN 03317-0057 (LT).
 - b. Authorize the execution of an amendment to the Agreement of Purchase and Sale between the City and 1406979 Ontario Limited, dated March 7, 2022, to include the sale by the City of the Additional Lands, and to amend the purchaser to affiliates of the purchaser, namely 2861142 Ontario Inc. and 1284824 Ontario Limited, with all other terms and conditions to remain the same (collectively, the “**Amendment**”).
 - c. Declare that notice of the sale of the Additional Lands is deemed to be given by the inclusion of this matter on the Council Agenda.
 - d. Authorize the disposition of the Additional Lands.
 - e. That the Clerk be directed to commence road closure procedures pursuant to the *Municipal Act, 2001*.

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2. That Council enact a By-law to Stop Up and Close the Additional Lands as public highway; and
3. That Council Authorize the Mayor and/or Clerk to execute the Amendment and all documentation required to complete the subject transaction, which form shall be satisfactory to the Deputy City Manager, Administrative Services & City Solicitor or its designate.

31. AWARD OF TENDER AND REQUEST FOR ADDITIONAL FUNDS FOR THE DUFFERIN OPERATIONS CENTRE – 8020 DUFFERIN STREET

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Infrastructure Development, dated June 21, 2022, be approved; and
- 2) That Communication C9, memorandum from the Deputy City Manager, Infrastructure Development and the Deputy City Manager, Public works dated June 16, 2022, be received.

Recommendations

1. That Council approve a budget amendment to Capital Project ID-2059-18 for the Dufferin Operations Centre Project in the amount of \$3,653,000 inclusive of applicable taxes and administration recovery, to be temporarily funded through Debenture Finance until such time that Development Charges Reserves are available to support the project costs; and
2. That inclusion of this matter on a Public Committee or Council agenda with respect to amending capital budgets, as identified in this report, be deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, as amended.

32. 2021 YEAR IN REVIEW – ECONOMIC DEVELOPMENT

The Committee of the Whole recommends approval of the recommendation contained in the report of the City Manager, dated June 21, 2022:

Recommendation

1. THAT the '*2021 Economic Development Year in Review*' be endorsed by Council, and physical/digital copies be distributed to Mayor and Council, Members of Parliament, Members of Provincial Parliament, local and regional partners, and all other relevant organizations/individuals.

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33. STAKEHOLDER AND COMMUNITY ENGAGEMENT POLICY UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the report of the City Manager, dated June 21, 2022:

Recommendation

1. That the accomplishments outlined in this report and Attachments 1 and 2 be received for information.

34. ACCESS VAUGHAN STRATEGIC REVIEW AND NEXT STEPS

The Committee of the Whole recommends approval of the recommendations contained in the report of the City Manager, dated June 21, 2022:

Recommendations

1. That the Access Vaughan Strategic Review and Next Steps staff report be received; and
2. That the decision to rebrand Access Vaughan into Service Vaughan be approved.

35. DESIGNATION OF PROPERTY STANDARDS BY-LAW UNDER ADMINISTRATIVE MONETARY PENALTIES BY-LAW

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services, dated June 21, 2022:

Recommendations

1. THAT Property Standards By-law 231-2011, as amended, be further amended to allow for the issuance of administrative monetary penalties instead of laying a charge under the Building Code Act and subject to the Provincial Offences Act;
2. THAT the administrative penalty for failing to comply with an order issued by an officer and that has been confirmed or an order that has been confirmed or modified by the Property Standards Committee or a judge be set at \$500.00;
3. THAT a provision be added to the Property Standards By-law making it an offence to obstruct access under section 4.3(1), which gives an officer authority to enter lands to inspect, and that such offence be liable to an administrative monetary penalty of \$750.00;

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4. THAT Schedule 1 of Administrative Monetary Penalties By-law 063-2019, as amended be further amended by adding Property Standards By-law 231-2011, as amended, as a designated by-law.

