



CITY OF VAUGHAN
REPORT NO. 27 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 7, 2022.

Present:

Council Member	In-Person	Electronic Participation
Regional Councillor Linda Jackson, Chair		X
Hon. Maurizio Bevilacqua, Mayor		X
Regional Councillor Mario Ferri, Deputy Mayor		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 DEVELOPMENT CHARGE RESERVE AND SPECIAL RESERVE STATEMENT

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 7, 2022.

Recommendations

1. That the 2021 Development Charges Reserve Fund and Special Fund Statement be received for information; and
2. That the 2021 Development Charges Reserve Fund and Special Fund Statement be made available to the public, and that a copy be forwarded to the Ministry of Municipal Affairs and Housing on request.

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**2. REGION OF YORK MUNICIPAL STREETScape PARTNERSHIP
PROGRAM UPDATE**

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Public Works, and the Deputy City Manager, Planning and Growth Management, dated June 7, 2022:

Recommendations

1. THAT the Region of York Municipal Streetscape Partnership Program (MSPP) Update BE RECEIVED; and
2. THAT The Deputy City Manager (DCM) of Public Works be authorized to execute maintenance agreements with the Region of York on behalf of the City of Vaughan, in a form satisfactory to Legal Services, in accordance with the Municipal Streetscape Partnership Program.

3. THORNHILL SNAP - CAPITAL BUDGET AMENDMENT

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 7, 2022:

Recommendations

1. That Council approve a budget increase to Thornhill SNAP Capital Project PL-9575-20 in the amount of \$76,300 (inclusive of applicable taxes and administration recovery), with funding from grants and woodlot compensation fund, as identified in this report; and
2. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget as identified in this report, be deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

**4. VAUGHAN NW RR PROPCO LP OFFICIAL PLAN AMENDMENT FILE
OP.20.008 ZONING BY-LAW AMENDMENT FILE Z.20.016 SITE
DEVELOPMENT FILE DA.20.022 VICINITY OF MAJOR MACKENZIE
DRIVE WEST AND WESTON 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 7, 2022, be approved;

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- 2) That comments from the following speakers and Communication be received:**
 - 1. Ms. Paula Bustard, Executive Vice President, Development, Smart Centres, Highway 7, Vaughan, and C7, presentation material; and**
 - 2. Ms. Elvira Caria, Bunting Drive, Woodbridge, on behalf of the Vellore Woods Ratepayers' Association and Mr. Tim Soroichinsky, Millwood Woodend Ratepayers' Association;**
- 3) That the following Communications be received:**
 - C1. Mr. John M. Alati, Davies Howe LLP, Adelaide Street West, Toronto dated May 19, 2022; and**
 - C3. Mr. John M. Alati, Davies Howe LLP, Adelaide Street West, Toronto dated May 19, 2022; and**
- 4) That the coloured elevations submitted by the applicant be received.**

Recommendations

- 1. THAT Official Plan Amendment File OP.20.008 (Vaughan NW RR PropCo LP) BE APPROVED, to amend the "Mid-Rise Mixed-Use" designation of Vaughan Official Plan 2010, Volume 1, Schedule 13 - Land Use, and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height from 6 storeys to 12 storeys and maximum permitted FSI from 2 times the area of the lot to 4.19 times the area of the lot for Phase 1, and 2.78 times the area of the lot for Phase 2.**
- 2. THAT Zoning By-law Amendment File Z.20.016 (Vaughan NW RR PropCo LP) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from "C5(H) Community Commercial Zone" with a Holding Symbol "(H)", subject to site-specific Exception 9(1327) to "RA3 Apartment Residential Zone" for Phase 1 and "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" for Phase 2, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.**
- 3. THAT the Holding Symbol "(H)" shall not be removed from Phase 2 of the subject lands proposed to be rezoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" or any portion thereof, until the following conditions have been satisfied:**

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- a. Water supply and sewage servicing capacity have been identified by York Region and allocated to the Phase 2 Lands, or portions thereof, by the City of Vaughan;
 - b. The Owner shall provide Functional Servicing and Stormwater Management Reports in support of development of the Phase 2 lands to the satisfaction of the City;
 - c. The Owner shall provide a Master Servicing Report, to the satisfaction of the City, for ultimate sanitary servicing and full build out of the northeast quadrant of Weston Road and Major Mackenzie Drive, which shall include both Phase 1 and Phase 2 of the Subject Lands, the adjacent external lands including but not limited to Vaughan NW Residences Inc. (Phase 1 and Phase 2), and the 'Gatti' property located at 10069 Weston Road;
 - d. The Owner shall enter into an agreement with the City for design and construction of external sanitary servicing and municipal infrastructure improvement in support of the northeast quadrant of Weston Road and Major Mackenzie Drive, at no cost to the City. The Owner shall make arrangement with participating/benefiting landowners for any required cost sharing provisions related to the said external sanitary servicing and municipal infrastructure improvement;
 - e. A Site Development Application shall be approved for the Phase 2 portion of the subject lands; and
 - f. The Owner shall provide the City with an updated Block Plan for Block 33 West showing the associated land uses and statistics for approval by Vaughan Council, for Phases 1 and 2.
4. THAT the implementing Zoning By-law include the provision of upgrades to the proposed on-site POPS and a monetary contribution of \$1,030,560 pursuant to Section 37 of the *Planning Act*, towards the following potential community benefits, which are to be finalized and implemented through Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for an increase in the maximum permitted building height and density for the development to the satisfaction of the City:
- a. Maintenance work in Vellore Hall
 - b. An emergency entrance at the Vellore Village Community Centre for emergency vehicles to gain access to the outdoor skating rink
 - c. Illuminated exterior signage for Vellore Village Library

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5. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonus Agreement with the City of Vaughan to secure the contribution(s) identified in this report and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications.
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 for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law
7. THAT Site Development File DA.20.022 (Vaughan NW RR PropCo LP) for Phase 1, 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 a 10 and 12-storey senior supportive living building connected by a 5-storey "Centre" Wing with a total of 460 residential dwelling units and a Floor Space Index of 4.19 times the area of the lot
8. THAT Vaughan Council adopt the following resolution of water and sewage servicing capacity for Phase 1 of the subject lands:

"THAT Site Plan Development Application DA.20.022 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 397 residential apartment units (877 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months."