36. LONG GRASS AND WEEDS BY-LAW

The Committee of the Whole recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Community Services, dated June 21, 2022, be approved; and
- 2) That Communication C4 from Colin MacDougall, Broomlands Drive, Maple, dated June 16, 2022, be received.

Recommendation

1. THAT Council authorize the proposed by-law amendments in Attachment 1 of this report, in a form satisfactory to the City solicitor.

37. FENCE BY-LAW AMENDMENTS

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Community Services, dated June 21, 2022:

Recommendations

1. That the amendments to the Fence By-law, in accordance with Attachment 1 of this Report, be approved; and
2. That the proposed by-law amendments to the Fence By-law be in a form satisfactory to the City Solicitor.

38. COMMUNITY SERVICE ORGANIZATION AND FACILITY ALLOCATION POLICY REVISION

The Committee of the Whole recommends:

- 1) That Council accept the amendments to the CSO policy as recommended by the external Consultant;
- 2) That Council accept the updated Registered Ratepayers' Associations policy and incorporate into the CSO policy under section 7;
- 3) That Council accept the amendments to the FA policy as recommended by the external Consultant;

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- 4) That staff be authorized to lead a review regarding the allocation of ice time for hockey associations to provide best services for the City of Vaughan recognizing our responsibility as the city and recognizing these are within the parameters of the CSO policy;
- 5) That comments from the following speakers and Communications be received:
 1. Mr. Hiten Patel, Thornhill Woods Drive, Vaughan, and C15 and C19 dated June 21, 2022; and
 2. Mr. Harvey Korman, Spring Gate Boulevard, Vaughan, and C 17 dated June 21, 2022; and
- 6) That the report of the Deputy City Manager, Community Services, dated June 21, 2022, be received.

Recommendations

1. THAT staff accept the amendments to the CSO policy as recommended by the external consultant
2. THAT staff accept the updated Registered Ratepayers' Associations policy and incorporate into the CSO policy under section 7
3. THAT staff accept the amendments to the FA policy as recommended by the external consultant

39. REVISION OF CEMETERY BY-LAW NUMBER 180-92

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Public Works, dated June 21, 2022, be approved; and
- 2) That Communication C20, memorandum from the Deputy City Manager, Public Works dated June 21, 2022, be approved, by replacing Attachment 1 of the report with the revised Attachment 1 to this communication.

Recommendations

1. THAT a new Cemetery By-law be enacted, in a form satisfactory to the City Solicitor, in accordance with Attachment 1; and
2. THAT By-law 180-92, and any amendments made thereafter be repealed.

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40. 2022-2026 JOINT COMPLIANCE AUDIT COMMITTEE

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 21, 2022:

Recommendations

1. That Council approve participating in a Joint Compliance Audit Committee with the other municipalities in York Region and the establishment of a roster of committee members for the 2022-2026 Term of Council; and
2. That the City Clerk be delegated the authority to develop and implement terms of reference in coordination with the Clerks of the participating municipalities; and
3. That once the Joint Compliance Audit Committee roster is appointed by Council, the City Clerk be delegated the authority to establish, in response to any compliance audit applications or Clerk's reports received, panels of three persons from the roster of the Joint Compliance Audit Committee to serve as the City of Vaughan Compliance Audit Committee;
4. That all necessary bylaws be enacted.

41. COUNCIL ADMINISTRATIVE SUPPORT REVIEW

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the September 2022, Committee of the Whole (Working Session) meeting.

Recommendation

1. That Committee provide direction on the future of Council Administrative Support.

**42. ECONOMIC PROSPERITY TASK FORCE – FINDINGS REPORT
(TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Economic Prosperity Task force dated June 21, 2022.

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Recommendations

The City Clerk forwards the following recommendations on behalf of the Economic Prosperity Task Force, as outlined in the Findings Report (Attachment 1):

1. THAT Council endorse and refer the 7 Opportunity Statements to staff as input to the next Economic Development Strategic Business Plan, 2023 – 2027.
2. THAT Council receive the Economic Prosperity Focus Group Findings Report; and
3. THAT an Economic Prosperity advisory body be established for the 2022 – 2026 Term of Council.

43. PROCLAMATION REQUESTS - WASTE REDUCTION WEEK, MONTH OF REMEMBRANCE, WORLD CEREBRAL PALSY (CP) DAY AND NATIONAL INJURY PREVENTION DAY

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 21, 2022:

Recommendations

1. That October 17 to 23, 2022 be proclaimed as “Waste Reduction Week” and this week be proclaimed annually on a reoccurring basis in following years;
2. That the month of November 2022 be proclaimed as “Month of Remembrance”;
3. That October 6, 2022, be proclaimed as “World Cerebral Palsy (CP) Day”;
4. That July 5, 2022, be proclaimed as “National Injury Prevention Day”; and,
5. 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.

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**44. SMART CITY TASK FORCE – FINDINGS AND RECOMMENDATIONS
REPORT (TRANSMITTAL REPORT)**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Smart City Task force dated June 21, 2022.

Recommendation

The City Clerk forwards the following recommendation on behalf of the Smart City Task Force:

1. That the Smart City Task Force Findings and Recommendations Report [Attachment 1] be received and referred to staff for review.

45. PROCLAMATION REQUEST - BRAIN INJURY AWARENESS MONTH

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 21, 2022:

Recommendations

1. That June 2022 be proclaimed as “Brain Injury Awareness Month”;
2. That the proclamation be posted on the City’s website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamation through the various corporate channels; and,
3. That Council ratify these recommendations at the Council meeting of June 28, 2022.

**46. OFFICE OF THE INTEGRITY COMMISSIONER AND LOBBYIST
REGISTRAR ANNUAL REPORT, JANUARY – DECEMBER 2021**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the report of the Integrity Commissioner and Lobbyist Registrar, dated June 21, 2022, be approved; and
- 2) That a review be conducted in the next term of Council regarding the three areas identified by the Integrity Commissioner and Lobbyist Registrar:
 1. Rules and guidance for the submission of Member’s Resolutions by Members of Council;
 2. Lobbyist Registrar registration requirements; and

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3. Clarification on Council members being involved in planning matters.

Recommendations

1. That this report be received for information.

47. ALL-WAY STOP CONTROL REQUEST FOR LADY FENYROSE AVENUE AND DIMARINO DRIVE/LADY JESSICA DRIVE AND LADY VALENTINA AVENUE AND LADY FENYROSE AVENUE/SIR MODESTO COURT

The Committee of the Whole recommends:

- 1) That the recommendations contained in the resolution of Councillor Yeung Racco dated June 21, 2022, be approved; and
- 2) That the comments from Mr. Hiten Patel, Thornhill Woods Drive, Thornhill, be received.

Member's Resolution

Submitted by Councillor Yeung Racco

Whereas, Lady FenYROSE Avenue is a local street with an 8.5 metre pavement width, with Woodrose Park located on the east side of the street; and

Whereas, Lady Valentina Avenue is a local street with an 8.5 metre pavement width, with the intersection of Lady Valentina Avenue and Via Romano Boulevard aligning with the school driveway of Herbert H. Carnegie Public School; and

Whereas, Lady FenYROSE Avenue and DiMarino Drive both serve as York Region Transit routes; and

Whereas, residents have expressed concerns with respect to increasing traffic volumes, speeding, and a lack of protected pedestrian crossing opportunities, especially with the increased vehicle and pedestrian activity due to the school and the park; and

Whereas, both Lady FenYROSE Avenue and Lady Valentina Avenue consist of a lot of on-street parking and pedestrian activity due to the school location and park permitted activities; and

Whereas, Lady FenYROSE Avenue runs on a downhill slope from Teston Road towards Lady Valentina Avenue, and it only consists of one all-way stop located at Midvale Heights/Janessa Court; and

Whereas, Lady Valentina Avenue runs on a downhill slope from Lady Jessica Drive towards Lady FenYROSE Avenue and consists of no all-way