5. SEVEN 427 DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.018 ZONING BY-LAW AMENDMENT FILE Z.21.037 VICINITY OF HIGHWAY 7 AND NEW HUNTINGTON 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 7, 2022, be approved;
- 2) That the following be approved in accordance with Communication C6, memorandum from the Deputy City Manager, Planning and Growth Management dated June 6, 2022:

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1. THAT Item c. of Table 1 respecting Minimum Parking Requirements for Zoning By-law 1-88 be deleted and replaced with the following:

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone Requirement	Proposed Exceptions to the C5 Community Commercial Zone Requirement
c.	<u>Minimum Parking Requirements</u>	<u>Warehouse</u> $16,999.45 \text{ m}^2 / 100 \text{ m}^2$ $\times 1.0 \text{ spaces}$ $= 170 \text{ spaces}$ Accessory Office $951.55 \text{ m}^2 \times 3.5 \text{ spaces} / 100 \text{ m}^2$ $= 34 \text{ spaces}$ Total Required = 204 spaces	<u>Warehouse</u> $16,999.45 \text{ m}^2 / 100 \text{ m}^2$ $\times 0.946 \text{ spaces}$ $= 161 \text{ spaces}$ <u>Accessory Office</u> $951.55 \text{ m}^2 \times 2.8 \text{ spaces} / 100 \text{ m}^2 = 27 \text{ spaces}$ Total Provided = 188 spaces

- 3) That the comments from Ms. Paula Bustard, Executive Vice President, Development, Smart Centres, Highway 7, Vaughan, be received; and
- 4) That Communication C10 from Ms. Irene Ford dated June 6, 2022, be received.

Recommendations

1. THAT Official Plan Amendment File OP.21.018 (Seven 427 Developments Inc.), BE APPROVED to amend VOP 2010, Volumes 1 and 2, Section 13.30, NW Corner of Highway 427 and Highway 7 to permit a site-specific amendment for the Subject Lands, to permit a one-storey employment warehouse building with accessory outside storage and future office uses, as shown on Attachments 2 to 6.
2. THAT Zoning By-law Amendment File Z.21.037 (Seven 427 Developments Inc.), BE APPROVED to amend the "C5 Community

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Commercial” Zone, subject to site-specific exception 9(1392) in Zoning By-law 1-88 as shown on Attachment 2, to permit the site-specific exceptions identified in Table 1, to facilitate a one-storey employment warehouse building with accessory outside storage and future office uses on the Subject Lands.

3. THAT Zoning By-law Amendment File Z.21.037 (Seven 427 Developments Inc.), BE APPROVED to amend the “EMU Employment Commercial Mixed-Use” Zone, subject to site-specific exception 14.1021 in Zoning By-law 001-2021 as shown on Attachment 2, to permit the site-specific exceptions identified in Table 2, to facilitate a one-storey employment warehouse building with accessory outside storage and future office uses on the Subject Lands.
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

6. DOUGHTON RESIDENCES CORP. OP.20.005 AND Z.20.013

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 7, 2022, be approved;
- 2) That the following be approved in accordance with Communication C15, memorandum from the Deputy City Manager, Planning and Growth Management, dated June 6, 2022:
 1. THAT the Recommendations section be updated to include the following conditions:
 - “7. THAT the implementing Official Plan Amendment be brought forward to York Region for approval;
 8. 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

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3) That the following Communications be received:

C11. Mr. Adam Santos, Senior Planner, Weston Consulting, Millway Avenue, Vaughan, dated June 6, 2022; and

C16. Mr. Fausto Rossetto, Partner, Land Development Collaborative (LDC), Miranda Avenue, Toronto, dated June 6, 2022.

Recommendations

1. THAT Official Plan Amendment OP.20.005 BE APPROVED; to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the VMCSPP, to:
 - a. Amend Schedules "A" to "J" to modify the proposed realignment of the north-south local street with a 20 m right-of-way width ('ROW') on the Subject Lands
 - b. Modify Schedule "K", Site Specific Policy Areas, to:
 - i. Identify the Subject Lands located east of Jane Street and north of Doughton Road as Area Q
 - ii. Notwithstanding Policies 5.6.4 through 5.6.10, shown on Schedule "F", as it applies for impacted properties along the Black Creek Renewal Corridor, bring in force the "Neighbourhood Precinct" designation on the Subject Lands
 - iii. Amend Policy 4.3.6 to permit 4 levels of underground parking beneath the entirety of the north-south local street within the limits of the Subject Lands in a stratified title arrangement without the requirement of 10,000 m² office uses within the Development;
 - iv. Amend Policy 8.7.18 to permit the proposed maximum building heights of 46 and 52-storeys for the residential towers and a maximum density of 11.54 times the area of the lot (Floor Space Index – 'FSI'), whereas a maximum building height of 25 and 30-storeys and density of 4.75 FSI is permitted
 - v. Permit an increase to the residential tower floor plate size from 750 m² to the following for Towers 1 and 2:

Tower 1

 - 770 m² – at Level 5
 - 800 m² – Level 6 to 52

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Tower 2

- 770 m2 at Level 5
- 800 m2 from Levels 6 to 46

2. THAT Zoning By-law Amendment File Z.20.013 BE APPROVED to:
 - a. Amend By-law 1-88, as amended, to rezone the Subject Lands from the “EM1 Prestige Employment Area Zone” to the “C9 Corporate Centre Zone” with a Holding Symbol “(H)” generally in the manner shown on Attachment 2 and 2a, together with site-specific exceptions generally identified in Table 1 of this report; and
 - 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 \$9,000,000.00 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:
 - i. On-site contribution of 470 m2 community space located along Doughton Road, with an appraisal report to follow which will determine the value of the ownership arrangement, and cash contribution for interior fit-out and off-site VMC park enhancements using the remaining funds within the \$9,000,000 contribution envelope.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are fulfilled:
 - a. 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, and potential Strata Park subject to the Owner working with the neighbouring property to the north to deliver a contiguous 0.2 ha public square to the satisfaction of the City. The Agreements shall be finalized with details respecting, but not limited to, access, ownership, operation, maintenance, liability, cross section details, and financial responsibilities (among others) of the parties which shall have been agreed upon by the Owner and shall be executed prior to final approval of the related Draft Plan of Subdivision 19T-21V008, to the satisfaction of the City;
 - b. Prior to occupancy, the Subject Lands shall be removed from the floodplain subject to clearance from the Toronto and

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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 City that Black Creek Renewal works associated with removal of the floodplain in the vicinity of the Subject Lands are complete or substantially advanced to the satisfaction of the TRCA and the City. Once BCR construction associated with the removal of the Subject Lands from the floodplain is initiated, construction within the Subject Lands may also commence to the foundation stage. The Owner shall commit to a construction schedule for their site to be in-line with the design-build schedule for the City of Vaughan's Black Creek Renewal project. The Owner is required within their development agreements with the City, to commit to the design-build schedule, and acknowledge and indemnify the City and TRCA from the risk they are accepting in advancing this development within a flood prone area.

- c. Conditional approval of Site Development Application File DA.21.026, subject to Vaughan Council's approval, which would allow for a viable development on the lands, whereby the Owner shall address all City comments to the satisfaction of the Planning and Growth Management Portfolio;
 - d. Conditional approval of Draft Plan of Subdivision 19T-21V008, subject to Vaughan Council's approval, which would allow for the viable development of the lands, including the creation of the development block, conveyance of the north-south local street, mews, reserves, road widenings, strata, and municipal services, to the satisfaction of the City;
4. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37 for the contributions identified in Recommendation 2b), which will be implemented through the Section 37 Density Bonus 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 Section 37 Contribution shall be provided as a combination of an on-site 470 m² community space located along Doughton Road, with an appraisal report to follow which will determine the value of the ownership arrangement, and cash contribution for interior fit-out and off-site VMC park enhancements using the remaining funds within the \$9,000,000 contribution envelope which shall be provided in the form of a cash contribution that is payable 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 in accordance with the

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Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement.

5. 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.
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.

7. BOSTAR INC. ZONING BY-LAW AMENDMENT FILE Z.19.034 SITE DEVELOPMENT FILE DA.19.085 5875 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND HIGHWAY 27

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 7, 2022, be approved;
- 2) That Communication C12 from Mr. Philip J. Stewart, Pound & Stewart Associates Limited, Renfrew Drive, Markham, dated June 6, 2022, be received; and
- 3) That the coloured elevations submitted by the applicant be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.19.034 (Bostar Inc.) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachment 2, to permit site-specific exceptions to the "EM1 Prestige Employment Area Zone" subject to site-specific Exception 9(291) identified in Table 1 of this report;
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law; and

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3. THAT Site Development File DA.19.085 (Bostar Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a 1-storey eating establishment building with a drive-through facility and a 3-storey office building, as shown on Attachments 3 to 6.

8. TONLU HOLDINGS LIMITED - ZONING BY-LAW AMENDMENT FILE Z.22.002 - 8311 WESTON ROAD, VICINITY OF WESTON ROAD AND LANGSTAFF 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 7, 2022.

Recommendations

1. THAT Zoning By-law Amendment File Z.22.002 BE APPROVED, to amend Zoning By-law 1-88 to amend the "C7 Service Commercial Zone" subject to site-specific exception 9(1448), to permit the use of a Motor Vehicle Sales Establishment on the subject lands, together with site-specific exceptions identified in Table 1 of this report
2. THAT Zoning By-law Amendment File Z.22.002 BE APPROVED, to amend Zoning By-law 001-2021 to amend the "EMU Employment Commercial Mixed-Use Zone" subject to site-specific Exception 14.1073, to permit a Motor Vehicle Sales use on the subject lands, together with additional site-specific exceptions identified in Table 2 of this report; and
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.

9. 2812626 ONTARIO LTD. - ZONING BY-LAW AMENDMENT FILE Z.13.013 - 4190 AND 4220 STEELES AVENUE WEST AND 31 GAUDAUR ROAD, VICINITY OF STEELES AVENUE WEST AND PINE VALLEY 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 7, 2022, be approved; and

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- 2) That Communication C4 from Mr. David Waters, Associate, Weston Consulting, Millway Avenue, Vaughan, dated June 1, 2022, be received.