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stops through the entire length of the street, from Lady Jessica Drive to Via Romano Boulevard, where the school is located; and

Whereas, the intersection of Lady Fenyrose Avenue and DiMarino Drive/Lady Jessica Drive is currently under a two-way stop with the stop signs located on the approaches from DiMarino Drive and Lady Jessica Drive; and

Whereas, the intersection of Lady Fenyrose Avenue / Lady Valentina Avenue / Sir Modesto Court is currently under a two-way stop with the stop signs located on the approaches from Lady Fenyrose Avenue and Sir Modesto Court; and

Whereas, the subdivision has seen a lot of growth over the past few years with additional development occurring west of Lady Fenyrose Avenue; and

Whereas, while an all-way stop control analysis currently does not meet the Provincial Warrant for all-way stop control, residents have continued to express concerns with respect to vehicle speeds and pedestrian safety following this analysis; and

Whereas, while the intersections do not currently satisfy the warrant for all-way stop-control, traffic volumes and pedestrian volumes may increase due to on-going growth and development in the area, as well as due to the numerous schools, parks and trail connections throughout the Block.

It is therefore recommended:

1. That all-way stop controls at the intersections of Lady Fenyrose Avenue and DiMarino Drive/Lady Jessica Drive, as well as Lady Valentina Avenue and Lady Fenyrose Avenue/Sir Modesto Court be approved; and
2. That the enacting By-laws for implementing the all-way stop controls as contained in recommendation 1, be brought forward for Council approval at its meeting on June 28, 2022.

48. BIRD FRIENDLY CITY AND WORLD MIGRATORY BIRD DAY

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Councillor Carella, dated June 21, 2022.

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, in the last 50 years, North American bird populations have dropped by more than 25% and three million birds, including species that live in towns and cities, are gone due to predation by domestic cats and car and window collisions; and

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Whereas, birds play an essential role as pollinators, and in maintaining healthy and resilient ecosystems; and

Whereas, Nature Canada has developed a certification standard to certify eligible cities as a “Bird Friendly City” to recognize and celebrate the contributions they have made to save bird lives in their municipalities; and

Whereas, on May 17, 2022, Council endorsed that the Sustainability Metric IB-1 Bird-Safe Design Standards be a requirement for all new private and City-owned developments; and

Whereas, the City is currently executing bird-friendly activities related to threat reduction, habitat protection and restoration, and community outreach and education; and

Whereas, World Migratory Bird Day is an annual awareness campaign highlighting the need for conservation of migratory birds and their habitat, and celebrating World Migratory Bird Day is a mandatory criteria the City must fulfill in order to be Bird Friendly City certified.

It is therefore recommended:

1. That Council endorse the City’s efforts to be a certified Bird Friendly City through Nature Canada, and staff be directed to submit an application to Nature Canada;
2. That World Migratory Bird Day be proclaimed on an annual basis on the second Saturday of May;
3. That the proclamation be posted on the City’s website and staff be directed to promote the proclamation, and execute a World Migratory Bird Day event, as appropriate; and
4. That staff be directed to undertake activities to uphold the Bird Friendly City status, including creating a Bird Team that includes community members and stakeholders and providing an annual report card to Nature Canada on activities related to the City’s Bird Friendly City status.

49. PENGUIN-CALLOWAY (VAUGHAN) INC. (BLOCK A5 – PHASE 1) SITE DEVELOPMENT FILE DA.20.052 - 101 EDGELEY BOULEVARD VICINITY OF BUTTERMILL AVENUE AND APPLE MILL ROAD

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. THAT Site Development File DA.20.052 BE DRAFT-APPROVED subject to the conditions set out in Attachment 11.

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

“THAT Site Plan Development File DA.20.052 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 629 residential apartment units (1,390 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.”

50. CITY OF VAUGHAN SUMMER CAMP PROGRAM FOR REFUGEE CHILDREN AND YOUTH FROM UKRAINE

The Committee of the Whole recommends:

- 1) That the recommendations contained in the resolution of Mayor Bevilacqua dated June 21, 2022, be approved; and
- 2) That the comments from Mr. Hiten Patel, Thornhill Woods Drive, Thornhill, be received.

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, the City of Vaughan stands in solidarity with the people of Ukraine; and

Whereas, Vaughan residents will always stand up for what is right and just, and speak out to protect human rights and the rule of law here at home and worldwide; and

Whereas, the Ukrainian Canadian Community in Vaughan and beyond has made immeasurable contributions to our nation’s social, economic and cultural fabric; and

Whereas, we offer our prayers and unwavering support to our Ukrainian friends, neighbours and allies during this challenging time; and

Whereas, the City of Vaughan together with the Nativity of the Mother of God Orthodox Church, Kiev-Pechersk Lavra, will collaborate on facilitating summer camp programs for Ukrainian refugee children and youth; and

Whereas, refugee Ukrainian children and youth in York Region will have an opportunity to attend summer camp programs during the months of July and August in City of Vaughan community centres where they will feel welcome, safe, connected, and included while having fun in a recreational and educational setting.

It is therefore recommended:

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1. That the Recreation Services Department facilitate and accommodate Ukrainian refugee children and youth in the City's summer camp program during the months of July and August;
2. That the Recreation Services Department collaborate with the Nativity of the Mother of God Orthodox Church, Kiev-Pechersk Lavra located in Richmond Hill, to determine age, and other related requirements in order to facilitate appropriate programming needs for the refugee children and youth of Ukraine; and
3. That the Recreation Services Department waive registration fees for the Ukrainian families for their children/youth to participate in the summer camp programs at City of Vaughan facilities.

51. SINGLE SOURCE AWARD APPROVAL FOR DEVELOPMENT REVIEW PROCESS TRANSFORMATION SUPPORT

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

Recommendations

1. That the City Manager be authorized to award a single source contract greater than \$100,000 to assess and implement development planning improvements.
2. Retain the services of KPMG LLP to continue and complete work related to standard operating procedures, case management tools and process changes in response to Bill 109 for development planning by December 31, 2022.

52. CLOSED MEETING INVESTIGATION REPORT REGARDING THE SPECIAL COUNCIL (CLOSED SESSION) EDUCATION AND TRAINING SESSIONS ON MAY 5, 2021 AND MARCH 22, 2022

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 21, 2022:

Recommendations

1. That the closed meeting investigation report of Cunningham, Swan, Carty, Little & Bonham LLP dated June 9, 2022 and set out in Attachment 1 to this report, be received; and,
2. That Procedure By-law 7-2011, as amended, be amended to make specific reference to Section 239(3.1), being a meeting being held

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for the purpose of educating or training of members, as a permitted type of closed meeting.

53. SPORTS VILLAGE FACILITY ASSET PURCHASE

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the City Manager, dated June 21, 2022, be approved; and**
- 2) That the comments from Mr. Hiten Patel, Thornhill Woods Drive, Thornhill, be received.**

Recommendations

1. THAT the City Manager or designate be authorized to execute the Asset Purchase Agreement and any ancillary documents with Mentana Group Inc., Vaughan Sports Village Inc., and Mentana Foods Limited (the “**Vendors**”) in accordance with this Report, on behalf of the City, in a form satisfactory to Legal Services;
2. THAT the City Manager or designate be authorized to execute agreements on behalf of the City to terminate the Lease Agreement, the Master Agreement, the City Loan Agreement, and any other applicable amending agreements, with Mentana Group Inc., in a form satisfactory to Legal Services;
3. THAT staff be authorized to extend employment offers and contracts to existing employees at Sports Village, as determined appropriate by the Chief Human Resources Officer, and to establish similar positions within the City for these employees, to ensure continuity of services at the Sports Village Facility;
4. THAT Council authorize single source procurement with suppliers and service providers that provide goods and services to any of the Vendors, as may be deemed required by the City Manager or designate, to ensure continuity of operations at the Sports Village Facility;
5. THAT Council authorize a single source procurement of consulting services with Create Healthy Food Inc., to assist the City in managing the restaurant operation located on site at the Sports Village Facility, until a long-term arrangement for the restaurant operations is confirmed at a later date;
6. THAT the Director of Procurement Services be authorized to execute any necessary agreement related to any single source procurement described in this Report, on behalf of the City, all in a form satisfactory to Legal Services;
7. THAT the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer or designate be authorized to take all