Recommendations

1. THAT Zoning By-law Amendment File Z.13.013 (2812626 Ontario Ltd.) Properties Limited) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachment 1, to permit site-specific zoning exceptions identified in Table 1 of this report; and
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

10. OFFICIAL PLAN AMENDMENT OP.21.007, ZONING BY-LAW AMENDMENT Z.21.010, DRAFT PLAN OF SUBDIVISION 19T-18V005 1930328 ONTARIO INC. - 2871 HIGHWAY 7, VICINITY OF HIGHWAY 7 AND MAPLECRETE 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 7, 2022, be approved;
- 2) That the following be approved in accordance with Communication C8, memorandum from the Deputy City Manager, Planning and Growth Management, dated June 6, 2022:
 1. THAT Recommendation 1a. and 1d. of the report be deleted and replaced as follows:
 - a. Maximum building heights of 49-storeys or 153.5 metres (Building A) and 45-storeys or 141.3 metres (Building B);
 - d. Notwithstanding Policy 8.7.18, the maximum tower floor plate size shall not exceed 859 square metres (Buildings A and B)
 2. THAT Recommendation 6 of the report be deleted and replaced as follows:

The revisions to Draft Plan of Subdivision File 19T-18V005 BE APPROVED to permit a reduced east-west public road

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(Street B – future “White Elm Road”) width from 22 m to 20 m and subject to the revised Conditions of Draft Plan Approval set out in Attachment 12, as follows:

Blocks	Proposed Uses	Area (ha)
Block 1	Mixed-Use Development Block	0.8371
Block 4	Residential Development Block	0.3452
Blocks 2, 3, 5, 7	0.3 m Reserves	0.0086
Blocks 6 and 8	Road Widenings	0.0367
Street ‘B’ (future “White Elm Road”)	20 m Public Street	0.2228

3. THAT the following changes be made to Table 1:
 - a. all references to “Block 4” in Table 1 of the report be deleted and replaced with “Block 6”;
 - b. The maximum building height shall be 141.3 metres (Building B)
4. THAT the site statistics provided on page 6 of the report be revised to show 826 underground parking spaces for Buildings A and B;
5. THAT the Recommendations section be updated to include the following conditions:
 - “8. THAT the implementing Official Plan Amendment be brought forward 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;”
6. THAT the Conditions of Draft Approval (Attachment 12) section be updated to amend condition #40 as per below:

“40. The Owner shall agree in the Subdivision Agreement to design, replace and construct to the approved engineering drawings the sanitary sewer improvements along Maplecrete Road from Highway 7 to

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Doughton Road, and along Doughton Road (existing ASDC By-Law – VMC SE Doughton Sanitary Sewer Improvements) from Maplecrete Road to Jane Street to service the Plan, in accordance to the VMC Master Servicing Strategy (as updated), all to the satisfaction of the City.

Should the City determine that the Maplecrete Road sanitary sewer improvements are to be included as a future Area Specific Development Charge (ASDC) project in the next scheduled Development Charge Background Study and subject to no outstanding Local Planning Appeal Tribunal appeals, the City shall reimburse the Owner , less the Owner's proportionate share of the costs, when funds are available."

Should an ASDC not be enacted, then the City shall use its reasonable efforts to collect the proportionate costs, as determined by the City, for the sanitary sewer improvements from benefiting landowners; and

- 3) That Communication C14 from Mr. Grant Uyeyama, Principal Planner, KLM Planning Partners INC., Jardin Drive, Concord, dated June 6, 2022, be received.**

Recommendations

1. THAT Official Plan Amendment File OP.21.007 BE APPROVED; to amend Volume 2 of the Vaughan Official Plan 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (VMCSP), to replace the site-specific policies applicable to the lands identified as "Area F" on Schedule K – Site Specific Policy Areas with the following:
 - a. Maximum building heights of 49-storeys (Building A) and 45-storeys (Building B);
 - b. Notwithstanding Schedule I – Height and Density Parameters, Building C shall not exceed 7-storeys in height;
 - c. A maximum permitted density FSI of 6.97 times the area of the Subject Lands;
 - d. Notwithstanding Policy 8.7.18, the maximum tower floor plate size shall not exceed 853 m² from levels 8-47 and 804 m² on level 48 (Building A) and 853 m² from levels 8-43 and 804 m² on level 44 (Building B);
2. THAT Zoning By-law Amendment File Z.21.010 BE APPROVED to:
 - a. amend Zoning By-law 1-88, as amended, to rezone the

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Subject Lands from “C9(H) Corporate Centre Zone” with the Holding Symbol “(H)”, subject to Exception 1473, to “C9 Corporate Centre Zone” with the Holding Symbol “(H)” in the manner shown on Table 1, together with the site-specific zoning exceptions identified in the Zoning section of this report;

- b. permit the bonussing for increased building height and density for the development shown on Attachments 3 to 11 in return for the following provision of community benefits, pursuant to the *Planning Act*, the policies of the VOP 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*.
 - i. 162.85² of community space located on the ground floor of Building A, with an appraisal report to follow which will determine the value of the ownership arrangement (long term lease versus freehold) and contribution for interior fit-out and programming using the remaining funds within the \$3,786,587.15 contribution envelope.
3. THAT the Holding Symbol “(H)”, as shown on Attachment 2, shall not be removed from the Subject Lands, or any portion thereof, until the Owner:
 - a. Provide a Remedial Action Plan (RAP) to the satisfaction of the City;
 - b. Obtain and file for a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands or for all portions thereof as identified on Attachment 14. The “H” may be removed from the Subject Lands in a phased manner as generally shown on Attachment 14 to the satisfaction of the City;
4. THAT prior to the enactment of the implementing Zoning By-law, the Mayor and the City Clerk be authorized to execute the Section 37 Agreement, pursuant to Section 37 of the *Planning Act*, for the implementation of the community benefits identified in Recommendation 2 b). The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 194-2020 for the Planning Applications, prior to the execution of the Section 37 Agreement;
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing

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Zoning By-law comes into effect to permit adjustments to the implementing Zoning By-law;

6. THAT the revisions to Draft Plan of Subdivision File 19T-18V005 BE APPROVED to permit a reduced east-west public road (Street B – future “White Elm Road”) width from 22 m to 20 m and subject to the revised Conditions of Draft Plan Approval set out in Attachment 12, as follows:

Blocks	Proposed Uses	Area (ha)
Block 1 Block 6	Mixed-Use Development Block Residential Development Block	0.83570.3452
Blocks 2, 4, 5, 7, 9	0.3 m Reserves	0.0086
Blocks 3, 8, 10	Road Widenings	0.0367
Street ‘B’ (future “White Elm Road”)	20 m Public Street	0.2228

7. THAT Recommendation 9, Item 2, CW Report 11 dated March 19, 2019, be amended and Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:
- a. “THAT Site Plan Development Application DA.18.037 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,257 residential apartment units (2,778 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. RUTHERFORD HEIGHTS INC. SITE DEVELOPMENT FILE DA.21.044 - 10, 20 & 25 DI BENEDETTO LANE & 110 SIMMONS STREET, VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27

The Committee of the Whole recommends:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 7, 2022, be approved; and

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- 2) **That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Site Development File DA.21.044 (Rutherford Heights 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 the development of 70 street townhouse units on common element condominium roads as shown on Attachments 3 to 6.
2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Site Development Application DA.21.044 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 70 residential townhouse units (214 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."

12. PROPOSED STREET NAMES FOR DEVELOPMENT PLANNING'S RESERVED STREET NAME LIST

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated June 7, 2022, be approved; and**
- 2) **That staff continue to add to the list, names that reflect the diversity in the city, especially the First Peoples.**

Recommendation

1. That the street names as shown in attachment 1 BE APPROVED and added to Development Planning's reserved street name list. This eliminates the need for Council to review a street name, and expedites the street naming process for approved developments, and the issuance of addresses and building permits.

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- 13. PROPOSED NAME FOR NEW MUNICIPAL STREET - DRAFT PLAN OF SUBDIVISION FILE 19T-19V001, RELATED FILES Z.19.004 AND DA.21.066 - NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE MAJOR DEVELOPMENTS INC., NORTHEAST CORNER 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 7, 2022:

Recommendations

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

Proposed Name

Garnet Williams Way

2. That the fee of \$2,353 (as per By-law 158-2021) for a new proposed street name BE WAIVED, as the name was not proposed by the applicant.

- 14. PROPOSED NAME FOR NEW MUNICIPAL STREET SITE DEVELOPMENT FILE 19T-16V001 RELATED FILE Z.16.016 - DUFFERIN VISTAS LTD. (PHASE 1), VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 7, 2022:

Recommendation

1. That the following street name for the proposed future street located within phase one of the lands identified by approved Draft Plan of Subdivision File 19T-16V001, as shown on attachment 1, BE APPROVED:

Proposed Name

Ahchie Court

- 15. SEWER USE BY-LAW**

The Committee of the Whole recommends:

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- 1) That the recommendations contained in the report of the Deputy City Manager, Public Works dated June 7, 2022, be approved; and
- 2) That the following be approved in accordance with Communication C5, memorandum from the Deputy City Manager, Public Works dated June 3, 2022:
 1. That a new Sewer Use By-law be enacted in accordance with Attachment 1 of this Communication and in a form satisfactory to the City Solicitor.

Recommendations

1. THAT a new Sewer Use By-law be enacted that includes the recommended changes, as per Attachment 1 of this Report and in a form satisfactory to the City Solicitor;
2. THAT Sewer Use By-law 087-2016 and any amendments be repealed;
3. THAT the Administrative Monetary Penalties By-law 063-2019, as amended, be further amended, in accordance with Attachment 1 of this Report and in a form satisfactory to the City Solicitor;
4. THAT the Fees and Charges By-law 158-2021, as amended, be further amended to incorporate all fees and charges related to the new Sewer Use By-law for housekeeping purposes, in a form satisfactory to the City Solicitor;
5. THAT By-law 156-2021, which sets out wastewater rates, be repealed; and
6. THAT By-law 157-2021, which sets out stormwater rates, be repealed.

16. CANADA DRIVE-AMERICA AVENUE COMMUNITY BRIDGE - LEGAL AGREEMENT WITH MINISTRY OF TRANSPORTATION

The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Infrastructure Development, dated June 7, 2022:

Recommendations

- 1) That the necessary By-law be enacted to authorize the City Manager and City Clerk to execute the Agreement with the Ontario Ministry of Transportation (MTO) for the construction of the Canada Drive-America Avenue (CDAA) Community Bridge over Highway 400 to advance the project in a timely manner; and

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- 2) That the Regional Municipality of York and the Ontario Ministry of Transportation be so advised by copy of Council's direction.