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actions necessary to pay off and terminate the project loan facility currently with the Bank of Nova Scotia, as described in this Report, including execution of applicable documentation on behalf of the City;

8. THAT staff be authorized to review and develop a proposal and business case study to determine the feasibility of establishing a municipal services corporation to operate the Sports Village Facility in the future, pursuant to the *Municipal Act*, 2001, and to report to Council on such proposal and business case study at a future date;
9. THAT the City Manager be authorized to retain external consultants as may be required to provide consulting services to the City on future business plans and operations of the Sports Village Facility; and
10. THAT appropriate staff, as determined by the City Manager, be authorized to take any other actions required to ensure the overall completion of the transaction and transition of the Sports Village Facility to the City.

54. SUPPORT OF RAIL SAFETY WEEK

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Mayor Maurizio Bevilacqua, dated June 21, 2022.

Members Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, Rail Safety Week is to be held across Canada from September 19 to 25, 2022; and

Whereas, it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens; and

Whereas, Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness; and

Whereas, CN has requested that City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality.

It is therefore recommended:

1. That September 19 to 25, 2022 be proclaimed Rail Safety Week;

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2. That a copy of this resolution is sent to the Chief of York Regional Police and Chief Security Officer of CN; and
3. That the City's Corporate and Strategic Communications department promote the passage of this resolution on the appropriate corporate communications channels.

55. EMANCIPATION DAY IN VAUGHAN

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Mayor Maurizio Bevilacqua, dated June 21, 2022.

Member's Resolution

Whereas, the British Parliament abolished slavery in the British Empire on August 1, 1834; and

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

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

Whereas, in light of this understanding, we acknowledge the significance of the 230th anniversary of the Exodus of Black Loyalist from Halifax Harbour on 15 ships to Sierra Leone; and

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

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

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

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

It is therefore recommended:

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1. THAT as the City of Vaughan proclaims every August 1 as Emancipation Day, that August 1, 2022, specially acknowledge the 230th anniversary of the Exodus of Black Loyalist from Halifax Harbour on 15 ships to Sierra Leone; and
2. THAT the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

56. CEREMONIAL PRESENTATION – HOLY CROSS CATHOLIC ACADEMY BOYS SOCCER TEAM

The Holy Cross Catholic Academy Boys Soccer Team was felicitated for winning the 2022 Ontario Federation of Schools Athletic Association's Championship.

57. PRESENTATION – UPDATE ON NIAGARA UNIVERSITY'S EXPANSION IN THE VAUGHAN METROPOLITAN CENTRE

The Committee of the Whole recommends that the presentation by Dr. Vince Rinaldo, Vice President, Niagara University, be received.

58. OTHER MATTERS CONSIDERED BY THE COMMITTEE

58.1 EXTENSION OF TIME TO CONTINUE MEETING BEYOND 6:00 P.M.

The Committee of the Whole resolved to continue deliberations beyond 6:00 p.m.

58.2 CONSIDERATION OF AD-HOC COMMITTEE REPORTS

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

1. Accessibility Advisory Committee meeting of May 31, 2022 (Report No. 4).
2. Older Adult Task Force meeting of May 30, 2022 (Report No. 5).
3. Audit Committee meeting of June 13, 2022 (Report No. 3).