**17. ROAD CLOSURE - PART OF LANGSTAFF ROAD AND PART OF
KIPLING AVENUE**

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 7, 2022:

Recommendations

1. That any deputations on the matter be received; and
2. That a by-law be enacted to stop up and close the portions of the unopened road allowances between Lots 10 and 11 Concession 8 (Langstaff Road), and Concessions 7 and 8 (Kipling Avenue).

18. PROCLAMATION REQUEST WORLD SICKLE CELL 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 7, 2022:

Recommendations

1. That June 19, 2022, be proclaimed as "World Sickle Cell Day";
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.

**19. PROPOSED NAME FOR NEW MUNICIPAL STREET - SITE
DEVELOPMENT FILE DA.21.018, RELATED FILE Z.21.015 - CAPLINK
LIMITED, SOUTHEAST OF LANGSTAFF ROAD AND HIGHWAY 50
(REFERRED)**

The Committee of the Whole recommends:

- 1) That the following be approved in accordance with Communication C2, memorandum from the Deputy City Manager, Planning and Growth Management dated May 26, 2022:

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1. **THAT Recommendation 1. of the Committee of the Whole (1) Report dated May 3, 2022, be deleted and replaced in its entirety with the following:**

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

Proposed Name: Craftsmen Way”; and

- 2) **That the report of the Deputy City Manager, Planning and Growth Management dated May 3, 2022, be received.**

Recommendations

Council, at its meeting of May 17, 2022, recommended the following (Item 4, Report No. 21, Committee of the Whole):

By approving that consideration of the matter be deferred to the Committee of the Whole meeting of June 7, 2022.

Recommendation of the Committee of the Whole of May 3, 2022:

The Committee of the Whole recommends:

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

Recommendation of the Deputy City Manager, Planning and Growth Management, dated May 3, 2022:

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

Proposed Name

Teamwork Way

20. **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 (REFERRED)**

The Committee of the Whole recommends:

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- 1) That 2109179 Ontario Inc. Zoning By-law amendment (temporary use) File Z.20.018 and Site Development File DA.20.029, 3501 King-Vaughan Road, vicinity of King-Vaughan Road and Highway 400 (Referred), BE REFUSED;
- 2) That staff bring forward to the Council meeting of June 28, 2022, information on the number of concrete batching plants and recycling facilities operating in the City of Vaughan and neighbouring municipalities and how many of them are legal;
- 3) That comments from the following speakers and Communication be received:
 1. Ms. Alexandra Ney, King-Vaughan Road, Woodbridge, and C9, dated June 6, 2022;
 2. Ms. Irene Ford, Irish Moss Court, Woodbridge;
 3. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Concord; and
 4. Mr. Robert G. Miller, Davies Howe LLP, Adelaide Street West, Toronto;
- 4) That Communication C17, memorandum from the Deputy City Manager, Planning and Growth Management dated June 7, 2022, be received; and
- 5) That the report of the Deputy City Manager, Planning and Growth Management dated May 10, 2022, be received.

Recommendations

Council, at its meeting of May 17, 2022, adopted the following recommendations, without amendment (Item 4, Committee of the Whole, Report No. 24):

Recommendations of the Committee of the Whole of May 10, 2022:

1. That this matter be deferred to the Committee of the Whole meeting of June 7, 2022, for staff to report back on further conditions of approval;
2. That the comments of Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, Robert Miller, Davies Howe LLP, Adelaide Street West, Toronto, and Christina Wright, BCX Environmental Consulting, Main Street South, Newmarket, on behalf of the applicant, be received;
3. That the comments and communications of the following speakers be received:

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1. Alexandra Ney, King-Vaughan Road, and Communication C13., presentation material;
2. Sherry Draisey, Weston Road, King City and Communication C5., dated May 9, 2022; and
3. Irene Ford, Irish Moss Court, Woodbridge, and Communication C6., dated May 9, 2022; and
4. That the following communication be received:

C3. Robert A. Kenedy, Mackenzie Ridge Ratepayers' Association, dated May 8, 2022.

Recommendations of the of the Deputy City Manager, Planning and Growth Management, dated May 10, 2022:

1. THAT Zoning By-law Amendment File Z.20.018 (2109179 Ontario Inc.) BE APPROVED AS AMENDED to permit the continued use of one (1) concrete batching plant and accessory buildings as previously approved through Zoning By-law 082-2018 and the August 17, 2011 Certificate of Air by the Ministry of Environment, Conservation and Parks with a previous production capacity of up to 100,000 m³ per year with additional accessory concrete crushing (Environmental Compliance Approval for TACC Construction Limited dated February 22, 2018), as temporary uses for one year (until May 23, 2023), together with the site-specific zoning exceptions as identified in Table 1;
2. THAT Zoning By-law Amendment File Z.20.018 (2109179 Ontario Inc.) BE REFUSED to amend Zoning By-law 1-88 to permit a second outdoor concrete batching plant and the increase in production capacity; and
3. THAT Site Development File DA.20.029 (2109179 Ontario Inc.) BE APPROVED AS REDLINED AND SUBJECT TO CONDITIONS as shown on Attachments 1 and 3, to only include the existing concrete batching plant, accessory buildings, and an outdoor storage area, as previously permitted through Zoning By-law 082-2018, as shown on Attachment 8 with the additional accessory concrete crushing.

21. DIVERSITY AND INCLUSION TASK FORCE – FINDINGS AND RECOMMENDATIONS REPORT (REFERRED/TRANSMITTAL)

The Committee of the Whole recommends approval of the recommendation contained in the report of the Diversity and Inclusion Task Force, dated June 7, 2022:

Recommendations

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The City Clerk forwards the following recommendation on behalf of the Diversity and Inclusion Task Force:

- 1) That the Diversity and Inclusion Task Force Findings and Recommendations Report [Attachment 1] be received and referred to staff for review.

22. PROPOSED FRONT AND REAR ADDITION AND INTERIOR RENOVATIONS TO EXISTING BUILDING AT 17 NAPIER STREET IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendations contained in the report of the Heritage Vaughan Committee, dated June 7, 2022:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of May 18, 2022 (Item 2, Report No. 2), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 18, 2022, be approved.

Recommendation of the Deputy City Manager, Infrastructure Development, dated May 18, 2022:

THAT Heritage Vaughan recommend the approval of the proposed development as presented, subject to following conditions:

- a. further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b. any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

23. INTERIOR RENOVATION AND 2-STOREY REAR ADDITION TO EXISTING HOUSE AT 8251 KIPLING AVENUE, IN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends:

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- 1) That the recommendations contained in the report of the Heritage Vaughan Committee dated June 7, 2022, be approved subject to the following:**
 - i) That Recommendation a. in the report of the Deputy City Manager, Planning and Growth Management dated May 18, 2022, be revised to read as follows:**
 - a. further minor refinements to building design including material specifications shall be approved to the reasonable satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division; and**
- 2) That the transmittal report from the Heritage Vaughan Committee dated June 7, 2022, be received by making an administrative correction to reflect Ward 2.**

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of May 18, 2022 (Item 1, Report No. 2), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 18, 2022, be approved.

Recommendations of the Deputy City Manager, Infrastructure Development, dated May 18, 2022:

THAT Heritage Vaughan recommend the approval of the proposed development as presented, subject to following conditions:

- a. further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b. any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

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24. PROPOSED RESTORATION AND NEW ADDITION TO EXISTING BUILDING AT 51 NAPIER STREET IN THE KLEINBURG NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendation contained in the report of the Heritage Vaughan Committee, dated June 7, 2022:

Recommendation

The Heritage Vaughan Committee forwards the following recommendation from its meeting of May 18, 2022 (Item 3, Report No. 2), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 18, 2022, be approved.

Recommendation of the Deputy City Manager, Infrastructure Development, dated May 18, 2022:

THAT Heritage Vaughan recommend the approval of the proposed development as presented, subject to following conditions:

- a. further minor refinements to building design including material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- b. any significant changes to the proposal may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application.

25. JRCC OF WOODBRIDGE MENORAH LIGHTING

The Committee of the Whole recommends approval of the recommendations contained in the resolution of Regional Councillor Jackson and Councillor DeFrancesca, dated Tuesday, June 7, 2022.

Member's Resolution

Submitted by Regional Councillor Jackson and Councillor DeFrancesca

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

Whereas, the first night of Hanukkah will take place at nightfall on December 18th, 2022 and consecutively be lit for the eight-day Jewish celebration of Hanukkah, commemorating the rededication during the second century B.C. of the Second Temple in Jerusalem, to symbolize the miracle; and

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

It is therefore recommended:

1. That staff support the request for the Jewish Russian Community Centre of Woodbridge to hold their Menorah Lighting Ceremony.
2. That the Menorah Lighting Ceremony organized by Jewish Russian Community Centre of Woodbridge be held on one of the 8 nights of Hanukkah in December 2022; and
3. That the Menorah structure be placed and lit at Chatfield District Park, with the appropriate support of City of Vaughan staff, including but not limited to, assisting with the set-up of the Menorah if required.
4. That staff investigate the possibility of locating the Menorah closer to Chatfield Dr or Lawford Rd if the appropriate underground utilities are available and with the appropriate setbacks for safety.
5. That the City of Vaughan will honour this commitment annually should the Jewish Russian Community Centre of Woodbridge wish to hold the Menorah Lighting Ceremony annually at the Chatfield District Park.

26. CHELSEA MAPLE RESIDENCES (PHASE II) INC. - DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19 CDM-21V006 - 120 EAGLE ROCK WAY, VICINITY OF EAGLE ROCK WAY AND TROON AVENUE

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 7, 2022:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-21V006 (Chelsea Maple Residences (Phase II) Inc.), as shown on Attachments 3 to 6, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.

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27. PARKLAND DEDICATION BY-LAW UPDATE

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 Communication C13 from Ira T. Kagan, Kagan Shastri LLP, Avenue Road, Toronto, dated June 6, 2022, be received.**

Regional Councillor Mario Ferri declared an interest with respect to the foregoing as his son is providing services to a person who has made a submission on this matter and did not take part in the discussion or vote on the matter.

Recommendations

1. THAT the updated draft Parkland Dedication By-law appended as Attachment 1 be approved, and that staff be authorized to make minor amendments as required, and directed to bring forward a final version of the by-law for passage at the Council meeting scheduled for June 28, 2022;
2. THAT staff be authorized and directed to resolve the appeals to the Vaughan Official Plan 2010 related to parkland dedication, such that the official plan policies still under appeal reflect the policy direction provided for in the Parkland Dedication By-law passed by Council;
3. THAT staff further explore a percentage cap for land dedication, cash-in-lieu of parkland expenditure policy, other policy amendments that may be required, and report back by the end of Q2 2023;
4. THAT Council confirm that the consultation to date regarding the draft Parkland Dedication By-law satisfies the consultation requirement in subsection 42(3.1) of the *Planning Act* and that no further public meetings are required prior to the enactment of the by-law;
5. THAT notice of passage of the by-law be given as required under the *Planning Act*; and
6. THAT City staff be authorized to attend the Ontario Land Tribunal or the courts, as appropriate, to defend the City's position if the by-law is appealed.