58.3 STAFF COMMUNICATIONS

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

- SC1. Memorandum from the Deputy City Manager, Public Works, dated June 21, 2022.**

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- SC2. Memorandum from the Deputy City Manager,
Infrastructure Development, dated June 13, 2022.**
- SC3. Memorandum from the Deputy City Manager,
Infrastructure Development, dated June 15, 2022.**
- SC4. Memorandum from the Deputy City Manager,
Infrastructure Development, dated June 17, 2022.**

**59. COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 21, 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. WARD 4 CIVIC HERO AWARD FOR 2022**
(personal matters about an identifiable individual)
- 2. PROPERTY MATTER – FARM LICENSE AGREEMENT - FUTURE
BLOCK 59 DISTRICT PARK**
(acquisition/disposition of land)
- 3. PROPERTY MATTER – LEASE OF THE FORMER GEORGE
BAILEY PUBLIC SCHOOL LANDS FROM THE YORK REGION
DISTRICT SCHOOL BOARD – 9600 KEELE STREET**
(acquisition/disposition of land)
- 4. VMC URBAN PARK PROPOSAL**
(acquisition/disposition of land)
- 5. REQUEST FOR LEGAL ADVICE ON AN ENCROACHMENT
MATTER – 29 IVORY COURT**
(solicitor-client privilege)
- 6. ONTARIO LAND TRIBUNAL APPEAL CASE NO. PL171151 –
JANE TESTON HOLDINGS INC. – 2975, 2985 AND 2993 TESTON
ROAD - OP.17.002 AND Z.17.003**
(litigation or potential litigation)
- 7. ONTARIO LAND TRIBUNAL CASE NO. OLT-21-001787 –
VAUGHAN OFFICIAL PLAN 2010 – YONGE-STEELES
CORRIDOR SECONDARY PLAN APPEALS**
(litigation or potential litigation)
- 8. MINISTER'S ZONING ORDER – 0. REG. 170/21 – 7777 KEELE
STREET AND 2220 HIGHWAY 7 (REFERRED).**

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(solicitor-client privilege)

9. **MINISTER'S ZONING ORDER – 0. REG. 643/20 – RUTHERFORD LAND DEVELOPMENT CORP. – 2901 RUTHERFORD ROAD, VICINITY OF RUTHERFORD ROAD AND JANE STREET**
(solicitor-client privilege)
10. **ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. PL170836 – GATEHOLLOW ESTATES INC. – 9681 AND 9691 ISLINGTON AVENUE - FILE NOS. OP.16.010 AND Z.16.039**
(litigation or potential litigation)
11. **ONTARIO LAND TRIBUNAL VAUGHAN OFFICIAL PLAN 2010 – 281187 ONTARIO LTD., ANLAND DEVELOPMENT INC., AND H&L TITLES INC. AND LEDBURY INVESTMENTS LIMITED, LANDS WEST OF HIGHWAY 400, EAST OF WESTON ROAD AND SOUTH OF RUTHERFORD ROAD – CASE NO. PL111184 (APPEALS #64, #75, #83) CASE NO. PL140839 (APPEALS #7, #8, #9)**
(litigation or potential litigation)
12. **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**
~~(litigation or potential litigation)~~ (solicitor-client privilege)
13. **VAUGHAN HEALTHCARE CENTRE PRECINCT ENABLING NEXT STEPS – TRANSFER OF LANDS TO YORK UNIVERSITY AND MACKENZIE HEALTH**
(acquisition or disposition of land)
14. **PRISTINE HOMES (PINE GROVE) INC. – OFFICIAL PLAN AMENDMENT FILE OP.20.004, ZONING BY-LAW AMENDMENT FILE Z.20.011 – 8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE, VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD**
(solicitor/client privilege)

Councillor Carella declared an interest with respect to Item #2, as he is the corporate secretary of a not-for-profit corporation that owns lands abutting one of the subject properties and did not take part in the discussion or vote on the matter.

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Councillor lafrate declared an interest with respect to Item #9, as a member of her family purchased a unit in this complex and did not take part in the discussion or vote on the matter.

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Chair