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28. THINKING GLOBALLY, ACTING LOCALLY IN VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the resolution of Councillor Carella, dated June 7, 2022.

Member's Resolution

Submitted by Councillor Carella

Whereas, global warming is an accepted fact by the bulk of the world-wide scientific community and

Whereas, to be successful in addressing of the problem of global warming, every sector of society in every part of the world must make its contribution to that effort; and

Whereas, the exhortation to “Think globally, act locally” makes the best sense in the context of reversing global warming;

It is therefore recommended:

1. That appropriate staff of the City of Vaughan bring forward to the Council meeting of June 28, 2022, a list of five “quick wins” appropriate at the municipal level to address the issue of global warming.

29. BLOCK 66E

The Committee of the Whole recommends:

- 1) That the recommendations contained in the resolution of Regional Councillor Jackson dated June 7, 2022, be approved; and
- 2) That the comments from Ms. Irene Ford, Irish Moss Court, Woodbridge, be received.

Member's Resolution

Submitted by Regional Councillor Jackson

Whereas, Block 66EAST is located south of Nashville Road between Huntington Road and the proposed further northerly extension of Highway 427 immediately adjacent to a built out residential community to the east; and

Whereas, Huntington Road is permanently closed at Major Mackenzie Drive as a result of the Highway 427 interchange with Major Mackenzie Drive; and

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Whereas, it is not desirable to allow a significant amount of non-residential traffic to the closed Huntington Road; and

Whereas, Block 66EAST is within a walking distance to the future Kleinburg GO Station, which is part of the Caledon-Vaughan GO Rail Line that was recently announced by the Province of Ontario and officially included in the Greater Golden Horseshoe Transportation Plan; and

Whereas, Transit Oriented Community development helps reduce gridlocks and Greenhouse Gas emissions, and increase GO train ridership.

It is therefore recommended:

1. THAT Map 1A of the draft Region of York Official Plan be revised to exclude the Block 66EAST, as shown on the attached schedule, in the “Employment Area” and re-designated it “Community Area”.
2. THAT the City of Vaughan Council requests the Region of York approve the corresponding revision to Block 66E.

30. JOSEPH AND WOLF LEBOVIC JEWISH COMMUNITY CAMPUS (9600 BATHURST STREET) SITE PLAN APPLICATION (DA.21.067) UPDATE

The Committee of the Whole recommends approval of the resolution of Councillor Yeung Racco dated June 7, 2022, subject to replacing the word “western” with “eastern” in the second paragraph to read as follows:

Whereas, the purpose of the site plan application is to redevelop adjacent City-owned lands for a twin pad hockey arena on the eastern portion of its Campus lands, which will provide additional opportunities for shared uses with the City.

Member's Resolution

Submitted by Councillor Yeung Racco

Whereas, the City of Vaughan received a site plan application (DA.21.067) from Joseph and Wolf Lebovic Jewish Community Campus at 9600 Bathurst Street on December 17, 2021; and

Whereas, the purpose of the site plan application is to redevelop adjacent City-owned lands for a twin pad hockey arena on the western portion of its Campus lands, which will provide additional opportunities for shared uses with the City; and

Whereas, City staff has circulated the application for comments and identified issues that need to be addressed prior to the site plan application being approved, including but not limited to the following:

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1. Traffic impact for the entire block; and
2. Staggered intersection at Ilan Ramon Boulevard; and
3. Ingress and egress to the new parking space; and
4. Proposed sanitary, water, and stormwater management strategy meeting City standards; and
5. Update to the geotechnical report with additional boreholes; and
6. Hydrant flow test on the existing watermain on the west side of Ilan Ramon Boulevard; and

Whereas, new terms to modify the existing shared use agreement between the City of Vaughan and the Joseph and Wolf Lebovic Jewish Community Campus need to be negotiated and finalized; and

Whereas, the Joseph and Wolf Lebovic Jewish Community Campus wishes to have a new shared use agreement in place and the site plan approved in June 2022; and

Whereas, issues surrounding the site plan application cannot be resolved before the Committee of the Whole meeting on June 21, 2022, and no further Committee of the Whole meeting is scheduled until September 13, 2022; and

Whereas, all the outstanding issues are technical in nature.

It is therefore recommended:

1. That the Deputy City Manager of Planning & Growth Management be authorized to approve site plan application DA.21.067, once all the outstanding issues are resolved to staff's satisfaction, through the execution of a site plan agreement, preferably by the end of June 2022; and
2. That after site plan approval is granted, the Deputy City Manager, Community Services or designate be authorized to negotiate and execute the appropriate agreement(s) with Joseph and Wolf Lebovic Jewish Community Campus to provide for the License of the Wood Valley Park, the Lease of the City-Owned parking lot and City's use of ice time and other amenities within the Joseph and Wolf Lebovic Jewish Community Campus, in a form satisfactory to Legal Services.

31. OTHER MATTERS CONSIDERED BY THE COMMITTEE

31.1. CONSIDERATION OF AD-HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) **That the following Ad-Hoc Committee reports be received:**
 1. **Economic Prosperity Task Force meeting of May 11, 2022 (Report No. 2); and**

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**2. Heritage Vaughan Committee meeting of May 18,
2022 (Report No. 2).**

The meeting adjourned at 3:26 p.m.

Respectfully submitted,

Regional Councillor Linda Jackson, Chair